



Grass Valley School District

Facilities Utilization Master Plan

October 2017



Grass Valley School District

Facilities Utilization Master Plan

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Introduction

A Facilities Utilization Master Plan is a document that serves as a reference upon which decisions are made for future facility needs. Facilities planning requires building and modernizing schools for a rapidly changing tomorrow. With this in mind, planners should consider educational needs projected into a future that will serve the needs of all students.

Facilities planning involves research, consultation with experts, and a process that is broad-based. The most successful school planning is one that is continual in the process of planning over time. A plan that has built-in flexibility based on reasonable data and a keen understanding of the students served by the district is necessary.

Due to limited facility construction funding from the state level and minimal local funding availability, realistic expectations must be applied to future modernization, new construction, and replacement projects.

This Facilities Utilization Master Plan, as all master plans, is not intended to answer all questions, nor circumvent future thinking. This master plan provides a foundation and will need to be flexible to the ever-changing environment of student population, curriculum, and the economic environment.

Included in this Facilities Utilization Master Plan is relevant information such as the educational program, the educational facilities, condition of the facilities, demographics, and identification of possible funding sources.

The scope of the Facilities Utilization Master Plan is to:

- Summarize the facilities at each school site.
- Compare District facilities against facility standards to identify possible facilities needs.
- Establish the capacity of each school site.
- Draw conclusions based on the data in the Facilities Utilization Master Plan.
- Describe options for funding school facilities needs.
- Recommend next steps for addressing District facilities needs.

Revisions to the Facilities Utilization Master Plan are recommended annually. A comprehensive school planning process under the leadership of the Board of Trustees and the Superintendent serves as a guide for the future needs of the Grass Valley School District.

Executive Summary

A Facilities Utilization Master Plan is an essential tool for reviewing a school district's facilities and determining recommended improvements and exploring available resources.

This report is an important district tool to identify enrollment projections, analyze classroom capacities and establish an inventory of use of instructional spaces. It provides the framework for the Grass Valley School District to focus on improving its existing facilities and develop a plan to prioritize facility needs and to pursue the financial resources to fund the priority improvements.

The highlights and summary of the Facilities Utilization Master Plan include:

- The current enrollment in the Grass Valley School District is 1,736 students with 515 students attending Grass Valley Charter School and the remaining 1,225 students attending Bell Hill Academy, Margaret C. Scotten Elementary, and Lyman Gilmore Middle School.
- The District's existing school facilities are evaluated and compared to the recommended state facility guidelines to determine the adequacy of the facilities. Based on the current enrollment, the adequacy of school square footage ranges from 124% to 162% of the recommended area allocation.
- Based on the capacity for Grass Valley School District, the District can accommodate a high of 2,189 students utilizing the 'practical' capacity for each school. The District could accommodate an increase in enrollment of 453 students.
- The total districtwide inventory identified 97 classrooms, of which 57 are permanent and 40 are portable. The District's inventory includes 41% of total classroom assets in portables.
- Based on the Facility Inspection Tool, the school facilities are in 'Fair' condition and will provide the foundation for establishing a baseline for the development of a comprehensive maintenance plan.
- Due to limited new development, the aging population and shortage of in-migration, the District can anticipate that there will be a slight enrollment increase within a 10-year timeframe.
- The Facilities Utilization Master Plan identifies facility needs at each school due to age of facilities and/or lack of facilities funding. The next critical step would be to prioritize projects at each school and determine the estimated construction cost.

Looking forward, it is recommended the District:

- Refine the list of facility improvements identified in the Facilities Utilization Master Plan based on District priorities and potential funding.

- Utilize the cost estimates for facility improvements at school sites to finalize project prioritization process.
- Develop a phasing schedule of construction for the priority projects based on the timing of possible future state funding or anticipated district funding.
- Annual review and update of the enrollment projections, classroom inventories, condition assessment facilities, and funding options.

SECTION I

Educational Program

The community and history of the Grass Valley School District is provided to understand how the educational programs have progressed to the present.

School District Community

Located in Nevada County, 75 miles northeast of Sacramento along the Highway 80 corridor, the City of Grass Valley is the largest city in the western region of Nevada County. Situated at roughly 2,500 foot elevation in the western foothills of the Sierra Nevada mountain range, the City of Grass Valley has a population of 12,860 as of the 2010 census within a land area of just under five square miles.

The District Grew with the Community

The community and School District have a long history. Like many communities in Northern California, Grass Valley's history began with the California Gold Rush. It is believed Grass Valley was named by settlers whose cattle had wandered from their campsite on Greenhorn Creek to a 'grassy valley' nearby where the grazing was better. The town incorporated in 1860.

Grass Valley is the location of the Empire Mine and North Star Mine, two of the richest mines in California. Many of those who came to settle in Grass Valley were tin miners from Cornwall, England. They were attracted to the California gold fields because the same skills needed for deep tin mining were needed for hardrock (deep) gold mining.

According to *The Heritage that Prospered, A History of the Grass Valley School District 1853-1993*, by the 1860s the population in Grass Valley had increased along with the trend of growing enrollment. Several elementary schools were built in Grass Valley in this decade, as well as the high school in 1867. The Grass Valley School District was established in 1868 becoming one of the 39 small school districts operating in gold-rich Nevada County. Since that time, the Grass Valley School District has remained one of the largest school districts in the county, serving students residing in the incorporated City of Grass Valley as well as other unincorporated areas of the county. The boundaries of the District have changed many times in the past 146 years.

