TWIN RIVERS UNIFIED SCHOOL DISTRICT 2015 LONG-RANGE FACILITY MASTER PLAN

Steering Committee Meeting No. 7 \\ June 22, 2015







agenda/ STEERING COMMITTEE MEETING NO. 07 June 22, 2015

I. STEERING COMMITTEE - PURPOSE, GOAL, AND CHARGE

II. FINALIZE 25 YR LRFMP RECOMMENDATION - BOARD OF TRUSTEES

- LRFMP Focus Group "Needs"
- Facility Assessment "Needs"

III. MEETING SCHEDULE:

- July 1st.....Board Workshop Recommendation to the Board
- September 15th...Board of Trustees Meeting Final Presentation to the Board

IV. ADJOURN/Q&A



STEERING/ Committee Goal + Process

COMMITTEE PURPOSE

- Evaluate needs for identified areas; educational goals/ program standards. Create equity between sites.
- Explore: Vision NextGen Teaching & Learning.
- Reach consensus on a Long-Range Master Plan recommendation & present recommendation to the Board of Trustees.

COMMITTEE STRUCTURE

- Comprised of Community Members, Leaders, Parents, and TRUSD Staff
- The Committee is designed to accommodate as well as reflect the Community.

COMMITTEE GOAL

 To involve members of the Twin Rivers Community, including: North Sacramento, Del Paso Heights, Rio Linda, North Highlands and Foothill Farms in evaluating the need for, and the scope of, a 25-Year Master Plan.

STEERING/ Committee Charge

Enhance Quality of the Learning Environment

- Research shows a direct link between student achievement and behavior to the physical building conditions
- Safe and Healthy environment // learning opportunities
- Room finishes, exterior appearance, climate control and acoustics

Improve Physical Building Conditions

- Replace or repair building infrastructure
- Manage facility maintenance & upkeep
- Create curb appeal

Twin Rivers Unified – Vision for Tomorrow

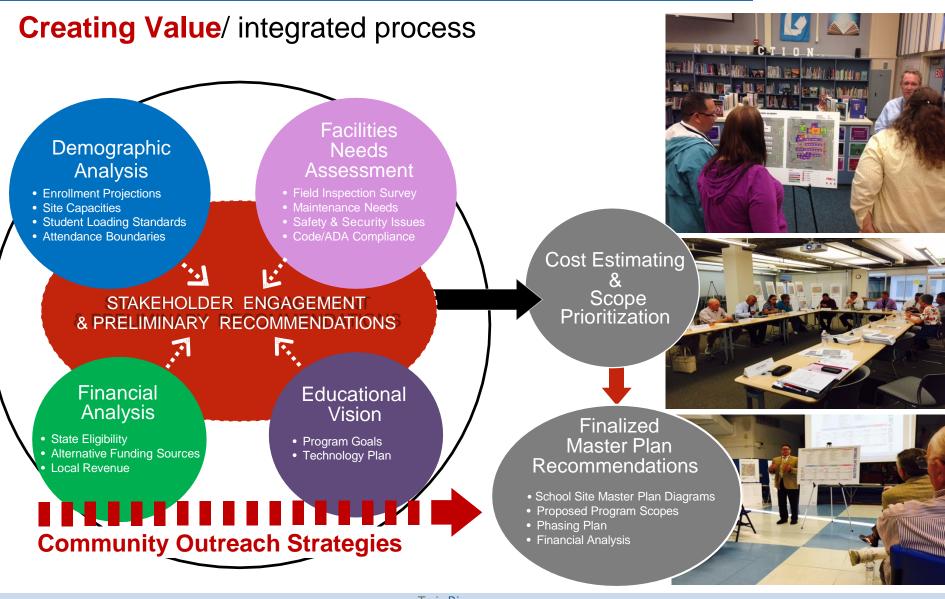
- Prioritize improvements for ALL campuses
- Create an enhanced learning environment for students, teachers & principals

