

SIERRA UNIFIED SCHOOL DISTRICT
Sierra High School
Sierra Alternative High School

Facilities Master Plan Needs Assessment

March 2024

Project Acknowledgments

Sierra High School/Sierra Alternative High School

Mission Statement

As grand as the surrounding mountain environment, so too are the opportunities for all who attend Sierra High School in achieving the next level of achievement and success.



We would like to acknowledge the contributions of the dedicated administration and staff of the Sierra Unified School District who have played a pivotal role in the development of this Facilities Master Plan Needs Assessment for Sierra High School/Sierra Alternative High School. Their expertise and tireless efforts were instrumental in helping shape the vision outlined in this document. We also extend our sincere gratitude to the Board of Education for their commitment and continued support, without which this plan would not have been possible.

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Section

01

Introduction & Overview

Introduction & Overview

Sierra High School/Sierra Alternative High School



INTRODUCTION

The Facilities Master Plan Needs Assessment is a vital step in ensuring that the Sierra High School/Sierra Alternative High School facilities are equipped to meet the evolving needs of students and educators. This comprehensive plan seeks to evaluate the conditions, capacities, and functionalities of school facilities, with the overarching goal of providing a healthy, safe, and conducive environment for learning.

This endeavor is more than just an evaluation. It represents a commitment to strategic planning. The assessment will provide essential data, helping stakeholders make informed decisions about facility improvements and investments. This includes project prioritization, cost estimates, and both short-term and long-term visions. The ultimate goal is to enhance the overall educational experience for students.



The Facilities Master Plan Needs Assessment is a collaborative effort, reflecting the dedication of the entire school community towards maintaining a standard of educational excellence. The document serves as a roadmap, ensuring that the school's facilities remain in line with its goals and objectives. It not only addresses immediate concerns but also supports the District's long-term educational mission and strategic initiatives.



In essence, the Facilities Master Plan Needs Assessment is a powerful tool that aligns with the District's commitment to continuous improvement. It goes beyond identifying issues; it empowers decision makers to implement positive changes and invest wisely in the future of education within Sierra High School/Sierra Alternative High School.

PROJECT APPROACH

The purpose of this document is to provide a comprehensive evaluation of the Sierra High School/Sierra Alternative High School facilities, identifying needs and deficiencies, while aligning with the educational mission and goals of the District. This holistic approach to school facility planning recognizes that facilities and infrastructure play a crucial role and are interconnected with the educational process. By addressing the key elements, Districts can create safe, inclusive, and inspiring environments that enhance the learning experience for both students and educators.

There are many factors that can have a substantial impact on facilities master planning. Certain unexpected failures of critical infrastructure, changes in code compliance, new educational requirements, and even changes to funding timelines or funding resources can make even the most well-thought-out plans obsolete. Therefore, we suggest the District meet with its facilities guidance counsel on an annual basis to review all components of the implementation program.

As a high percentage of facilities statewide are now more than half a century old, it becomes apparent that many Districts lack a well-conceived and adaptable plan focused on maintenance, modernization or future new construction. Inequities amongst these older facilities, compared to newer construction, can cause significant disparities and create imbalances.

This Facilities Master Plan Needs Assessment represents a visionary blueprint in hopes of devising both short-term and long-term guidelines to ensure every student is given equal opportunities to thrive.

KEY ELEMENTS

- **Physical Assessment:** Evaluation of critical building systems and infrastructure that will identify areas that require maintenance, renovation, or improvement.
- **Safety and Security:** Address safety measures, such as emergency response systems, secure entrances, and surveillance, to ensure that students and staff feel secure in the school environment.
- **Accessibility:** Ensure that facilities are accessible to all students, including those with disabilities, by providing ramps, elevator lifts, wider doorways, and other accommodations.
- **Space Utilization:** Analyze the efficient use of space within the school, including classrooms, flexible learning areas, multipurpose rooms and collaborative spaces to support various teaching and learning methods.
- **Stakeholder Input:** Engagement is a critical component of school facilities planning, involving the collaboration of those who have a vested interest in the planning and development of school facilities
- **Cost Estimates:** Establish a cost estimate matrix for the projects outlined in the scope of work.
- **Funding Analysis:** Review the financial resources allocated to support the construction, maintenance, renovation, and improvement of educational facilities.

Introduction & Overview

Sierra High School/Sierra Alternative High School

FINDINGS



Sierra Unified is currently undergoing a thorough evaluation of Sierra High School/Sierra Alternative High School with the aim of improving and upgrading its aging facilities and infrastructure. The financing for this project is anticipated to come from a combination of State and local measures. The primary objectives of the plan include addressing critical infrastructure needs to create an optimal learning environment.

The assessment has identified key priorities, such as replacing and repairing leaking roofs, failing heating and cooling units, deteriorating restrooms, and outdated utilities. Moreover, there should be a focus on upgrading security and fire safety systems to enhance the overall health and safety of the students. Outdated classrooms and labs are also slated for major upgrades. Modernizing classrooms, labs, and Ag Farm Facilities, is essential for keeping pace with advancements in education and technology. Up-to-date facilities can contribute to a more engaging and interactive learning experience, fostering student success and preparing them for future challenges.

In addition to academic facilities, deficiencies in athletic facilities should be addressed. This may involve replacing the stadium home side bleachers, press box, restrooms, and adding HVAC to the Gymnasiums. The plan also includes installing new LED light towers and a new all-weather track to ensure a better overall experience for students using these facilities.

By strategically addressing the identified needs, Sierra High School/Sierra Alternative High School aims to provide an environment that supports effective teaching and learning. The emphasis on ongoing enhancement indicates a commitment to adapt and evolve with changing educational requirements and standards.

COST ESTIMATE SUMMARY

The Facilities Master Plan Needs Assessment has identified a total estimate of **\$30,283,337** in potential future projects and is a result of a collaboration of key stakeholders, along with the comprehensive needs assessment conducted at each school site. The identified costs are integral to understanding the financial scope of the plan across the different educational institutions. Detailed breakdowns for each school in Section 3 provides transparency and assists in prioritizing projects based on individual needs and requirements.*

To facilitate effective decision-making, it would be beneficial for stakeholders to delve into specific details such as the costs at each school, the nature of modernization projects planned for existing facilities, and the rationale behind potential new construction projects. Additionally, a comprehensive understanding of funding sources and timelines for each school's projects contributes to a holistic view of the plan's financial and operational implications. This transparent and detailed summary serves as a crucial reference for stakeholders involved in the implementation and oversight of the plan, fostering accountability and strategic planning within the educational infrastructure landscape.

FACILITIES MASTER PLAN ASSESSMENT	MODERNIZATION	NEW CONSTRUCTION	COST ESTIMATE (2024\$\$)
Sierra High School/Sierra Alternative High School	\$29,347,337	\$936,000	\$30,283,337
Master Plan Assessment Totals	\$29,347,337	\$936,000	\$30,283,337

The Facilities Master Plan Needs Assessment primarily focuses on evaluating current conditions and future needs at Sierra High School/Sierra Alternative High School, and the Ag Farm facility.