As the community grew, new schools were built and grade levels at existing sites changed. James S. Hennessy School, now home to Grass Valley Charter School, was built in 1936. The school was named in honor of Mr. Hennessy, dedicated teacher, principal, and city superintendent of schools that guided the District through the Great Depression.

Bell Hill School, now Bell Hill Academy, the current one-story school was built in 1950 named after the school bell that is displayed in the permanent monument placed at the school's entry. The bell for which it is named served the school and community for almost one hundred years.

Lyman Gilmore Middle School was completed in 1968 named after Grass Valley's aviation pioneer known as one of America's pioneers in aeronautics who spent the majority of his life in Nevada County.

With the District's increased enrollment growth in the 1980s, the Margaret G. Scotten School was completed in 1990. Names for the new school had been solicited from the community and the result was a ground swell of support to name the new school after the Hennessy School's secretary that had served the District for 46 years.

Today, the Grass Valley School District serves 1,736 students in kindergarten through eighth grade in four schools: Bell Hill Academy (K-4), Margaret G. Scotten Elementary School (K-4), Lyman Gilmore Middle School (5-8) and the Grass Valley Charter School at Hennessy (K-8).

The District continues to actively explore alternative patterns of school organization that are diverse and tailored to meet the individual needs of the community as they evolve. Support for students with exceptional needs is generally provided by utilizing support within the general education classroom and short-term assistance in areas outside the classroom.

One of the ways the District provides parents with a choice of educational options is through the district-operated Grass Valley Charter School program. A charter school differs from a traditional school because a charter school has more flexibility in the instructional program through its charter. As a charter school, Grass Valley Charter is accountable to the Board of Trustees for carrying out the charter. The James S. Hennessy School was converted to the Grass Valley Charter School at Hennessy to provide Expeditionary Learning, a chartered entity of Outward Bound. Expeditionary Learning is a proven model for comprehensive school reform for elementary, middle and high schools. It emphasizes learning by doing, with particular focus on character growth, teamwork, reflection, and literacy. Teachers connect high quality academic learning to adventure, service, and character development through a variety of student experiences including interdisciplinary, project-based learning expeditions.

In addition to the schools, the District offers expanded options for families in before and after school programs at two campuses year-round, Bell Hill Academy and Margaret G. Scotten School and during the school year at Lyman Gilmore Middle School.

To better serve the community, the Grass Valley School District operates preschool programs at Our Kids' Place and Grass Valley Little Learners during the school year.

Board Vision, Core Messages and Goals

Board Vision

The educational programs offered by the Grass Valley School District continue to reflect the aspirations of the broader community served by the District. It is the mission of the Grass Valley School District to provide the highest quality education for all students in order that they fulfill their potential, become lifelong learners, and contribute to society as responsible citizens. The Board of Trustee's vision and core message are as follows:

- The Grass Valley School District is committed to assuring that all students succeed in mastering a challenging standards-based education.
- All curriculum, instruction, assessment, and organization shall be aligned to provide a foundation that supports student success in meeting district performance standards.
- With encouragement, careful monitoring, and meaningful evaluation, the District will inform parents of student progress and provide support to those students not meeting grade-level standards.
- The key to student success lies with our highly motivated, professional educators engaged in on-going staff development and collaboration in partnership with parents and the school community.

The dedication to this vision shall be reflected in Board goals, site plans, long range planning, daily decision-making, as well as our self-evaluation of success.

Core Messages

All Students: All students means the full range of learners with added emphasis on the learning needs of second language learners, special education students, those with learning differences, and advanced learners.

Standards Based: The focus of instruction should be on what students need to know and do at each grade level.

Curriculum: Curriculum will be comprehensive, research-based, District-adopted, systematic, standards-based, engaging, and sequential.

Instruction: Instruction will be differentiated, with appropriate grouping, and with appropriate materials.

Assessment: Assessment will be readily accessible, on-going, varied, and provide useful information to students, staff, and parents regarding progress towards standards. A goal of independent learners is to be able to assess their own progress.

Organization: Students will be grouped, schedules of all staff including specialists should be developed, lessons planned, and curriculum mapped so as to maximize all services.

Aligned: All areas of instruction and support must be related to student success and must all be coordinated for maximum impact on student achievement.

Monitoring: Monitoring of student progress will occur at frequent intervals and the data should be used to differentiate instruction, inform parents, and design student support.

Support: Students will first receive differentiated instruction in their classroom with further support available at both the school and district level.

Professional: Professional educators engage in reflection for self improvement, empower themselves as educators to improve student learning, work toward bettering their chosen field, and take responsibility for the outcome of their efforts.

Collaboration: Professional collaboration will include time to analyze data, study student work, share professional expertise, and examine instructional strategies in relation to student progress towards standards.

Success: Success is students seeing themselves as confident learners and good citizens.

Goals:

Working collaboratively with the Grass Valley School District's stakeholders, the District has developed three goals to focus on over the next three years.