Fiscally Sound Recommendation

Ensure the Capital Plan aligns with the District's Financial Plan



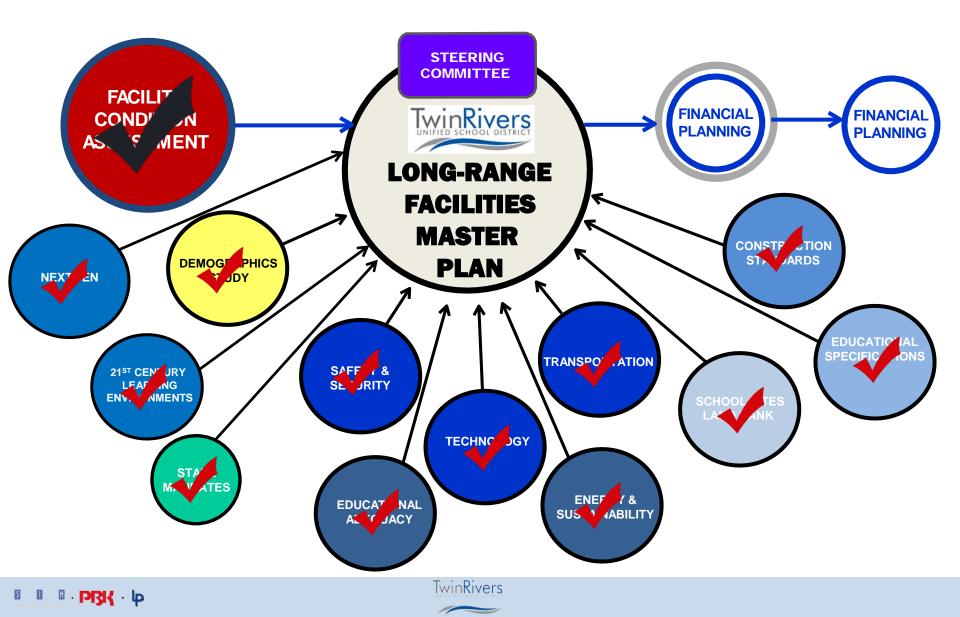
STEERING/ Committee Goal + Process



FINALIZE / 25 Year LONG RANGE FACILITY MASTER PLAN *Board Recommendation



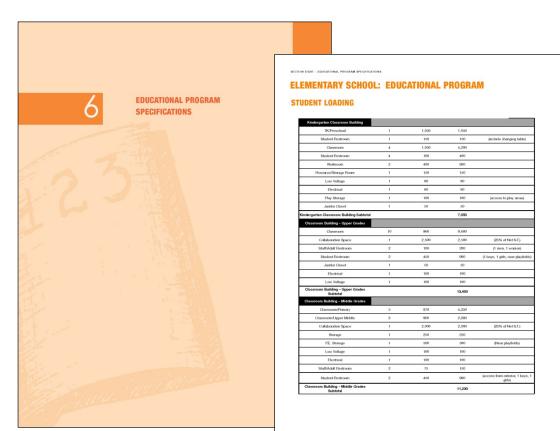
STEERING/ Committee Goal + Process



DISTRICT-WIDE STANDARDS

EDUCATIONAL PROGRAM / SPECIFICATIONS:

Educational Specifications serve as the link between the educational program and the school facilities. They translate the physical requirements into words and describe the educational activity to be conducted so that the built environment support the stated educational program.



8 SIM 1/2 PDK INSERT DATE MONTH, YEAR

B B B · PRK · lp

DISTRICT-WIDE STANDARDS

CONSTRUCTION STANDARDS:

Construction Standards constitutes the process of identifying standard construction material/ finishes to be implemented district-wide to achieve cost effective material applications and to contribute to safe, healthy and enhanced learning environments.