COST ESTIMATES BY SYSTEM

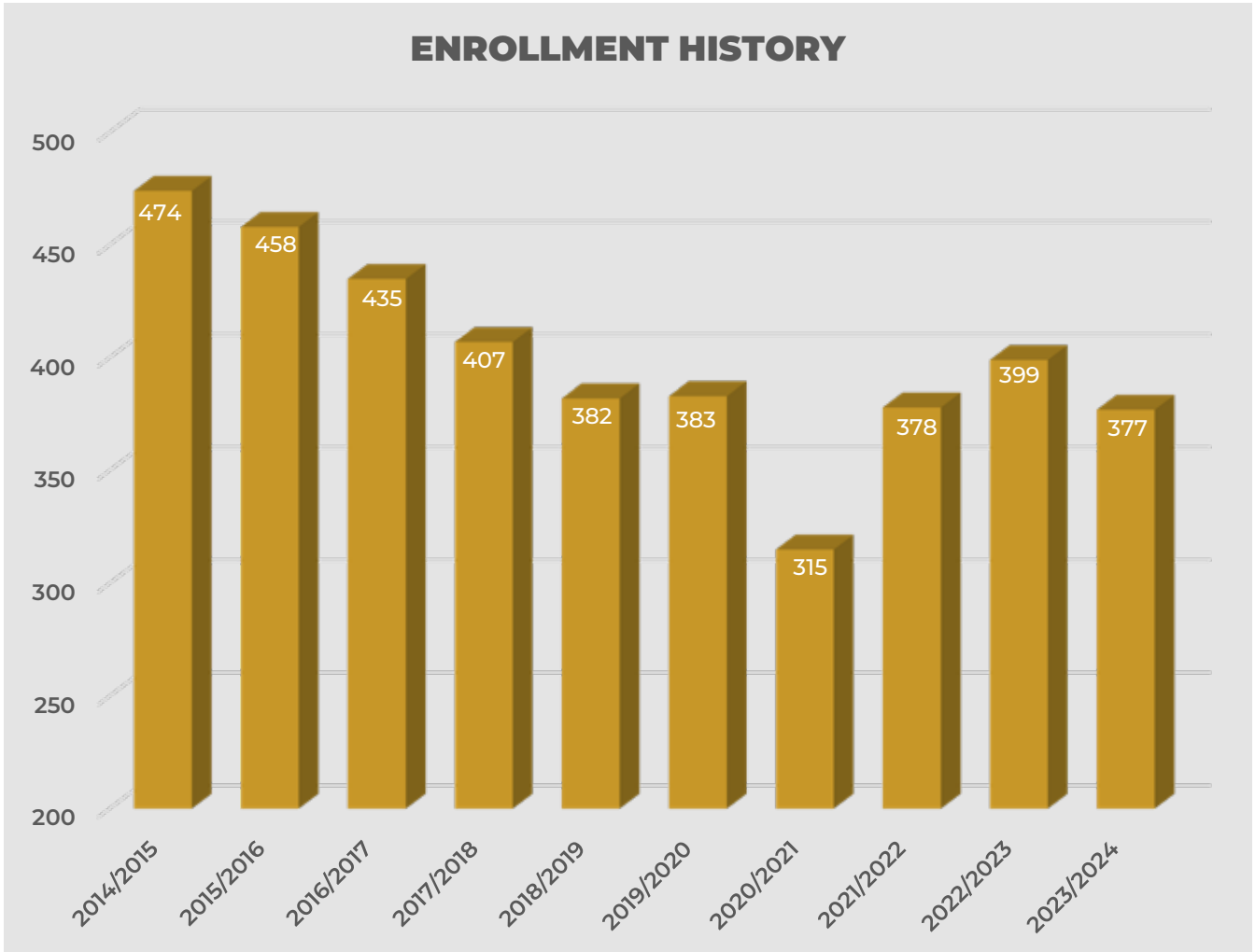
The Modernization Scope of Work category serves as a comprehensive overview of the current state of buildings and infrastructure, identifying elements that require attention due to issues like functionality, safety concerns, or the need for improvements to extend their useful lifespan. The primary objective is to address existing structures, ensuring they meet contemporary standards and align with the evolving needs of education. This may involve repairing or replacing outdated systems, enhancing safety features, and integrating modern technologies to improve the overall educational experience. The focus is on preserving and revitalizing existing facilities to maintain their relevance and functionality.

Conversely, the Future New Construction category is forward-looking, anticipating replacing aging facilities, changes in technological advancements, and changes in educational specifications. This category involves strategic planning for new facilities or expansions to accommodate an increasing student population, integrate cutting-edge technologies, or replace outdated structures that can no longer provide a safe or functional educational environment. The objective is to create space that aligns with future educational needs ensuring that the facilities remain conducive to learning.

By addressing both modernization and future construction, the District can proactively manage their infrastructure to provide a safe, innovative, and sustainable environment for education and growth.

SCOPE OF WORK CATEGORIES	Cost Estimate (2024\$)
Site Systems	
<u>Utilities</u>	\$ 2,080,000
<u>Flatwork</u>	\$ 1,063,400
<u>Security & Safety</u>	\$ 3,640,000
<u>ADA compliance (excluding restrooms)</u>	\$ 392,600
<u>Outdoor Facilities</u>	\$ 1,819,400
Site Systems Total	\$ 8,995,400
Exterior Building Systems	
<u>Roofing</u>	\$ 7,806,760
<u>HVAC</u>	\$ 1,365,000
<u>Doors & Hardware</u>	\$ 260,000
<u>Exterior Paint</u>	\$ 1,744,990
<u>Windows</u>	\$ 2,066,350
Exterior Building Systems Total	\$ 13,243,100
Interior Building Systems	
<u>Interior Paint</u>	\$ 417,300
<u>Flooring</u>	\$ 1,297,537
<u>Interior Lighting & Electrical</u>	\$ 1,079,000
<u>Walls & Ceiling</u>	\$ 1,898,000
<u>Restrooms & Shower Lockers</u>	\$ 2,417,000
Interior Building Systems Total	\$ 7,108,837
MODERNIZATION TOTAL	\$ 29,347,337
New Construction Projects	
<u>Ag/Farm Facilities</u>	\$ 936,000
NEW CONSTRUCTION TOTAL	\$ 936,000
Project Totals	
Modernization Projects Total	\$ 29,347,337
New Construction Projects Total	\$ 936,000
TOTAL MASTER PLAN COST	\$ 30,283,337

