












TWIN RIVERS UNIFIED SCHOOL DISTRICT
2015 LONG-RANGE FACILITY MASTER PLAN
Steering Committee Meeting No. 6 \ June 1, 2015



Long Range Facilities Master Plan Web Page

Committee Meeting Schedule	
1	Monday, January 14 Steering Committee
2	Monday, February 9 Steering Committee
3	Monday, March 9 Steering Committee
4	Monday, April 13 Steering Committee
5	Monday, May 11 Steering Committee
6	Monday, June 1 Steering Committee
Community Town Hall Meetings	
1	March 9, 2015, 7-8 p.m. Rio Tierra Jr. High School Library
2	April 13, 2015, 7-8 p.m. Foothill Ranch Middle School Annex
3	May 11, 2015, 7-8 p.m. Rio Linda Prep Academy Library
4	June 1, 2015, 7-8 p.m. Highlands High School

May 11, 2015	
Long Range Facilities Master Plan Committee Meeting	
	Agenda and Presentation
	Presentation on Demographics, Financing, & Status
	Hagginwood Elementary Draft
	Highlands High Draft
	Madison Elementary Draft
	Rio Linda Prep Draft
April 13, 2015	
Long Range Facilities Master Plan Committee Meeting	
	Agenda
	Presentation
	Enrollment & Demographic Analysis
	Annual Enrollment Projection Report
	Quickinsite Report

AGENDA

I. LONG RANGE FACILITY MASTER PLAN - DETAILED FACILITY ASSESSMENT ANALYSIS

- Highlands High School (Updated)
- Hagginwood Elementary School (Updated)
- Madison Elementary School (Updated)
- Rio Linda Preparatory Academy (Updated)
- Rio Tierra Middle School
- Pioneer Elementary School
- Ridgpoint Elementary School
- District-Wide Special Projects

II. REVIEW LRFMP PRIORITY CONSENSUS

III. PRELIMINARY PRIORITY COST SUMMARY – DISTRICT WIDE

IV. REVIEW MASTER PLAN PRIORITY COST TIMELINE

V. SCHEDULE

VI. ADJOURN

TWIN RIVERS UNIFIED SCHOOL DISTRICT

LONG-RANGE FACILITY MASTER PLAN DETAILED FACILITY ASSESSMENT ANALYSIS

TWIN RIVERS UNIFIED SCHOOL DISTRICT

FACILITY ASSESSMENT REPORT – HIGHLANDS HIGH SCHOOL

HIGHLANDS HIGH SCHOOL

06.01.15

EXISTING SITE PLAN



SCALE 1" = 100'

ABBREVIATIONS:

- A ADMINISTRATION
- C CLASSROOM
- MP MULTI-PURPOSE
- L LIBRARY
- PC PORTABLE CLASSROOM
- PR PORTABLE RESTROOM
- R RESTROOM

HIGHLANDS HIGH SCHOOL

06.01.15

YEAR BUILT: 1958
ENROLLMENT: 821
SQUARE FOOTAGE: (E)146,567 (N) -----

PROPOSED SITE PLAN



SCALE 1" = 100'

SCOPE

- EXISTING BLDG. - NO WORK
- MINOR MODERNIZATION
- MAJOR MODERNIZATION
- BUILDING EXPANSION
- NEW BUILDINGS

PRIORITY KEYNOTES

(N) 1-5 YEARS	\$
(P) 6-15 YEARS	\$
(P) 16-20 YEARS	\$
(P) 21-25 YEARS	\$
TOTAL COST	\$

ABBREVIATIONS:

- A ADMINISTRATION
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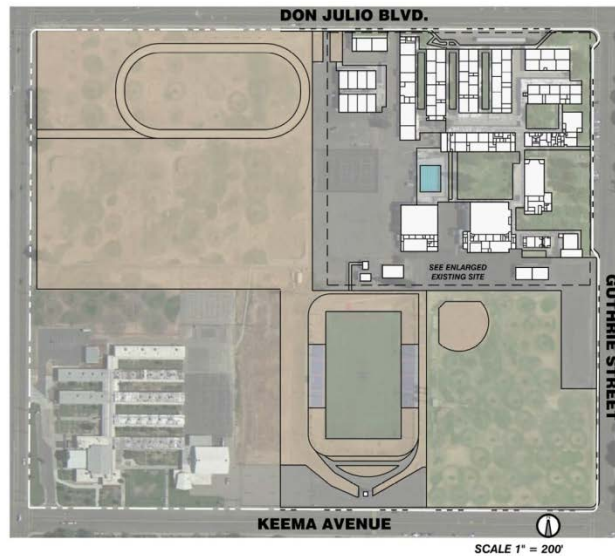
TWIN RIVERS UNIFIED SCHOOL DISTRICT

FACILITY ASSESSMENT REPORT – HIGHLANDS HIGH SCHOOL

HIGHLANDS HIGH SCHOOL OVERALL

06.01.15

EXISTING SITE PLAN

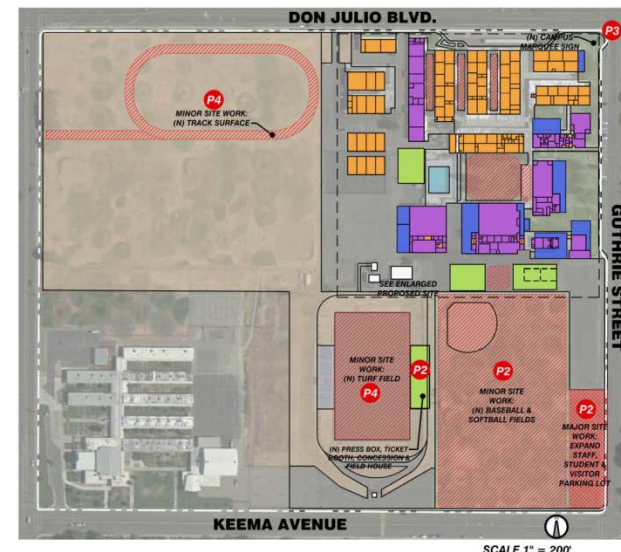


HIGHLANDS HIGH SCHOOL OVERALL

06.01.15

PROPOSED SITE PLAN

YEAR BUILT: 1958
ENROLLMENT: 821
SQUARE FOOTAGE: (E)146,567 (N) -----



SCOPE

EXISTING BLDG. - NO WORK
MINOR MODERNIZATION
MAJOR MODERNIZATION
BUILDING EXPANSION
NEW BUILDINGS

PRIORITY KEYNOTES

(N) 1-5 YEARS	\$
(P) 6-15 YEARS	\$
(P) 16-20 YEARS	\$
(P) 21-25 YEARS	\$
TOTAL COST	\$

ABBREVIATIONS:

A	ADMINISTRATION
C	CLASSROOM
K	KINDERGARTEN
MP	MULTI-PURPOSE
L	LIBRARY
PC	PORTABLE CLASSROOM
PR	PORTABLE RESTROOM
R	RESTROOM

TWIN RIVERS UNIFIED SCHOOL DISTRICT

FACILITY ASSESSMENT CAMPUS "SAMPLE" REPORT

HIGHLANDS HIGH SCHOOL – SITE NARRATIVE

Priority 1

Safety and security improvements

- New signage and way finding graphics throughout campus
- New card reader access and door hardware at all community area exterior doors
- Re-Key all exterior doors to new district grand master
- New and replacement emergency egress lighting
- New PA / intercom / clock and bell system
- New and replacement security cameras
- Upgrade Fire Alarm System

