

**HAMILTON UNIFIED SCHOOL DISTRICT  
SPECIAL BOARD MEETING AGENDA  
Hamilton High School, Room 9  
620 Canal Street, Hamilton City, CA 95951  
Monday, January 26, 2026**

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5:00 p.m.      Public Open Session

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**1.0 OPENING BUSINESS:**

- a. Call to order and roll call

\_\_\_\_\_ Hubert "Wendell" Lower, President  
\_\_\_\_\_ Vanessa Ortiz

\_\_\_\_\_ Rod Boone, Clerk  
\_\_\_\_\_ Ray Odom

\_\_\_\_\_ Gabriel Leal

**2.0 PUBLIC SESSION/FLAG SALUTE:**

**3.0 ADOPT THE AGENDA: (M)**

- 4.0 PUBLIC COMMENT:** Public comment on any item of interest to the public that is within the Board's jurisdiction will be heard (agenda and non-agenda items). The Board may limit comments to no more than three minutes per speaker and 15 minutes per topic. Public comment will also be allowed on each specific action item prior to board action thereon.

**5.0 DISCUSSION ITEMS:**

- a. Hamilton High School Track and Field Project Cost Overview (p. 2)

**6.0 ACTION ITEMS:**

- a. Approve Hamilton High School Track and Field Conceptual Site Plan (p. 3)  
b. Approve Hamilton High School Track and Field Architectural Services Proposal (p. 5)  
c. Review and Approve HUSD Facility Master Plan (p. 23)

**7.0 ADJOURNMENT:**

# Hamilton High School Track & Field Project Cost Overview

## PROJECT BUDGET: \$6,450,777

- Estimated Construction Cost: \$4,515,544
- Estimated Soft Costs (30%): \$1,935,233

## FUNDING SOURCES:

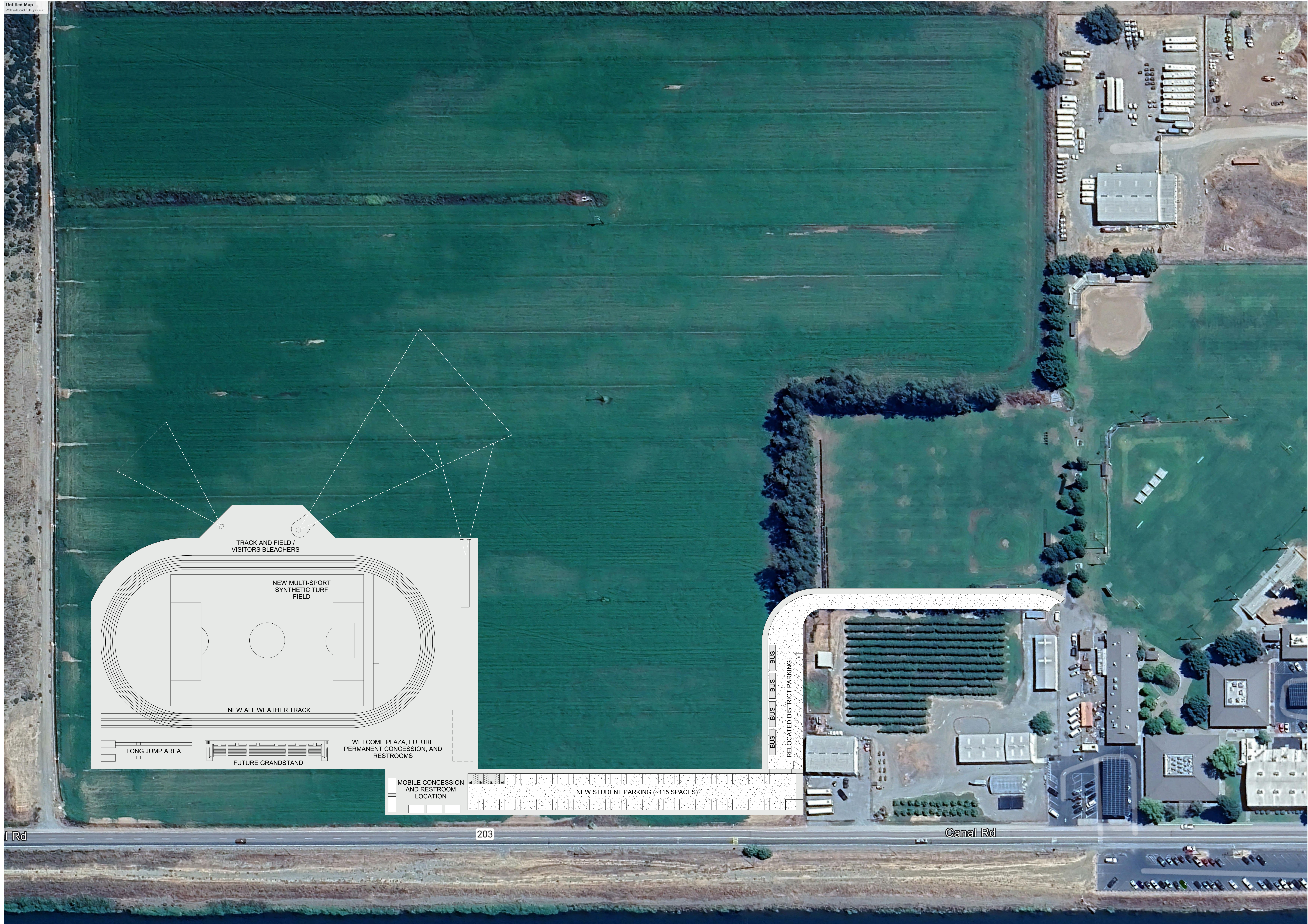
- Fund 21 (Building-Bond): \$5,125,124
- Fund 40 (Capital Outlay Projects): \$825,653
- Other GF (Assigned Fund Balance): \$500,000

## Breakdown of Typical “Soft Costs” for California Education Projects:

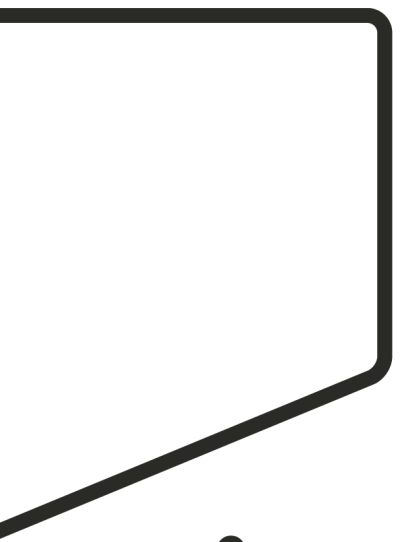
Category	Examples
<b>1. Design &amp; Pre-Construction Services</b>	<ul style="list-style-type: none"> <li>- Architectural fees (typically 6–10% of construction costs)</li> <li>- Civil, structural, MEP engineering</li> <li>- DSA (Division of the State Architect) coordination</li> <li>- Geotechnical studies, surveying</li> <li>- Hazardous materials assessments (asbestos, lead, etc.)</li> </ul>
<b>2. Project &amp; Construction Management</b>	<ul style="list-style-type: none"> <li>- Project management firm or in-house staff</li> <li>- Construction manager (CM-as-agent or CM-at-risk)</li> <li>- Scheduling, estimating, value engineering reviews</li> </ul>
<b>3. Permits &amp; Regulatory Fees</b>	<ul style="list-style-type: none"> <li>- DSA plan review fees</li> <li>- CDE site &amp; plan approvals (if applicable)</li> <li>- Local utility hook-up or encroachment fees</li> <li>- CEQA (environmental review) costs</li> </ul>
<b>4. Legal, Financial, and Administrative Costs</b>	<ul style="list-style-type: none"> <li>- Legal counsel (contracting, procurement, labor compliance)</li> <li>- Labor compliance monitoring (if using state/federal funds)</li> <li>- Audit costs (state funding programs often require this)</li> <li>- Insurance (builder’s risk, general liability)</li> <li>- Temporary financing interest (if bonds or COPs used)</li> </ul>
<b>5. Testing &amp; Inspection (required by state law)</b>	<ul style="list-style-type: none"> <li>- DSA-certified inspectors of record (IOR)</li> <li>- Special inspections (steel, concrete, welding)</li> <li>- Materials testing laboratories</li> </ul>
<b>6. Technology, FF&amp;E, and Move-In Planning</b>	<ul style="list-style-type: none"> <li>- Technology integration planning (networking, security, classroom tech)</li> <li>- Furniture, Fixtures &amp; Equipment (FF&amp;E) coordination</li> <li>- Move management/logistics</li> </ul>
<b>7. Contingencies (Soft Cost Reserve)</b>	<ul style="list-style-type: none"> <li>- Typically 5–10% of total soft costs to cover unanticipated consultant needs, delays, etc.</li> </ul>

# HAMILTON UNIFIED SCHOOL DISTRICT

<b>Agenda Item Number:</b> 6.a	<b>Date:</b> 1/26/2026
<b>Agenda Item Description:</b> Approval of Hamilton High School Track and Field Conceptual Site Plan	
<b>Background:</b> <p>On October 15, 2025, the Hamilton Unified School District Board of Trustees held a study session to review and discuss updates to the Hamilton High School Expansion Diagram, presented by Motive Studio, the District's contracted architectural design firm.</p> <p>The updated site layout includes the relocation of the new turf field and all-weather track to the northern portion of the new property thereby creating a central area for the eventual construction of a new Hamilton High School facility.</p> <p>This strategic reconfiguration supports long-term master planning goals by:</p> <ul style="list-style-type: none"><li>● Allowing for phased construction that minimizes disruption to ongoing educational programs</li><li>● Supporting shared use of athletic, CTE, and common facilities.</li><li>● Providing high-quality facilities for student-athletes and physical education programs,</li><li>● Creating opportunities for community use of the track and field amenities</li><li>● Provides safety for students upon arrival and dismissal from classes</li><li>● Creates efficiency in student circulation, transportation, and accessibility.</li></ul> <p><b>Key Updates:</b></p> <ul style="list-style-type: none"><li>● Strategically positions athletic and academic facilities,</li><li>● Further defines specific areas including: Field Events, parking, entry, and walkway</li><li>● Provides solution for student/staff/guest entry into campus,</li><li>● Provides additional Parking for student/staff/guest and events,</li><li>● Aligns with long-term capital planning and funding requirements.</li></ul>	
<b>Status:</b> Update Pending Board approval.	
<b>Fiscal Impact:</b> None at this time. Fiscal implications will be addressed through future planning, environmental review.	
<b>Educational Impact:</b> N/A	
<b>Recommendation:</b> Approve Hamilton High School Track and Field Review	



DSA APP. NO:



**motive**  
STUDIO

1100 Lincoln Avenue Suite 106  
Napa, CA 94558



HAMILTON UNIFIED SCHOOL DISTRICT

### HAMILTON HIGH SCHOOL TRACK & FIELD

620 CANAL ST.  
HAMILTON CITY, CA 95951

HAMILTON UNIFIED SCHOOL DISTRICT

PROJECT No.: 2025-023.00

PRELIMINARY

### CONCEPTUAL SITE PLAN

# HAMILTON UNIFIED SCHOOL DISTRICT

<b>Agenda Item Number:</b> 6.b	<b>Date:</b> January 26, 2026
<b>Agenda Item Description:</b> Hamilton High School Track & Field Architectural Services Proposal	
<b>Background:</b>  Motive Studio has played an integral role in the preliminary development of conceptual planning for the new Track & Field project at Hamilton High School.  Motive Studio has provided a proposal for Architectural Services for the project. The proposal includes design development and construction drawings for review and approval through the Division of the State Architect and construction administration through completion and closeout of the project.  The cost of these services is \$276,217.00 with additional not to exceed 2.5% for reimbursable costs, such as printing fees. This fee has been included in the Project Budget under "Soft Costs"	
<b>Status:</b> Pending Board approval	
<b>Fiscal Impact:</b> From HHS Track and Field Project Budgeted "Soft Costs" \$276,217.00 with additional not to exceed 2.5% for reimbursable costs.	
<b>Educational Impact:</b>  None	
<b>Recommendation:</b> Approve the proposal for these services and authorize the Superintendent to enter into an Architectural Services Agreement with Motive Studio for the project.	

January 20, 2026

**Jeremy Powell, Superintendent**  
Hamilton Unified School District  
PO Box 488  
Hamilton City, CA 95951

Re: **Proposal for Professional Services**  
Hamilton HS Sports Field and Track  
Hamilton High School  
Project No.: 2025-023

Dear Jeremy,

The following is provided as our Proposal for Architectural and Engineering Services related to the Hamilton HS Sports Field and Track project. The scope of Professional Services is proposed on a lump sum basis with a not-to-exceed limit plus 2.5% in reimbursable expenses in the form of printing, reproduction, delivery and consultant services with no mark-ups.

The scope of project includes the construction of a new synthetic multisport field and all-weather track, parking area, path of travel connection to the existing high school, and infrastructure for mobile restrooms and concession stand. It is understood that that District's goal for construction is the Fall of 2026 and it is the District's desire to gain DSA Approval for this work prior to June 2026. We will work diligently to meet these deadlines and notify the District immediately if we are unable to meet them. That said it is important to note that recently DSA announced receipt of over 2.0 billion dollars of submittals since November and is warning of excessive review times. We will work to notify the District as this situation develops in order to maintain schedule transparency.

The fee for this work is proposed as a lump sum of two hundred and seventy-six thousand two hundred and seventeen dollars (\$276,217) based on our fee schedule within our SOQ previously provided to the District. The fee percentage has been reduced by 1.75% overall to account for the project's scope of work and the limited structural engineering required.

If you have any questions or need additional information regarding this proposal, please contact me at at your earliest convenience.