ENROLLMENT HISTORY

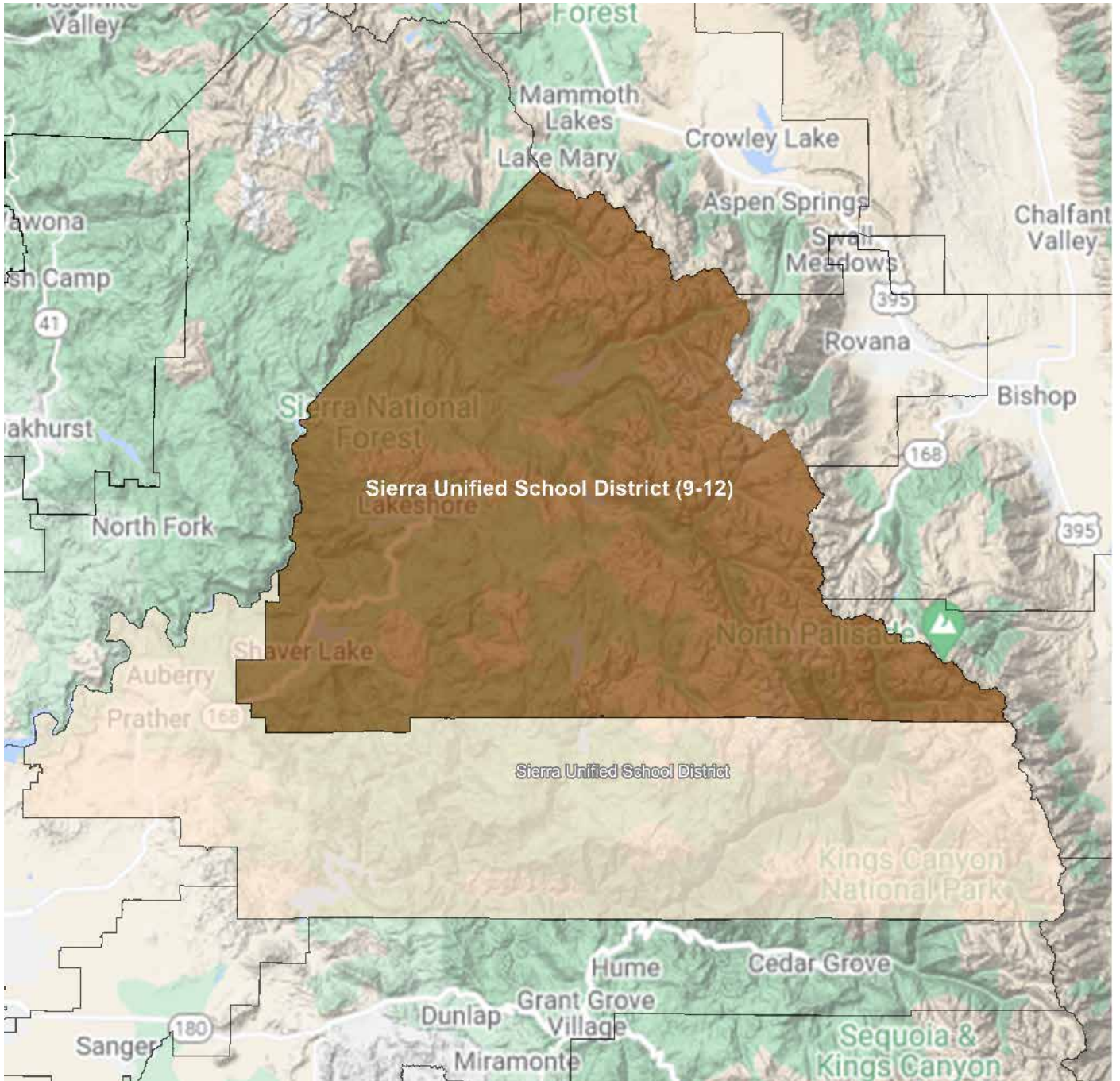


Over the last 10 years, Sierra High School/Sierra Alternative High School has experienced a decline in enrollment. From 2014 to 2020, enrollment decreased by 159 students. Since 2020 the enrollment has slightly increased back to enrollment numbers seen prior to 2020.

Introduction & Overview

Sierra High School/Sierra Alternative High School

DISTRICT MAP



Surrounded by rolling hills, stands of tall green trees and clear blue skies, Sierra Unified School District (SUSD) is located in the eastern portion of Fresno County approximately 35 miles northwest of Fresno. The District covers a large area of about 2,100 square miles.

FACILITIES MASTER PLAN

NEEDS ASSESSMENT

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Section

02

FUNDING FUTURE PROJECTS

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OVERVIEW



Obtaining significant funding for projects outlined in the Facilities Master Plan Needs Assessment proves challenging for many districts, given financial constraints. Most districts lack sufficient resources to independently finance large-scale initiatives and, as a result, adopt a collaborative approach.

While the State School Facility Program (SFP) is a key contributor, districts also rely on a combination of different local funds. This combination of funding sources, both State and local, is essential for successfully executing the Facilities Master Plan. It allows districts to strategically pool resources, addressing critical infrastructure needs and ensuring the effective implementation of key projects.



State Modernization Eligibility is determined by the age of a building. Permanent eligibility is generated for buildings over the age of 25 years or 25 years from the last State modernization. Portable or relocatable eligibility is generated for buildings over the age of 20 years old. The standard State share is 60% of the eligible project amount.

State New Construction Eligibility is determined through a formula using enrollment projections and a baseline capacity. Funding is generally used to assist in building new schools and new classrooms due to growth. The standard State share is 50% of the eligible project amount. A local district will have to come up with a 50% match to secure State new construction funding.

Unless a district qualifies under the State Financial Hardship Program, which would then cover 100% of the eligible project amount, a district will have to come up with a local match to secure State funding.

RESOURCES

The current funding available through the State Building Program is insufficient to fulfill the projects outlined in the Facilities Master Plan Needs Assessment. Recognizing this shortfall, the District should actively seek additional local resources to achieve its long-term goals and objectives. The plan provides the foundation to engage stakeholders and foster communication that will strengthen the District's position in securing the necessary resources for a successful implementation.



STATE OPTIONS

Modernization Funding

60% State Funded
40% Local Funded

New Construction Funding

50% State Funded
50% Local Funded

Financial Hardship

100% State Funded

Facility Hardship

50%-60% State Funded
50%-40% Local Funded

Special Funding Programs

TK/K Program

LOCAL OPTIONS

General Obligation Bond

Voter Approved

Certificates of Participation

Lease Financing

General Fund

Mello-Roos

Deferred Maintenance

Routine Maintenance Account

ANNUAL DEFERRED MAINTENANCE



A Deferred Maintenance Pacing Guide is intended to serve as an administrative budgeting and planning tool. School Districts should invest annually to fund the repair and maintenance of school facilities regardless of conditions. The annual replacement quantities and estimated costs assume school facilities are functional, have only normal wear and tear, and should reach normal life expectancy.

Projects in the Master Plan Assessment are intended to correct immediate deficiencies, modernize existing facilities to restore their useful life, or building new facilities to meet changing program requirements. Deferred Maintenance projects are intended to replace building components that have reached normal life expectancy but have not yet failed. Deferred Maintenance projects preserve the useful life of a facility but do not change how the facility is used or functions.

If current facility conditions are deficient and require immediate attention, it is possible for a specific scope of work to appear in both the Master Planning Assessment and in the Deferred Maintenance Pacing Guide. For example, a roof replacement may be required immediately to fix leaks and prevent property damage. However, even if fully replaced now, the new roof will eventually need to be replaced at normal life expectancy before another failure occurs.

The Deferred Maintenance Pacing Guide intentionally avoids making specific project recommendations. The local facility manager is best equipped to organize and sequence projects based upon their experience and knowledge of local facilities. Even if no Deferred Maintenance projects are planned for the current fiscal year, annual budget allocations should be put into reserve to fund future projects. Deferred Maintenance projects often require several years of budgeting and saving to make sure the school district is prepared to fund projects when needed.



ANNUAL DEFERRED MAINTENANCE

EC (Ed. Code) Section 17070.75 requires school districts that participate in the School Facility Program (SFP) to make all necessary repairs, renewals and replacements to ensure that a project is at all times maintained in good repair, working order, and condition. This is accomplished by the establishment of a restricted account within the District's General Fund for the exclusive purpose of providing moneys for ongoing and major maintenance of school buildings. EC Section 17070.75 requires a District to deposit a specified amount in each fiscal year, for 20 years, when SFP funds are received.

Routine Restricted Maintenance Account (RRMA) funds are used to repair or maintain existing building components. RRMA funds cover normal building maintenance activities, supplies and consumables, such as HVAC filters, light bulbs, paint, floor wax and repair parts. Most of these maintenance activities fall below public bid thresholds and do not require Division of State Architect (DSA) oversight. RRMA activities are best described as light maintenance to maintain the facility in good working order.

In contrast, Deferred Maintenance (DM) projects are intended to replace building components that have reached normal life expectancy but have not yet failed. Deferred Maintenance projects often replace entire building components, such as flooring, roofing or HVAC units. DM projects are usually big enough to require a public bid process and may require DSA oversight. DM projects preserve the useful life of a facility but do not change how the facility is used or functions.



Funding Future Projects

Sierra High School/Sierra Alternative High School

ANNUAL DEFERRED MAINTENANCE

As per the recommendations outlined in the Deferred Maintenance Pacing Guide, it is suggested that Sierra Unified allocate a minimum annual investment of **\$1,164,574** to its Deferred Maintenance budget to address future maintenance projects at Sierra High school/Sierra Alternative High School.

This recommended amount is considered essential for funding a proactive Deferred Maintenance program. Investing at this level ensures that the necessary resources are available to address ongoing maintenance needs, prevent further deterioration of facilities, and uphold a proactive approach to managing the upkeep of the school's infrastructure. By adhering to this guideline, the school can maintain a sustainable and effective Deferred Maintenance program that contributes to the long-term health and functionality of its facilities.

SYSTEM CATEGORY	DESCRIPTION OF SYSTEM	LIFE EXPECTANCY (YEARS)	SITE QUANTITY	UNIT OF MEASURE	UNIT REPLACEMENT COST	ANNUAL REPLACEMENT QUANTITY	ANNUAL BUDGET ALLOCATION
Roofing	Permanent roof	25	178,268	Sq Ft	\$36.00	7,130.72	\$256,705.92
Roofing	Relocatable roof	20	4,608	Sq Ft	\$28.00	230.40	\$6,451.20
Flooring	Carpet, VCT, LVT	10	113,134	Sq Ft	\$10.00	11,313.40	\$113,134.00
Paving	Asphalt Paving (Seal Coat)	4	325,000	Sq Ft	\$3.00	81,250.00	\$243,750.00
Paving	Asphalt Paving (Repave)	25	325,000	Sq Ft	\$20.00	13,000.00	\$260,000.00
Paving	Concrete Flatwork	30	70,000	Sq Ft	\$22.00	2,333.33	\$51,333.33
Paint	Exterior paint	10	155,000	Sq Ft	\$12.00	15,500.00	\$186,000.00
Paint	Interior Paint	10	40	Classrooms	\$5,000.00	4.00	\$20,000.00
HVAC	HVAC dual-pack rooftop	20	24	HVAC units	\$20,000.00	1.20	\$24,000.00
HVAC	HVAC wall hung bard unit	15	4	HVAC units	\$12,000.00	0.27	\$3,200.00
							\$1,164,574.45

FACILITIES MASTER PLAN

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SIERRA UNIFIED SCHOOL DISTRICT
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Section

03

NEED ASSESSMENT

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ASSESSMENT PROCESS



Throughout the State of California one of the most common themes facing school districts today is the challenge of maintaining aging buildings and infrastructure while dealing with increased construction costs and limited funding resources. In most cases, the scope of projects identified in this document will exceed the amount of current available funding.