Asset protection and other improvements

- Roof maintenance and repair per 2014 roof assessment report
- New HVAC at J-wing

Priority 2

Safety and security improvements

- New and replacement site, building and parking lot lighting
- Administration addition and remodel with secure sense of entry

Improvements that directly impact the classroom

- HVAC replacement based on exceeding life expectancy
- Classroom major remodel (casework, finishes, mechanical, electrical and lighting, systems)
- New information technology system
- Minor remodel of F-wing (CTE/art/ceramics area)

Asset protection and other improvements

- Walk in Mats
- Replace freestanding canopies between buildings
- Expand parking lot to meet district standard or 500-750 spaces (visitor, staff and student – 200 Existing)
- New drought tolerant landscaping with irrigation controls
- Major remodel of student restrooms
- Major remodel of staff restrooms

Proposed Improvements

- Cafeteria and Kitchen addition and minor remodel (equipment, electrical, finishes)
- Gymnasium expansion and minor remodel (finishes, mechanical, lighting systems); Front entry and public restroom addition and Weight room addition at main gym.
- New baseball and softball fields
- New running track

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Priority 3

Safety and security improvements

- New campus marquee
- New front ornamental site fencing with way-finding entry feature
- New card reader access and door hardware at all remaining exterior doors
- New intrusion alarm

Improvements that directly impact the classroom

- Replace existing portables with new (2) classroom building for special education learning center
- Expand and remodel – Band/Orchestra/Choir Area
- Expand existing theater and construct new black box theatre

Asset protection and other improvements

- Re-plaster pool
- Stadium improvements: new seating, scoreboard, track/field, fencing, etc.

Proposed Improvements

- New outdoor amphitheater and learning spaces
- Provide "super graphics" mural at MPR and gym
- Field house, concession and ticket booth addition and press box replacement at stadium
- Construct new student and staff restrooms

Priority 4

Safety and security improvements

- New perimeter site fencing around remaining site

Improvements that directly impact the classroom

- Construct new S.T.E.A.M. center
- Construct Commercial Culinary Arts Lab and Classroom

Highlands High School

Proposed Work Items

All costs are shown in 2016 dollars. The cost of all work items after this date should be adjusted accordingly.

PRIORITY	TOTAL COST
Priority - 1	\$ 2,438,250.93
Priority - 2	\$ 74,236,597.67
Priority - 3	\$ 21,027,935.50
Priority - 4	\$ 16,119,950.00
Priority Totals: P1 - P4	\$113,822,734.10

DISCIPLINE	TOTAL COST
Civil	\$4,873,880.00
Building Envelope	\$6,092,081.82
Architectoral	\$68,879,701.00
Mechanical	\$4,481,171.20
Electrical	\$3,189,640.81
Plumbing	\$107,155.40
Technology	\$2,117,071.22
Fire & Life Safety	\$699,825.97
Security	\$1,368,126.68
Athletics/Activities	\$17,000,280.00
Nutrition Services	\$5,013,800.00
Discipline Totals	\$113,822,734.10

TWIN RIVERS UNIFIED SCHOOL DISTRICT

FACILITY ASSESSMENT REPORT – HAGGINWOOD ELEMENTARY

HAGGINWOOD ELEMENTARY SCHOOL

06.01.15

EXISTING SITE PLAN



SCALE 1" = 120'

ABBREVIATIONS:

A ADMINISTRATION
C CLASSROOM
K KINDERGARTEN
MP MULTI-PURPOSE
L LIBRARY
PC PORTABLE CLASSROOM
PR PORTABLE RESTROOM
R RESTROOM

HAGGINWOOD ELEMENTARY SCHOOL

06.01.15

YEAR BUILT: 1935
ENROLLMENT: 463
SQUARE FOOTAGE: (E) 38,893 (N) -----

PROPOSED SITE PLAN



SCALE 1" = 120'

SCOPE

EXISTING BLDG. - NO WORK
MINOR MODERNIZATION
MAJOR MODERNIZATION
BUILDING EXPANSION
NEW BUILDINGS

PRIORITY KEYNOTES

(N) 1-5 YEARS	\$
(E) 6-15 YEARS	\$
(E) 16-20 YEARS	\$
(E) 21-25 YEARS	\$
TOTAL COST	\$

ABBREVIATIONS:

A ADMINISTRATION
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TWIN RIVERS UNIFIED SCHOOL DISTRICT

FACILITY ASSESSMENT CAMPUS "SAMPLE" REPORT

HAGGINWOOD ELEMENTARY SCHOOL – SITE NARRATIVE

Priority 1

Safety and security improvements

- New signage and way finding graphics throughout campus
- New card reader access and door hardware at all community area exterior doors
- Re-Key all exterior doors to new district grand master
- New and replacement emergency egress lighting
- New PA / Intercom / clock and bell system
- New and replacement security cameras
- Upgrade Fire Alarm System

Asset protection and other improvements

- Roof maintenance and repair per 2014 roof assessment report

Priority 2

Safety and security improvements

- New and replacement site, building and parking lot lighting
- New auto and bus drop-off/pick-up area with covered canopy.

Improvements that directly impact the classroom

- HVAC replacement based on exceeding life expectancy
- Classroom major remodel (new casework, finishes, window replacement, and mechanical, electrical, lighting systems)
- Library major remodel (finishes, casework, windows, mechanical systems)
- MPR addition and major modernization to include stage / VAP A room
- New information technology system

Asset protection and other improvements

- New drought tolerant landscaping with irrigation controls
- Replace deteriorated breezeway canopies outside all classrooms
- Walk in Mats
- Replace freestanding canopies between buildings
- Kitchen addition / remodel
- Major remodel of student restrooms
- Major remodel of kindergarten restrooms
- Upgrade Energy Management System (EMS)
- Expand parking lot to meet district standard of 100 spaces (visitor and staff)
- Remove existing roof and replace

Proposed Improvements

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- Sunshades over new kindergarten play equipment

Priority 3

Safety and security improvements

- New campus marquee
- New front ornamental site fencing with way-finding entry feature
- Administration addition and remodel with secure sense of entry
- New card reader access and door hardware at all remaining exterior doors
- New intrusion alarm

Improvements that directly impact the classroom

- Replace existing portables with new (11) classroom building.

Proposed Improvements

- New outdoor amphitheater and learning spaces
- Provide "super graphics" mural at MPR

Priority 4

Safety and security improvements

- New perimeter site fencing around remaining site

Improvements that directly impact the classroom

- Construct (2) kindergarten classroom addition to replace existing portable kindergarten classrooms
- Construct (1) Transitional Kindergarten
- Construct new S.T.E.A.M Center Building

Hagginwood Elementary School

Proposed Work Items

All costs are shown in 2016 dollars. The cost of all work items after this date should be adjusted accordingly.