FACILITY CONSTRUCTION STANDARDS	7 THERMAL AND MOISTURE PROTECTION
	 If 4 00 FLUID-APPLIED WATERPROOFING Cating Material Manufacture: Galand Pyrame while; Thereto Placeole FR or equal. Angle Liaz, high Yindlerko, selatomic, compatible with modified bitmen surfaces. CORC "cool roof" complant. Use cap also La - granulatad. 7 31 13 ASPHALT SHINGLES Cong Shingle (Apphal) Manufacture: Galand HPR Premium Glasbases, Malarkey, or equal. Limanufacture: Galand Armore Galandian. Lond glosd at al gip ovent with conf on equal. Lond glosd at al gip ovent with conf on equal. Ison family at watas. Hard Ling Galandian at the previous of the Galandian. 13 A SOLD - APPLIED BULL-LUP ASPHALT ROOFING Cold Applied Bull-Ling Roofing. Underlayment - required, manufacturer provided - fult standing seam. 13 A SOLD - APPLIED BULL-LUP ASPHALT ROOFING Cold Applied Bull-Ling Roofing. Time 24 complexit. Hite A cold process modified bull up (Apphat). Hite A cold in that an envi
	Flashing Cap Sheet Manufacture: Cardinal – Versighy mineral; Trenco Powerply Plas HT FR mineral ASTM D-6163, type 3; or equal. • ASTM D-6163, type 3 • Work with 2-5 menufactures. Have them agree as to what is "equal". Find reps that are responsible and get on root before, during and after construction. 07 72 33 ROOF HATCHES Manufacture: The BLCO Company • Root hatch access for all roots with HVAC systems with telescopic pole ladder
Dr. Morris, De Marte	10 NAW 1 FIRE INSIDE DUEL MONTH, VAA

contents/ Long Range Facilities Master Plan

ADDITIONAL FOCUS AREAS:

- FINANCIAL PLAN
- DEMOGRAPHICS / ENROLLMENT PROJECTIONS
- SAFETY AND SECURITY
- TECHNOLOGY
- NEXTGEN LEARNING ENVIRONMENTS
- NUTRITION SERVICES
- TRANSPORTATION
- SPECIAL EDUCATION & LIFE SKILLS
- VAPA (VISUAL AND PERFORMING ARTS)



unitary + plan/ FACILITIES ASSESSMENT

FACILITY ASSESSMENT:



Prioritized "Scope" per Importance to TRUSD



Reviewed Assessment "Scope" by Discipline



Reviewed Assessment "Scope" by Campus



Reviewed Assessment "Scope" by Department



Prioritized Recommended "Scope" by Capacity















ASSESSMENT / IMPROVEMENT PRIORITY TOTALS

*per discipline

assessment/ **PRIORITY INDEX**

PRIORITY 1 – MUST DO:

- 1 to 5 years (starting in 2016)
- Legal, Safety/Security Reasons or Critical Replacements
- Required Program Enhancement

PRIORITY 2 – SHOULD DO:

6 to 15 years

- Curricular, Instructional, Program Needs or Critical Replacements
- Items required for continued service/enhancements to the learning environment

PRIORITY 3 – WOULD LIKE TO DO:

16 to 20 years

 Curricular, Instructional, Program Enhancement or Critical Replacements - Funding Required

PRIORITY 4 - FUTURE:

21 to 25 years

 Reoccurring Curricular, Instructional, Program Enhancement or Critical Replacements - Funding Required









2016-2020 Priority 1 Work Items 25 Year -	2021-2030 Priority 2 Work Items	2031-2035 Priority 3 Work Items	2036-2040 Priority 4 Work Items
Total Available Funds:	Total Available Funds:	Total Available Funds:	Total Available Funds:
\$77,500,000.00	\$163,266,768.00	Funding Required	Funding Required