- **Goal #1:** All Students will receive Common Core State Standards instruction in the areas of Mathematics and Language Arts and will increase proficiency in these areas through quality instruction and intervention support services.
- **Goal #2:** Students will receive academic and behavior support.
- **Goal #3:** All students will be provided a school climate that is safe, caring, conducive to learning and encourages students to attend school.

Local Control and Accountability Plan

The Grass Valley School District is committed to the optimal development of each learner and to the belief that all students can learn and want to learn. The District is very fortunate to have a highly professional and dedicated staff, which recognizes that curriculum and instruction are not static.

In July 2013, the Governor signed legislation that dramatically revised how California funds its schools creating the new Local Control Funding Formula (LCFF). The LCFF replaces California's nearly half-century-old, state-controlled school finance system with one that promises more local control as well as greater transparency. It directs more funds to districts with low-income students, English learners, foster children, and shifts more authority to local districts to decide how to spend the money.

The funding law requires that in return for greater control over how they spend state funds, districts must involve parents and the public in setting academic goals and in linking expenditures to those goals. Districts must also subsequently share data on whether the spending achieved the desired results at the school site and district levels for all students and for student subgroups receiving additional dollars. The requirement that instructional and budget goals be tied together through a community process marks a fundamental shift in budgeting in California.

The framework for doing this will be the Local Control and Accountability Plan or LCAP, a three-year plan, which must be updated annually, that every district must create and maintain. In January 2014, after multiple revisions, the State Board of Education approved an LCAP template that all districts must use, starting July 1 with the 2014-15 budget year. The LCAP is intended to capture the level and type of information that comprises a good strategic plan. It focuses on strategic goals, progression of outcomes, services and related expenditures based on local need. Both the District and Grass Valley Charter School must have a LCAP.

Under LCFF, California funds charter schools equally per student with adjustments based on grade levels and demographic characteristics. Charter schools are expected to complete their own LCAP and consult with teachers, principals, administrators, other school personnel, parents and students in developing their LCAP. Although charter schools are not subject to the public hearing requirements that districts and county offices of education must comply with, they are subject to the hearings and reviews that must occur to approve and reauthorize a charter school petition.

The Grass Valley School District's and the Grass Valley Charter School LCAP were adopted by the Grass Valley School District Board of Trustees. The following is provided as an overview of both LCAPs identifying the goals and action for the next three fiscal years.

Grass Valley School District LCAP Overview

Goal #1: All students will receive Common Core State Standards instruction in the areas of mathematics and language arts and will increase proficiency in these areas through quality instruction and intervention support services.

2017/18 through 2019/2020:

Students will be provided with standards aligned Mathematics and English Language Arts/English Language Development textbooks and materials.

All students will continue to be provided access to a broad course of study and accelerated/enhanced learning experiences, during school and outside school hours, that will prepare them for college and/or career.

District staff will continue to participate in professional development and collaboration to support them in the implementation of the mathematics and ELA/ELD curriculum, and to allow them time to develop benchmark assessments, analyze student data, and guide instruction.

Students will be provided with technology hardware, applications, software, and connectivity to enhance a blended learning model for students.

Students with disabilities will continue to participate in general education to the maximum extent possible. Educational needs in Mathematics and Language Arts are driven by IEP goals for each student. Centralized programs are available for placement of students with severe special needs that require specialized services.

Students will receive English Language Development instruction and intervention service.

Purchase Standards Aligned English Language Arts/English Language Development textbooks and materials.

Provide staff development for both certificated staff for the implementation of the new ELA/ELD textbook materials.

Students will participate in the Artists in the Schools Program.

Goal #2: Students will receive academic and behavior support.

2017/18 through 2019/2020:

All students will continue to be provided with Behavior Support Services.

Students will be provided academic intervention support by intervention staff and supplemental materials.

Students with significant academic deficiencies and/or significant behavior issues will be provided targeted intervention services.

Students with severe academic and behavior deficiencies will continue to be provided with specific interventions.

Provide support for students who struggle with social relationships and behavior during recess.

Provide additional supports for Foster Youth.

Students will be provided with transportation services that support a school start time that is optimal for student learning, a release time that reduces student wait time, and flexibility to provide early release collaboration days for teachers.

Implement the Multi-Tiered System of Supports (MTSS) Action Plan.

Goal #3: All students will be provided a school climate that is safe, caring, conducive to learning, and encourages students to attend school.

2017/18 through 2019/2020:

Students will continue to be provided with a safe and conducive learning environment.

Students with significant academic deficiencies and/or significant behavior issues will be provided facilities for targeted intervention services.

Increase the level of communication for improved parent involvement to support student learning.

Provide support and training for parents to prepare them to support their children in pursuing college and career options.

Enhance school facilities to support student learning and provide a safe school environment.

Staff and students will be provided with training and supports that will enhance cultural sensitivity and promote a school culture of caring, a better understanding and appreciation of diversity, empathy, and safety.

Increased parent outreach will be achieved through implementing the Living Tree Family Engagement Grant.

Grass Valley Charter School LCAP Overview

Goal #1: GVCS will use and develop curriculum that is aligned to state standards and current research (Strategic Plan Area #1).

2017/18 through 2019/20:

Employ appropriate staff to do this work.

Professional development time for staff to implement this outcome.

Learning center staff to work with targeted students.