PRIORITY	TOTAL COST
Priority - 1	\$ 580,334.52
Priority - 2	\$ 13,485,245.91
Priority - 3	\$ 7,790,465.76
Priority - 4	\$ 3,608,770.00
Priority Totals: P1 - P4	\$25,464,816.19

DISCIPLINE	TOTAL COST
Civil	\$1,146,178.00
Building Envelope	\$1,407,145.12
Architectural	\$17,837,759.50
Mechanical	\$357,029.20
Electrical	\$2,475,360.87
Plumbing	\$58,883.00
Technology	\$489,720.00
Fire & Life Safety	\$170,236.00
Security	\$618,854.50
Athletics/Activities	\$0.00
Nutrition Services	\$903,650.00
Discipline Totals	\$25,464,816.19

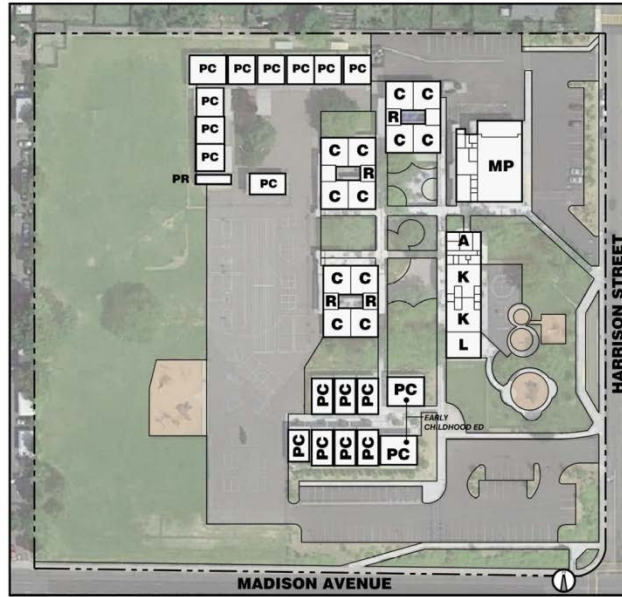
TWIN RIVERS UNIFIED SCHOOL DISTRICT

FACILITY ASSESSMENT REPORT – MADISON ELEMENTARY

MADISON ELEMENTARY SCHOOL

06.01.15

EXISTING SITE PLAN



ABBREVIATIONS:

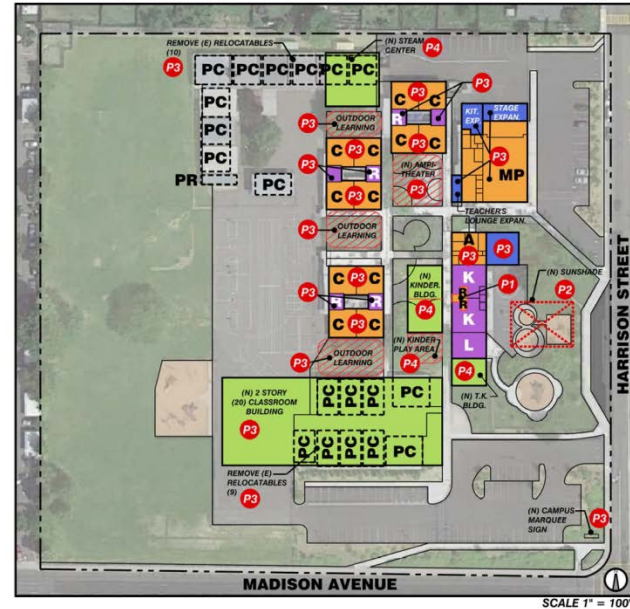
- A ADMINISTRATION
- C CLASSROOM
- K KINDERGARTEN
- MP MULTI-PURPOSE
- L LIBRARY
- PC PORTABLE CLASSROOM
- PR PORTABLE RESTROOM
- R RESTROOM

MADISON ELEMENTARY SCHOOL

06.01.15

YEAR BUILT: 1962
ENROLLMENT: 697
SQUARE FOOTAGE: (E) 45,629 (N) -----

PROPOSED SITE PLAN



SCOPE

EXISTING BLDG. - NO WORK
MINOR MODERNIZATION
MAJOR MODERNIZATION
BUILDING EXPANSION
NEW BUILDINGS

PRIORITY KEYNOTES

(N) 1-5 YEARS	\$
(C) 6-15 YEARS	\$
(R) 16-20 YEARS	\$
(R) 21-25 YEARS	\$
TOTAL COST	\$

ABBREVIATIONS:

- A ADMINISTRATION
- C CLASSROOM
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TWIN RIVERS UNIFIED SCHOOL DISTRICT

FACILITY ASSESSMENT CAMPUS "SAMPLE" REPORT

MADISON ELEMENTARY SCHOOL – SITE NARRATIVE

Priority 1

Safety and security improvements

- New signage and way finding graphics throughout campus
- New card reader access and door hardware at all community area exterior doors
- Re-Key all exterior doors to new district grand master
- New and replacement emergency egress lighting
- New PA / Intercom / clock and bell system
- New and replacement security cameras
- Upgrade Fire Alarm System

Asset protection and other improvements

- Roof maintenance and repair per 2014 roof assessment report

Priority 2

Safety and security improvements

- New auto and bus drop-off/pick-up area with covered canopy.
- New and replacement site, building and parking lot lighting
- Expand parking lot to meet district standard of 100 spaces (visitor and staff)

Asset protection and other improvements

- New drought tolerant landscaping with irrigation controls
- Exterior paint campus wide
- Site drainage
- Minor remodel of student restrooms (finishes, toilet partitions)
- Upgrade Energy Management System (EMS)

Proposed Improvements

- Sunshades over new kindergarten play equipment

Priority 3

Safety and security improvements

- New campus marquee
- New front ornamental site fencing with way-finding entry feature
- Administration addition and remodel with secure sense of entry
- New card reader access and door hardware at all remaining exterior doors
- New intrusion alarm

Improvements that directly impact the classroom

- HVAC replacement based on exceeding life expectancy
- Classroom major remodel (casework, finishes, window replacement, and building systems) Classroom casework replacement
- New information technology system

Asset protection and other improvements

- Replace freestanding canopies between buildings
- Walk in Mats
- Remove existing roof and replace

Proposed Improvements

- New outdoor amphitheater and learning spaces
- Kitchen addition / remodel
- Provide "super graphics" mural at MPR
- MPR addition and major modernization with VAPA room at the stage
- Replace existing portables with new (20) classroom building with integral special education learning center
- New student and staff restrooms

Priority 4

Safety and security improvements

- New perimeter site fencing around remaining site

Proposed Improvements

- Construct (2) new kindergarten classrooms
- Construct (1) Transitional Kindergarten
- Construct new S.T.E.A.M. Center Building

Madison Elementary School

Proposed Work Items

All costs are shown in 2016 dollars. The cost of all work items after this date should be adjusted accordingly.

PRIORITY	TOTAL COST
Priority - 1	\$ 658,702.67
Priority - 2	\$ 3,274,124.50
Priority - 3	\$ 19,763,679.01
Priority - 4	\$ 3,520,154.00
Priority Totals: P1 - P4	\$27,216,660.18

DISCIPLINE	TOTAL COST
Civil	\$1,097,789.00
Building Envelope	\$1,477,872.35
Architectural	\$20,665,018.00
Mechanical	\$390,610.00
Electrical	\$1,275,124.77
Plumbing	\$83,485.60
Technology	\$557,686.14
Fire & Life Safety	\$189,918.78
Security	\$750,405.54
Athletics/Activities	\$0.00
Nutrition Services	\$728,750.00
Discipline Totals	\$27,216,660.18

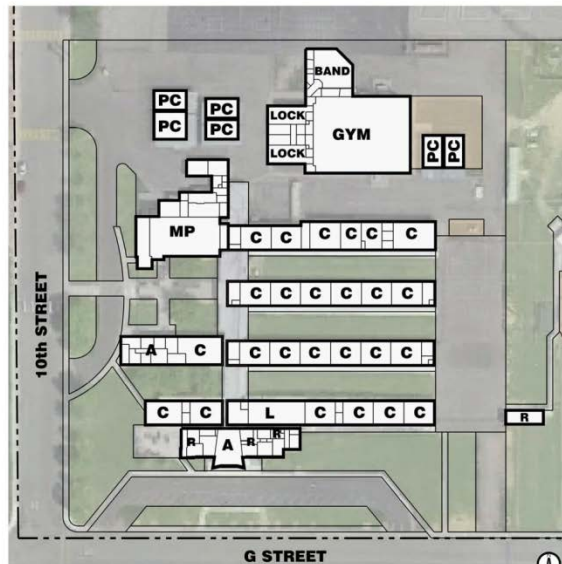
TWIN RIVERS UNIFIED SCHOOL DISTRICT

FACILITY ASSESSMENT REPORT – RIO LINDA PREPARATORY

RIO LINDA PREPARATORY ACADEMY

06.01.15

EXISTING SITE PLAN



ABBREVIATIONS:

- A ADMINISTRATION
- C CLASSROOM
- MP MULTI-PURPOSE
- L LIBRARY
- PC PORTABLE CLASSROOM
- PR PORTABLE RESTROOM
- R RESTROOM

SCALE 1" = 100'

RIO LINDA PREPARATORY ACADEMY

06.01.15

YEAR BUILT: 1951
ENROLLMENT: 423
SQUARE FOOTAGE: (E) 68,185 (N) -----

PROPOSED SITE PLAN



SCALE 1" = 100'

SCOPE

EXISTING BLDG. - NO WORK
MINOR MODERNIZATION
MAJOR MODERNIZATION
BUILDING EXPANSION
NEW BUILDINGS

PRIORITY KEYNOTES

(N) 1-5 YEARS	\$
(E) 6-15 YEARS	\$
(E) 16-20 YEARS	\$
(E) 21-25 YEARS	\$
TOTAL COST	\$

ABBREVIATIONS:

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TWIN RIVERS UNIFIED SCHOOL DISTRICT

FACILITY ASSESSMENT CAMPUS "SAMPLE" REPORT

RIO LINDA PREPARATORY ACADEMY – SITE NARRATIVE

Priority 1

Safety and Security Improvements

- New signage and way finding graphics throughout campus
- New card reader access and door hardware at all community area exterior doors
- Re-Key all exterior doors to new district grand master
- New and replacement emergency egress lighting
- New PA / intercom / clock and bell system
- New and replacement security cameras
- Upgrade Fire Alarm System

Asset protection and other improvements

- Roof maintenance and repair per 2014 roof assessment report

Priority 2

Safety and security improvements

- New auto and bus drop-off/pick-up area with covered canopy.
- New and replacement site, building and parking lot lighting

Asset protection and other improvements

- New drought tolerant landscaping with irrigation controls
- Site drainage
- Expand parking lot to meet district standard or 150 spaces.

Proposed Improvements

- MPR minor modernization with VAPA room at the stage (building systems)
- Gymnasium and Locker room major modernization (finishes, building systems and restroom ADA upgrades)

Priority 3

Safety and Security Improvements

- New campus marquee
- New front ornamental site fencing with way-finding entry feature
- Administration addition and remodel with secure sense of entry
- New card reader access and door hardware at all remaining exterior doors
- New intrusion alarm

Improvements that directly impact the classroom

- HVAC replacement based on exceeding life expectancy
- Classroom minor remodel (new casework, finishes, window replacement and mechanical, electrical, lighting systems)
- Library major remodel (finishes, casework, windows, mechanical systems)
- New information technology system

Asset protection and other improvements

- Replace deteriorated breezeway canopies outside all classrooms
- Replace freestanding canopies between buildings
- Walk in Mats
- Major remodel of student restrooms

Proposed Improvements

- New outdoor amphitheater and learning spaces
- Kitchen addition / remodel
- Provide "super graphics" mural at MPR
- Remove existing roof and replace
- Replace existing portables with new (6) classroom building with integral special education learning center.
- Construct new running track
- Construct (6) new tennis courts
- Construct new Competition Gym with bleachers and athletic team rooms

Priority 4

Safety and Security Improvements

- New perimeter site fencing around remaining site

Proposed Improvements

- Construct new S.T.E.A.M Center Building.

DRAFT – 06.01.2015

Rio Linda Preparatory Academy

Proposed Work Items

All costs are shown in 2016 dollars. The cost of all work items after this date should be adjusted accordingly.

PRIORITY	TOTAL COST
Priority - 1	\$ 929,404.03
Priority - 2	\$ 4,320,850.86
Priority - 3	\$ 35,539,361.68
Priority - 4	\$ 1,504,140.00
Priority Totals: P1 - P4	\$42,293,756.57

DISCIPLINE	TOTAL COST
Civil	\$711,260.00
Building Envelope	\$2,320,034.51
Architectural	\$33,643,331.41
Mechanical	\$599,324.00
Electrical	\$1,200,690.83
Plumbing	\$73,574.60
Technology	\$714,472.33
Fire & Life Safety	\$260,002.84
Security	\$759,716.05
Athletics/Activities	\$0.00
Nutrition Services	\$2,011,350.00
Discipline Totals	\$42,293,756.57

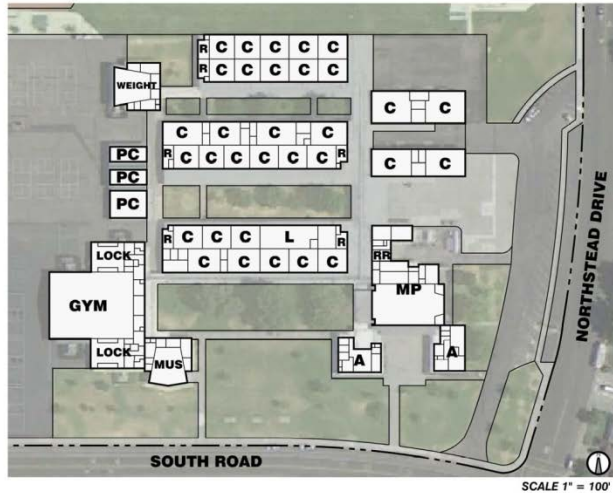
TWIN RIVERS UNIFIED SCHOOL DISTRICT

FACILITY ASSESSMENT REPORT – RIO TIERRA JUNIOR HIGH

RIO TIERRA JUNIOR HIGH SCHOOL

06.01.15

EXISTING SITE PLAN



ABBREVIATIONS:

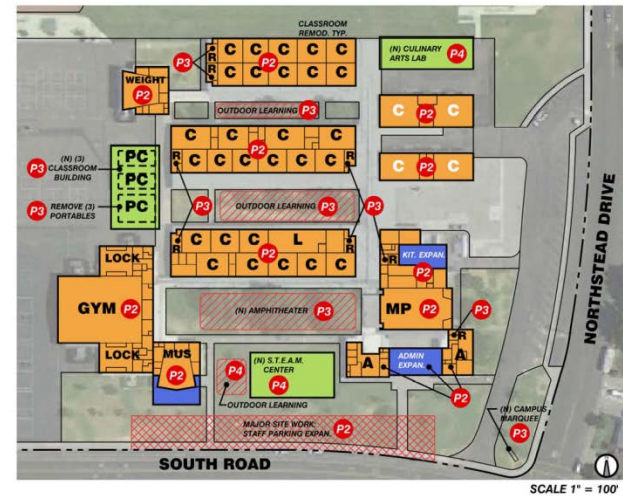
A ADMINISTRATION
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R RESTROOM

RIO TIERRA JUNIOR HIGH SCHOOL

06.01.15

PROPOSED SITE PLAN

YEAR BUILT: 1957
ENROLLMENT: 389
SQUARE FOOTAGE: (E) 66,370 (N) -----



SCOPE

EXISTING BLDG. - NO WORK
MINOR MODERNIZATION
MAJOR MODERNIZATION
BUILDING EXPANSION
NEW BUILDINGS

PRIORITY KEYNOTES

(N) 1-5 YEARS
(O) 6-15 YEARS
(R) 16-20 YEARS
(G) 21-25 YEARS

ABBREVIATIONS:

A ADMINISTRATION
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TWIN RIVERS UNIFIED SCHOOL DISTRICT

FACILITY ASSESSMENT CAMPUS "SAMPLE" REPORT

RIO TIERRA JUNIOR HIGH SCHOOL – SITE NARRATIVE

Priority 1

Safety and security improvements

- New signage and way finding graphics throughout campus
- New card reader access and door hardware at all community area exterior doors
- Re-Key all exterior doors to new district grand master
- New and replacement emergency egress lighting
- New PA / Intercom / clock and bell system
- New and replacement security cameras
- Upgrade Fire Alarm System

Asset protection and other improvements

- Roof maintenance and repair per 2014 roof assessment report

Priority 2

Safety and security improvements

- New and replacement site, building and parking lot lighting
- New auto and bus drop-off/pick-up area with covered canopy.
- Administration addition and remodel with secure sense of entry

Improvements that directly impact the classroom

- HVAC replacement based on exceeding life expectancy
- Classroom major remodel (finishes, window replacement, and mechanical, electrical, lighting systems)
- MPR addition and/or major modernization to include VAPA rooms (window replacement and mechanical systems)
- Library major remodel (finishes, casework, windows, mechanical systems)
- New information technology system

Asset protection and other improvements

- New drought tolerant landscaping with irrigation controls
- Replace deteriorated breezeway canopies outside all classrooms
- Replace freestanding canopies between buildings
- Kitchen addition major remodel
- Upgrade Energy Management System (EMS)
- Expand parking lot to meet district standard off 150 spaces (visitor and staff)
- Remove existing roof and replace
- Site drainage
- Walk in mats
- Major remodel of student restrooms
- Major remodel of staff restrooms

DRAFT – 06/01/2015

Proposed Improvements

- Locker room major remodel (finishes, window replacement and mechanical and electrical systems)
- Weight room major remodel (finishes, window replacement and mechanical and electrical systems)
- Gymnasium major remodel (finishes, window replacement, equipment and mechanical and electrical systems)

Priority 3

Safety and security improvements

- New campus marquee
- New front ornamental site fencing with way-finding entry feature
- New card reader access and door hardware at all remaining exterior doors
- New intrusion alarm

Improvements that directly impact the classroom

- Replace existing portables with new 4 classroom building.

Proposed Improvements

- New outdoor amphitheater and learning spaces
- Provide "super graphics" mural at MPR
- Gymnasium and Locker room major modernization (finishes, building systems and restroom ADA upgrades)
- Construct new running track
- Construct (6) new tennis courts
- Construct new Competition Gym with bleachers and athletic team rooms

Priority 4

Safety and security improvements

- New perimeter site fencing around remaining site

Asset protection and other improvements

- Paint exterior campus wide

Improvements that directly impact the classroom

- Construct new S.T.E.A.M Center addition and repurpose existing old music/fitness center

Rio Tierra Junior High School

Proposed Work Items

All costs are shown in 2016 dollars. The cost of all work items after this date should be adjusted accordingly.

PRIORITY	TOTAL COST
Priority - 1	\$ 1,457,536.15
Priority - 2	\$ 18,977,524.50
Priority - 3	\$ 19,986,406.00
Priority - 4	\$ 3,567,960.00
Priority Totals: P1 - P4	\$43,989,426.65

DISCIPLINE	TOTAL COST
Civil	\$1,228,964.00
Building Envelope	\$3,301,681.75
Architectural	\$27,203,363.00
Mechanical	\$795,212.00
Electrical	\$1,749,000.00
Plumbing	\$153,095.80
Technology	\$852,929.00
Fire & Life Safety	\$277,624.60
Security	\$871,876.50
Athletics/Activities	\$5,223,680.00
Nutrition Services	\$2,332,000.00
Discipline Totals	\$43,989,426.65

TWIN RIVERS UNIFIED SCHOOL DISTRICT

FACILITY ASSESSMENT REPORT – PIONEER ELEMENTARY

PIONEER ELEMENTARY SCHOOL

06.01.15

EXISTING SITE PLAN



SCALE 1" = 120'

ABBREVIATIONS:

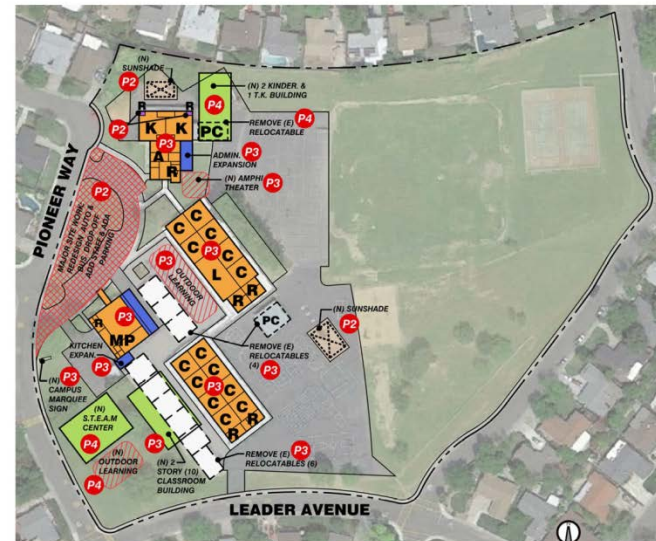
A ADMINISTRATION
C CLASSROOM
K KINDERGARTEN
MP MULTI-PURPOSE
L LIBRARY
PC PORTABLE CLASSROOM
PR PORTABLE RESTROOM
R RESTROOM

PIONEER ELEMENTARY SCHOOL

06.01.15

YEAR BUILT: 1957
ENROLLMENT: 644
SQUARE FOOTAGE: (E) 37,500 (N) -----

PROPOSED SITE PLAN



SCALE 1" = 120'

SCOPE

EXISTING BLDG. - NO WORK
MINOR MODERNIZATION
MAJOR MODERNIZATION
BUILDING EXPANSION
NEW BUILDINGS

PRIORITY KEYNOTES

(N) 1-5 YEARS	\$
(P) 6-15 YEARS	\$
(P) 16-20 YEARS	\$
(P) 21-25 YEARS	\$
TOTAL COST	\$

ABBREVIATIONS:

A ADMINISTRATION
C CLASSROOM
K KINDERGARTEN
MP MULTI-PURPOSE
L LIBRARY
PC PORTABLE CLASSROOM
PR PORTABLE RESTROOM
R RESTROOM

TWIN RIVERS UNIFIED SCHOOL DISTRICT

FACILITY ASSESSMENT CAMPUS "SAMPLE" REPORT

PIONEER ELEMENTARY SCHOOL – SITE NARRATIVE

Priority 1

Safety and security improvements

- New signage and way finding graphics throughout campus
- New card reader access and door hardware at all community area exterior doors
- Re-Key all exterior doors to new district grand master
- New and replacement emergency egress lighting
- New PA / intercom / clock and bell system
- New and replacement security cameras
- Upgrade Fire Alarm System

Asset protection and other improvements

- Roof maintenance and repair per 2014 roof assessment report

Priority 2

Safety and security improvements

- New auto and bus drop-off/pick-up area with covered canopy
- New and replacement site, building and parking lot lighting
- Administration addition and major remodel (finishes, casework, window replacement and mechanical systems) with secure sense of entry