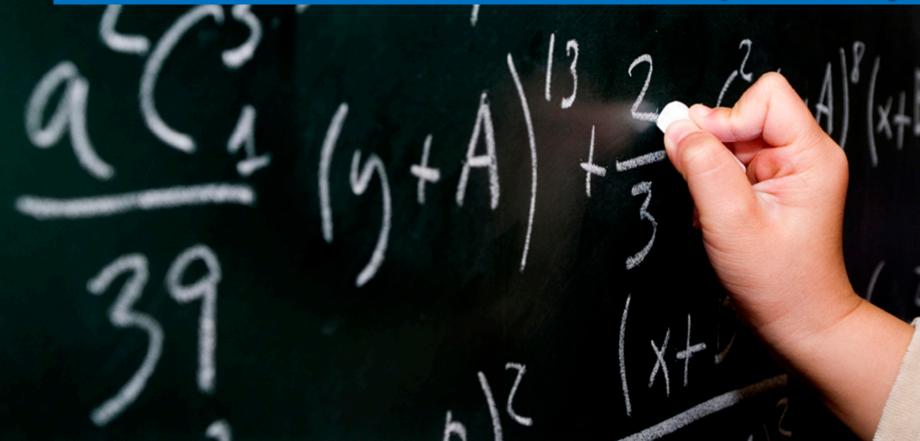
by discipline/ IMPROVEMENT PRIORITIES



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DISTRICT-WIDE / IMPROVEMENT PRIORITY TOTALS

*per facility



master plan totals + discipline/ ASSESSMENT

		PRIORITY-1	PRIORITY-2	PRIORITY-3	PRIORITY-4	TOTAL COST
High Schools						
Foothill High School		\$2,374,030.51	\$18,354,303.33	\$108,812,656.21	\$19,452,782.46	\$148,993,772.50
Grant Union High School (Main Campus)		\$6,441,084.86	\$14,361,767.75	\$70,214,335.21	\$34,613,868.71	\$125,631,056.53
Grant Union High School (West Campus)		\$1,176,002.39	\$2,508,984.23	\$35,947,632.79	\$9,943,330.99	\$49,575,950.40
Highlands High School		\$4,016,963.72	\$8,534,449.55	\$97,072,518.48	\$35,680,572.88	\$145,304,504.63
Rio Linda High School		\$2,121,327.85	\$8,448,340.45	\$86,175,297.46	\$39,695,067.16	\$136,440,032.92
	Subtotal	\$16,129,409.32	\$52,207,845.31	\$398,222,440.15	\$139,385,622.20	\$605,945,316.98
Intermediate/Middle Schools						
Foothill Ranch Middle School		\$2,276,655.52	\$2,173,424.00	\$52,262,274.19	\$11,825,178.48	\$68,537,532.18
Martin Luther King Jr., Technology Academy		\$3,071,101.46	\$3,296,865.00	\$48,172,306.46	\$4,687,239.84	\$59,227,512.76
Norwood Junior High School		\$1,052,016.65	\$1,775,235.00	\$45,660,758.22	\$8,567,174.07	\$57,055,183.94
Rio Linda Preparatory Academy		\$1,038,304.78	\$2,004,208.25	\$60,734,073.10	\$9,160,770.09	\$72,937,356.22
Rio Tierra Junior High School		\$1,585,659.43	\$2,726,982.50	\$52,996,886.25	\$3,871,010.69	\$61,180,538.87
	Subtotal	\$9,023,737.84	\$11,976,714.75	\$259,826,298.22	\$38,111,373.16	\$318,938,123.97
Elementary Schools						
Allison Elementary School		\$658,441.95	\$1,541,014.75	\$12,938,679.33	\$8,463,658.78	\$23,601,794.80
Babcock Elementary School		\$647,680.64	\$2,337,637.61	\$10,250,670.38	\$10,683,555.16	\$23,919,543.79
Castori Elementary School		\$858,703.47	\$1,875,592.62	\$9,052,266.51	\$9,377,412.89	\$21,163,975.49
Del Paso Heights Elementary School		\$1,158,928.21	\$1,069,685.49	\$15,189,593.50	\$12,878,309.68	\$30,296,516.87

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HIGH SCHOOLS/ IMPROVEMENTS PRIORITY TOTALS

PRIORITY LEVEL OF WORK ITEMS:



Priority 1 Totals	\$	16,129,409.22
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- Priority 2 Totals \$ 82,207,845.31
- Priority 3 Totals \$ 398,222,440.15
- Priority 4 Totals \$ 139,385,622.70

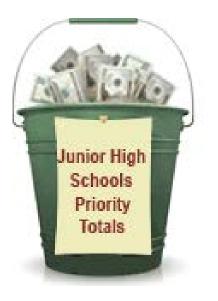
GRAND TOTAL Total P1 – P4 (All Facilities)