Goal #2: GVCS will employ the most current best practices in instructional program (Strategic Plan Area #2).

2017/18 through 2019/20:

Provide basic facilities that promote a positive environment for students to learn.

Maintain campus beautification fund.

Maintain adequate reserves to remain fiscally solvent.

Set aside funds for improvement to school site.

High quality work will be displayed for targeted students.

Maintain an innovation fund for teacher to use with students.

Goal #3: GVCS will employ the most current best practices in assessment practices (Strategic Plan Area #3).

2017/18 through 2019/20:

Teachers will revise curriculum and assessments.

Teachers will analyze data from a variety of sources to inform instruction and evaluate program.

Maintain best practices around quality work, EL practices, and assessments.

Students and teachers will have access to high quality instructional materials.

Maintain services with GVSD to support GVCS work.

Train learning center staff.

Teachers will employ a common system of tracking student achievement.

Goal #4: GVCS will employ the most current best practices in maintaining character and culture of students and in the school community (Strategic Plan Area #4).

2017/18 through 2019/20:

Character measures will be unified into one cohesive set.

School-wide initiatives will be communicated to all stakeholders.

Targeted students will have access to appropriate technology.

GVCS will continue to teach character through our Adventure Program.

Goal #5: GVCS will employ the most current best practices in leadership structures (strategic Plan Area #5).

2017/18 through 2019/20:

Parents, staff, and students will survey annually.

Community meetings will be held monthly and feature student leadership.

Targeted students will be given a survey to assess their feelings.

The Instruction Leadership Team and Administrative Council will be shared leadership opportunities for staff.

The GVCS Foundation and Parent Leadership Group will meet regularly and actively recruit parents.

Survey staff and develop systems for teacher support systems.

SECTION II

Educational Facilities

Section II defines area allocation at school sites compared to state guidelines. Included in this section is detailed information on each school facility overall, adequacy of facilities based on square footage allocations, and site considerations and limitations. These limitations may be acreage, number of classrooms, or adequate square footage of core facilities or site conditions. In addition, this section identifies the maximum practical number of students that can be housed in each school site and limitations at the site.

State Facility Guidelines

The state school facility guidelines are the ‘standard’ used to determine the adequacy of school sites and facilities. These guidelines and definitions were applied to determine the relative adequacy of school sites that serve various grade levels. Following is a definition of the guidelines followed by tables that specify the area for core facilities based on the school enrollment. These guidelines have been applied to all school sites.

Building Area per Pupil

Although the current School Facilities Program (SFP) does not prescribe allowable building area as did the former Lease-Purchase Program (LPP), the California Department of Education continues to recommend that the size of schools be calculated at 59 square feet (the minimum) per pupil for kindergarten through grade six, and 80 square feet (the minimum) per pupil for grades seven and eight, as discussed in the *Guide to School Site Analysis and Development, 2000*, prepared by the California Department of Education. These recommended square footages per pupil, 59 square feet for (K-6), and 80 square feet for (7-8), are broken down further by types of facilities that are recommended for each pupil. The typical and approximate allocations for construction under the former Lease-Purchase Program to be used for this analysis are shown in Table II-1 and Table II-2.

**TABLE II-1
Elementary School per Pupil Area Allocation**

Elementary School	Square Feet Per Pupil
Classroom	32
Small Group Rooms	2.5
Library	2.5
Multi-Purpose/Kitchen	7
Office	3
Exterior Covered Walk/Corridor	6
Toilets	3
Storage/Custodial/Heater Room	3
Total	59

Source: California Department of Education

**TABLE II-2
Middle School per Pupil Area Allocation**

Middle School	Square Feet Per Pupil
Classroom (includes shops, art, science, homemaking, and music)	37
Small Group Rooms	2
Library	3
Multi-Purpose, Type II (Large Group/Resource)	3
Multi-Purpose/Kitchen	7
Gym	7
Shower/Locker	4
Office	3
Toilets	4
Storage/Custodial/Heater Room	4
Exterior Covered/Student Locker/Shelter	6
Total	80

Source: California Department of Education

Area Allocations Using District Enrollment and State Loading Standards

Using the state guidelines in Table II-1 and Table II-2, the number of students to be housed and adequacy of core facilities will be determined with two loading standards. The two loading standards are the state standard under the California Longitudinal Pupil Achievement Data System (CALPADS) and the State School Facilities Program. Following is an explanation of each loading standard.

California Longitudinal Pupil Achievement Data Systems (CALPADS): CALPADS represents a ‘count’ of students enrolled in each school on a selected day in October each year. The CALPADS loading shows the adequacy of facilities compared to the number of students who attend the school. This data is meaningful because it shows ‘present time’ adequacy of facilities for current students.

State Loading Standards under the State School Facilities Program: The state loading standard shows the state’s assumption about how many students can be housed at the school in the current building and how adequate the current facilities would be if the school were ‘full’ according to the state loading standard. The state assumes that there will be an average of 25 students per classroom for elementary school and 27 students for middle school.

Practical Loading Standard: From a practical standpoint, the spaces available and the grade levels of student who enroll do not align such that a school would be at 100% of capacity. Experience from school districts show that a school is essentially full at 90% of capacity. This is known as the ‘90% rule’. Beyond 90%, schools have crowding problems such as needing to enroll multiple siblings at more than one school site due to inadequate capacity. Therefore, the 90% capacity has been identified for each site.