Thank you for your time and consideration,



**Trent Sommers**  
President, Architect C-33589

**Proposed Fee – Based on SOQ less 1.75%**

**Last Estimate of Construction Costs Provided by District - \$3,644,200**

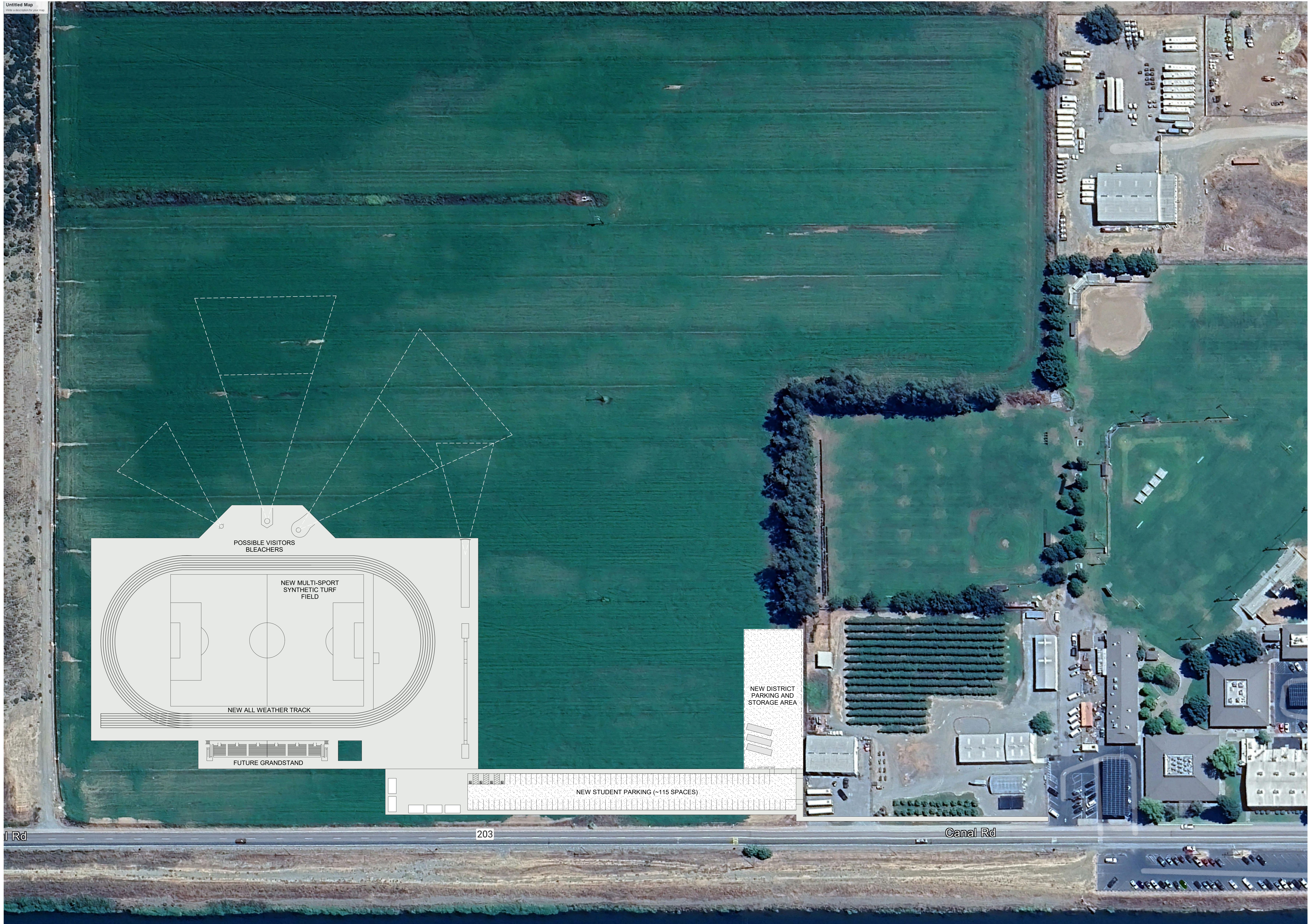
<b>Arch and Engineering Fee Calculation based on SOQ</b>			
First \$500,000	\$500,000	7.25%	\$36,250
Next \$500,000	\$500,000	6.75%	\$33,750
Next \$1,000,000	\$1,000,000	6.25%	\$62,500
Next \$4,000,000	\$2,737,460	5.25%	\$143,717
Next \$4,000,000	\$0	4.25%	\$0
Excess of \$10,000,000	\$0	3.25%	\$0
<b>Preliminary Projected Architecture and Engineering Fee</b>			<b>\$276,217</b>

**Proposed Fee Breakdown – Breakdown of fee to align with District Master Schedule**

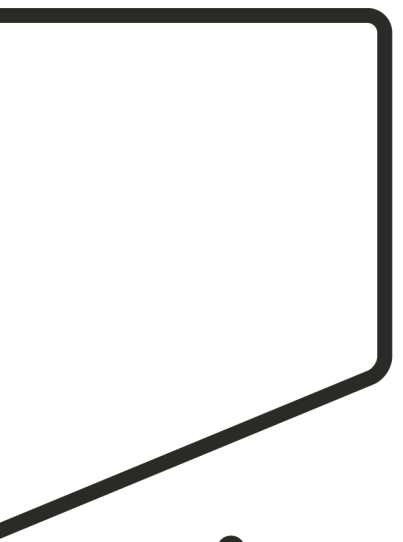
<b>Phase Description</b>	<b>Percentage</b>	<b>Fee by Phase</b>
Schematic Design	15%	\$41,432.55
Design Development	20%	\$55,243.40
Construction Documents	38%	\$104,962.46
Agency Review & Approval	2%	\$5,524.34
Bidding & Negotiation	5%	\$13,810.85
Construction Administration	15%	\$41,432.55
Close Out	5%	\$13,810.85
<b>Total Proposed Fee</b>	<b>100%</b>	<b>\$276,217</b>

**Attachments:**

- Program Level Site Map
- AEON Landscape – Hamilton HS Sports and Field Track Proposal
- Robertson Erickson Civil Engineers – Hamilton HS Sports and Field Track Proposal



DSA APP. NO:



**motive**  
STUDIO

1100 Lincoln Avenue Suite 106  
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HAMILTON UNIFIED SCHOOL DISTRICT

**HAMILTON HIGH SCHOOL TRACK & FIELD**

620 CANAL ST.  
HAMILTON CITY, CA 95951

HAMILTON UNIFIED SCHOOL DISTRICT

PROJECT No.: 2025-023.00

PRELIMINARY

**CONCEPTUAL SITE PLAN**



Trent Sommers  
Principal Architect  
Motive Studio  
1100 Lincoln Ave, Suite 202B  
Napa, CA 94558  
Cell (530) 781-3112  
trent@themotive.studio

August 12, 2025

Dear Trent and team—

Thank you for the opportunity to team on this project. I am pleased to present my proposal for landscape architectural services, attached herein. Please reach out with any questions, and I look forward to providing high quality landscape architectural design services for the design of the Hamilton High School Track and Field, Path of Travel, and Parking Lot with the goal of an OTC submittal to DSA.

Sincerely,

A handwritten signature in blue ink that reads "Dylan C. Buterbaugh". The signature is written in a cursive, flowing style.

**DYLAN BUTERBAUGH, PLA #6380**

**President, Principal Landscape Architect**

AEON Landscape Architecture, Inc.

P.O. Box 5231, Vacaville, CA 95696

[www.aeonlandscape.com](http://www.aeonlandscape.com)

[dylan@aeonlandscape.com](mailto:dylan@aeonlandscape.com)

Office: (707)469-3900

Cell: (707)704-4374

## **CONTRACT FOR PROFESSIONAL SERVICES BETWEEN LANDSCAPE ARCHITECT AND CLIENT**

This agreement is made and entered into as of August 12, 2025 by and between AEON Landscape Architecture, Inc. a California Corporation, California License #6380 (hereinafter called "Landscape Architect") and Motive Studio, a California Corporation (hereinafter called "Client").

As provided in this Agreement, Landscape Architect will provide professional landscape architectural services for the following project (hereinafter called the "Project"):

### **Hamilton High School Track and Field, Parking Lot and Path of Travel**

## **1. PROJECT DESCRIPTION**

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### **Description: (Refer to Exhibit A: Limit of Work for anticipated extents of improvements)**

The project consists of a 6 lane track with an all-weather sports surface, including facilities for discuss, shot put, javelin, high jump and long jump, a synthetic turf soccer field, path of travel to the existing campus, and parking lot including trees and landscaping. The project will likely be submitted as an OTC submittal to DSA and the goal is to start construction by Summer 2026.

### **Assumptions/Exclusions:**

- Background drawings in CAD format will be provided to Landscape Architect prior to commencement of the work outlined in this proposal.
- This scope of work will be completed as a single phase of construction, and document preparation.
- DSA processing shall be handled by client. Landscape Architect will provide digital PDF submissions, and be available for assistance during DSA OTC submittal and any subsequent backcheck, if necessary.
- Grading and drainage and utility design is not included, and shall be handled by the project civil engineer. Landscape Architect will coordinate closely as needed with the civil engineer.
- Geotechnical engineering and structural engineering is not included and shall be handled by the project geotechnical engineer and structural engineer respectively, as required. Landscape Architect will coordinate closely as needed.
- Arborist services for trees is not included and shall be handled by the project Arborist. The landscape Architect shall coordinate improvements with the Arborist recommendations, if required.
- Estimated budget for the synthetic turf field, all weather track, parking lot and path of travel work is approximately \$3,000,000.00

## **2. SCOPE OF SERVICES**

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### **A. PRELIMINARY DESIGN (SD PHASE)**

1. Kick-off meeting with Client to establish project parameters; including schedule, communication protocols, deliverables (Max 1 hour via Conference Call)

2. Up to (2) Site visit to assess existing conditions including views, solar orientation, existing vegetation and improvements, existing irrigation, and to gather photos and measurements necessary to perform scope of services.
3. Preparation of schematic design package including:
  - a. Overall Illustrative Site Plan
  - b. Character and Materials Imagery
  - c. Preliminary Plant Palette
  - d. Preliminary Perspective Views of Exterior Areas
  - e. Preliminary opinion of probable construction cost
  - f. Comparison Matrix of Synthetic Turf Vs Natural Grass Sports Fields
    - i. Types and pros and cons of various base, infill, underlayment and turf fiber selection
    - ii. Construction and Maintenance/long term cost considerations
    - iii. Field lines and layout options/colors
- 3A. Work with Geotechnical engineer to provide district with analysis of existing soil conditions, percolation, and subgrade/ field system design options that will balance cost and longevity
4. Review schematic design package with client prior to sharing with District for review. Make necessary revisions to design package.
5. Up to two meetings with District to present landscape design concepts and gather feedback/ incorporate comments.
6. Prepare Final preferred Concept to be shared with the school site digitally, and incorporate any additional comments into design development phase.
7. Virtual meetings with the design team, as needed to coordinate the design.

Products:

Preliminary Schematic Design Package (PDF Format)

Final Schematic Design Package (PDF Format)

Meetings:

Virtual coordination meetings as needed

(1) Kick-Off Meeting

(2) Site Visit (Max 4 Hours)

(4) Meetings with District and Site Staff (Max 4 Hours Each)

**B. FINAL DESIGN (CD)**

1. Incorporate district and site comments from schematic design concept, and prepare 50% Design Development and then 100% Design Development Documents and outline specifications, per campus, including:
  - a. Cover Sheet & Notes,
  - b. Preliminary Layout Plan and Materials Selections
  - c. Preliminary Irrigation Plan and Notes
  - d. Preliminary Planting Plan, Notes and Legend
  - e. Coordination with Civil on Grading and Utility Plan
  - f. Preliminary Site Construction Details

- g. Preliminary Sports Construction Details
    - h. Outline specifications for all major elements of work.
    - i. Revised opinion of probable construction cost.
  - 1A. Close coordination required with geotechnical engineer and civil engineer to ensure field subgrade, drainage and grading are properly coordinated.
2. Meeting with client and district to review design development documents and gather any final feedback prior to finalizing construction documents.
3. Preparation of 75% Construction Documents, Specifications and Estimate including:
  - a. Cover Sheet & Notes, including plant list and materials legend
  - b. Layout and Dimensioning Plan
  - c. Irrigation Plan, Notes, Legend, Details and MWELo Water Budget Calculations
  - d. Preparation of DSA-1L Form for inclusion with submittal.
  - e. Planting Plan, Notes and Legend and Planting Details
  - f. Coordination with Civil on Grading and Utility Plan
  - g. Construction Details for all major site and sports elements.
  - h. Coordination of any required PC Drawings.
  - i. Draft specifications for all major elements of work.
  - j. Revised opinion of probable construction cost.
4. Meeting with district to review 75% Construction Documents, prior to submitting to DSA.
5. Prepare 100% Construction documents, and submit to DSA. Incorporate all DSA comments into the plans, for final DSA review and back check.
6. Respond to all DSA back check comments and incorporate into the plans, for final DSA approval.
7. Virtual meetings with the design team, as needed to coordinate the design.

Products:

50% Design Development Package (DSA Progress Submittal) (PDF Format)  
100% Design Development Package (Preliminary Plans, Specs, Estimate) (PDF Format)  
75% Construction Documents (Plans, Specifications, Estimate) (PDF Format)  
100% Construction Documents for OTC Submittal (Plans, Specs, Estimate) (PDF Format)  
Revised Plans Per DSA Comments, if not approved at OTC review (PDF Format)

Meetings:

Virtual coordination/Review meetings as needed  
DSA OTC Submittal Appointment  
Respond to DSA Backcheck comments, if required

**C. BID SUPPORT**

1. Provide Bid support during the bid period including the following:
  - a. Respond to Contractor requests for information.

**D. CONSTRUCTION ADMINISTRATION & CLOSEOUT**

1. Review and approve contractor submittals, requests for information, shop drawings, and requests for change orders, as required.
2. Provide revised Construction Documents, and addenda as required, in response to Contractor Questions.
3. Attend weekly construction meetings for the duration of construction, virtual. Assumed 18 weeks max.
4. Attend up to 6 site observation walks and one final acceptance walk and make recommendations to the district on necessary corrections to the work.
5. Assist the district in project closeout, including:
  - o Review of the project closeout binder, including warranties, maintenance manuals, etc. as required by the contract, and final recommendation for acceptance.