So how do you decide which projects are the highest priorities and need immediate attention and which can be deferred until additional funding is available? There is no simple answer to this questions, and it often comes down to the individual District's short-term and long-term goals and objectives. The needs assessment will help establish a base criteria of categories identified in this plan.



Projects often fall into one of several categories: Health, Safety and Security; Major Building Modernization; Basic Building Modernization; Site Improvements; Future Construction; Deferred Maintenance and Pending Projects. When creating a successful facilities improvement program it's important to annually review the scope of work, along with current and future funding options.

While often interchangeable, most Health, Safety and Security, Building Modernization and Site Improvements are funded partially by the State Modernization Program, local developer fees, local bonds, deferred maintenance or other capital facility funds. Future Construction is often large-scale master planned projects that will require significant capital and are generally funded by local bonds or the State New Construction Program.

With local knowledge and input from key stakeholders, the document lays out a plan that categorizes projects into one of the assessment categories. Certain projects may overlap depending on scope of work or funding resources.

ASSESSMENT CATEGORIES

HEALTH, SAFETY & SECURITY



Security Alarm, Fire Alarm, Bell & Intercom, Hazardous Materials Abatement, Surveillance Cameras, Fencing, ADA Compliance, Critical Path of Travel, Drinking Fountains, Doors, Locks & Hardware.

MAJOR BUILDING MODERNIZATION



HVAC, Roofing, Window Replacement, Restrooms Refresh, Interior Reconfiguration.

BASIC BUILDING MODERNIZATION



Exterior Paint, Interior Paint, Flooring, Lighting Upgrades, Casework & Cabinets, Low Voltage, Exterior Repairs, Rain Gutters.

SITE IMPROVEMENTS



Utilities, Technology, Landscaping & Irrigation, Signage & Marquees, Concrete & Asphalt Repair, Flatwork, Playground Equipment, Shade Structures, Parking & Traffic Flow.

FUTURE CONSTRUCTION



New Classrooms, Portable Replacement, New Support Facilities, Athletic Facilities.

DEFERRED MAINTENANCE



No deficiencies found at the time of the site assessment. These facilities should be part of the District's deferred maintenance schedule.

PENDING PROJECTS



Identified by District stakeholders during the assessment meetings, these projects are currently in the planning, design or construction phase.

COST ESTIMATES METHODOLOGY



The cost estimates outlined in this report are to be used as a guideline for future planning. Because this report is meant to establish a foundation for future goals and objectives, there will be certain factors that cannot be accounted for until a project goes out to bid or starts construction.

Our approach to cost estimating starts with the Saylor's Construction Cost Estimating Guide. This system for estimating is endorsed by the State of California and the (OPSC) Office of Public School Construction for its cost guidelines. This ensures that our cost estimates align with industry standards and are rooted in a recognized framework.

By recognizing the importance of local context, we engage in discussions with district staff and local construction contractors. This collaborative approach allows us to tailor cost estimates to reflect specific conditions, such as the availability of qualified subcontractors in particular specialties or the impact of State apprenticeship and pre-qualification requirements on construction pricing in the area.

To provide a holistic view, our estimate totals encompass both construction costs and support costs, offering a realistic projection of the financial considerations involved in the proposed projects. The result of this process is a comprehensive project cost matrix covering all identified proposed work. It serves as a valuable guide for the district in developing a long-range plan. However, we acknowledge that unexpected or unforeseen scope of work variances, material costs, code compliance, and availability of local contractors can impact costs significantly.

ASSESSMENT METHODOLOGY

What is the K12 Partners needs assessment methodology?

K12 Partners has compiled this report with collaborative input from both administration and staff, drawing upon their firsthand knowledge of the facilities. The assessment involved field visits conducted by K12 Partners to assess the buildings, infrastructure, and amenities. Throughout this process, detailed notes and photographs were collected to document the condition of the facilities, which were then evaluated against contemporary building codes and standards. The analysis also benefited from the utilization of original construction documents and subsequent modernization drawings, providing additional insight to support the assessment and recommendations outlined in this report.

Why are projected cost estimates higher than typical commercial construction costs?

School buildings and sites are classified as “Essential Facilities” under State building standards due to the critical nature of their occupants and their frequent use as disaster relief sites, particularly in the event of earthquakes or fires. This designation necessitates a higher standard of construction and engineering. Coupled with the State’s prevailing wage laws, this leads to significantly higher construction costs compared to typical commercial buildings.

Why does the report include holding allowances for future ADA and path of travel improvements?

ADA upgrades and path of travel improvements will be required and attached to any future DSA (Division of State Architect) projects the district pursues. The minimum and maximum requirements will be determined by the quantity and location on campus of future DSA projects. In general, DSA requires the restroom & drinking fountain closest to the project location be ADA compliant. An ADA compliant path of travel will also be required between the specific project location and the Administration Building, as well as to the nearest point of emergency egress. Because the scope of ADA upgrades can become a financial burden on project budgets, there are limitations that ADA upgrades usually cannot exceed 20% of the adjusted construction cost of alterations, structural repairs or additions. With this requirement in place, the more DSA projects the school pursues, the more of the recommended ADA path of travel allowance the District should expect to spend.

How do you estimate costs for new construction?

Future new facilities or new construction cost estimates are based on a per square foot calculation rather than a specific design. During the needs assessment our team will collaborate with District stakeholders to determine specific spatial requirements for a future new construction project. Final design and ultimately the final budget will be determined once the District’s architect designs the project. It is our hope that this document will be used to guide the chosen architect to design a plan that does not exceed the District’s limited budget.



SIERRA HIGH SCHOOL SIERRA ALTERNATIVE HIGH SCHOOL



SUMMARY

Sierra High School/Sierra Alternative High School is committed to providing a conducive and modern learning environment for its students. The Facilities Master Plan outlines strategic improvements to address critical infrastructure issues, modernize classrooms, and enhance the overall campus experience. The plan prioritizes the repair and replacement of essential systems, ensuring a safe and comfortable space for education.

Roof Replacement and Repair

The highest priority is to address leaking roofs throughout the campus. This initiative aims to prevent water damage and maintain the integrity of the buildings, creating a safe and comfortable environment for students and staff.

Utilities Upgrade

Aging utilities will be upgraded to enhance efficiency and reliability. This includes electrical, plumbing, and other essential systems, ensuring the long-term sustainability of the school's infrastructure.

Replace Fire Alarm, Phone System, Bell, Intercom

The plan addresses the need to replace the fire alarm system, phone system, bell, intercom, and clock. This comprehensive upgrade ensures the safety and seamless communication within the campus, contributing to effective daily operations.

Restroom Remodeling

Remodeling deteriorating restrooms is prioritized to provide students with clean, modern, and well-maintained facilities. This improvement contributes to the overall well-being and comfort of the school community.



HVAC System Upgrades

Recognizing the importance of climate control, the plan includes upgrading failing heating and cooling systems. This improvement ensures a comfortable and energy-efficient atmosphere within classrooms, promoting an optimal learning environment.

Classroom and Lab Modernization

The modernization of outdated classrooms and labs is a critical focus of the plan. Upgrades to flooring, paint, cabinetry, counters, and other interior elements will create contemporary and flexible learning spaces, aligning with 21st Century educational standards.