School Facility Inventory: In addition to analyzing the area allocations of each site, the School Facility Inventory has been prepared for each school site to identify the age of the building and use of the space for purposes of a future State School Facilities Program.

The inventory identifies building type by either permanent or portable. Under the State School Facilities Program, ‘portable classroom’ means: 1) a classroom building of one or more stories that is designed and constructed to be relocatable and transportable over public streets, 2) with respect to a single story portable classroom, is designed and constructed for relocation without the separation of the roof and floor from the building and 3) when measured at the most exterior walls, has a floor area not in excess of 2,000 square feet.

For purposes of determining the age of a building for modernization funding under the State School Facilities Program, the 25 year period for permanent building begins 12 months after the plans for the building were approved by the Division of the State Architect and the 20 year period for portable buildings begins 12 months after the plans for the building were approved by the Division of the State Architect.

Site Acreage

The California Department of Education identifies the site acreage for schools in *Guide to School Site Analysis and Development, 2000*. The suggested site acreage is based on the total area required for facilities, including land for buildings, parking, and outdoor physical education spaces. The adequacy of acreage at each site has been calculated using the guidelines from that publication.

Land for Parking and Access Roads

In addition, the *Guide to School Site Analysis and Development, 2000*, prepared by the California Department of Education includes recommendations for parking, buses, and access roads.

Typically, areas for parking and bus loading, access roads, and fire and service roads are required of most schools. The current recommendation utilizes a formula of 2.25 parking spaces for each teaching station at a school. This would include space for staff members, teacher aids, and visitors.

If the parking and bus loading areas for a school are designed separately, the architect may plan to use about 15,000 square feet for the bus loading areas plus 380 square feet for each parking space and access roads. Included in this calculation is the land around parking lots, the land between the parking lots, the turnarounds, drop-off areas, services areas, and the frontal street.

In planning for parking at a school site, the California Building Code provides requirements for accessibility to public buildings and public accommodations for individuals with disabilities. All areas of newly designed and newly constructed buildings and facilities and altered portions of existing buildings and facilities must comply with the current code requirements. In general, where parking spaces are provided for public access to a facility, parking spaces for accessibility must be provided. The building code requirements in place when a school is built are often different from the current code requirements that are in place today. The table below provides the current building code requirement for the minimum number of required accessible parking spaces. In addition, for every six or fraction of six accessible parking spaces required, at least one will be a van parking space.

**Table II-3
2013 California Building Code – Accessible Parking Spaces**

Total Number of Parking Spaces Provided in Parking Facility	Minimum Number of Required Accessible Parking Spaces
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1000	2 percent of total
1001 and over	20, plus 1 for each 100, or fraction thereof, over 1000

Bell Hill Academy – Site Analysis

Grades: K-4

Enrollment: 223

Acreage: 1.93

Total Classrooms: 10

Portable Classrooms: 6

Percentage of Area Allocation Based on Square Footage per Student (CALPADS): 124%

Overall

The Bell Hill Academy school site is the location of the District’s “Global Studies” program. The program is designed to promote respect for other cultures and the environment. The Global Studies program includes an in-depth emphasis on a specific continent in each grade level, and all students have an opportunity to learn Spanish throughout the year. Bell Hill Academy offers the only dual-language immersion program in Nevada County, which features instruction primarily in the Spanish language.

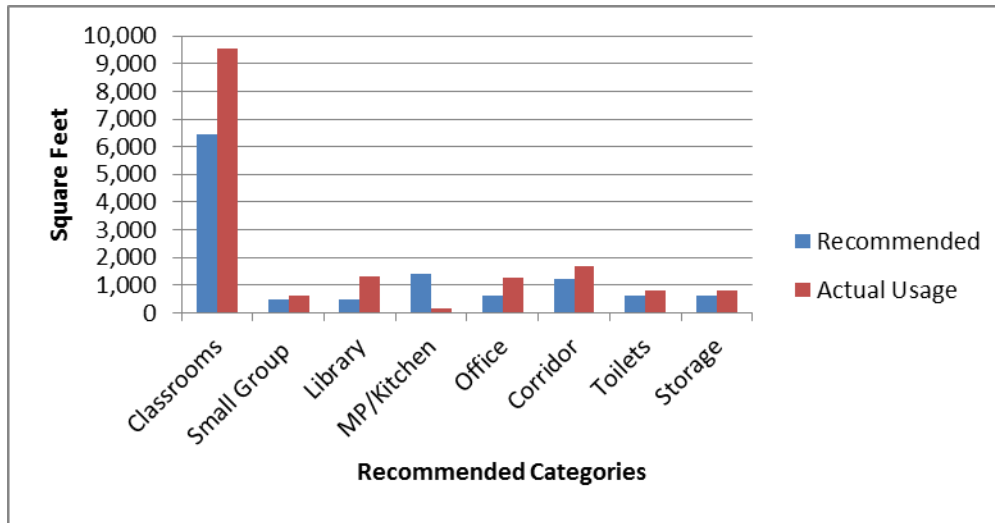
This is an older school with early 1950’s construction requiring significant needs for updating infrastructure. There are many projects needed for this school. The school has received modernization in the past under the State School Facilities Program, but the modernization needs were significantly greater than the resources provided. The staff has taken care of many maintenance issues at the school while waiting for more substantial work to be completed from resources that have yet to be identified.