Products:

Document Revisions, as required to answer Contractor Questions (PDF Format)  
Punch Lists (PDF Format)  
Closeout Materials (PDF Format)

Meetings:

Up to 6 Punch Walk Site Visits to observe construction progress  
One final acceptance walk, per Campus  
Weekly Construction Meetings, Virtual (24 weeks max)

**3. COMPENSATION**

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**Compensation for Professional Services:**

The fee for professional services, as described in Section 2, shall be:

A. Preliminary Design (SD)	\$12,250.00
B. Final Design (DD + CD)	\$50,750.00
C. Bid Support	\$4,375.00
D. Construction Administration + Closeout	\$15,750.00
<i>Reimbursable Expenses</i>	<i>\$1,500.00</i>
<b>TOTAL</b>	<b>\$84,625.00</b>

**Additional services:**

Additional Services not set forth in the Scope of Services shall be billed at the hourly rates listed below. For more information, see Section 4, Terms and Conditions:

PRINCIPAL.....\$175/HR

#### **4. TERMS AND CONDITIONS:**

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##### **Agreement:**

1. The Landscape Architect will provide the Scope of Services as described. The Landscape Architect agrees to perform the services set forth in this agreement, and Client agrees to pay for said services on the terms set forth in this agreement.
2. This Agreement represents the entire understanding between the Client and the Landscape Architect and supersedes all prior negotiations, representations, or agreements, whether written or oral. This Agreement may be amended only in a writing signed by both the Client and the Landscape Architect.
3. Neither party shall assign their interest in this Agreement without the express written consent of the other, except as to the assignment of proceeds.
4. This Agreement may be terminated by either Client or Landscape Architect by giving written notice at least thirty (30) days prior to the date of termination. In the event of such termination, Client shall pay Landscape Architect for Services and Reimbursable Expenses performed or incurred prior to the termination date, plus all costs and expenses directly attributable to such termination for which the Landscape Architect is not otherwise compensated.
5. Additional Services not set forth in the Scope of Services include, but are not limited to, changes in the scope or detail of the work made at the request of Client; services made necessary by unforeseen conditions not disclosed to the Landscape Architect at the time of entering into this agreement; and any other service performed by the Landscape Architect not reasonably within the scope of the services envisioned at the time of entering into this agreement. All additions to the scope of work shall be in writing, and executed by the Client. Any extra services, including additional work or meetings, requested by the Client in addition to those indicated in this proposal shall be billed at the hourly rates indicated in Section 3.

##### **Standard of Care:**

6. Landscape architects are licensed by the State of California. Landscape Architectural Services shall be performed with care and diligence in accordance with the professional standards appropriate for a project of the nature and scope of this Project. The Landscape Architect shall perform the services as expeditiously as is consistent with professional quality.

##### **Client Responsibilities:**

7. The Client's signature on this Agreement shall be the basis for the Landscape Architect to begin providing services for the Project.
8. Client shall provide all existing information necessary for the completion basic services as described in this letter of agreement. The Landscape Architect shall be entitled to rely on the accuracy and completeness of information provided by the Client.
9. The Client's decisions, approvals, reviews, and responses shall be communicated to the Landscape Architect in a timely manner so as not to delay the performance of the Landscape Architectural Services.

10. The Client shall pay all fees, as applicable required to secure jurisdictional approvals for the Project.
11. Invoices for Services and Reimbursable expenses shall be provided by the Landscape Architect each month and are payable by Client within seven (7) days of receipt of the invoice. Client agrees to review the invoice and ask any questions of the Landscape Architect within five (5) days of receipt. If the Landscape Architect does not hear from the Client within three (3) days the invoice shall be deemed proper and acceptable.

**Ownership of Documents:**

12. All deliverables prepared by the Landscape Architect, including documents in electronic format, are instruments of service for use solely with respect to this project. The Landscape Architect shall be deemed the author and owner of the instruments of service and shall retain all common law, statutory and other reserved rights, including copyrights.

**Indemnification:**

13. Client and Landscape Architect each agree to indemnify and hold harmless the other, and their respective officers, employees, agents, and representatives, from and against liability for all claims, losses, damages, and expenses, including reasonable attorneys' fees, to the extent such claims, losses, damages, or expenses are caused by the indemnifying party's negligent acts, errors, or omissions. In the event claims, losses, damages, or expenses are caused by the joint or concurrent negligence of Client and Landscape Architect, they shall be borne by each party in proportion to its negligence.

**Dispute Resolution:**

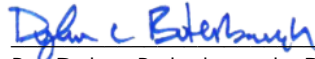
14. If a dispute arises out of or relates to this Agreement, the parties shall endeavor to resolve their differences first through direct discussions. If the dispute has not been settled within fourteen (14) days of the initial discussions, the parties shall submit the dispute to mediation, the cost of which shall be shared equally by the parties.
15. This contract shall be governed by the laws of the State of California and shall be deemed to have been entered into in Vacaville, California, regardless of where it is physically executed. If suit or arbitration is filed to enforce this contract, the parties consent to personal jurisdiction in the courts of Solano County, State of California, and waive the right to have the suit brought in, tried in, or removed to any other jurisdiction.

**Limitation of Liability:**

16. The client agrees, to the fullest extent permitted by law and notwithstanding any other provisions of this Agreement, to limit the total liability of the Landscape Architect to the Client and all subcontractors on the project, for any and all injuries, losses, expenses, damages of any nature whatsoever or claim expenses arising out of this agreement, from any cause or causes, so that the total aggregate liability of the Landscape Architect shall not exceed the total compensation received by Landscape Architect under this Agreement. Such claims and causes include, but are not limited to, strict liability, negligence, professional errors or omissions, breach of contract or breach of warranty. This clause applies to all principals, directors, officers, employees, agents and servants of the Landscape Architect.

This Agreement entered into as of the day and year first written above. Signature on this agreement constitutes understanding and acceptance of all provisions of the agreement, and shall be the basis for the Landscape Architect to begin providing services for the Project.

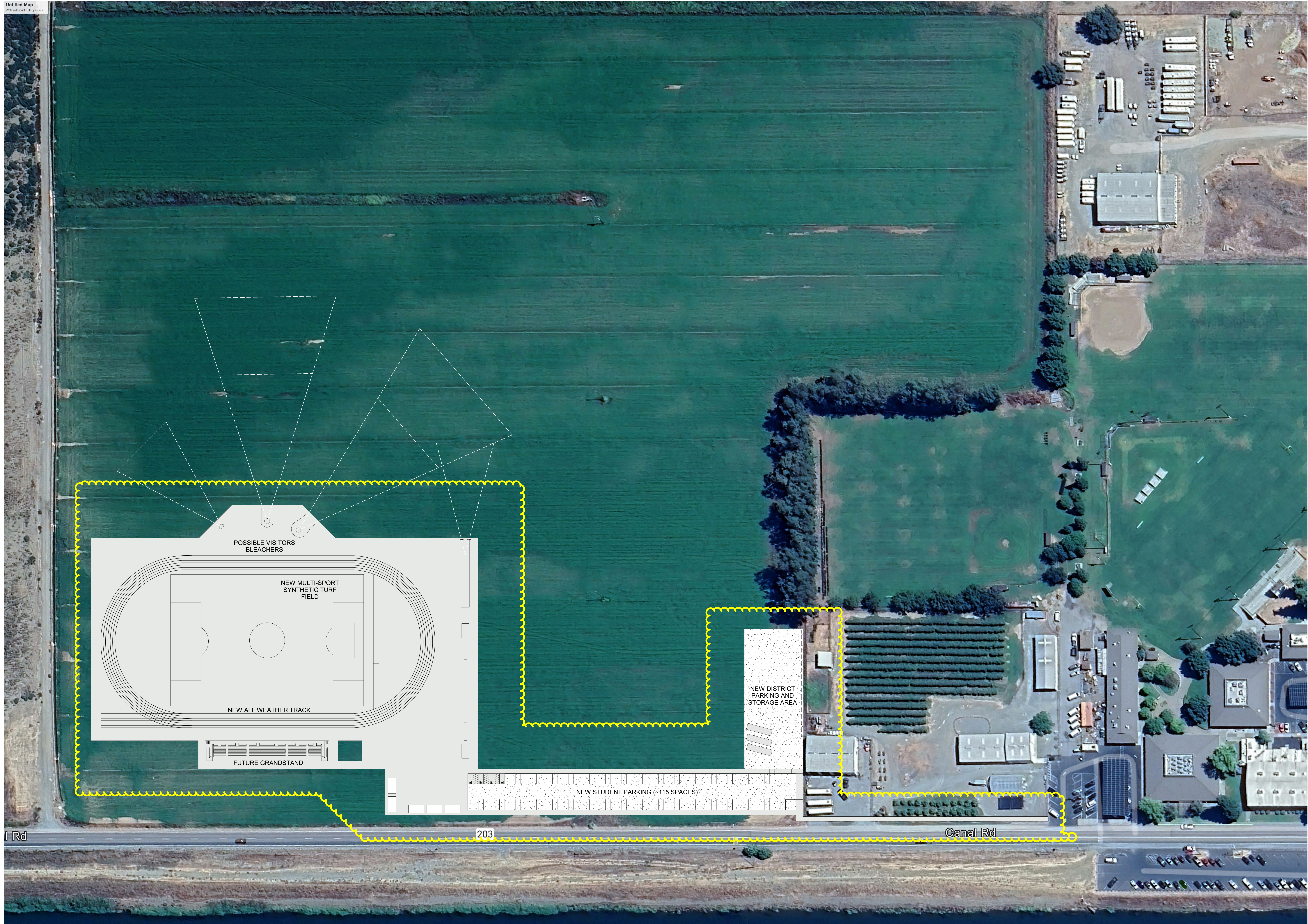
**Landscape Architect**



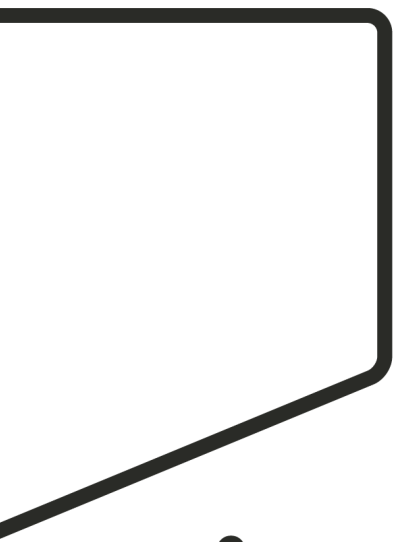
\_\_\_\_\_  
By: Dylan Buterbaugh, President  
AEON Landscape Architecture, Inc.  
Date: 08/12/2025

**Client**

\_\_\_\_\_  
By: Trent Sommers, Principal Architect  
Motive Studio  
Date: 08/12/2025



DSA APP. NO:



**motive**  
STUDIO

1100 Lincoln Avenue Suite 106  
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HAMILTON UNIFIED SCHOOL DISTRICT

### HAMILTON HIGH SCHOOL TRACK & FIELD

620 CANAL ST.  
HAMILTON CITY, CA 95951

HAMILTON UNIFIED SCHOOL DISTRICT

PROJECT No.: 2025-023.00

PRELIMINARY

### CONCEPTUAL SITE PLAN

## EXHIBIT A - PROPOSED LIMITS OF WORK



November 19, 2025

The Motive Studio  
1100 Lincoln Avenue #106  
Napa, CA 94558

Attention: Ms. Eliana Montoya, Director of Strategic and Land Planning  
Re: New Track & Field, Hamilton High School, Hamilton City, CA

Dear Ms. Montoya,

You have recently requested a proposal for engineering services. Thank you for giving our firm the opportunity to propose on these services. From our email correspondence and telephone call this letter is to propose a scope of work and associated fees to provide civil engineering and surveying services associated with the new track and field plus parking area at Hamilton High School in Hamilton City, CA.

As I understand it the scope of services that you will require of Robertson Erickson is as follows.

#### **DESIGN DEVELOPMENT/PRELIMINARY DESIGN**

1. Agency Research and Preliminary Coordination
  - a) Research with Client, Architect, and governing agencies to obtain design requirements based on schematic design documents.
  - b) Coordination with client, architect, design team, etc. during design development.
2. Preliminary Site Plan
  - a) Prepare Preliminary Site Plan based on the Architect's schematic diagram, for circulation among the project design team.
3. Preliminary Grading Plan
  - a) Once site plan is accepted, layout preliminary grading plan.
  - b) Plan to schematically depict existing and proposed grades for athletic fields, walkways, parking areas, and driveways.
4. Preliminary Utility Plan
  - a) Prepare Preliminary Utility Plan based on Architect's Site Plan for circulation among the project team.
  - b) Schematically depict the layout of the site storm drain and bio-retention areas.
  - c) Verify with Architect the locations of the utility stub-outs from new restroom building.
  - d) Schematically pick out lift station area and show routing to tie in point.

5. Provide periodic AutoCAD files for Architect's use and coordination.
6. 100% completion submittal: Submit an electronic progress copy for review and coordination in full sized PDF format.
7. Includes bi-weekly meetings.

## **CONSTRUCTION DOCUMENTS**

1. Site Plan/Horizontal Control-Dimension Plan
  - a) Calculate and prepare the Site Layout Plan for layout of buildings, planters, parking rows and driveways.
  - b) Plan to be a layout of key dimensions.
2. Grading Plan
  - a) Design and prepare the Grading Plan based on the Geotechnical Engineer's recommendations.
  - b) Plan to show existing and proposed topographic information for new track. The new track section and surface specifications will be provided by others.
  - c) Calculate the earthwork quantities for cut and fill volumes to be used for permitting purposes only (not to be used for bidding or construction purposes).
  - d) This does not include a rough grading plan, landscape grading, or off-site grading.
3. Utility Plan
  - a) Prepare Utility plan(s) for on-site storm drain, water, and sewer systems.
  - b) Utilities to be stubbed to within Five (5) feet of the proposed buildings. (if applicable)
  - c) Design lift station to serve new restroom building.
4. Hydrology and Hydraulic Calculations
  - a) Prepare hydrology and hydraulic calculations for on-site storm drain system.
  - b) Design of storm water management detention facilities (bioretention, underground detention facility, etc.) is included.
5. Details, Notes, and Specifications
  - a) Prepare details and general notes for civil work including earthwork, pavements, and civil utilities.
  - b) Construction specifications for those elements of the project that we design will be provided in CSI book format. Templates to be supplied by architect.
6. Erosion and Sediment Control Plan
  - a) Prepare Project Risk analysis.
  - b) Prepare Notice of Intent (NOI) for submittal to the State of California Water Resource Control Board SMARTS system.
  - c) Coordinate with owner on SMARTS log in and access to project.
  - d) Upload all proper data to SMARTS system.
  - e) Prepare erosion and sediment control plan
7. Permit Processing
  - a) Submittal of plans to the Architect for DSA approval.
  - b) Submittal of plan to Glenn County for new driveway encroachment onto Canal Road.
  - c) Permits to be obtained by the Owner or Architect.