Ag/Farm Facility Upgrades

Upgrades to agricultural and farm facilities will be undertaken to provide students involved in such programs with state-of-the-art resources and environments for hands-on learning.

Stadium and Athletic Facility Upgrades

The plan includes the replacement of home side bleachers, press box, and restrooms at the stadium. Additionally, an all-weather track will be installed, enhancing the athletic facilities and providing students with modern and safe spaces for sports and events.

EXISTING SITE PLAN



SITE DETAILS

33326 Lodge Road
Tollhouse, CA 93667
P: 559.855.8311

Permanent Sq. Ft.: 139,269
Permanent Classrooms: 36

Portable Sq Ft.: 3,840
Portable Classrooms: 4

Total Square Feet: 143,109
Total Classrooms: 40
Acreage: 70 +/-
Grade Levels: 9-12

PERMANENT

- ① Admin/Classrooms 3-7
- ② Library
- ③ Junior High Rooms 8-13*
- ④ Rooms 19-22
- ⑤ Rooms 24-25
- ⑥ Rooms 29-31/35
- ⑦ Rooms 32-36
- ⑧ Art Complex
- ⑨ Presentation Center
- ⑩ Small Gym
- ⑪ Cafeteria
- ⑫ Large Gym
- ⑬ Locker Room Addition
- ⑭ Music Building 42-44
- ⑮ Wood Shop
- ⑯ Auto Shop

PERMANENT

- ⑰ Agriculture Shop
- ⑱ Body/Fender Shop
- ⑲ Rooms 37-38

PORTABLE

- ⑳ Portable 14
- ㉑ Portable 15
- ㉒ Portable 40
- ㉓ Portable 41

AG FARM

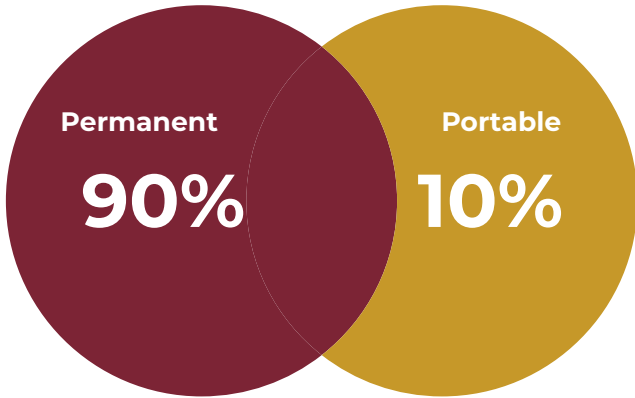
- ㉔ Ag Farm

* Not included in this scope of work.

Needs Assessment

Sierra High School/Sierra Alternative High School

BUILDING INVENTORY



Notes :

90% of the classrooms are permanent construction and 10% are portable.

ID	BUILDING NAME	CONSTRUCTION TYPE	AREA/SQ FT	CLASSROOMS	DATE BUILT	AGE
1	Administration/Rooms 3-7	Permanent	8,374	5	1938	86
2	Library	Permanent	3,982	0	1958	66
3	Rooms 8-13 Junior High*	Permanent	7,659	6	1947	77
4	Rooms 19-22	Permanent	6,453	4	1950	74
5	Rooms 24-25	Permanent	6,091	2	1950	74
6	Rooms 29-31/35	Permanent	5,447	4	1950	74
7	Rooms 32-36	Permanent	7,792	4	1950	74
8	Art Complex	Permanent	7,800	3	1968	56
9	Presentation Center	Permanent	5,783	0	1968	56
10	Small Gym	Permanent	11,637	0	1922	102
11	Cafeteria	Permanent	6,526	0	1949	75
12	Large Gym	Permanent	14,498	0	1950	74
13	Locker Room Addition	Permanent	6,624	0	1964	60
14	Music Building 42-44	Permanent	7,991	2	1954	70
15	Wood Shop	Permanent	6,363	1	1953	71
16	Auto Shop	Permanent	8,570	1	1950	74
17	Agriculture Shop	Permanent	7,566	1	1950	74
18	Body/Fender Shop	Permanent	5,660	1	1966	58
19	Rooms 37-38	Permanent	4,453	2	1966	58
20	Portable 14	Portable	960	1	1997	27
21	Portable 15	Portable	960	1	1997	27
22	Portable 40	Portable	960	1	1994	30
23	Portable 41	Portable	960	1	1994	30
BUILDING STATISTICS SUMMARY			AREA/SQ FT	CLASSROOM COUNT	AVERAGE AGE	
Permanent			139,269	36	71	
Portable			3,840	4	29	
Totals			143,109	40		

* Not included in the scope of work for this project.

ASSESSMENT NOTES

SITE IMPROVEMENTS

- Replace exterior hallway flat roof sections
 - Repair water damage / dry rot as necessary
 - Obvious water damage near Rooms 31 and 48
- Install new low voltage wiring to support low voltage projects
 - Replace fire alarm system (main panel, initiation devices & signal devices)
 - Replace bell/intercom/clock system
 - Replace phone system with new VOIP system
- Replace 130,000 gallon water storage tank & foundation
- Drill new well to resolve water supply problems
- Ag Farm improvements
 - Drill new well and add water storage tank on hill above animal barns
 - Replace metal roof on classroom building
 - Add metal building (40' x 60') for tractor / equipment storage
 - Patch and seal asphalt driveway by animal barns
- Stadium Improvements
 - Note: Existing home side bleachers have structural problems and ADA concerns
 - Demolish and replace home side bleachers, press box and restrooms
 - Upgrade to LED field light towers
 - Install all-weather track surface
- Replaster both swimming pools
- Replace boiler for small swimming pool
- Replace asphalt stadium access road with cement access road
- Repair asphalt parking lots in front of school
 - 75% patch & seal
 - 25% selective grind & repave
- Replace drinking fountains with ADA compliant fountains (x4)
- Hold allowance for ADA path of travel improvements



Needs Assessment

Sierra High School/Sierra Alternative High School

ASSESSMENT NOTES



ASSESSMENT NOTES

ADMINISTRATION

- 1) Replace shingle roof
 - Replace water damaged roof deck & fascia as necessary
 - Install rain gutters

- 2) Modernize interior
 - Note: 9x9 floor tile assumed hot
 - Test for and abate any asbestos containing building materials (ACBMs)
 - Remodel nurse office restroom for ADA (x1)
 - Remodel staff restrooms for ADA (x2)
 - Replace windows
 - Replace doors and door hardware
 - Upgrade electrical panel, add outlets on new circuits in each room
 - Resurface interior (floors, walls, ceiling)
 - Paint interior

- 3) Paint building exterior

Administration	Modernization Cost
Roofing	\$236,600
HVAC	-
Doors & Hardware	\$20,000
Exterior Lighting	-
Exterior Paint	\$57,200
Windows	\$62,400
Interior Paint	\$26,000
Flooring	\$101,322
Interior Lighting & Electrical	\$143,000
Cabinets & Counters	-
Walls & Ceilings	\$130,000
Restrooms & Shower/Locker Reconfiguration	\$312,000
Total Building Cost	\$1,088,522



ASSESSMENT NOTES

CLASSROOMS 2-4 STUDENT RESTROOMS

- 1) Replace shingle roof
 - Replace water damaged roof deck & fascia as necessary
 - Install rain gutters

- 2) Modernize interior
 - Test for and abate any asbestos containing building materials (ACBMs)
 - Replace windows
 - Replace doors and door hardware
 - Upgrade electrical panel, add outlets on new circuits in each room
 - Resurface interior (floors, walls, ceiling)
 - Paint interior

- 3) Paint building exterior

Rooms 2-4	Modernization Cost
Roofing	\$153,400
HVAC	-
Doors & Hardware	\$24,000
Exterior Lighting	-
Exterior Paint	\$37,180
Windows	\$50,700
Interior Paint	\$15,600
Flooring	\$59,800
Interior Lighting & Electrical	\$91,000
Cabinets & Counters	-
Walls & Ceilings	\$78,000
Restrooms & Shower/Locker Reconfiguration	-
Total Building Cost	\$509,680



ASSESSMENT NOTES

CLASSROOMS 5-7

- 1) Replace shingle roof
 - Replace water damaged roof deck & fascia as necessary
 - Install rain gutters