The site is small with limited bus access for dropping off students and limited parking. The configuration of the site provides a challenge for security as there is access from three public streets. The site has aging infrastructure, which is costly to upgrade. The School Insurance Group conducted an accessibility survey in 2012 to provide the district with a detailed listing of noncompliant areas on the campus. Many of the concerns in the report are due to the age of the facility and the topography of the site. In addition, there is a need for the construction of a multi-purpose room and kitchen for preparing, serving, and storing food. With the site constraints, there is limited space for the footprint of this type of facility.

Adequacy of Facility Based on State Guidelines

Currently, there are 223 students attending the school based on the recent CALPADS enrollment report. The school facility is underutilized with 134% of the state guideline attributable to classroom area. There is more than double (232%) the area for library and nearly double (191%) the area for office. The school has inadequate (11%) area for multi-purpose room/kitchen. Chart II-1 provides a comparison of the state guidelines for area utilizing the enrollment of the school to the actual area of the school.

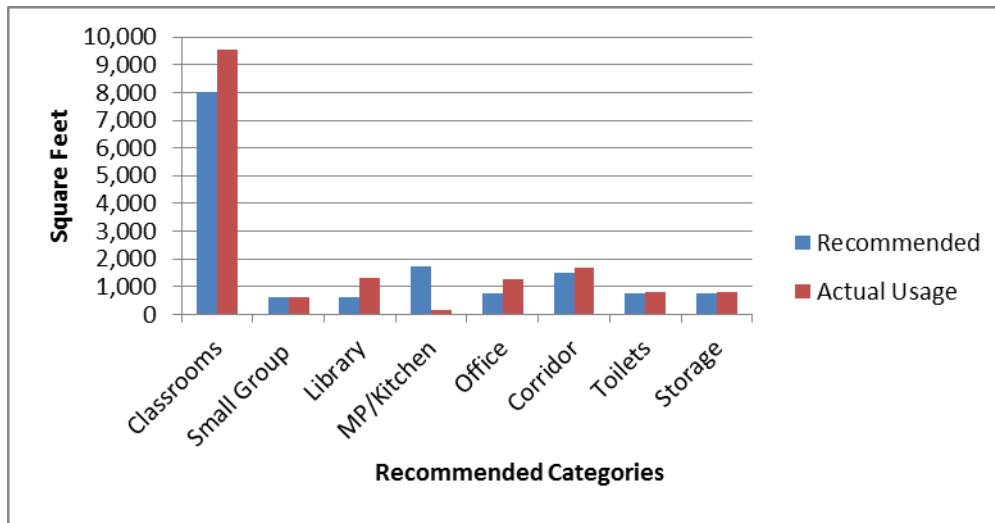
**Chart II-1
Bell Hill Academy
Area Allocation – Square Footage Usage Based on Enrollment**



Source: Williams & Associates, 2017

The state loading standard identifies available classroom space for 250 students. It is important to note that the school does not have adequate multi-purpose/kitchen facilities to accommodate 250 students. If the school were to operate with 250 students, it would be at 10% of the recommended area for the multi-purpose room/kitchen. The classrooms would be slightly underutilized at 120%, the library would still be over double the area at 207% and the office would be at 171% of the area. Chart II-2 provides a comparison of the state guidelines for area utilizing the state loading standards for the number of classrooms on the site to the actual area of the school.

**Chart II-2
Bell Hill Academy
Area Allocation – Square Footage Usage Based on State Loading Standard**



Source: Williams & Associates, 2017

Practical Capacity

As referenced on page three of this Section, for practical purposes, schools are normally only utilized at 90% of capacity. Using the 90% rule, the practical capacity of the Bell Hill Academy is 225 students, two students beyond the existing enrollment.

Adequacy of Site Acreage

The State recommended acreage for the current enrollment and State capacity enrollment at Bell Hill Academy is 3.7 acres. The school has 1.93 acres which represents 52.16% of the recommended acreage for the number of students currently attending the school and the State capacity for the school. Therefore, the acreage is inadequate at this school site.

Adequacy of Parking

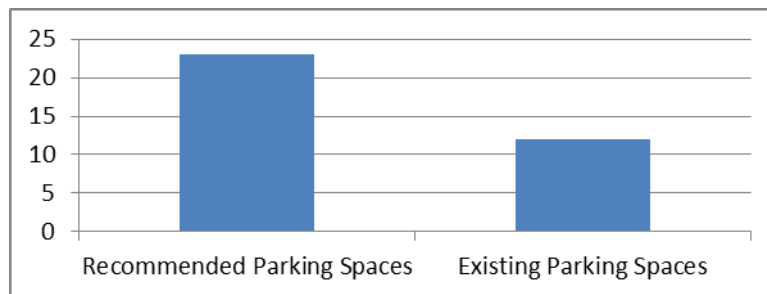
The current State recommendation utilizes a formula of 2.25 parking spaces for each teaching station at a school. This would include space for staff members, teacher aids, and visitors. Based upon the 10 classrooms, this would result in 23 parking spaces for Bell Hill Academy. The existing parking spaces at this site are 12 standard parking spaces and one accessible parking space.