- d) Revision of plans as necessary following DSA and County reviews.
8. Project Coordination
- a) Coordination with owner, contractor, project team, and agencies during the preparation of plans.
  - b) Includes biweekly coordination meetings online via Teams or Zoom until submittal with DSA is complete.
9. Deliverables
- a) Submit electronic set of plans for coordination purposes
  - b) 90% Completion: Submit specification and hardcopies for DSA submittal.
  - c) 100% Completion: After reconciliation of DSA, County Plan Review comments plus any design team redlines, provide a sealed electronic copy of plans and specifications for DSA back-check.

## **BIDDING**

1. During bidding, prepare addenda and respond to requests for information to clarify the intent of the construction documents.

## **CONSTRUCTION ADMINISTRATION**

1. Review shop drawings and Contractor (and subcontractor) submittals.
2. Coordination with Contractor, Owner, Architect, and during construction.
3. Review recommendations on Contractor change requests.
4. Review and respond to RFI's and submittals
5. Provide 4 site visits during construction including one for final walk/punch list.

## **ASSUMPTIONS AND EXCLUSIONS**

1. It is assumed that the Architectural Track and Field Layout will be given to us in AutoCAD or DXF format that is compatible with our AutoCAD format.
2. Utility plan/profile sheets are not included for on-site improvements. It is assumed that the necessary information can be adequately shown in plan view only.
3. Electric, gas, telephone, data, and irrigation system design are to be provided by others.
4. Although we will be producing our topographic mapping and construction drawings in electronic form, we reserve the right to refuse providing such data to any firm, agency, organization, or person. The "hard copy" form of these documents is the "deliverable" for our services. Client shall not transmit electronic data produced by Robertson Erickson (RE) to any other firm, agency, organization, or person without the express written consent of RE.
5. Revisions based on changes to the Site Plan after the start of our design work during construction document phase will be an extra service.
6. Does not include ground water installation, monitoring or inspection during rainy season

7. Note regarding earthwork - every effort will be made to provide a design to achieve a balanced site. However, RE does not warrant or guarantee a balanced site. Factors affecting a site balance include soils shrinkage factor (volume change) type and extent of utility trenches, subgrade depths, pad grading, and landscape treatments. The Client understands that provisions for handling an imbalance should be considered by identifying on-site or off-site disposal or extraction sites, and by providing reasonable contingencies for paying for such work.
8. Additional attendance at meetings not identified in the above description of services is not included.
9. Design of loading docks, slabs, retaining walls, or service facilities appurtenant to the buildings is not included. The design of retaining walls for on-site or is not included.
10. It is assumed that offsite work is limited to a couple of driveway installations onto Canal Road and possibly a sidewalk parallel to Canal Road connecting new parking lot to the existing high school.
11. It is assumed that off-site utilities have adequate capacity to accommodate the proposed development. Upgrading and/or analysis of existing off-site facilities and design of extensions of off-site utilities is not included but can be performed as an additional service.
12. It is assumed that the on-site storm drain is not required to accommodate the upstream off-site drainage.
13. Preparation of Parcel Maps, easement plats and/or legal descriptions, American Land Title Association (ALTA) Surveys and maps is not included.
14. Plan check fees, permit fees, and other processing fees will not be paid by RE.
15. All reimbursable costs such as reproduction and postage shall be additional charges.
16. Coordination, preparation and processing of drawings, documents, and applications, attendance at public hearings, etc. during the planning/use permit/rezoning phase of the project is not included but can be provided as additional service.
17. The preparation and processing of drawings and documents for environmental impact reports, easements, assessment districts, and annexations is not included.
18. Flood Studies, soil analysis or studies, or flood elevation certification is not included.
19. The design of custom manholes, junction structures or piping facilities for storm water or sanitary sewer is not included. It is assumed all required structures and piping facilities will be commonly available from manufacturers.
20. The design of storm water pumping facilities is not included.
21. The application and processing of permits through governmental agencies other than the Division of State Architect is not included.
22. The design of landscape grading, landscape drainage facilities, or landscape irrigation facilities is not included.

- 23. This proposal does not include the preparation of Public Utility joint trench plans and details. Nor does it include the preparation of as-built joint trench plans.
- 24. All additional services requested by the Owner or Contractor, not described in the above scope of work will be billed according to our current schedule of rates or at an agreed price.
- 25. It is assumed that the project will be designed in a single continuous effort and will not be "phased" into multiple segments. If the decision is made to phase or segment the design, Robertson Erickson reserves the right to revise our fee quote.
- 26. It is assumed that water, sewer, and other utilities are available at the project boundary to serve this new project. Fees quoted below do not account for main extensions or studies to extend services to the project area.
- 27. Well, pumps, storage tanks, valving or controls are not included. Fire flow tanks, valving, pumps, and controls are not included.
- 28. Applications, coordination, designs, and construction documents for gas, electric, telephone, or TV/Data services will not be provided by Robertson Erickson.

We propose to work on this project on a fixed fee basis. We propose the following fee breakdown:

Design Development/Preliminary Planning	\$12,000
Construction Documents	\$24,000
Bidding	\$ 1,500
Construction Administration	\$ 7,500

Please contact me with any questions or concerns regarding this proposal. We bill every month based on progress completed for the project. We have the right to charge a late fee of 1.5% per month for invoices not paid after 30 days. If you agree to these terms please sign and date this contract below.

Again, I thank you for the opportunity to propose our services. We look forward to working with you.

Sincerely,



Russ Erickson P.E.  
Principal Civil Engineer  
C58460

Accepted by: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Date: \_\_\_\_\_

# HAMILTON UNIFIED SCHOOL DISTRICT

<b>Agenda Item Number:</b> 6.c	<b>Date:</b> January 26, 2026
<b>Agenda Item Description:</b> District Facilities Master Plan	
<b>Background:</b> <p>The Facilities Master Plan is meant to provide a road map for the district regarding short-term and long-term facilities planning and projects. It is meant to guide the actions of the district when funding for facilities projects becomes available from various state, federal, specialized program and local bond resources.</p> <p>The Facilities Master Plan has been developed based on data and input collected from the community, staff and administration of the district.</p> <p>The purpose of this study session is to review and discuss the Draft Facilities Master Plan provided by Motive Studio.</p> <p>The draft Facilities Master Plan includes all of the components required for compliance with Proposition 2 funding.</p>	
<b>Status:</b> Pending Board Approval	
<b>Fiscal Impact:</b>  None	
<b>Educational Impact:</b>  None	
<b>Recommendation:</b> Adopt the Facilities Master Plan at this time, or request changes and review once again at an upcoming Board meeting.	



# Facility Master Plan 2026

Hamilton Unified School District

Draft – January 2026

**Prepared for:**

**Hamilton Unified School District**  
620 Canal St.  
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**Prepared by:**



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## **Acknowledgements**

We wish to acknowledge and thank those who contributed to the Facility Master Plan for Hamilton Unified School District. We value the input and insights of the individuals who made this Facility Master Plan possible.

### ***Hamilton Unified School District Board of Trustees***

Hubert "Wendell" Lower  
President

Gabriel Leal  
Member

Rod Boone  
Clerk

Ray Odom  
Trustee

Vanessa Ortiz  
Trustee

### ***Hamilton Unified School District Leadership & Administrators***

Dr. Jeremy Powell  
Superintendent

Mike Watson  
Information Systems Technology and  
Special Projects Coordinator

Kristen Hamman  
Chief Business Official

Frank James  
Director of Technology

Alan Joksch  
Director of MOT

Cris Oseguera,  
High School Principal

Ulises Tellechea  
Elementary School Principal

Jolene Towne  
Director of HR and State/Federal Programs

Erendida Moreno  
Director of Food Service

## **Executive Summary**

The following Facility Master Plan for the Hamilton Unified School District (HUSD) was prepared in partnership by King Consulting and Motive studio to provide HUSD with relevant, accurate, information regarding its current facility needs and opportunities for future capital projects. Following conversations with District stakeholders and staff, this study provides the District an update on the work performed throughout the HUSD facilities and the plan for future projects at HUSD.

### ***Facility Goals & Considerations***

This Facility Master Plan has identified the following facility goals and considerations:

1. On an annual basis, at the direction of the Board of Education, staff review enrollment projections, capacity and utilization, facility conditions and needs, and available funding sources. If necessary, staff brings forth recommendations for Board review.
2. On an annual basis, at the direction of the Board of Education, staff review the deferred maintenance needs and plan to ensure as much maintenance work as possible can be completed proactively throughout the District.
3. The requirements of Proposition Two require the District to have an updated Facility Master Plan board adopted every five years. As such, we recommend the District start the update process in four years to allow enough time for board review and adoption to maintain funding eligibility.
4. While many of the permanent buildings across the District are forty years old or more, they have been well maintained. However, given the age of the permanent facilities and last modernization dates, it is wise to plan comprehensive modernizations as critical systems and finishes continue to reach the end of their useful life.
5. This study identifies significant capital facility needs. As such, the district should make every effort to maximize their local funding opportunities. It is recommended the District prepare and adopt an updated developer fee study to ensure the collection of the highest justifiable developer fee.

6. Planning a new High School site to allow expanded facilities and a potential Middle School at the existing High School site. The acquisition of the property adjacent to Hamilton High School will allow for the expansion of the site to add new facilities to support student learning and achievement.
7. It is recommended for the District to continue developing the CTE programs at Hamilton High School and maximize funding opportunities for expanding CTE facilities while exploring opportunities to leverage other funding sources.
8. Work with subject matter experts to identify and maximize funding opportunities through any local, state or federal programs; including but not limited to: State School Facility Program, Developer Fee and Developer Mitigation, California Energy Commission, and Federal Facility Programs.
9. Review Capital Improvement Plan as funds become available at both the local and state level. This plan should be reviewed annually to either add or remove projects as the District's needs grow and change over time.
10. Consider exploring joint use projects with community groups and organizations, local government agencies, and other resources to accommodate and improve these programs which meet the needs of a diverse student population.
11. As financially possible, continue to replace relocatable classrooms with permanent facilities so that current and future students have long-term housing across District school sites.

## **Section A: Introduction and LCAP Alignment**

The Hamilton Unified School District is located in Glenn County, California. The District serves the City of Hamilton. Additionally, students from the nearby elementary school district of Capay Joint Union Elementary School in Orland, CA typically enroll with HUSD for high school. Figure 1 depicts the full extent of the District's boundary and shows details of the District's school sites.

The Hamilton Unified School District serves preschool - adults and has a total enrollment of 725 students as of October 2025. HUSD currently operates five schools, each serving a unique range of grade levels. Hamilton Elementary School serves grades TK-8 and Hamilton High School serve grade 9<sup>th</sup> – 12<sup>th</sup> grade. The District also operates an alternative high school for 10<sup>th</sup> through 12<sup>th</sup> grade (Ella Barkley) on the Hamilton High School campus as well as the Hamilton State Preschool. Hamilton Adult School is run by the District and located in Hamilton City.

### ***Hamilton Unified School District Mission and Vision Statement:***

The Hamilton Unified School District will provide a safe, rigorous, and engaging educational experience that promotes student academic success, respect, and citizenship in a caring environment.

### ***Local Control and Accountability Plan (LCAP) Alignment***

It is important that the District's Facility Master Plan and the recommendations made herein are in alignment with the goals and actions identified in the District's Local Control and Accountability Plan (LCAP) as they relate to Facilities. As part of this plans development the District's LCAP, Facilities Inspection Tool (FIT) Reports, and each campus's School Accountability Report Card (SARC) were reviewed for concurrence and alignment. This Facilities Master Plan helps fulfill the LCAP commitments by providing a structured, multi-year roadmap for maintaining and improving District facilities so that they remain safe, functional, and in good repair.

The District's LCAP notes that many HUSD facilities were originally constructed between 1950 and 1970 and, while modernized over time, continue to face aging-infrastructure challenges. This FMP operationalizes the District's continued modernization approach by prioritizing preventive maintenance, lifecycle replacement, and capital improvement

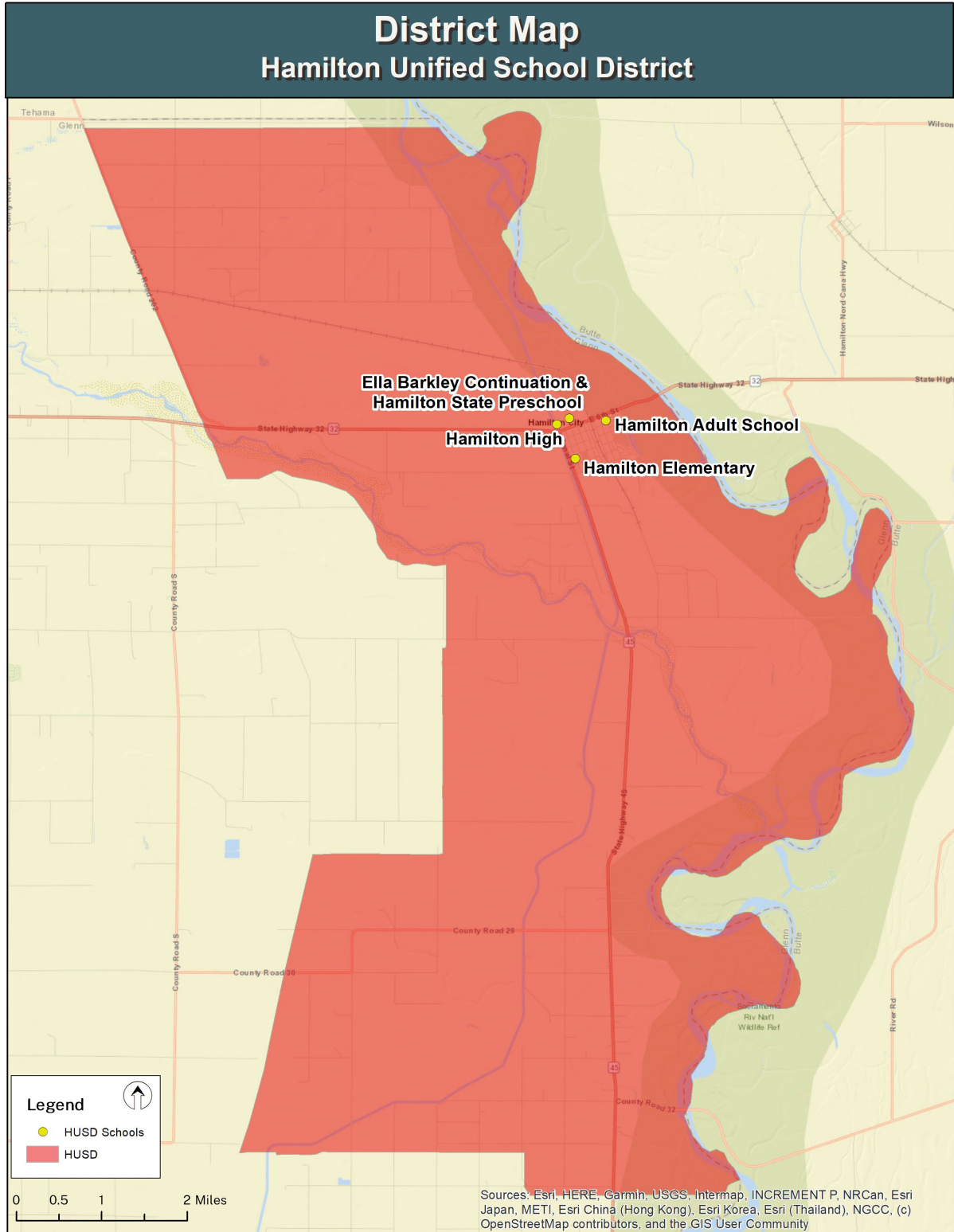
projects that support ongoing compliance with FIT/SARC standards and current educational and safety requirements.