\$ 605,945,316,98



MIDDLE SCHOOLS / IMPROVEMENTS PRIORITY TOTALS

PRIORITY LEVEL OF WORK ITEMS:



Priority 1 Totals	\$ 9,023,737.84
Priority 2 Totals	\$ 11,976,714.75
Priority 3 Totals	\$ 259,826,298.22
Priority 4 Totals	\$ 38,111,373.16
GRAND TOTAL Total P1 – P4 (All Facilities)	\$ 318,938,123.97

ELEMENTARY SCHOOLS/ IMPROVEMENTS PRIORITY TOTALS

PRIORITY LEVEL OF WORK ITEMS:



Priority 1 Totals	\$ 26,659,961.23
Priority 2 Totals	\$ 47,854,756.29
Priority 3 Totals	\$ 373,163,304.07
Priority 4 Totals	\$ 313,787,418.09
GRAND TOTAL Total P1 – P4 (All Facilities)	\$ 761,465,439.69



CHARTER SCHOOLS / IMPROVEMENTS PRIORITY TOTALS



	VVO	
Priority 1 Totals	\$	3,721,717.36
Priority 2 Totals	\$	10,408,424.35

DDIODITY | EVEL OF WOOK ITEMO.

- Priority 3 Totals \$ 125,758,777.69
- Priority 4 Totals \$ 56,634,208.68

GRAND TOTAL Total P1 – P4 (All Facilities)

\$ 196,523,128.07

ALTERNATIVE / SPECIAL PROGRAM FACILITIES IMPROVEMENTS PRIORITY TOTALS

PRIORITY LEVEL OF WORK ITEMS:



Priority 1 Totals	\$ 4,161,115.86
Priority 2 Totals	\$ 5,850,139.74
Priority 3 Totals	\$ 62,122,508.00
Priority 4 Totals	\$ 66,921,269.18
GRAND TOTAL Total P1 – P4 (All Facilities)	\$ 139,055,032.78

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SUPPORT FACILITIES/ IMPROVEMENTS PRIORITY TOTALS

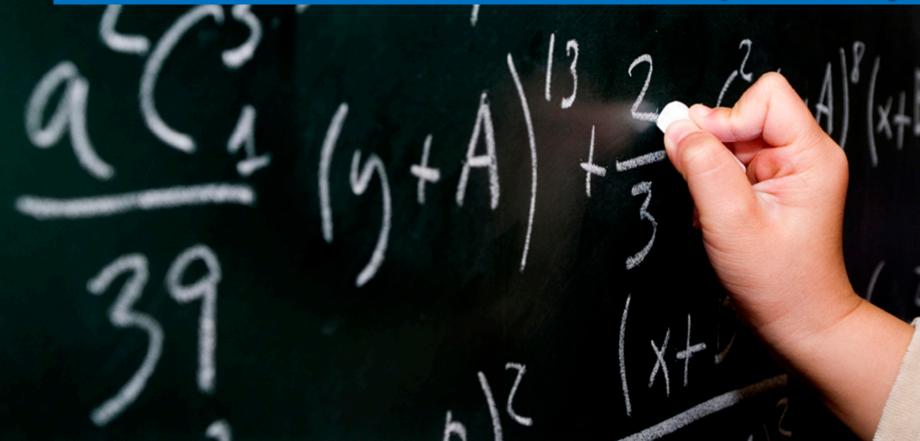


Priority 1 Totals	\$ 4,815,399.27
Priority 2 Totals	\$ 613,899.00
Priority 3 Totals	\$ 10,529,213.20
Priority 4 Totals	\$ 10,944,003.13
GRAND TOTAL Total P1 – P4 (All Facilities)	\$ 26,902,514.60

PRIORITY | EVEL OF WORK ITEMS.