Improvements that directly impact the classroom

- HVAC replacement based on exceeding life expectancy
- Classroom major remodel (casework, finishes, window replacement and mechanical systems)
- New information technology system

Asset protection and other improvements

- New drought tolerant landscaping with irrigation controls
- Replace freestanding canopies between buildings
- Site drainage
- Expand parking lot to meet district standard of 100 spaces (30 spaces currently)
- Remove existing roof and replace
- Walk in mats

Proposed Improvements

- Sunshades over new playground play equipment and kindergarten play equipment

Priority 3

Safety and security improvements

- New campus marquee
- New front ornamental site fencing with way-finding entry feature
- New card reader access and door hardware at all remaining exterior doors
- New intrusion alarm

Proposed Improvements

- New outdoor amphitheater and learning spaces
- Kitchen addition and major remodel (finishes, casework, mechanical systems)
- Provide "super graphics" mural at MPR
- MPR addition and major modernization with VAPA room at the stage (finishes, casework, mechanical systems, ADA lift)
- Replace existing portables with new (10) classroom building with integral special education learning center
- Library major remodel (finishes, casework, windows, mechanical systems)

Priority 4

Safety and security improvements

- New perimeter site fencing around remaining site

Proposed Improvements

- Construct (2) new kindergarten classrooms. (1) to replace existing kindergarten portable.
- Construct (1) Transitional Kindergarten
- Construct new S.T.E.A.M Center Building

Pioneer Elementary School

Proposed Work Items

All costs are shown in 2016 dollars. The cost of all work items after this date should be adjusted accordingly.

PRIORITY	TOTAL COST
Priority - 1	\$ 1,206,542.99
Priority - 2	\$ 3,953,945.64
Priority - 3	\$ 12,556,159.62
Priority - 4	\$ 3,716,042.00
Priority Totals: P1 - P4	\$21,432,690.25

DISCIPLINE	TOTAL COST
Civil	\$1,272,106.00
Building Envelope	\$937,838.29
Architectural	\$15,594,230.92
Mechanical	\$290,917.00
Electrical	\$1,033,523.74
Plumbing	\$79,054.80
Technology	\$504,295.00
Fire & Life Safety	\$166,155.00
Security	\$563,469.50
Athletics/Activities	\$0.00
Nutrition Services	\$991,100.00
Discipline Totals	\$21,432,690.25

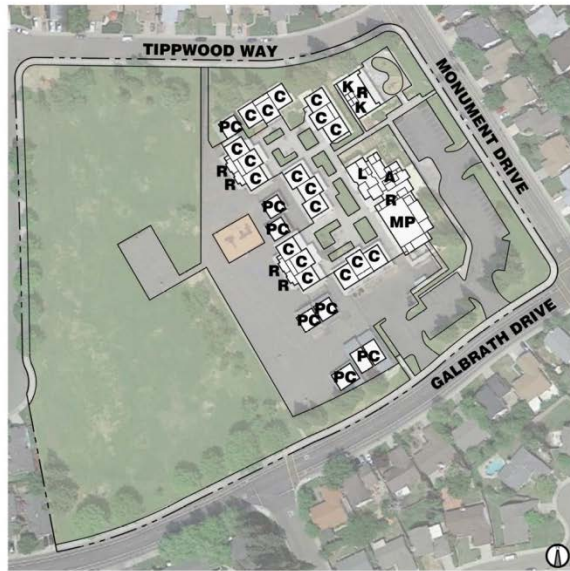
TWIN RIVERS UNIFIED SCHOOL DISTRICT

FACILITY ASSESSMENT REPORT – RIDGEPOINT ELEMENTARY

RIDGEPOINT ELEMENTARY SCHOOL

06.01.15

EXISTING SITE PLAN



ABBREVIATIONS:

- A ADMINISTRATION
- C CLASSROOM
- K KINDERGARTEN
- MP MULTI-PURPOSE
- L LIBRARY
- PC PORTABLE CLASSROOM
- PR PORTABLE RESTROOM
- R RESTROOM

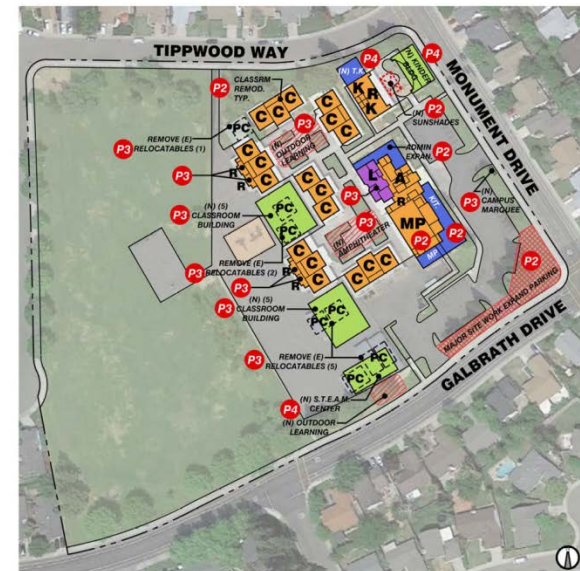
SCALE 1" = 150'

RIDGEPOINT ELEMENTARY SCHOOL

06.01.15

YEAR BUILT: 1984
ENROLLMENT: 682
SQUARE FOOTAGE: (E) 44,467 (N) -----

PROPOSED SITE PLAN



SCALE 1" = 150'

SCOPE

EXISTING BLDG. - NO WORK
MINOR MODERNIZATION
MAJOR MODERNIZATION
BUILDING EXPANSION
NEW BUILDINGS

PRIORITY KEYNOTES

P1	1-5 YEARS	\$
P2	6-15 YEARS	\$
P3	16-20 YEARS	\$
P4	21-25 YEARS	\$
TOTAL COST		\$

ABBREVIATIONS:

- A ADMINISTRATION
- C CLASSROOM
- K KINDERGARTEN
- MP MULTI-PURPOSE
- L LIBRARY
- PC PORTABLE CLASSROOM
- PR PORTABLE RESTROOM
- R RESTROOM

TWIN RIVERS UNIFIED SCHOOL DISTRICT

FACILITY ASSESSMENT CAMPUS "SAMPLE" REPORT

RIDGEPOINT ELEMENTARY SCHOOL – SITE NARRATIVE

Priority 1

Safety and security improvements

- New signage and way finding graphics throughout campus
- New card reader access and door hardware at all community area exterior doors
- Re-Key all exterior doors to new district grand master
- New and replacement emergency egress lighting
- New PA / Intercom / clock and bell system
- New and replacement security cameras
- Upgrade Fire Alarm System

Asset protection and other improvements

- Roof maintenance and repair per 2014 roof assessment report

Priority 2

Safety and security improvements

- New and replacement site, building and parking lot lighting
- New auto and bus drop-off/pick-up area with covered canopy
- Administration addition and major remodel (finishes, reconfigure, window replacement, mechanical and electrical systems) with secure sense of entry)

Improvements that directly impact the classroom

- HVAC replacement based on exceeding life expectancy
- Classroom major remodel (finishes, casework, window replacement, and mechanical systems)
- MPR addition and major modernization (finishes, window replacement, mechanical systems) to include stage / VAP A room
- New information technology system

Asset protection and other improvements

- New drought tolerant landscaping with irrigation controls
- Site drainage
- Kitchen addition and major remodel
- Upgrade Energy Management System (EMS)
- Expand parking lot to meet district standard of 100 spaces (visitor and staff) (currently 48 spaces)
- Remove existing roof and replace

Proposed Improvements

- Sunshades over new kindergarten play equipment

DRAFT – 06.01.2015

Priority 3

Safety and security improvements

- New campus marquee
- New front ornamental site fencing with way-finding entry feature
- New card reader access and door hardware at all remaining exterior doors
- New intrusion alarm

Improvements that directly impact the classroom

- Replace existing portables with new (10) classroom building

Asset protection and other improvements

- Replace freestanding canopies between buildings

Proposed Improvements

- New outdoor amphitheater and learning spaces
- Provide "super graphics" mural at MPR
- New staff restrooms

Priority 4

Safety and security improvements

- New perimeter site fencing around remaining site

Improvements that directly impact the classroom

- Construct (2) kindergarten classroom addition
- Construct (1) Transitional Kindergarten
- Construct new S.T.E.A.M. Center Building

Asset protection and other improvements

- Replace all exterior windows and frames with new insulated windows and frames

Ridgepoint Elementary School

Proposed Work Items

All costs are shown in 2016 dollars. The cost of all work items after this date should be adjusted accordingly.