In addition, the FMP directly supports the facility-focused actions and services identified in the LCAP under Goal 1, including:

- Services and maintenance intended to maintain safe and secure facilities at all school sites (Action 1.6).
- Facility improvements associated with updating the libraries at Hamilton Elementary School (HES) and Hamilton High School (HHS) (Action 1.4).
- Capital outlay for facility upgrades needed to implement expanded course offerings, including Career Technical Education (CTE) and other program enhancements (Action 1.9).

Through these aligned strategies, this Facility Master Plan functions as the facilities' implementation arm of the LCAP's State Priority 1 commitments; supporting safe, secure, and well-maintained learning environments that enable the District's academic and programmatic goals.

**Figure 1 Hamilton Unified School District**



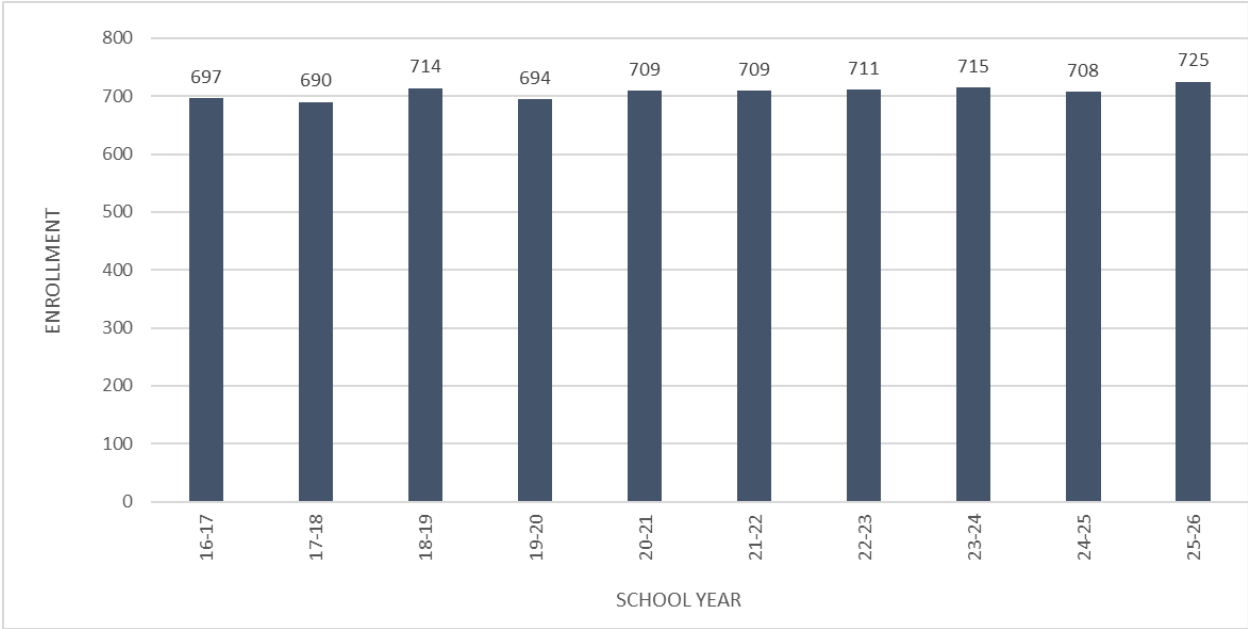
# Section B: Demographic Analysis and Enrollment Projection Summary

## District Enrollment Trends

The District’s historical enrollments were obtained from the California Department of Education (CDE) by grade for each year for the previous 10 years. Enrollment totals are based on Census Day enrollment reports from October of each year, and the 2025-26 enrollment total has not been certified and published by CDE as of this document’s publication. Over the last decade, total District enrollment had generally remained within a consistent range, with enrollments from 2016-17 to 2024-25 all registering between 690 and 715 students. Current year enrollment, however, is higher than this range at 725. Figure 2 shows the District’s total enrollment over this span.

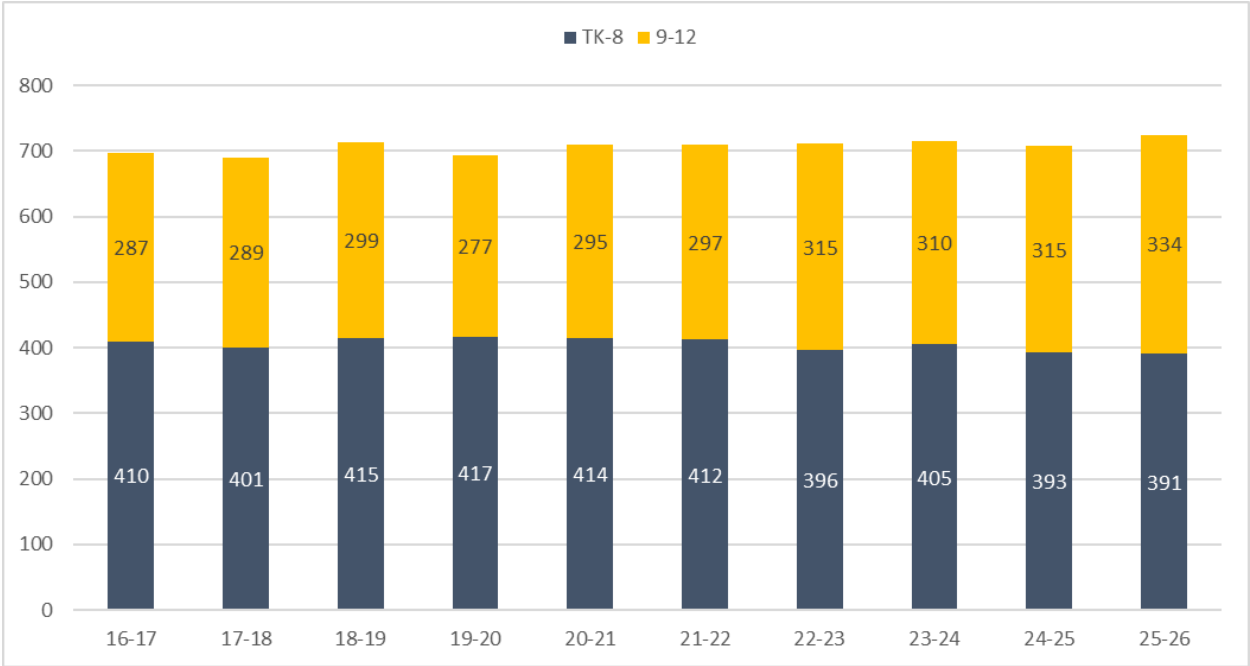
This total enrollment includes many students who reside outside of HUSD, with the District’s successful Spanish immersion program being one of the primary drivers of this attraction of non-resident students. This introduces a high degree of variability into enrollment trends and projections for HUSD, and this program’s evolution (and attractiveness to students from an array of socioeconomic backgrounds) will have a large effect on HUSD’s future enrollment potential.

**Figure 2 Historical Enrollments**



Breaking down these total enrollments by the District’s grade configurations at its two main schools reveals more information (Figure 3). This breakout illustrates that while total enrollment has been consistent, enrollment has decreased at the elementary school while increasing at the high school grades in recent years. The fact that this has occurred despite increased transitional kindergarten enrollment is significant, as decreasing enrollments at the elementary grades will also drive future high school enrollments and total District enrollment lower, as these smaller cohorts matriculate through HUSD’s grades.

**Figure 3 Historical Enrollments by Grade**



**Enrollment Projections**

**Historical and Projected Birth Data**

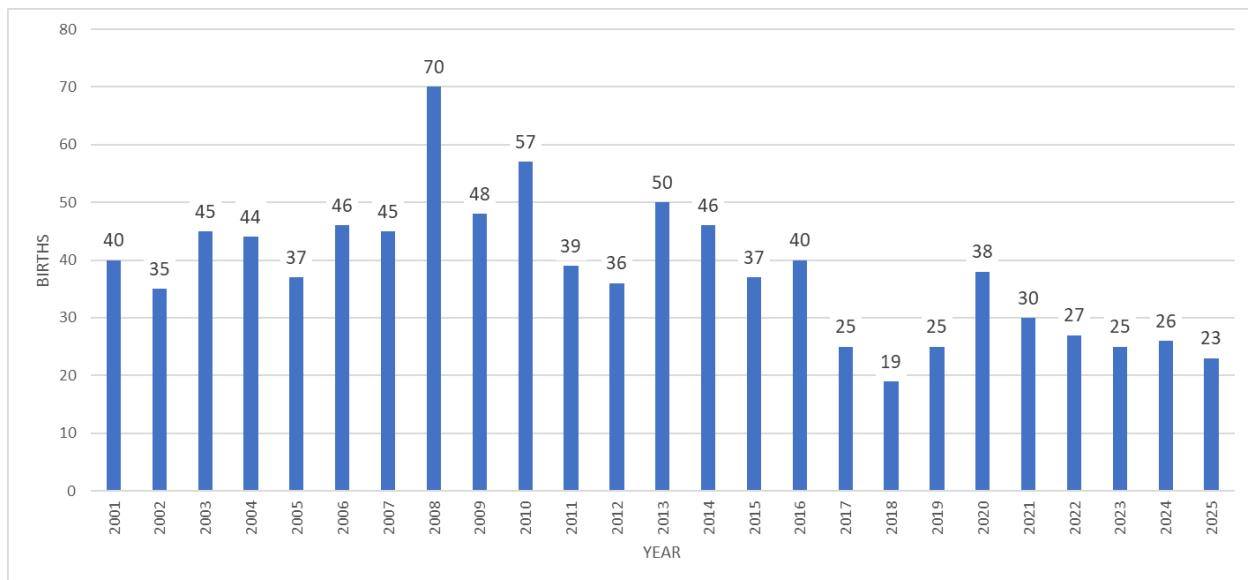
Birth data is collected for the Hamilton Unified School District by the California Department of Public Health by ZIP Code (95951) and is used to project future TK and kindergarten class sizes. All births to people residing in this ZIP Code are tabulated, regardless of where the birth occurred.

Births in the Hamilton Unified School District have generally followed State and County trends with a peak year of births in 2008 and generally decreasing birth totals since that time. However, the lowest total for local HUSD births was recorded in 2018 with only 19 births in total, which was followed by higher totals of 38 in 2020 and 30 in 2021. Otherwise, births

have ranged between 25 and 27 for all other recent years since 2017. 2025 births, through November, are on pace to total only 2023, however.

It is also important to consider births in the adjacent ZIP code containing Orland, from where HUSD receives most of its non-resident enrollment. Since peaking in 2006 with 243 births, Orland area births have decreased by 17% through 2025 down to a pace through November of 202 total births. However, births have been very stable since 2016, with recent years that have yet to reach school age being similarly sized with the cohorts that are already enrolled in elementary school. This indicates a consistent population available to supply additional non-resident students who may also enroll in HUSD schools.

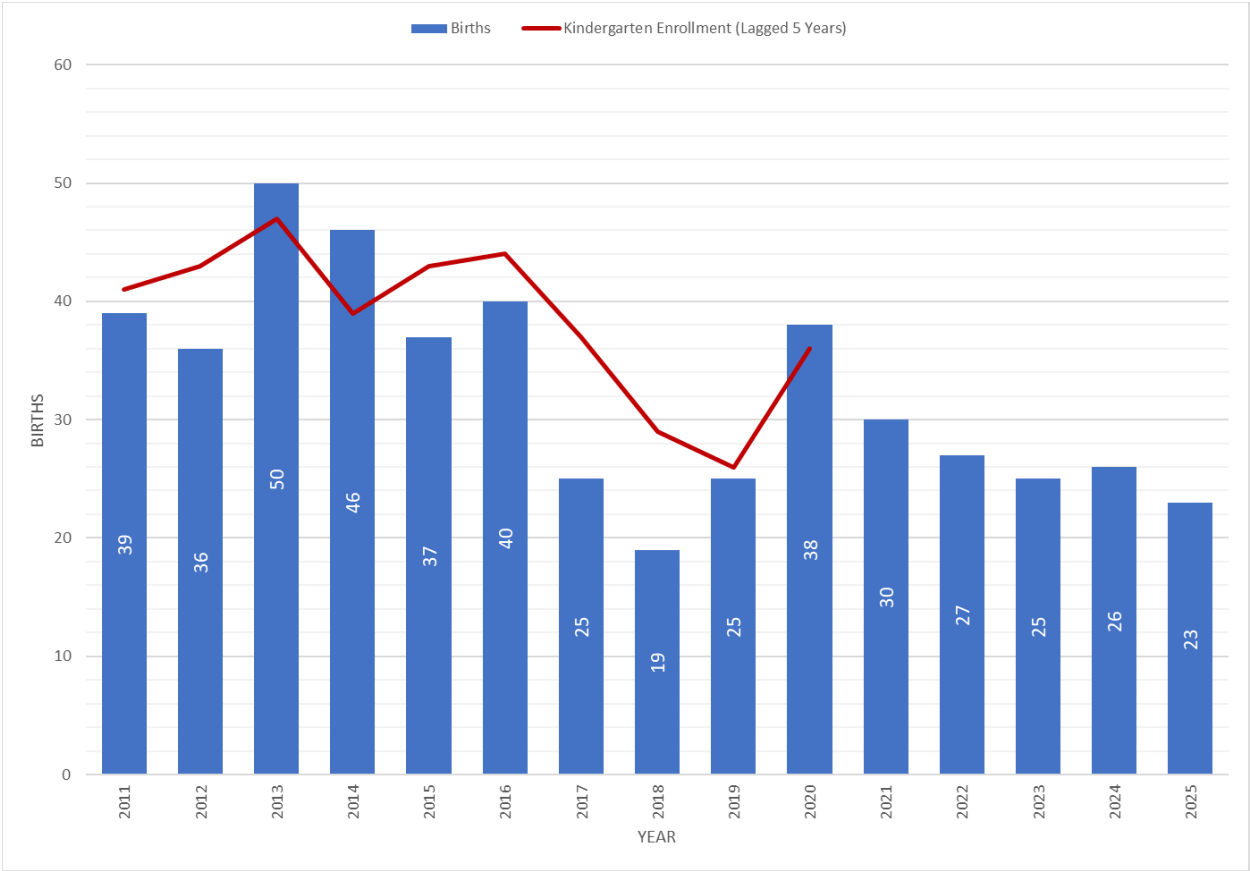
**Figure 4 HUSD Births: 2001-2025**



The number of children born to parents who live in HUSD is correlated with the size of the incoming kindergarten cohort five years later and the incoming TK cohort four years later. Figure 5 demonstrates this relationship, which has been highly variable in recent years, with a range of 0.85 to 1.53 observed in the previous decade. Currently, the birth-to-kindergarten ratio is 0.95, meaning that for every 100 births in 2020, approximately 95 children enrolled in HUSD kindergarten classes five years later (in 2025). The transitional kindergarten ratio is currently 0.81, which compares TK enrollments to births from four years ago (in 2021). That said, in general, as births increase, kindergarten enrollment is higher, and enrollment decreases when births are lower. This is very significant, as HUSD just enrolled the

kindergarten cohort based on the exceptionally large birth pool from 2020, and all kindergarten cohorts set to enroll for at least the next five years will be based on a smaller number of children who were born within the District.