If the parking and bus loading areas for a school are designed separately, the architect may plan to use about 15,000 square feet for the bus loading areas plus 380 square feet for each parking space and access roads. Included in this calculation is the land around parking lots, the land between the parking lots, the turnarounds, drop-off areas, services areas, and the frontal street. For Bell Hill Academy, this would total 18,800 square feet.

The California Building Code provides requirements for accessibility to public buildings for individuals with disabilities. In general, where parking spaces are provided for public access to a facility, parking spaces for accessibility must be provided. Based on current code requirements, the minimum number of required accessible parking spaces is one of which one must be a van parking space. There is one existing accessible parking space at this site.

Chart II-3 provides a comparison of the recommended parking spaces for this site and the actual spaces that are provided.

**Chart II-3
Comparison of Recommended Parking Spaces to Actual Spaces**



Source: Williams & Associates, 2017; Grass Valley School District, 2017

Grass Valley Charter School at Hennessy – Site Analysis

Grades: K-8

Enrollment: 515

Acreage: 7.79

Total Classrooms: 30

Portable Classrooms: 7

Percentage of Area Allocation Based on Square Footage per Student (CALPADS): 162%

Overall

Grass Valley Charter School is a public charter school incorporated in 1993 being the 22nd charter school in the state of California and is formally affiliated with the nationally recognized Expeditionary Learning Organization which is a chartered entity of Outward Bound. Utilizing this unique educational model, the school now earns among the top academic scores in the state of California. Grass Valley Charter School is currently a Mentor School in the Expeditionary Learning network of schools and is considered a model school.

This is the oldest school in the District with 1930's construction requiring significant needs for updating infrastructure. There are many projects needed for this school. The school has received modernization in the past under the State Lease-Purchase Program in 1987, but the modernization needs were significantly greater than the resources provided. The staff has taken care of many maintenance issues at the school while waiting for more substantial work to be completed from resources that have yet to be identified.

Recently, the Grass Valley School District filed two applications under the Charter School Facilities Program for the expansion and rehabilitation of the Grass Valley Charter School. The two applications have been accepted and are being processed by the Office of Public School Construction to be presented to the State Allocation Board early 2018.

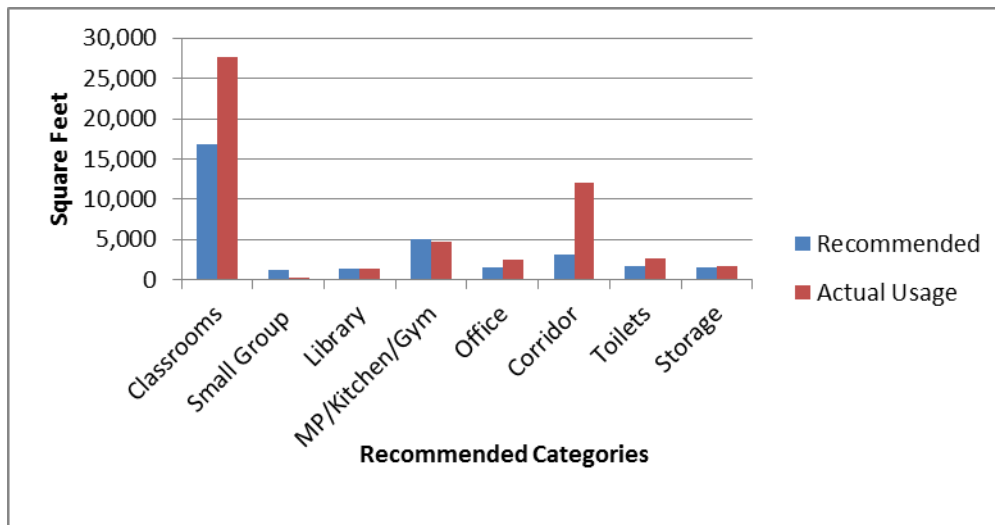
The preliminary proposed scope of the rehabilitation project is to rehabilitate 52,772 square feet of the existing school to extend the useful life of the facility and to enhance the physical environment of the school. The preliminary proposed scope of the expansion project is the addition of six permanent classrooms and the expansion of the existing permanent Cafeteria, converting it into a Multi-Purpose Room.

The school has facilities on the campus that are eligible for modernization under the State School Facility Program (SFP). The current estimated State funding share for the modernization eligibility is \$2,249,875 and the estimated District share is \$1,499,924 for a total SFP estimated project cost of \$3,749,799.

Adequacy of Facility Based on State Guidelines

Currently, there are 515 students attending the school based on the recent CALPADS enrollment report. The school facility is underutilized with 162% of the state guideline attributable to classroom area. The area is adequate for the library (99%) and more than adequate for the office (161%). The school has inadequate (23%) area for small group rooms and just under the recommended square footage for the multi-purpose room (93%). Chart II-4 provides a comparison of the state guidelines for area utilizing the enrollment of the school to the actual area of the school.