PRIORITY	TOTAL COST
Priority - 1	\$ 1,399,761.78
Priority - 2	\$ 5,552,554.96
Priority - 3	\$ 26,127,807.87
Priority - 4	\$ 4,695,482.00
Priority Totals: P1 - P4	\$37,775,606.61

DISCIPLINE	TOTAL COST
Civil	\$1,070,388.00
Building Envelope	\$1,719,824.35
Architectural	\$30,462,995.87
Mechanical	\$380,116.00
Electrical	\$984,843.24
Plumbing	\$132,341.00
Technology	\$664,235.22
Fire & Life Safety	\$760,527.93
Security	\$550,935.00
Athletics/Activities	\$0.00
Nutrition Services	\$1,049,400.00
Discipline Totals	\$37,775,606.61

TWIN RIVERS UNIFIED SCHOOL DISTRICT



DISTRICT-WIDE SPECIAL PROJECTS

- **NextGen Projects**
- **ENEC**
- **Bay “D”**
- **Police Services and Transportation Center**
- **Performing Arts Center**

TWIN RIVERS UNIFIED SCHOOL DISTRICT

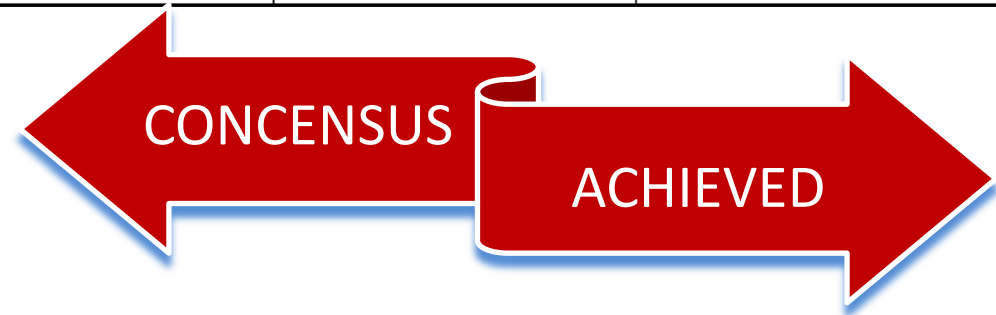
REVIEW LRFMP PRIORITY CONSENSUS

Remember...

LONG-RANGE FACILITY MASTER PLAN

CONSENSUS – GRADIENTS OF AGREEMENT

1	2	3	4	5
Disagree	Grave Concerns Not Comfortable Many Reservations	Decision is OK Some Concerns Can "Live With" It	Support Decision Basically Like It	Whole Heartedly Support Decision



FACILITIES CONDITION ASSESSMENT

PRIORITY OVERVIEW

PRIORITY 1 – MUST DO: 1 to 5 years (starting in 2016)

- Legal, Safety Reasons or Critical Replacements
- High risk for disruption to classroom and/or operations if not addressed

PRIORITY 2 – SHOULD DO: 6 to 15 years

- Curricular, Instructional, Program Needs or Critical Replacements
- Items that should be taken care for continued enhancements to the learning environment