**Figure 5 Births Compared to Kindergarten Enrollments (Lagged 5 Years)**



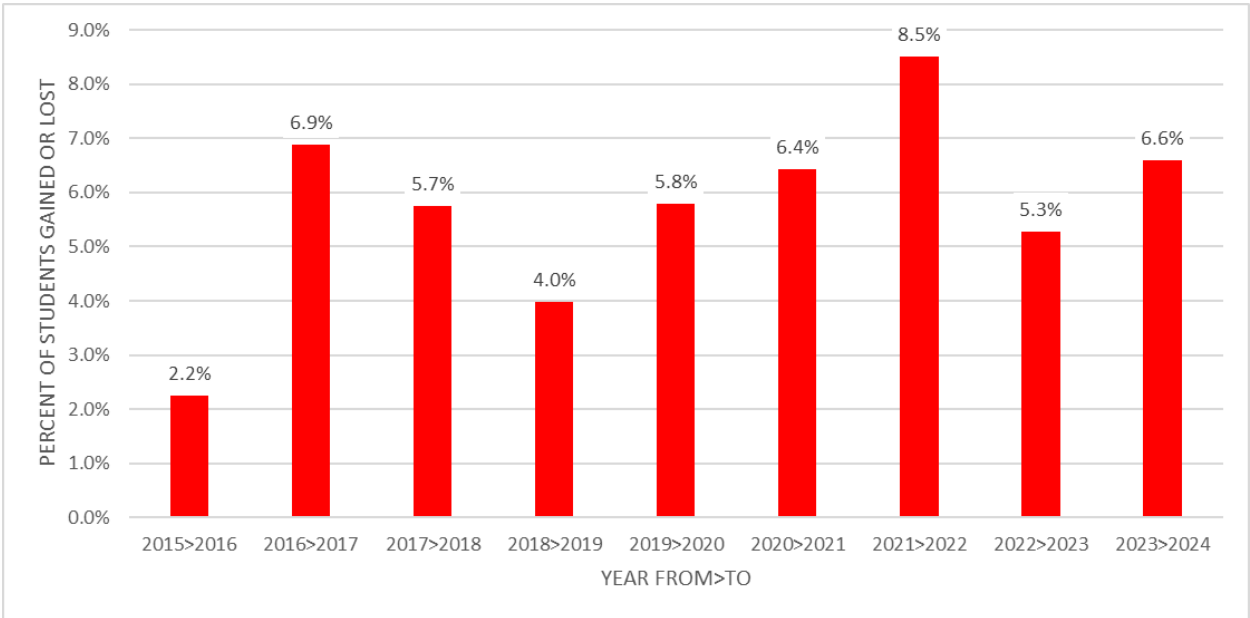
The ratio of HUSD kindergarten to previous births is expected to remain slightly above 1.0 for the projection period. It is also important to note that in 2025-26, the transitional kindergarten (TK) program, per State mandate, completed its expansion to become an effective new grade level. This year will be the final time HUSD TK enrollment increases due to new age eligibility, after which time TK enrollment will stabilize based on the number of births from four years previously.

**Net Cohort Growth**

Projecting student enrollment in grades 1<sup>st</sup>-12<sup>th</sup> involves measuring historical rates of net cohort growth. Net cohort growth is simply how a given cohort changes in size as it progresses to the next grade level. Overall, HUSD typically experiences highly positive total

net cohort growth, with exclusively positive migration over the previous decade (Figure 6). In Fall of 2025, migration of the previous year’s grades K-11 into grades 1-12 (the students who would be expected to return if nobody moved into or out of the District) was a net gain of 6.6%, which is in line with many other recent years . Much of this growth occurs at 9th grade due to the influx of new high school students, but the District sees net growth across other grades as well. While this factor indicates net enrollment gains among existing student populations, the replacement of older larger cohorts by new, smaller cohorts each year will have a more significant impact on future enrollments.

**Figure 6 Net Cohort Growth Grades K-11 into Grades 1-12**



**Table 1 HUSD Moderate Enrollment Projection**

Grade	23-24	24-25	25-26		26-27	27-28	28-29	29-30	30-31	31-32	32-33
TK	10	23	26		22	21	23	20	23	23	24
K	29	26	36		32	29	27	28	25	27	27
1	34	28	24		34	30	27	25	26	23	25
2	50	34	29		25	35	31	28	26	27	24
3	51	49	34		29	25	36	32	29	26	28
4	46	53	48		34	30	26	36	32	29	27
5	47	47	50		47	34	29	25	35	32	28
6	43	45	50		52	49	35	30	26	36	32
7	41	45	50		54	56	53	38	33	28	40
8	54	43	44		51	56	58	54	39	34	29
9	70	89	70		72	84	91	94	89	63	55
10	97	66	93		70	72	85	92	95	89	64
11	64	97	71		97	73	75	88	95	98	93
12	79	63	100		72	98	74	76	89	96	99
TK-8	405	393	391		380	365	345	316	294	285	284
9-12	310	315	334		311	327	325	350	368	346	311
<b>Total</b>	<b>715</b>	<b>708</b>	<b>725</b>		<b>691</b>	<b>692</b>	<b>670</b>	<b>666</b>	<b>662</b>	<b>631</b>	<b>595</b>

Based on the HUSD District-wide Moderate enrollment projection, the District’s enrollment will decrease through 2032-33, driven by the replacement of current larger cohorts with smaller new cohorts most years. This year’s higher than normal enrollment relative to the previous decade is largely due to the 100 12<sup>th</sup> grade students enrolled, and as these students leave HUSD they will not be replaced in similar numbers. Furthermore, the current 3<sup>rd</sup> grade and younger cohorts are much smaller than all older cohorts, and when these students begin to reach high school in 2031-32, total enrollment is projected to begin to decrease more rapidly. It is important to note that in the furthest years of the enrollment projection, changes to demographic trends or enrollment policies and programs could lead to different outcomes, so the District should update these projections regularly.

- Total HUSD enrollment is projected to decrease from 725 in the current year to 595 by 2032-33 (minus 130 or 17.9%).

- TK-8<sup>th</sup> grade enrollment (served by Hamilton Elementary) will decrease from 391 to 284 (minus 107 or 27.4%).
- 9<sup>th</sup> – 12<sup>th</sup> grade enrollment (served by Hamilton High or Ella Barkley) will decrease from 334 to 311, with some intervening years of higher enrollments (overall minus 23 or 6.9%).

## **Section C: Existing Facility Analysis**

### ***Facility Capacity and Classroom Sizes***

To determine the ability of the District's facilities to adequately serve enrollments and residents, the facility capacity calculations were reviewed in comparison with enrollment projections. This section identifies the adequacy of the Hamilton Unified School District's existing facilities to accommodate the Moderate projected enrollment.

Capacity is calculated based on each room's utilization and loading assumptions based on information provided in the current District contract with the Hamilton Teachers Association. Target class size is identified as 24 students, and this target will be used to estimate current capacity for HUSD, with the exception of transitional kindergarten classes, which will be loaded at 20 students. For middle school and high school classrooms, the loading factor of 24 students is assumed to represent a higher number of pupils in each class period, with each room having one prep period. Classrooms utilized for preschool, social services, conference space, and other specialized uses are not loaded for this analysis.

It is important to note that these target capacities are estimated based on current utilization. If the loading factor is increased, or if some classrooms not loaded due to specialized uses are converted into traditional classrooms, the total capacity could be increased. Furthermore, classroom capacity at Ella Barkley Continuation High School is not included in this analysis.

Table 2 identifies each site's target capacity compared to its highest and lowest projected enrollment.

**Table 2 HUSD Classrooms and Capacity**

School	Target Capacity	Highest Projected Enrollment	Lowest Projected Enrollment
Hamilton Elementary	476	402	316
Hamilton High	432	351	300

**School Site Size and Site Constraints**

The size of a school's site has a direct impact on the educational effectiveness of the school. The site size must be adequate to provide sufficient area for physical education (playgrounds, athletic fields), buildings, and parking. A school site should also be large enough to accommodate additional classrooms should capacity be needed as enrollments increase. At the same time, it should not be so overcrowded as to negatively impact the site and facility, creating compromise to the educational effectiveness and safety at the site. The State Department of Education provides school site size guidelines that are identified in the Department's School Site Analysis and Development Handbook. The handbook describes the amount of area required for classrooms, offices, athletic fields, etc. The site size utilization is important, as approval from the State Department of Education is required to exceed the site size guidelines at a particular site.

Table 3 summarizes the District's current usable acreage and the State recommendation for enrollment benchmarks at Hamilton Unified School District. As demonstrated, the site's current usable acreage is sufficient for current and the beginning of enrollment growth.

**Table 3 School Site Acreages**

<b>School</b>	<b>Site Size Usable Acreage</b>	<b>State Recommended Acreage</b>
<b>Hamilton Elementary</b> Grade Levels: TK - 8th	4.9	9.8
<b>Hamilton High School</b> Grade Levels: 9th - 12th	22.1	19.2

## **Hamilton Elementary School**

### **Campus Summary**

Hamilton Elementary School is located at 277 Capay Ave, Hamilton City, CA 95951 on a 4.9 acres site that has been in use since the early 1900s. The campus includes approximately 25,300 sf of permanent construction that houses administration, classrooms, support facilities and 10,560 sf of relocatable classrooms. While all original school buildings have been demolished, the oldest remaining building on site (the 400 wing) was constructed as part of a site expansion in 1947. Additional permanent structures were added in the mid 1960's and in 1989 with the final permanent building (the County Learning Center) added in 2004.

The campus is well maintained and has been modernized multiple times between 2009 and 2017. Solar panels were added during the summer of 2023 along with the completion of multiple site development projects in the summer of 2025 at the playgrounds and sports field areas. The table below documents the buildings located on the campus and associated modernization work.

**Table 4 Facility Construction and Modernization Table**

<b>Hamilton Elementary School Facility Index</b>							
<b>Building Name and ID</b>	<b>Facility Use</b>	<b>Area (SF)</b>	<b>DSA App. Number</b>	<b>Year of Const.</b>	<b>Year of Last Mod.</b>	<b>Relocatable (Y/N)</b>	<b>Classroom Count</b>
100 Wing	Admin & Classrooms	4,200	02-50932	1989	2017	N	2
200 Wing	MPR & Classrooms	9,630	02-29734	1968	2023	N	6
300 Wing	Conference & Classrooms	5,685	02-25816	1965	2017	N	4
400 Wing	Classrooms	4,000	02-4974	1947	2021	N	4
500 Wing	TK-2nd Grade Classrooms	4,320	02-102385	2000	2009	N	3
Room 601 & 602	Two Preschool Classrooms	1,920	Non-DSA Building	Not Found	-	Y	-
Room 603	County Learning Center/SPED/Offices	1800	02-104987	2003	-	N	-
Room 606	Classroom	960	02-113150	2014		Y	1
Room 607	Classroom	1440	02-115244	2017		Y	1
Room 608	Classroom	960	02-115244	2017		Y	1
Room 609	Boys & Girls Club	960	02-115244	2017		Y	1
Maintenance Yard	Maintenance Yard	3,000	Non-DSA Building	-	-	N	-
Solar Array	Solar Array	-	02-120447	2023	-	N	-

Figure 7 Hamilton Elementary School Capus Map



## ***Recent Capital Improvement Projects at Hamilton Elementary School***

The following Capital Improvement Projects have been recently completed at Hamilton Elementary School:

### ***Critical Infrastructure Upgrades***

In 2008 the fire alarm serving the permanently constructed buildings (Wings 100, 200, 300 and 400) was upgraded and in 2016 a campus wide gas line replacement project was completed.

### ***Sports Field and Playground Improvement***

The sports field and playgrounds at Hamilton Elementary School underwent a significant upgrade during the summer of 2025. The field renovation included leveling the field surface, reseeding, and installing a perimeter track from decomposed granite (DG). The play areas were upgraded with new pour-in-place surfaces and new playground equipment.

### ***Restroom Modernization***

In 2023 the restrooms at the 200 Wing were modernized to meet all accessibility requirements of the ADA. In addition to providing space with a modern refresh and proactively working to prevent maintenance issues this work will be of great value to all future modernization projects.

### ***Site Improvements***

To help ease pick up and drop off congestion, the bus drop off area and parking spaces were relocated. In addition, a new trash enclosure was constructed in 2023.