- 2) Modernize interior
 - Test for and abate any asbestos containing building materials (ACBMs)
 - Replace windows
 - Replace doors and door hardware
 - Upgrade electrical panel, add outlets on new circuits in each room
 - Resurface interior (floors, walls, ceiling)
 - Paint interior

- 3) Paint building exterior

Rooms 5-7	Modernization Cost
Roofing	\$131,300
HVAC	-
Doors & Hardware	\$24,000
Exterior Lighting	-
Exterior Paint	\$37,180
Windows	\$50,700
Interior Paint	\$15,600
Flooring	\$57,226
Interior Lighting & Electrical	\$91,000
Cabinets & Counters	-
Walls & Ceilings	\$78,000
Restrooms & Shower/Locker	-
Reconfiguration	-
Total Building Cost	\$485,006



Needs Assessment

Sierra High School/Sierra Alternative High School

ASSESSMENT NOTES

LIBRARY

- 1) Test for and abate any asbestos containing building materials (ACBMs)
- 2) Replace shingle roof
 - Replace water damaged roof deck & fascia as necessary
 - Install rain gutters
- 3) Modernize interior
 - Replace windows
 - Replace doors and door hardware
 - Resurface interior (floors, walls, ceiling)
 - Paint interior
- 4) Paint building exterior

Library	Modernization Cost
Roofing	\$275,600
HVAC	-
Doors & Hardware	\$20,000
Exterior Lighting	-
Exterior Paint	\$64,350
Windows	\$353,600
Interior Paint	\$31,200
Flooring	\$103,532
Interior Lighting & Electrical	-
Cabinets & Counters	-
Walls & Ceilings	\$130,000
Restrooms & Shower/Locker	-
Reconfiguration	-
Total Building Cost	\$978,282



CLASSROOMS 19-22

- 1) Replace shingle roof
 - Replace water damaged roof deck & fascia as necessary
 - Install rain gutters
- 2) Modernize interior
 - Test for and abate any asbestos containing building materials (ACBMs)
 - Replace windows
 - Replace doors and door hardware
 - Upgrade electrical panel, add outlets on new circuits in each room
 - Resurface interior (floors, walls, ceiling)
 - Paint interior
- 3) Paint building exterior

Rooms 19-22	Modernization Cost
Roofing	\$318,500
HVAC	-
Doors & Hardware	\$32,000
Exterior Lighting	-
Exterior Paint	\$71,500
Windows	\$145,600
Interior Paint	\$20,800
Flooring	\$167,778
Interior Lighting & Electrical	\$104,000
Cabinets & Counters	-
Walls & Ceilings	\$104,000
Restrooms & Shower/Locker	-
Reconfiguration	-
Total Building Cost	\$964,178



ASSESSMENT NOTES

CLASSROOMS 24-25

- 1) Replace shingle roof
 - Replace water damaged roof deck & fascia as necessary
 - Install rain gutters
- 2) Modernize interior
 - Test for and abate any asbestos containing building materials (ACBMs)
 - Remodel student restrooms for ADA (x2)
 - Replace windows
 - Replace doors and door hardware
 - Upgrade electrical panel, add outlets on new circuits in each room
 - Resurface interior (floors, walls, ceiling)
 - Paint interior
- 3) Paint building exterior

Rooms 24-25	Modernization Cost
Roofing	\$318,500
HVAC	-
Doors & Hardware	\$24,000
Exterior Lighting	-
Exterior Paint	\$82,940
Windows	\$153,400
Interior Paint	\$13,000
Flooring	\$78,000
Interior Lighting & Electrical	\$78,000
Cabinets & Counters	-
Walls & Ceilings	\$78,000
Restrooms & Shower/Locker	\$520,000
Reconfiguration	-
Total Building Cost	\$1,345,840



CLASSROOMS 26-28 ART COMPLEX

- 1) Test for and abate any asbestos containing building materials (ACBMs)
- 2) Replace entire roof, sloped and mechanical well
- 3) Modernize interior
 - Resurface interior (floors, walls, ceiling)
 - Paint interior
- 4) Paint building exterior

Art Complex	Modernization Cost
Roofing	\$367,900
HVAC	-
Doors & Hardware	-
Exterior Lighting	-
Exterior Paint	\$78,650
Windows	\$62,400
Interior Paint	\$19,500
Flooring	\$202,800
Interior Lighting & Electrical	\$104,000
Cabinets & Counters	-
Walls & Ceilings	\$91,000
Restrooms & Shower/Locker	-
Reconfiguration	-
Total Building Cost	\$926,250



ASSESSMENT NOTES

CLASSROOMS 29-36

- 1) Replace shingle roof
 - Replace water damaged roof deck & fascia as necessary
 - Install rain gutters

- 2) Modernize interior
 - Test for and abate any asbestos containing building materials (ACBMs)
 - Remodel student restrooms for ADA (x2)
 - Replace windows
 - Replace doors and door hardware
 - Upgrade electrical panel, add outlets on new circuits in each room
 - Resurface interior (floors, walls, ceiling)
 - Paint interior

- 3) Paint building exterior

Rooms 29-31/35	Modernization Cost
Roofing	\$276,900
HVAC	-
Doors & Hardware	\$32,000
Exterior Lighting	-
Exterior Paint	\$65,780
Windows	\$41,600
Interior Paint	\$20,800
Flooring	\$141,622
Interior Lighting & Electrical	\$104,000
Cabinets & Counters	-
Walls & Ceilings	\$104,000
Restrooms & Shower/Locker Reconfiguration	\$520,000
Total Building Cost	\$1,306,702



Rooms 32-36	Modernization Cost
Roofing	\$425,100
HVAC	-
Doors & Hardware	\$36,000
Exterior Lighting	-
Exterior Paint	\$80,080
Windows	\$46,800
Interior Paint	\$20,800
Flooring	\$202,592
Interior Lighting & Electrical	\$104,000
Cabinets & Counters	-
Walls & Ceilings	\$104,000
Restrooms & Shower/Locker Reconfiguration	-
Total Building Cost	\$1,019,372



ASSESSMENT NOTES

CLASSROOMS 37-38

Rooms 37-38	Modernization Cost
Roofing	\$208,000
HVAC	-
Doors & Hardware	-
Exterior Lighting	-
Exterior Paint	\$35,750
Windows	\$36,400
Interior Paint	\$10,400
Flooring	-
Interior Lighting & Electrical	-
Cabinets & Counters	-
Walls & Ceilings	-
Restrooms & Shower/Locker	-
Reconfiguration	-
Total Building Cost	\$290,550

- 1) Replace metal roof
- 2) Paint building exterior

AUTOSHOP

Auto Shop	Modernization Cost
Roofing	\$449,800
HVAC	-
Doors & Hardware	-
Exterior Lighting	-
Exterior Paint	\$68,640
Windows	\$154,440
Interior Paint	\$31,200
Flooring	-
Interior Lighting & Electrical	-
Cabinets & Counters	-
Walls & Ceilings	-
Restrooms & Shower/Locker	-
Reconfiguration	-
Total Building Cost	\$704,080

- 1) Replace metal roof
 - Replace cracked skylight panels
- 2) Replace windows
- 3) Paint building interior and exterior
- 3) Upgrades to make the space more usable

ASSESSMENT NOTES

CLASSROOMS 42-44

- 1) Replace metal roof
 - Eliminate skylights
 - Install rain gutters
- 2) Modernize interior when funding is available
 - Resurface interior (floors, walls, ceiling)
 - Paint interior
- 3) Paint building exterior

Music Building 42-44	Modernization Cost
Roofing	\$435,500
HVAC	-
Doors & Hardware	-
Exterior Lighting	-
Exterior Paint	\$88,660
Windows	\$176,800
Interior Paint	\$18,200
Flooring	\$62,330
Interior Lighting & Electrical	-
Cabinets & Counters	-
Walls & Ceilings	\$156,000
Restrooms & Shower/Locker	-
Reconfiguration	-
Total Building Cost	\$937,490