DISTRICT-WIDE / IMPROVEMENT PRIORITY TOTALS

*per facility



master plan totals + discipline/ ASSESSMENT

FACILITY NAME		PRIORITY-1	PRIORITY-2	PRIORITY-3	PRIORITY-4	TOTAL COST
High Schools						
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PRIORITY 1 ITEMS

SAFETY AND SECURITY IMPROVEMENTS

- Door, Frame and Hardware/Master-Key Replacement (District-Wide)
- Card Reader "Controlled" Access Phase I (All Public/ Common Areas)
- Public Address/ Intercom Systems (District-Wide)
- Security Camera Upgrades (District-Wide)
- Room Graphics and Way-Finding Signage (District-Wide)
- Fire-Alarm Upgrades (District-Wide)
- Site Lighting
- New Marquee Signage

IMPROVEMENTS DIRECTLY IMPACTING THE CLASSROOM

- Roof Repairs (Remaining campuses not completed in 2014/2015)
- HVAC Upgrades Phase I



PRIORITY 1 ITEMS

ASSET PROTECTION AND OTHER IMPROVEMENTS:

- Exterior Paint Upgrades (Remaining campuses not
 - completed in 2014/ 2015)
- Restroom Upgrades–Phase I (minor scope floors & partitions)
- Fencing
- Exterior Lighting Improvements

PROPOSED DISTRICT-WIDE SPECIAL PROJECTS:

- ENEC Site Work / Phase 1
- Bay "D" Professional Learning Community Center

Total Priority 1 Recommendation:

\$77,102,439



Priority 1

Assessment

Needs



PRIORITY 2 ITEMS

SAFETY AND SECURITY IMPROVEMENTS

- Site "Security" Lighting Upgrades
- Site Parking and Traffic Control Upgrades Phase I (includes site drainage improvements)
- Decorative Perimeter Fencing at Front of School

IMPROVEMENTS DIRECTLY IMPACTING THE CLASSROOM

- Renovate Multi-purpose Classrooms
- Roof and Exterior Window Replacements Phase I
- Ceiling and Flooring Replacements Phase I
- Lighting and Electrical Upgrades Phase I
- HVAC Upgrades Phase II
- Super graphics



Priority 2

Assessment

Needs.

PRIORITY 2 ITEMS

Priority 2 Assessment Needs

ASSET PROTECTION AND OTHER IMPROVEMENTS:

- Drought tolerant "site" landscaping (irrigation with controls)
- Restroom Renovations Phase 2

PROPOSED DISTRICT-WIDE SPECIAL PROJECTS:

- ENEC Building Improvement / Phase 2
- NextGen Modernization Package

Total Priority 2 Recommendation: \$144,458,634.96

PRIORITY COST SUMMARY / MASTERPLAN TIMELINE

*District-Wide



plan + prioritize+ time \ THE ASSESSMENT

November 2016	2016-2020	2021-2030	2031-2035	2036-2040			
\$230 Million	PRIORITY 1 WORK ITEMS	PRIORITY 2 WORK ITEMS	PRIORITY 3 WORK ITEMS	PRIORITY 4 WORK ITEMS			
District Bond Election	Total of Available Funds: \$77.5 Million	Total of Available Funds: \$163,266,768	Total of Available Funds: \$Funding Required\$	Total of Available Funds: \$Funding Required\$			
	Bay 'D' Funding Improvement: \$4,000,000	2021 - \$29 million	 Safety + Security Improvements 	✓ Safety + Security Improvements			
Measure G: \$230M Local Funds: \$15.5M	Local Funding - \$15,500,000	2023 - \$29 million	 Site Fencing - Phase 1 Intrusion Alarm Upgrades - Phase 1 	» Site Fencing - Phase 1			
General Funds: \$10M	2017 - \$29 million	2025 - \$29 million	» Card Reader "Controlled" Access - Phase 2	✓ Improvements that Directly Impact the Classroom			
-Ridgepoint (Prop 39): \$1M -Foothill Ranch(Prop 39):51M	2019 - \$29 million	2027 - \$29 million	» Site Parking and Traffic Control Upgrades - Phase 2	 Construct (2) new Kindergarten classrooms Construct (1) transitional Kindergarten classroom 			
-Harmon X3 5M (Facility HardHaft) • New Bond: \$ 230M	Safety + Security Improvements Door, Frame and Narthwrk/Naster-Kry Replacement Card Read" "Controll Access"- Phase 1 Robin-Address/Intercom Systems Security Camera Upgrades Rom Originics and Way-Findings Synage Fire-Nami Upgrades Improvements that Directly Impact the Classroom Roof Reginal / Roof Replacements - Phase 1 HWC Upgrades - Phase 1 HWC Upgrades - Phase 1 Asset Protection and Other Improvements Exterior Part Upgrades - Phase 1 Protable Building Upgrades - Phase 1 Protable Building Upgrades - Phase 1 Protection and Other Improvements Exterior Part Upgrades - Phase 1 Protosed May District-Vikide Projects Beltic - Sitework / Phase 1 Bay "0" - Professional Learning Community Conter	Messure & Bond - 2028 - \$47,266,768 Safety + Security Improvements Bits Teacrity Lighting Upgrades Site Parking and Traffic Control Upgrades - Phase 1 Improvements that Directly Impact the Classroom Bits Teaching Upgrades - Phase 1 Ughting and Bectrical Upgrades - Phase 1 Walk Upgrades - Phase 2 Bits Building Upgrades - Bits Bits Bits Building Upgrades - Bits Bits Building Upgrades - Bits Bits Bits Building Upgrades - Bits Bits Bits Bits Bits Bits Bits Bits	 Improvements that Directly Impact the Classroom Rodr and Elderiv Window Replacements - Prate 2 Interior Paint Upgrades Caling and Flooting Replacements Lighting and Electrical Upgrades Classroom Technology Upgrades Classroom Technology Upgrades Classroom Flooting Replacements Asset Protection and Other Improvements Baldring Pulmory Upgrades Speer Graphic Paint Upgrades Proposed New District-Wide Projectis Construct Classroom Additions Replace (Centralized) & Police Distribution Department Conciliation (Extrahead) & Police Distribution Department Conciliation (Perstalized) & Police Distribution Department Conciliation (Lensal & Children Jesuit Distribution Paint Distribution Praces Expand Recordingue MPRs / Cateletias K Lichens and Admin Areas Driker - During Lingtones - Praise 3 New Performing Arts Center 	Construct (1) Transitional Kindergarten disaction Construct new STEAM. Center Building Asset Protection and Other Improvements Partom opter explanament of 15-20 year critical replacement access veror yoots. How, Cristele, etc.) Proposed New Construction Upgrade one "New Standard" Classroom of the future at (4) Elemental Schools, (1) Middle School and (1) High School Proposed New District-Wildle Projects ENEC - Final Building Phase - Phase 4			
	Total of Available Funds: \$77.5 Million	Total of Available Funds: \$163,266,768	Total of Available Funds: \$Funding Required\$	Total of Available Funds: \$Funding Required\$			
TOTAL 2016 Facility Assessment Construction Cost	\$77,102,439.25	\$144,458,634.96	\$1,273,979,403.37	\$784,334,388.19			
DISTRICT- Wide Special Projects (Included)	Bay "D"/Professional Learning Community Center ENEC (Phase I - Site Access)	ENEC (Phase II - Buildout Buildings D & E) NextGen Project	ENEC (Phase III - Buildout Buildings A, C, & F) New Performing Arts Center New Police & Transportation Center	ENEC (Phase IV - Buildout-High School) Classrooms of the Future			
	5% \$3,855,121,9	6 10% \$14,445,863.50	15% \$191,096,910.40	20% \$156,866,877.64			
INFLATION (5%, PER Year compounded)	0% 93,800,121.3						
2016 LRFMP	\$3,600,1213	\$158,904,498.46	\$1,465,076,313.77	\$941,201,265.83			
2016 LRFMP		DEBT PAYMENT	\$1,465,076,313.77	\$941,201,265.83			
	\$80,957,561.21		\$1,465,076,313.77	\$941,201,265.83			
2016 LRFMP	\$80,957,561.21 DEBT PAYMENT	DEBT PAYMENT	\$1,465,076,313.77	\$941,201,265.83			