## Hamilton High School and Ella Barkley High School

### Campus Summary

Hamilton High School is located at 620 Canal St, Hamilton City, CA 95951 on a 22.1 acre site. The campus includes approximately 43,900 sf of permanent construction and 6,680 sf of relocatable classrooms that house the administration, classrooms, and support facilities.

The site was established in 1935 and while all the original school buildings have been demolished, the oldest building on the site, the Gym building, dates back to 1952. Additional permanent structures were added in the mid 1970's and late 1980's.

The campus is well maintained and has been modernized multiple times between 2003 and 2018. Solar panels were added to the site in 2023 and a new preschool shade structure in 2025. The most recent work at the campus was completed in 2025 and included a remodel of classroom #9, the office entrance hallway, restrooms, and the conference room. The table below documents the buildings located on the campus and associated modernization work.

**Table 5 Facility Construction and Modernization Table**

Hamilton High School Facility Index							
Building Name and ID	Facility Use	Area (SF)	DSA App. Number	Year of Const.	Year of Last Mod.	Relocatable (Y/N)	Classroom Count
Building 100	Admin & Classrooms	10,340	02-37508	1975	2018	N	8
Building 200	Shop & Classrooms	7,200	02-37508	1975	2003	N	5
Building 300	Gym & Locker Rooms	13,320	02-8017	1952	2003	N	-
Building 400	MPR And Kitchen	4,030	02-49085	1988	-	N	2
Building 500	Media Center (Library) & Classrooms	7,500	02-101116	1999	-	N	2
HHS RC1	Relocatable Classroom	960	02-113149	2013	-	Y	1
HHS RC2	County Learning Center	1880	02-105743	2003	-	Y	1
HHS RC3	Relocatable Classroom	960	02-108050	2006	-	Y	1
Solar Arrays	Solar Arrays	-	02-120449	2023	-	N	-
Bleachers	Football Field Bleachers	-	02-104076	2002	-	N	-
Ella Barkley High School and State Preschool Facility Index							
Building Name and ID	Facility Use	Area (SF)	DSA App. Number	Year of Const.	Year of Last Mod.	Relocatable (Y/N)	Classroom Count
Building EB100	Admin & Classrooms	1580	02-51037	1989	-	N	2
RC PS	Preschool	1,440	02-104874	2002	-	Y	1
RC HS	Head Start County Learning Center	1,880	02-105743	2003	-	Y	2
HS SS	Head Start Shade Structure	-	02-109142	2007	-	Y	-
EB RR	Relocatable Restroom	480	02-115952	2017	-	Y	-
EB RC1	Adult Education	960	02-115952	2017	-	Y	1
PS SS	Preschool Shade Structure	-	02-122992	2025	-	N	-

**Figure 8 Hamilton High School and Ella Barkley High School Capus Map**



## ***Recent Capital Improvement Projects at Hamilton Elementary School***

The following Capital Improvement Projects have been recently completed at Hamilton High School:

### ***Classroom Conversion***

Room #9 at the Ag. Shop classroom building was remodeled during Summer 2025. This classroom was modernized to accommodate a traditional learning classroom with the flexibility to function as a community meeting room after school hours. The work included adding a new door, updating interior finishes and cabinetry.

### ***Agricultural CTE Expansion***

In January of 2019 a new 9,000 square foot hog barn was completed that allowed the school's agricultural department to double the amount of animals housed on site and increase the number of students participating in our CTE program. In the Fall of 2020, a new 6,000 square foot sheep barn was constructed to supplement these programs further.

### ***New Flooring at Classrooms***

Flooring finishes were updated throughout several classrooms at Hamilton High School and Ella Barkley High School.

### ***High School Administration and District Office***

Hamilton High School and the Hamilton Unified School District share the Administration building on campus. During the summer of 2025, the front office and conference room were remodeled with updated interior finishes throughout.

### ***Cafeteria HVAC and Roof Modernization***

During the Summer of 2025 the Make-Up Air Unit at the Cafeteria was replaced and a new roof was installed.

### ***Updates to Ella Barkley High School***

Recent upgrades at Ella Barkley High School include new landscape, reroofing, parking lot restriping, and installation of blinds and security film on the windows.

### ***Updates to Hamilton High State Preschool***

Recent upgrades to the State Preschool at the Hamilton High School campus include landscape upgrades, a new shade structure added to the playground area, and the installation of security film on the windows.

## Section D: Deferred Maintenance Planning

While many of the permanent buildings across the District are forty years old or more, they have been well maintained. Careful attention has been paid to both building and site elements in addition to critical infrastructure upgrades, accessibility projects to ensure access to all, and aesthetic upgrades to promote student and community pride.

Our site walks, interaction with the District administrators, staff, and faculty have all been consistent with information and assessments presented in the Facilities Inspection Tool (FIT) Reports and each campus's School Accountability Report Card (SARC).

That said, given the age of these facilities, wise planning of ongoing deferred maintenance is essential to ensure safe and functional schools, prevent emergency failures, maintain asset value, and prevent larger financial and operational crises over time.

Currently the District allocates one hundred twenty-five thousand dollars (\$125,000) annually to deferred maintenance. Typically, these funds are allocated to roofing, plumbing, heating, air conditioning, electrical systems, interior or exterior painting, and the replacement of flooring systems.

As part of developing this Facility Master Plan we have worked with District representatives and created a Deferred Maintenance Plan. This plan allows the District to prepare for unforeseen maintenance issues as well as proactively pivot to preventive maintenance if these unforeseen issues do not arise.

This Deferred Maintenance Plan has been formatted to align with the Office of Public School Construction's (OPSC) SAB 40-20 Form. The SAB 40-20 Form was utilized by the State to outline a five-year plan for the Deferred Maintenance Program. While this program is currently unfunded, we believe the form is still a useful tool to organize and outline the District's deferred maintenance strategies. Please note, as outlined in the OPSC's Deferred Maintenance Program Handbook:

*The intent of the plan is to forecast deferred maintenance projects within the district over the next five years. It is not intended to be an expenditure report; therefore, the project costs reported should be estimates. The district does not have to perform all the work listed on the plan.*



## **Section E: Capital Improvement Plan**

Capital Improvement Projects (CIPs) are large-scale, long-term investments in school facilities that include but are not limited to new buildings, modernization projects, major renovations like roofs and HVAC replacements, technology infrastructure development, and athletic facilities. These projects should be seen as distinct from the deferred maintenance discussed above. CIPs are typically funded by bonds or state aid and are completed to ensure safe, modern learning environments that support evolving educational needs, often planned in multi-year cycles. In addition, the District proactively pursues local, state, and federal grants that match local funds for qualifying projects. Please note that all costs shown on the table below are presented in current, 2026 costs, and they should be escalated accordingly as the plan is updated. At this time there is no projected escalation included in these project costs.

The following CIPs were identified through conversations with District staff. While some of these projects have funding available now, it may be wise to wait to complete others until the campuses' modernization eligibility is refreshed in 2027 and 2029 respectively. The State School Facility Program is explained in greater detail below but in short, it is a program districts can use to leverage funding from the state to supplement local funding. It is recommended that in planning all future CIPs, available state funding be considered in addition to all other District priorities as it allows communities to greatly leverage their local funding.

### ***Future Capital Improvement Projects at Hamilton Elementary School***

#### ***Site Fencing and Traffic Control Project***

There is a desire to expand and improve the fencing at the corner of Canal Street and 2<sup>nd</sup> Street, the southwest corner of the Hamilton Elementary School campus. Replacing the fence around the Maintenance Yard and designated student drop off and pick up will help control traffic and increase safety at that edge of the campus.

#### ***Comprehensive Modernizations of the Permanent Facilities***

Given the age of construction and last modernization dates of the permanent facilities, it is wise to plan modernization as critical systems and finishes continue to reach the end of their useful life. These projects would be aligned with LCAP Action

Item 1.6 as they would incorporate services and maintenance intended to maintain safe and secure facilities at all school sites. Additionally, as modernization eligibility for the campus becomes available the impact of local dollars could be greatly increased.

### ***Library Improvement Project***

Consistent with LCAP Action Item 1.4 the study includes updating the library at HES as a prioritized Capital Improvement Project. Libraries are critical to student success and are evolving quickly as technology continues to reshape the learning environment and AI begins to integrate into modern curriculum. The district should understand this line item as a monetary set aside to account for facility improvements that are constantly changing. As such, this CIP should be revisited and properly scoped as modernization eligibility becomes available at the HES Campus.

### ***Relocatable Classroom Replacement***

As financially possible it is encouraged to replace relocatable classrooms with permanent facilities so that current and future students have long-term housing across District school sites. The District should investigate both modular and site-specific construction methods when constructing these classrooms. Modular classrooms typically provide significant financial savings with little difference in quality of construction.

### ***Future Capital Improvement Projects at Hamilton High School***

The recent acquisition of the property adjacent to Hamilton High School will allow for the construction of new facilities to support the expansion of learning environments and programs. The new property is located north of the existing High School campus and provides the opportunity for a comprehensive expansion with vision and direction from the Hamilton Unified School District.

### ***New Synthetic Multisport Field and All-Weather Track***

The construction of a new track and field at Hamilton High School is a top priority for the District. Building the new track and field will continue supporting the growth of the athletic program, provide suitable facilities for student athletes, and help relieve the existing football field and sports facilities from scheduling and logistical

challenges they currently face. This project is in preliminary design with an active Construction Manager and Design Team, and it will be the first facility in the northwest area of the new property. The scope of work includes a parking area, track and field facility, a multisport field, a connecting path to the existing High School, and infrastructure for mobile restrooms and concession stand.

### ***Expansion of Career Technical Education Programs (CTE)***

With Hamilton High School's outstanding Career Technical Education (CTE) programs, the expansion of the CTE facilities is an opportunity to continue supporting technical programs and the success of the HHS students. Please note that this work has not been included in the Capital Improvement Plan - Appendix B as it will require a successful Career Technical Education Facility Program (CTEFP) to construct. At this time we believe the District's best course of action would be to continue to pursue these grants and then add them to the Capital Improvement Plan as grants are awarded

The vision for this expansion plan is to maximize the funding opportunities available to create a dedicated CTE area east of the current Agricultural Center/Orchard Area. This plan includes building a facility with an Agricultural Mechanics and Floral Shop along with supporting work rooms and paved and covered wash areas for equipment.

With this expansion there is also a desire to create a quad area as a connecting point for students within the campus. It is important that this quad and the new facilities allow students to showcase their work and develop entrepreneurial skills as they market their projects and goods. The new facility as well as the quad area will be configured and planned in a way that they cohesively tie into the future High School campus.

This expansion and relocation of the CTE program would allow the existing CTE buildings to accommodate new programs. Initial discussions for these spaces focus on medical and veterinarian CTE pathways.

### ***Library Improvement Project***

Consistent with LCAP Action item 1.4 the study includes updating the library at Hamilton High School as a prioritized CIP. Libraries are critical to student success

and are evolving quickly as technology continues to reshape the learning environment and AI begins to integrate into modern curriculum. The district should understand this line item as a monetary set aside to account for facility improvements that are constantly changing. As such this CIP should be revisited and properly scoped as modernization eligibility becomes available at the HHS Campus.

### ***Locker Room Modernization***

There is need to replace the HVAC units that serve both the boys and girls locker rooms. Additionally, the epoxy floors need to be replaced, and the rooms should be repainted. While these areas have been well maintained, they are areas that receive the heaviest student traffic based on both their day-to-day use and their support of extracurricular activities.

### ***Building 100 Restroom Modernization***

Similar to the restroom work at HES, the restrooms at the Building 100 at Hamilton High School need to be modernized. This work will be essential as the Division of State Architect (DSA) requires all new school projects demonstrate at least one boys, girls and staff restroom is compliant with the latest ADA code requirements. A recently approved and certified DSA application that covers the modernization of these facilities will greatly expedite all future DSA projects.

### ***Frontage Improvement Project***

Hamilton High School serves as the gateway to Hamilton City given its location along Highway 32. The corner of Highway 32 and Canal Road currently houses tennis courts and two relocatable classrooms. In speaking with the District, there is a desire to explore the development of this area into a more aesthetically pleasing park-like area that would be an asset to both students and the community. That work would need to account for the relocation of the existing tennis courts and classrooms in addition to the redevelopment of this area.

### ***Comprehensive Modernizations of the Permanent Facilities***

Given the age of construction and last modernization dates of the existing permanent facilities at Hamilton High School, it is wise to plan their modernization as critical

systems and finishes continue to reach the end of their useful life. These projects would be aligned with LCAP Action Item 1.6 as they would incorporate services and maintenance intended to maintain safe and secure facilities at all school sites. Additionally, as modernization eligibility for the campus becomes available the impact of local dollars could be greatly increased.

### ***New High School Campus***

The objective of acquiring the new property north of the existing Hamilton High School was to secure the area for a future campus. The property is approximately 65 acres along Canal Street north of CA Highway 32 and it provides immediate adjacency to the existing campus allowing for a straightforward transition to any new facilities built at that site.

The goal for this new High School is to accommodate 400 students based on projected student enrollment. To accommodate 400 students, the site will be designed with student and staff parking, buildings and grounds, sports fields, and connection to the new track and field. The total acreage for this High School development totals 39.5 acres. Based on the vision and direction of the Hamilton Unified School District, the new campus will be located in between the new track and field facility and the existing campus, north of the Orchard Area. Once the new campus is built based on the availability of funds and cost, the preliminary plan for the existing Hamilton High School campus is to become a Middle School campus for students from Hamilton Elementary School.

Although the building of the new High School campus is a long-term plan for the District, the continuous planning will help keep the vision aligned and on track for the future. The new track and field and CTE expansion plans have been laid out as part of a comprehensive process that incorporates addressing the needs at the existing campus while maintaining the goals for the new campus in mind.

### ***Relocatable Classroom Replacement***

As financially possible it is encouraged to replace relocatable classrooms with permanent facilities so that current and future students have long-term housing across District school sites. The District should investigate both modular and site

specific construction methods when constructing these classrooms as modular classrooms typically provide significant financial savings with little difference in quality of construction.

***Site Safety and Security Project***

To improve site safety and security at Hamilton HS and Ella Barkley HS the District is currently developing perimeter fencing and expanded security camera coverage strategies. These site security measures should be prioritized in the design and development of any project or as a stand-alone project as funding becomes available at the local, state or federal level.