BODY SHOP

- 1) Replace metal roof
- 2) Paint building exterior

Body/Fender Shop	Modernization Cost
Roofing	\$294,840
HVAC	-
Doors & Hardware	-
Exterior Lighting	-
Exterior Paint	\$57,200
Windows	-
Interior Paint	-
Flooring	-
Interior Lighting & Electrical	-
Cabinets & Counters	-
Walls & Ceilings	-
Restrooms & Shower/Locker	-
Reconfiguration	-
Total Building Cost	\$352,040

ASSESSMENT NOTES

AGRICULTURE SHOP

- 1) Replace metal roof
- 2) Replace windows
- 3) Remodel interior restrooms for ADA (x2)
- 3) Paint building interior and exterior

Agriculture Shop	Modernization Cost
Roofing	\$439,920
HVAC	-
Doors & Hardware	-
Exterior Lighting	-
Exterior Paint	\$71,500
Windows	\$122,850
Interior Paint	\$41,600
Flooring	-
Interior Lighting & Electrical	-
Cabinets & Counters	-
Walls & Ceilings	-
Restrooms & Shower/Locker Reconfiguration	\$156,000
Total Building Cost	\$831,870



WOOD SHOP

- 1) Replace metal roof
- 2) Replace windows
- 3) Remodel interior restrooms for ADA (x2)
- 4) Paint building interior and exterior
- 5) Flooring

Wood Shop	Modernization Cost
Roofing	\$332,800
HVAC	-
Doors & Hardware	-
Exterior Lighting	-
Exterior Paint	\$57,200
Windows	\$117,260
Interior Paint	\$31,200
Flooring	\$107,535
Interior Lighting & Electrical	-
Cabinets & Counters	-
Walls & Ceilings	-
Restrooms & Shower/Locker Reconfiguration	-
Total Building Cost	\$645,995



ASSESSMENT NOTES

PERFORMING ARTS CENTER

- 1) Test for and abate any asbestos containing building materials (ACBMs)
- 2) Replace roof (with same type of roofing system currently being used)
- 3) Remodel interior restrooms for ADA (x2)
- 4) Add wheelchair lift to stage
- 5) Replace stage lighting and sound systems

Presentation Center	Modernization Cost
Roofing	\$447,200
HVAC	-
Doors & Hardware	-
Exterior Lighting	-
Exterior Paint	\$137,280
Windows	\$33,800
Interior Paint	\$49,400
Flooring	-
Interior Lighting & Electrical	\$260,000
Cabinets & Counters	-
Walls & Ceilings	-
Restrooms & Shower/Locker Reconfiguration	\$520,000
Total Building Cost	\$1,447,680



CAFETERIA (DINING/KITCHEN)

- 1) Add HVAC system for dining room and kitchen
- 2) Replace shingle roof
 - Remove chimney and roof penetration
- 3) Replace windows
- 4) Replace water damaged exterior siding
- 5) Paint building interior and exterior

Cafeteria	Modernization Cost
Roofing	\$390,000
HVAC	\$520,000
Doors & Hardware	-
Exterior Lighting	-
Exterior Paint	\$169,000
Windows	\$171,600
Interior Paint	\$46,800
Flooring	-
Interior Lighting & Electrical	-
Cabinets & Counters	-
Walls & Ceilings	-
Restrooms & Shower/Locker Reconfiguration	-
Total Building Cost	\$1,297,400



ASSESSMENT NOTES

SMALL GYM

GIRLS LOCKER ROOM

- 1) Remodel student restrooms for ADA (x2)
- 2) Replace metal roof
 - Install rain gutters
- 3) Replace windows & frames
- 4) Replace doors and door hardware
- 5) Refinish hardwood floor
- 6) Paint building exterior
 - Replace water damaged exterior siding and fascia as necessary
- 7) Resurface girls locker room

Small Gym	Modernization Cost
Roofing	\$702,000
HVAC	-
Doors & Hardware	\$40,000
Exterior Lighting	-
Exterior Paint	\$422,500
Windows	\$122,200
Interior Paint	-
Flooring	\$91,000
Interior Lighting & Electrical	-
Cabinets & Counters	-
Walls & Ceilings	-
Restrooms & Shower/Locker Reconfiguration	\$390,000
Total Building Cost	\$1,767,700

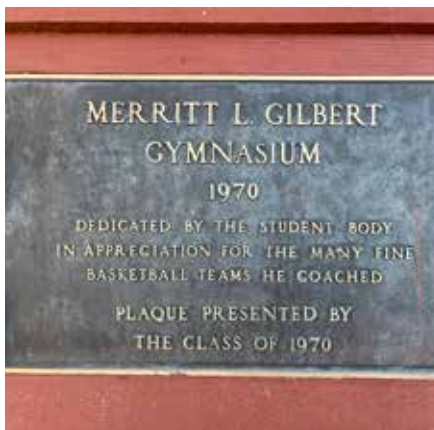


ASSESSMENT NOTES

LARGE GYMNASIUM

- 1) Remodel gym lobby restrooms for ADA (x2)
- 2) Add HVAC system (ground mount, soft duct)
- 3) Replace shingle roof
 - Install rain gutters
- 4) Replace gym lobby windows
- 5) Replace wrestling room windows
- 6) Replace doors and door hardware
- 7) Paint building exterior

Large Gym	Modernization Cost
Roofing	\$842,400
HVAC	\$780,000
Doors & Hardware	\$48,000
Exterior Lighting	-
Exterior Paint	\$228,800
Windows	\$223,600
Interior Paint	-
Flooring	-
Interior Lighting & Electrical	-
Cabinets & Counters	-
Walls & Ceilings	-
Restrooms & Shower/Locker Reconfiguration	\$390,000
Total Building Cost	\$2,512,800



ASSESSMENT NOTES

BOYS LOCKER ROOM

- 1) Replace shingle roof
 - Remove chimney and roof penetration
 - Replace cracked skylights
 - Install rain gutters
- 2) Replace windows
- 3) Resurface main locker room (walls, ceiling)
 - Eliminate half of the shower stalls
- 4) Resurface varsity (football) locker room
- 5) Paint building exterior

Locker Room Addition	Modernization Cost
Roofing	\$323,700
HVAC	-
Doors & Hardware	-
Exterior Lighting	-
Exterior Paint	\$171,600
Windows	\$62,400
Interior Paint	-
Flooring	-
Interior Lighting & Electrical	-
Cabinets & Counters	-
Walls & Ceilings	\$845,000
Restrooms & Shower/Locker Reconfiguration	-
Total Building Cost	\$1,402,700



ASSESSMENT NOTES

SIERRA ALTERNATIVE HIGH SCHOOL

Sierra Alternative High School	Modernization Cost
Roofing	\$156,000
HVAC	\$65,000
Doors & Hardware	-
Exterior Lighting	-
Exterior Paint	\$84,500
Windows	-
Interior Paint	\$5,200
Flooring	\$13,000
Interior Lighting & Electrical	-
Cabinets & Counters	-
Walls & Ceilings	-
Restrooms & Shower/Locker	-
Reconfiguration	-
Total Building Cost	\$323,700

- 1) Replace portable roofs (x5)
- 2) Paint building exterior
- 3) Modernize interior
 - Replace wall mounted HVAC units (x6)
 - Resurface interior (floors, walls, ceiling)
 - Paint interior



AG FARM

Cost estimates for the scope of work identified at the Ag Farm facility are outlined on page 23 under the Site Improvement category.