TWIN RIVERS UNIFIED SCHOOL DISTRICT

	Total of Available Funds: \$77.5 Million	Total of Available Funds: \$163,266,768
TOTAL 2016 FACILITY ASSESSMENT CONSTRUCTION COST	\$77,102,439.25	\$144,458,634.96
DISTRICT- WIDE SPECIAL PROJECTS (INCLUDED)	 Bay "D"/Professional Learning Community Center ENEC (Phase I - Site Access) 	 ENEC (Phase II - Buildout Buildings D & E) NextGen Project
INFLATION (5%, PER Year Compounded)	5% \$3,855,121.96	10% \$14,445,863.50
2016 LRFMP Grand Total	\$80,957,561.21	\$158,904,498.46
	TwinRivers	32

TWIN RIVERS UNIFIED SCHOOL DISTRICT

Total of Available Funds: \$Funding Required\$		Total of Available Funds: \$Funding Required\$		
\$1,273,979,403.37		\$784,334,388.19		
 ENEC (Phase III - Buildout Buildings A, C, & F) New Performing Arts Center New Police & Transportation Center 		 ENEC (Phase IV - Buildout-High School) Classrooms of the Future 		
15%	\$191,096,910.40	20%	\$156,866,877.64	
\$1,465,076,313.77		\$941,201,265.83		

moving + forward | NEXT STEPS

N. P. N

look ahead SCHEDULE

SACRAMENTO

Twin Rivers Unified School District LRFMP "Focus" Meetings Schedule

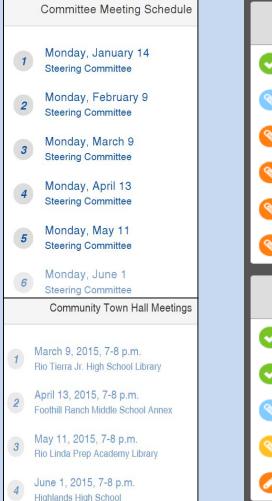


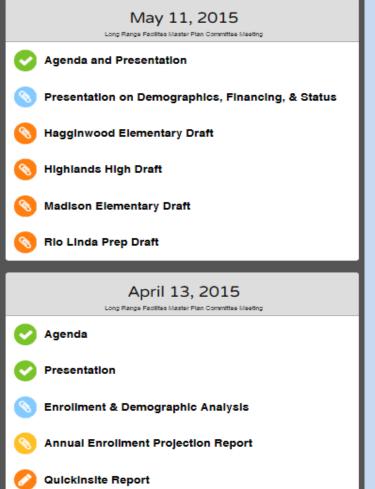
NO.	MEETING	MEETING TIME	MEETING DAY / DATE
1	Campus Assessment Review Meetings - District Principals (Winona Center)	1:00PM - 5:00PM	June 17, 2015
2	Sacramento Tax Payers Board of Directors Luncheon & Meeting	12:00PM - 1:00PM	Thursday, June 18, 2015
3	Steering Committee Meeting #7: Final Review of Pricing- Committee Reviews Final Recommendation of Pricing (District Office, Bay A, Walnut Room)	5:00PM - 6:30PM	Monday, June 22, 2015
4	Preliminary LRFMP Report Presentation to Board of Trustee's (*Board Workshop to finalize LRFMP- Steering Makes Final Recommendation) (District Office, Bay A, Oak Room)	5:00PM - 6:30PM	Wednesday, July 1, 2015
5	Board of Trustees Meeting (*Final LRFMP Report Presentation to Board Of Trustees)(District Office, Bay A, Board Room)	7:00PM	Tuesday, September 15, 2015

NEXT MEETING: July 1, 2015 / 5:00 pm – 6:30 pm

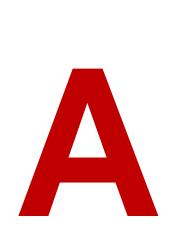


DISTRICT MASTER PLAN WEBSITE Long Range Facilities Master Plan Web Page















UNIFIED SCHOOL DISTRICT

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