**Table 7 HUSD Capital Improvement Projects**

Site	Project Description	Project Budget (\$)			Matched Funding Potential State Funding*
		Hard Costs	Soft Costs	Total	
HES	Site Fencing and Traffic Control Project	\$ 121,000	\$ 36,300	\$ 157,300	<b>Future State Funding at HES \$2,232,477 (2027)</b>
HES	100 Wing DM Focused Modernization	\$ 2,457,000	\$ 737,100	\$ 3,194,100	
HES	200 Wing DM Focused Modernization	\$ 5,633,550	\$ 1,690,065	\$ 7,323,615	
HES	300 Wing DM Focused Modernization	\$ 3,325,725	\$ 997,718	\$ 4,323,443	
HES	400 Wing DM Focused Modernization	\$ 2,340,000	\$ 702,000	\$ 3,042,000	
HES	Library Improvement Project	\$ 162,500	\$ 48,750	\$ 211,250	
HES	Relocatable Classroom 606 Replacement	\$ 936,000	\$ 187,200	\$ 1,123,200	
HHS	New Multisport Track and Field	\$ 3,644,200	\$ 1,093,260	\$ 4,737,460	<b>Future State Funding at HHS \$2,165,459 (2029)</b>
HHS	Bldg 100 DM Focused Modernization	\$ 6,048,900	\$ 1,814,670	\$ 7,863,570	
HHS	Bldg 200 DM Focused Modernization	\$ 4,212,000	\$ 1,263,600	\$ 5,475,600	
HHS	Bldg 300 DM Focused Modernization	\$ 7,792,200	\$ 2,337,660	\$ 10,129,860	
HHS	Bldg 400 DM Focused Modernization	\$ 2,357,550	\$ 707,265	\$ 3,064,815	
HHS	Bldg 500 DM Focused Modernization	\$ 4,387,500	\$ 1,316,250	\$ 5,703,750	
HHS	Library Improvement Project	\$ 650,000	\$ 195,000	\$ 845,000	
HHS	Locker Room Modernization	\$ 465,750	\$ 139,725	\$ 605,475	
HHS	Building 100 Restroom Modernization	\$ 478,125	\$ 143,438	\$ 621,563	
HHS	Frontage Improvement Project	\$ 1,406,250	\$ 281,250	\$ 1,687,500	
HHS	Relocatable Classroom HHS RC1 Replacement	\$ 936,000	\$ 187,200	\$ 1,123,200	
HHS	Relocatable Classroom HHS RC2 Replacement	\$ 1,833,000	\$ 366,600	\$ 2,199,600	
HHS	Relocatable Classroom HHS RC3 Replacement	\$ 936,000	\$ 187,200	\$ 1,123,200	
EBS	Bldg EB100 DM Focused Modernization	\$ 1,066,500	\$ 319,950	\$ 1,386,450	
<b>Total Capital Improvement Projects and State Funding</b>				<b>\$ 65,941,950</b>	<b>\$4,397,936</b>

## **Section F: Facility Funding Analysis**

The Hamilton Unified School District must maintain a vigilant watch over enrollments and assess its future facility requirements. This section presents an overview of prospective funding sources and the District's qualifications for them. All potential funding avenues for various projects will be consistently reevaluated as District staff strives to optimize local resources and enhance HUSD's capacity to offer equitable, inclusive, and personalized learning environments. These spaces are vital for students to acquire the skills and knowledge required for success and meaningful contributions in our ever evolving and intricate world, all while fostering strong partnerships with families and the community.

### ***State School Facility Program***

The California School Facility Program (SFP) was formally established with the passage of the Leroy F. Greene School Facilities Act of 1998. The SFP provides State funding for a wide variety of project types, including, but not limited to, New Construction, Modernization, Charter School Facilities, Career Technical Education Facilities, Seismic Mitigation, and Facility Hardship. Before submitting a funding application to the SFP, school districts must receive project approvals from the Division of the State Architect and the Department of Education.

SFP project funding comes exclusively from voter-approved general obligation bonds passed on the State level. State-wide bonds were passed to add funding to the program in 1998, 2002, 2004, 2006, 2016, and 2024. During periods when the SFP does not have funds to award, school districts can still submit applications so that once new funding is available the applications are ready to be processed.

### ***School Facility Program Funding Sources***

#### ***Modernization***

The State School Facility Program modernization grant provides State funds on a 60/40 sharing basis for improvements to educationally-enhance school facilities and to extend the useful life of current facilities. Projects eligible under modernization include air conditioning, plumbing, lighting, electrical, and other infrastructure systems. Modernization funds cannot be used for maintenance. To be eligible, a permanent building must be at least 25-years old and a relocatable building must be at least 20-years old. Relocatable and permanent buildings can be replaced under "like for like" regulation (like for like square footage receives modernization apportionment)<sup>1</sup>. Modernization eligibility does not expire and is site specific.

If the District chooses to spend their own monies modernizing buildings and/or demolishing and reconstructing eligible classrooms, current policy provides for reimbursement with State modernization dollars<sup>1</sup>.

Table 8 outlines the District’s 2024-25 SFP Modernization eligibility<sup>2,4</sup>. As the District’s enrollments increase, and as SFP grant adjustments increase annually, this eligibility will correspondingly increase.

**Table 8 SFP Modernization Eligibility**

School	State Share (60%)	District Share (40%)
Hamilton Elementary*	\$321,981	\$214,654
Hamilton High*	\$193,659	\$129,106
Ella Barkley High	\$149,646	\$99,764
<b>Total</b>	<b>\$665,286</b>	<b>\$443,524</b>

\*Note: 2<sup>nd</sup> Round Modernization Eligibility generated by portable buildings may only be used to replace or rehabilitate specific portable buildings.

School	State Share (60%)	District Share (40%)	Date Available
Hamilton Elementary	\$2,232,477	\$1,488,318	12/19/2027
Hamilton High	\$2,165,459	\$1,443,640	4/29/2029
<b>Total</b>	<b>\$4,397,936</b>	<b>\$2,931,958</b>	

**New Construction**

The State School Facility Program new construction grant provides State funds on a 50/50 sharing basis for public school capital facility projects. To be eligible, a district must demonstrate that existing seating capacity is insufficient to house the pupils existing and anticipated in the district. Currently the funding is only provided for classrooms and cannot be utilized for ancillary facilities (with the exception of the Minimum Essential Facilities program outlined in the next section).

<sup>1</sup> In order to capture the reimbursement for “like for like” modernization, the District must provide a demolition plan. Additionally, State policy may change, and the consultant strongly urges the District to check with all relevant State departments prior to moving forward with a modernization reimbursement project.

<sup>2</sup> These estimated figures require the Office of Public School Construction review and approval of the eligibility. Funding estimates do not include potential additional eligible augmentations. These estimates require the Office of Public School Construction review and approval of funding application documents.

The District will establish its new construction eligibility with the State School Facility Program in the 2025-26 school year. These funds may only be utilized for construction of new facilities after plans are approved through the State process and must be matched by the District on a dollar-for-dollar basis. The New Construction eligibility must be calculated on an annual basis and resubmitted to the State in order to maintain the potential for funding under this program.

Subject to review and approval by OPSC and the State Allocation Board, the District’s estimated SFP New Construction eligibility (based on preliminary 2025-26 enrollments) is provided in Table 9<sup>3,4,5</sup>.

**Table 9 SFP New Construction Eligibility**

School District	State Share (50%)	District Share (50%)
Hamilton Unified School District	\$3,690,604	\$3,690,604

**Minimum Essential Facilities**

The Minimum Essential Facilities (MEF) program provides for funding of various ancillary facilities at all grade groups. Multi-Purpose Rooms (includes food service), Toilets, Gymnasiums, Library/Media Centers, and Administrative Areas are included in this program. However, the District can only request funding under new construction if the current building type is too small (according to a formula in the State regulations) or the site does not currently have a building of the type needed. The District may want to explore this option for funding of ancillary facilities.

**Career Technical Education Facility Program (CTEFP)**

The Career Technical Education Facilities Program (CTEFP) provides funding to qualifying school districts and joint powers authorities for the construction of new facilities or reconfiguration of existing facilities to integrate Career Technical Education programs into comprehensive high schools.

CTE provides a program of study that involves a multi-year sequence of courses that integrates core academic knowledge with technical and occupational knowledge to provide students with a pathway to postsecondary education and careers. The California Department of Education (CDE) currently recognizes 15 industry sectors; each sector contains several pathways. Districts must submit grant applications (when the cycle is available) to the CDE who then reviews and scores the grants. If the District receives a high

enough score it has 12 months to submit State approved plans and specifications, and a detailed cost estimate to the OPSCS for funding.

### ***Facility Hardship***

The Facility Hardship program assists districts with funding when it has been determined that the district has a critical need for pupil housing because the condition of the facilities, or the lack of facilities, presents an imminent threat to the health and safety of the pupils. This program does not reduce the District's Modernization or New Construction eligibility. There are two types of Facility Hardship projects.

1. Replacement: Cost to mitigate the health and safety threat is greater than 50 percent of the cost of replacement.
2. Rehabilitation: Cost to mitigate the health and safety threat is less than 50 percent of the cost of replacement.

To be eligible for a facility hardship grant the district must demonstrate that one of two conditions exists: facilities must be repaired/replaced due to an imminent health and safety threat, or existing facilities have been lost to fire, flood, earthquake or other disaster.

### ***Local Funding Sources***

#### ***General Obligation Bond***

School districts can, with the approval of 2/3 or 55% of voters, issue General Obligation Bonds which are paid out of property taxes. This is the only local funding mechanism aside from donation events. In November 2019 local voters passed Measure B, a bond for \$7 million.

#### ***Developer Fees***

The District collects Level I developer fees in order to assist in funding facility needs at its site. Developer Fee revenue, however, is insufficient on its own to pay for the true impact costs of new residential development and the District should consider mitigating the impact of large developments by meeting with developers to outline their concerns and resolve capacity issues. The District can also investigate its eligibility to collect Level II developer fees each year.

The District can utilize developer fee funding to match eligible capital facility projects under the SFP.

### ***Developer Mitigation Agreement***

School districts can work with the developers of larger residential projects to find a mutually beneficial mitigation agreement. The school district benefits from a more substantial mitigation of the impact of the development on facility needs than is provided for the statutory Level I developer fees, while the development can have some input into the school facilities that will serve the homes it is building and selling. Developer mitigation agreements can take a variety of forms and cover a wide range of impacts and mitigations, and the District should explore any opportunity it has to engage with developers working in their service area.

## **Section G: Conclusions and Recommendations**

The Hamilton Unified School District has undertaken this study to assist in proactive planning for current and future facility needs for its student population. Based on the analyses prepared for this study, the following steps are recommended for the District to meet its future facility needs. However, it is important to note that these recommendations may be constrained by broader fiscal and policy issues.

This Facility Master Plan has identified the following facility goals and considerations:

1. On an annual basis, at the direction of the Board of Education, staff review enrollment projections, capacity and utilization, facility conditions and needs, and available funding sources. If necessary, staff brings forth recommendations for Board review.
2. On an annual basis, at the direction of the Board of Education, staff review the deferred maintenance needs and plan to ensure as much maintenance work as possible can be completed proactively throughout the District.
3. The requirements of Proposition Two require the District to have an updated Facility Master Plan board adopted every five years. As such, we recommend the District start the update process in four years to allow enough time for board review and adoption to maintain funding eligibility.
4. While many of the permanent buildings across the District are forty years old or more, they have been well maintained. However, given the age of the permanent facilities and last modernization dates, it is wise to plan comprehensive modernizations as critical systems and finishes continue to reach the end of their useful life.
5. This study identifies significant capital facility needs. As such, the district should make very effort to maximize their local funding opportunities. It is recommended the District prepare and adopt an updated developer fee study to ensure the collection of the highest justifiable developer fee.
6. Planning a new High School site to allow expanded facilities and a potential Middle School at the existing High School site. The acquisition of the property adjacent to Hamilton High School will allow for the expansion of the site to add new facilities to support student learning and achievement.

7. It is recommended for the District to continue developing the CTE programs at Hamilton High School and maximize funding opportunities for expanding CTE facilities while exploring opportunities to leverage other funding sources.
8. Work with subject matter experts to identify and maximize funding opportunities through any local, state or federal programs; including but not limited to: State School Facility Program, Developer Fee and Developer Mitigation, California Energy Commission, and Federal Facility Programs.
9. Review Capital Improvement Plan as funds become available at both the local and state level. This plan should be reviewed annually to either add or remove projects as the District's needs grow and change over time.
10. Consider exploring joint use projects with community groups and organizations, local government agencies, and other resources to accommodate and improve these programs which meet the needs of a diverse student population.
11. As financially possible, continue to replace relocatable classrooms with permanent facilities so that current and future students have long-term housing across District school sites.

## Sources

California Department of Health Services, Vital Statistics.

California Department of Finance, Demographic Research Division.

California State Allocation Board. Applicant Handbook, Leroy F. Greene State School Building Lease Purchase Law of 1976, revised 1986.

California State Department of Education. School Facilities Planning Division, School Site Analysis and Development, 2000.

California State Department of Finance, Demographic Research Unit. Population and Housing Estimates for California Cities and Counties, Report E-5. Birth Rate Projections by County and Historical Birth Rates.

Hamilton Unified School District 2024 Local Control and Accountability Plan (LCAP)

Hamilton Unified School District 2023-24 SARC's for Hamilton ES, Hamilton HS School, and Ella Barkley HS School Accountability Report Card (SARC)

Multiple DSA Archive Documents for the Hamilton ES, Hamilton HS, and Ella Barkley HS campuses.

King Consulting original research and interviews with District representatives

Motive Studio original research, site visits, and interviews with District representatives

## Proposition 2 Compliance Checklist

- Inventory of existing facilities, sites, and properties which at a minimum includes construction date, building area, year of construction, year of last modernization, identification of MEF's (MPR, library, and gymnasium bolded), and the age and number of all portable buildings.
  - Hamilton Elementary School, see page 16.
  - Hamilton High School and Ella Barkley HS, see page 19.
- Existing classroom capacity, see page 13.
- Five-year enrollment projections, see page 11.
- Capital improvement planning, see page 25.
- Financing and funding source discussion, see page 32.
- Verification of the District's current assessed value, see page XX – This will be included in the final draft. We have reached out for this information.
- Deferred maintenance plan, see page 24.
- Narrative describing LCAP alignment, see page 3.