PRIORITY 3 – WOULD LIKE TO DO: 16 to 20 years

- Curricular, Instructional, Program Enhancement or Critical Replacements

PRIORITY 4 – FUTURE CONSIDERATION: 21 to 25 years

- Not to be addressed at this time



TWIN RIVERS UNIFIED SCHOOL DISTRICT

PRELIMINARY PRIORITY COST SUMMARY – DISTRICT WIDE

TWIN RIVERS UNIFIED SCHOOL DISTRICT

November 2016	2016-2020	2021-2030	2031-2035	2036-2040
\$230 Million	Total of Available Funds: \$72 Million	Total of Available Funds: \$163,266,768	Total of Available Funds: \$Funding Required\$	Total of Available Funds: \$Funding Required\$
District Bond Election	Bay "D" Funding Improvement: \$4,000,000	2021 - \$29 million	PRIORITY 3 WORK ITEMS	PRIORITY 4 WORK ITEMS
Measure C: \$23M	Local Funding - \$10,000,000	2023 - \$29 million	✓ Safety - Security Improvements	✓ Safety - Security Improvements
Local Funds: \$10M	2017 - \$29 million	2025 - \$29 million	<ul style="list-style-type: none"> Site Fencing - Phase 1 Intrusion Alarm Upgrades - Phase 1 Card Reader "Control" Access - Phase 2 Site Parking and Traffic Control Upgrades - Phase 2 	<ul style="list-style-type: none"> Site Fencing - Phase 1 Improvements that Directly Impact the Classroom Construct (2) new kindergarten classrooms Construct (1) transitional kindergarten classroom Construct new STEAM Center Building
New Bond: \$ 25M	2019 - \$29 million	2027 - \$29 million	✓ Improvements that Directly Impact the Classroom	✓ Asset Protection and Other Improvements
	PRIORITY 1 WORK ITEMS	Measure G Bond - 2028 - \$47,266,768	<ul style="list-style-type: none"> Roof and Exterior Window Replacements - Phase 2 Interior Paint Upgrades Ceiling and Flooring Replacements Lighting and Electrical Upgrades - Phase 2 Classroom Technology Upgrades Coverstock, Marker Board and Tack Board Replacements 	<ul style="list-style-type: none"> Perform cycle replacement of 15-20 year critical replacement scopes of work (roofs, HVAC, boilers, etc.)
	<ul style="list-style-type: none"> ✓ Safety - Security Improvements Drum, Frame and Hardware/Master Key Replacement Card Reader "Control" Access - Phase 1 Public Address/Intercom Systems Security Camera Upgrades Exterior Graphics and Way-Findings Signage Fire Alarm Upgrades 	PRIORITY 2 WORK ITEMS	✓ Asset Protection and Other Improvements	✓ Proposed New District-Wide Projects
	<ul style="list-style-type: none"> Improvements that Directly Impact the Classroom Roof Repairs / Roof Replacements - Phase 1 HVAC Upgrades - Phase 1 Portable Building Upgrades - Phase 1 	<ul style="list-style-type: none"> ✓ Safety - Security Improvements Site "Security" Lighting Upgrades Site Parking and Traffic Control Upgrades - Phase 1 Improvements that Directly Impact the Classroom Roof and Exterior Window Replacements - Phase 1 Ceiling and Flooring Replacements Lighting and Electrical Upgrades - Phase 1 HVAC Upgrades - Phase 2 Portable Building Upgrades - Phase 2 Renovate "OTE" Learning Spaces 	<ul style="list-style-type: none"> Roostren Renovations - Phase 3 Building Plumbing Upgrades - Phase 1 "Super-Graphic" Paint Upgrades 	<ul style="list-style-type: none"> ENEK - Food Building Phase - Phase 1
	<ul style="list-style-type: none"> Asset Protection and Other Improvements Exterior Paint Upgrades Restrooms Upgrades - Phase 1 	<ul style="list-style-type: none"> Asset Protection and Other Improvements Drought Tolerant "Site Landscaping" Berigation with Control Restrooms Renovations - Phase 2 Playground Equipment Upgrades 	<ul style="list-style-type: none"> Proposed New District-Wide Projects Construct Classroom Additions to Replace Portables Expand/Reconfigure MPRs / Cafeterias, Kitchens and Admin Areas ENEK - Building Improvement - Phase 3 	
	<ul style="list-style-type: none"> Proposed New Construction Upgrade new "New Standard" Classrooms of the future at (4) Elementary Schools, (4) Middle School and (1) High School 	<ul style="list-style-type: none"> Proposed New District-Wide Projects New Performing Arts Center ENEK - Building Improvement - Phase 2 Grant Based High School - Nutrition Modernization Package Transportation Department Consolidation (Combined) A Police Department Service Center Additional "OTE" Learning Spaces to Meet Program Needs 		
	<ul style="list-style-type: none"> ENEK - Sitework / Phase 1 			
	<ul style="list-style-type: none"> Bay "D" - Professional Learning Community Center 			
	Total of Available Funds: \$72 Million	Total of Available Funds: \$163,266,768	Total of Available Funds: \$Funding Required\$	Total of Available Funds: \$Funding Required\$
2016 FACILITY ASSESSMENT COST	\$107,279,930.20	\$496,627,516.34	\$564,060,186.51	\$241,057,244.91
DISTRICT-WIDE SPECIAL PROJECTS	Bay "D"/Professional Learning: \$4,014,519 ENEC: \$3,500,000	Performing Arts: \$21,602,031 Transportation/Police Services: \$9,341,612 NextGen project: \$15,877,000	ENEK: \$19,248,000	ENEK: \$73,160,000
DISTRICT-WIDE TOTAL	\$7,514,519	\$51,586,987	\$19,248,000	\$73,160,000
TOTAL PROJECT CONSTRUCTION COSTS	\$114,794,449.20	\$548,214,503.34	\$583,308,186.51	\$314,217,244.91
INFLATION (5%, PER YEAR COMPOUNDED)	5% \$5,739,722.46	10% \$54,821,450.33	15% \$87,496,227.98	20% \$62,843,448.98
PROJECT SOFT COST (25%)	\$28,698,612.30	\$137,053,625.84	\$145,827,046.63	\$78,554,311.23
FF&E/CONTINGENCY (5%)	\$5,739,722.46	\$27,410,725.17	\$29,166,406.33	\$16,710,962.25
2016 LRFMP GRAND TOTAL	\$154,972,506.42	\$767,500,304.68	\$845,796,870.44	\$471,325,867.37
	DEBT PAYMENT	DEBT PAYMENT		
	\$16,750,000.00	MEASURE G DEBT PAYOFF: \$37,965,000		
	\$31,500,000.00			
	\$24,500,000.00			

TWIN RIVERS UNIFIED SCHOOL DISTRICT

Priority 1

Priority 2

	Total of Available Funds: \$72 Million		Total of Available Funds: \$163,266,768	
2016 FACILITY ASSESSMENT COST	\$107,279,930.20		\$496,627,516.34	
DISTRICT-WIDE SPECIAL PROJECTS	Bay "D"/Professional Learning: ENEC:	\$4,014,519 \$3,500,000	Performing Arts: Transportation/Police Services: NextGen project:	\$21,602,031 \$9,341,612 \$15,877,000
DISTRICT-WIDE TOTAL	\$7,514,519		\$51,586,987	
TOTAL PROJECT CONSTRUCTION COSTS	\$114,794,449.20		\$548,214,503.34	
INFLATION (5%, PER YEAR COMPOUNDED)	5%	\$5,739,722.46	10%	\$54,821,450.33
PROJECT SOFT COST (25%)	\$28,698,612.30		\$137,053,625.84	
FF&E/CONTINGENCY (5%)	\$5,739,722.46		\$27,410,725.17	
2016 LRFMP GRAND TOTAL	\$154,972,506.42		\$767,500,304.68	

TWIN RIVERS UNIFIED SCHOOL DISTRICT

Priority 3

Priority 4


	Total of Available Funds: \$Funding Required\$		Total of Available Funds: \$Funding Required\$	
2016 FACILITY ASSESSMENT COST	\$564,060,186.51		\$241,057,244.91	
DISTRICT-WIDE SPECIAL PROJECTS	ENEC:	\$19,248,000	ENEC:	\$73,160,000
DISTRICT-WIDE TOTAL	\$19,248,000		\$73,160,000	
TOTAL PROJECT CONSTRUCTION COSTS	\$583,308,186.51		\$314,217,244.91	
INFLATION (5%, PER YEAR COMPOUNDED)	15%	\$87,496,227.98	20%	\$62,843,448.98
PROJECT SOFT COST (25%)	\$145,827,046.63		\$78,554,311.23	
FF&E/CONTINGENCY (5%)	\$29,165,409.33		\$15,710,862.25	
2016 LRFMP GRAND TOTAL	\$845,796,870.44		\$471,325,867.37	

TWIN RIVERS UNIFIED SCHOOL DISTRICT

SCHEDULE

TWIN RIVERS UNIFIED SCHOOL DISTRICT

SCHEDULE

Twin Rivers Unified School District LRFMP "Focus" Meetings Schedule <i>Revised 5/31/2015 (All Meeting Times Referenced are PST)</i>			
NO.	MEETING	MEETING TIME	MEETING DAY / DATE
1	Steering Committee Meeting #6: <i>Review All Pricing of Work Items to be Included & Adopted into the Official LRFMP</i>	5:00PM - 6:30PM	Monday, June 1, 2015
2	Community Town Hall Meeting #4 - <i>Review LRFMP Final Recommendation - Highlands High School (Cafeteria)</i>	7:00PM - 8:00PM	Monday, June 1, 2015
3	Debriefing on Community Town Hall Meeting #4 - <i>District Office</i>	8:00AM - 9:00AM	Tuesday, June 2, 2015
4	Campus Assessment Review Meetings - <i>District Principals</i>	1:00PM - 5:00PM // 9:00AM - 12:00PM	June 17 - 18, 2015
5	Steering Committee Meeting #7: <i>Final Review of Pricing- Committee Reviews Final Recommendation of Pricing (District Office, Bay A, Walnut Room)</i>	5:00PM - 6:30PM	Monday, June 22, 2015
6	Preliminary LRFMP Report Presentation to Board of Trustee's (<i>*Board Workshop to finalize LRFMP- Steering Makes Final Recommendation</i>) (District Office, Bay A, Oak Room)	5:00PM - 6:30PM	Tuesday, July 7, 2015
7	Board of Trustees Meeting (<i>*Final LRFMP Report Presentation to Board Of Trustees</i>)(District Office, Bay A, Board Room)	7:00PM	Tuesday, September 15, 2015

NEXT MEETING: June 22, 2015 / 5:00 pm – 6:30 pm



Thank You!

TWIN RIVERS USD - DISTRICT MASTER PLAN WEBSITE

View Twin Rivers USD LRFMP Useful Information, including past Meeting Agendas, by visiting:

www.twinrivers.org/misc/masterplan