- 1) Drill new well and add water storage tank on hill above animal barns
- 2) Replace metal roof on classroom building
- 3) Add metal building (40' x 60') for tractor / equipment storage
- 4) Patch and seal asphalt driveway by animal barns



COST MATRIX

6-YEAR MASTER PLAN PACING GUIDE BY SYSTEM								
SITE SYSTEMS	DESCRIPTION & CORRECTIVE ACTION	YEAR 2024 CURRENT NEEDS	YEAR 2025 6% ESCALATION	YEAR 2026 6% ESCALATION	YEAR 2027 6% ESCALATION	YEAR 2028 6% ESCALATION	YEAR 2029 6% ESCALATION	YEAR 2030 6% ESCALATION
Utilities	Replace 130,000 gallon water storage tank and foundation. Drill new well to resolve water supply problems. Drill new well for Ag Farm and add new water storage tank on hill above animal barns.	\$2,080,000	\$2,204,800	\$2,337,088	\$2,477,313	\$2,625,952	\$2,783,509	\$2,950,520
Flatwork	Repair parking lot in front of school. Patch and seal driveway by animal barn.	\$1,063,400	\$1,127,204	\$1,194,836	\$1,266,526	\$1,342,518	\$1,423,069	\$1,508,453
Security & Safety	Replace fire alarm system, install new low voltage wiring to support this project. Replace the bell, intercom and clock system. Replace the phone system with a new VOIP system. Install new low voltage wiring to support these projects.	\$3,640,000	\$3,858,400	\$4,089,904	\$4,335,298	\$4,595,416	\$4,871,141	\$5,163,410
ADA Compliance	Several areas of ADA path of travel deficiencies were noted. Replace drinking fountains with ADA compliant fountains. Add wheelchair lift to PAC stage.	\$392,600	\$416,156	\$441,125	\$467,593	\$495,648	\$525,387	\$556,911
Outdoor Facilities	Replaster both swimming pools. Replace the boiler for the small swimming pool.	\$1,819,400	\$1,928,564	\$2,044,278	\$2,166,935	\$2,296,951	\$2,434,768	\$2,580,854
SUBTOTAL		\$8,995,400	\$9,535,124	\$10,107,231	\$10,713,665	\$11,356,485	\$12,037,874	\$12,760,147
EXTERIOR BUILDING SYSTEMS	DESCRIPTION & CORRECTIVE ACTION	YEAR 2024 CURRENT NEEDS	YEAR 2025 6% ESCALATION	YEAR 2026 6% ESCALATION	YEAR 2027 6% ESCALATION	YEAR 2028 6% ESCALATION	YEAR 2029 6% ESCALATION	YEAR 2030 6% ESCALATION
Roofing	The majority of the campus will need to be reroofed. This include both Shingle and Metal roofs.	7,806,760	8,275,166	8,771,676	9,297,976	9,855,855	10,447,206	11,074,038
HVAC	Add HVAC system to the dining room and kitchen along with adding HVAC ground mount, soft duct to the large gym.	\$1,365,000	\$1,446,900	\$1,533,714	\$1,625,737	\$1,723,281	\$1,826,678	\$1,936,279
Doors & Hardware	Replace the doors and door hardware in all classrooms, administration, library and the large gym.	\$260,000	\$275,600	\$292,136	\$309,664	\$328,244	\$347,939	\$368,815
Exterior Paint	Repaint the exteriors of all buildings on campus.	\$1,744,990	\$1,849,689	\$1,960,671	\$2,078,311	\$2,203,010	\$2,335,190	\$2,475,302
Windows	The majority of original window systems were noted and should be replaced.	\$2,066,350	\$2,190,331	\$2,321,751	\$2,461,056	\$2,608,719	\$2,765,242	\$2,931,157
SUBTOTAL		\$13,243,100	\$14,037,686	\$14,879,947	\$15,772,744	\$16,719,109	\$17,722,255	\$18,785,590
INTERIOR BUILDING SYSTEMS	DESCRIPTION & CORRECTIVE ACTION	YEAR 2024 CURRENT NEEDS	YEAR 2025 6% ESCALATION	YEAR 2026 6% ESCALATION	YEAR 2027 6% ESCALATION	YEAR 2028 6% ESCALATION	YEAR 2029 6% ESCALATION	YEAR 2030 6% ESCALATION
Interior Paint	Repaint interior spaces of all classrooms, administration, library, and shops.	\$417,300	\$442,338	\$468,878	\$497,011	\$526,832	\$558,442	\$591,948
Flooring	Resurface interior flooring in all classrooms, administration and library. Test and abate for any asbestos containing materials (ACBMs).	\$1,297,537	\$1,375,389	\$1,457,912	\$1,545,387	\$1,638,110	\$1,736,397	\$1,840,580
Interior Lighting & Electrical	Upgrade electrical panels, add outlets on new circuits in all classrooms. Replace the stage lighting and sound systems in the Presentation Center.	\$1,079,000	\$1,143,740	\$1,212,364	\$1,285,106	\$1,362,213	\$1,443,945	\$1,530,582
Walls & Ceiling	Resurface interior walls and ceilings in all classrooms. Test for an abate any asbestos containing building materials (ACBMs). Resurface the girls and boys locker room, eliminate half of the shower stalls, resurface the varsity (football) locker room.	\$1,898,000	\$2,011,880	\$2,132,593	\$2,260,548	\$2,396,181	\$2,539,952	\$2,692,349
Restrooms & Shower/Lockers	Remodel the nurses restroom for ADA compliance. Remodel student restrooms for ADA compliance. Remodel the large gym lobby restrooms.	\$2,418,000	\$2,563,080	\$2,716,865	\$2,879,877	\$3,052,669	\$3,235,829	\$3,429,979
SUBTOTAL		\$7,109,837	\$7,536,427	\$7,988,612	\$8,467,929	\$8,976,005	\$9,514,565	\$10,085,439
TOTAL MODERNIZATION		\$29,347,337	\$31,109,237	\$32,975,791	\$34,954,338	\$37,051,599	\$39,274,695	\$41,631,176
FUTURE NEW CONSTRUCTION	DESCRIPTION & CORRECTIVE ACTION	YEAR 2024 CURRENT NEEDS	YEAR 2025 6% ESCALATION	YEAR 2026 6% ESCALATION	YEAR 2027 6% ESCALATION	YEAR 2028 6% ESCALATION	YEAR 2029 6% ESCALATION	YEAR 2030 6% ESCALATION
Ag/Farm Facilities	Add a metal building (40'x60') for tractor and equipment storage	\$936,000	\$992,160	\$1,051,690	\$1,114,791	\$1,181,678	\$1,252,579	\$1,327,734
TOTAL FUTURE NEW CONSTRUCTION		\$936,000	\$992,160	\$1,051,690	\$1,114,791	\$1,181,678	\$1,252,579	\$1,327,734
TOTAL MASTER PLAN PROJECTS		\$30,283,337	\$32,101,397	\$34,027,480	\$36,069,129	\$38,233,277	\$40,527,274	\$42,958,910

Needs Assessment

Sierra High School/Sierra Alternative High School

MASTER PLAN DIAGRAM

SITE SYSTEMS

- Replace fire alarm system
- Replace bell/intercom/clock system
- Replace phone system with new VOIP
- Replace water storage tank
- Drill new well
- Replaster both swimming pools
- Replace swimming pool boiler
- Asphalt and paving repairs
- Replace exterior corridor flat roofs
- New ADA compliant drinking fountains
- ADA path of travel improvements

FUTURE PROJECTS

- A** · New stadium bleachers, press box and restrooms. New LED tower lights and all-weather track.
- B** · New metal storage building at the Ag Farm facility



EXISTING BUILDINGS

- | | | |
|---|---|---|
| <p>1 · Replace roof</p> <ul style="list-style-type: none"> · Remodel restrooms · Replace windows · Replace doors and door hardware · Upgrade electrical · Abate asbestos containing building materials · Modernize interior spaces · Paint exterior | <p>3 · Abate asbestos containing building material</p> <ul style="list-style-type: none"> · Replace roof · Modernize interior spaces · Paint exterior | <p>7 · Replace roof</p> <ul style="list-style-type: none"> · Paint exterior · Replace windows |
| <p>2 · Replace roof</p> <ul style="list-style-type: none"> · Replace windows · Replace doors and door hardware · Abate asbestos containing building materials · Upgrade electrical · Modernize interior spaces · Paint exterior | <p>4 · Abate asbestos containing building material</p> <ul style="list-style-type: none"> · Replace roof · Remodel restroom · Replace sightling and sound | <p>8 · Replace roof</p> <ul style="list-style-type: none"> · Modernize interior spaces · Replace windows |
| | <p>5 · Add HVAC</p> <ul style="list-style-type: none"> · Replace roof · Replace windows · Paint interior · Paint exterior | <p>9 · Replace roof</p> <ul style="list-style-type: none"> · Remodel restrooms · Replace windows · Add HVAC · Remodel locker rooms · Paint exterior |
| | <p>6 · Replace roof</p> <ul style="list-style-type: none"> · Paint exterior | |



Facilities Master Plan

Needs Assessments



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THANK YOU