**Chart II-4
Grass Valley Charter School
Area Allocation – Square Footage Usage Based on Enrollment**



Source: Williams & Associates, 2017

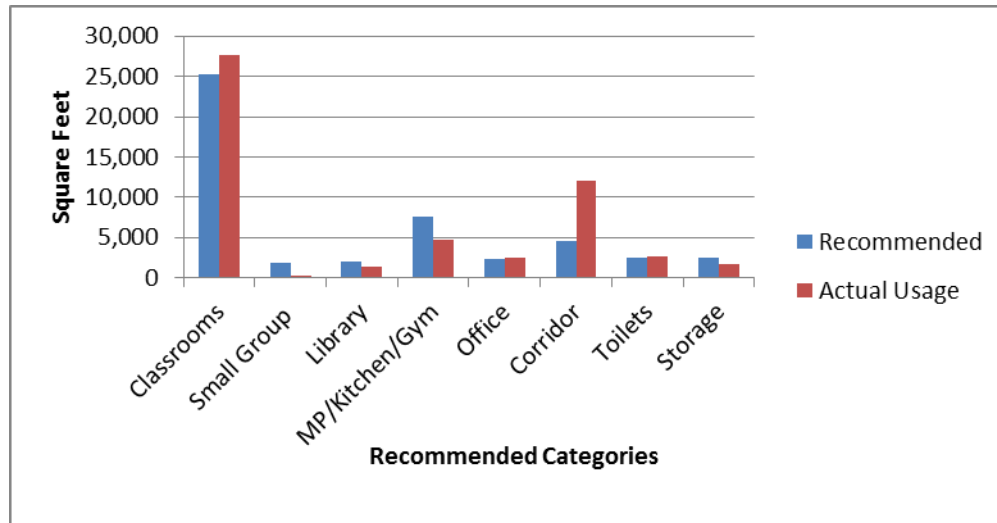
The District is utilizing this school as a (K-8) school. In order to calculate the recommended building area, a combination of the California Department of Education’s recommended building area per pupil of 59 square feet for the K-6 pupils and 80 square feet for the 7-8 pupils is utilized.

The District’s 2014 CALPADS enrollment for this school identifies 409 (K-6) pupils, and 106 (7-8) pupils for a total of 515 students at this site. Based on this enrollment distribution, the number of (K-6) pupils represent 79% (409/515) of the total number of pupils at this site and the (7-8) pupils represent 21% (106/515) of the total number of pupils at this site. These percentages were used to calculate the capacity for the (K-6) and (7-8) pupils based on State Loading Standards at this site. This will result in 600 (K-6) pupils and 162 (7-8) pupils for a total State loading capacity of 762 pupils.

The state loading standard identifies available classroom space for 762 students. It is important to note that the school does not have adequate multi-purpose/kitchen/gym facilities to accommodate 762 students. If the school were to operate with 762 students, it would be at 62% of the recommended area for the multi-purpose room/kitchen/gym. The classrooms

would be slightly underutilized at 109%, the library would be below the recommended area at 67% and the office would be at 109% of the area. The area for small group rooms would be inadequate at 15%. Chart II-5 provides a comparison of the state guidelines for area utilizing the state loading standards for the number of classrooms on the site to the actual area of the school.

**Chart II-5
Grass Valley Charter School
Area Allocation – Square Footage Usage Based on State Loading Standard**



Source: Williams & Associates, 2017

Practical Capacity

As referenced on page three of this Section, for practical purposes, schools are normally only utilized at 90% of capacity. Using the 90% rule, the practical capacity of the site is 686 students, 171 students beyond the existing enrollment.

Adequacy of Site Acreage

The State recommended acreage for the current enrollment Grass Valley Charter School is 14.70 acres. The school has 7.79 acres which represents 52.99% of the recommended acreage for the number of students currently attending the school.

The State recommended acreage for the State capacity of Grass Valley Charter School is 17.10 acres. The school has 7.79 acres which represents 45.56% of the recommended acreage for the number of students that could be housed at this school based on State loading capacity.

Therefore, the acreage is inadequate at this school site for both current enrollment and State capacity.

Adequacy of Parking

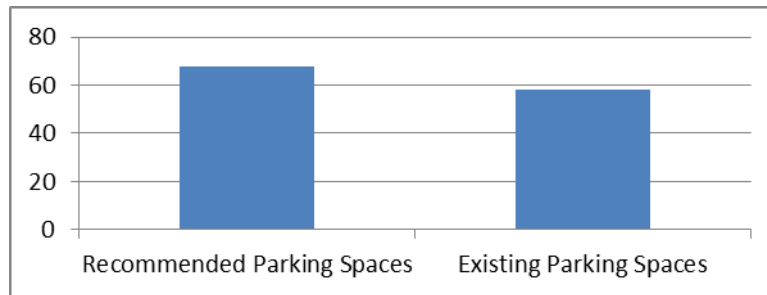
The current State recommendation utilizes a formula of 2.25 parking spaces for each teaching station at a school. This would include space for staff members, teacher aids, and visitors. Based upon the 30 classrooms, this would result in 68 parking spaces for Grass Valley Charter School. The existing parking spaces at this site are 58 standard parking spaces and two accessible parking spaces.

If the parking and bus loading areas for a school are designed separately, the architect may plan to use about 15,000 square feet for the bus loading areas plus 380 square feet for each parking space and access roads. Included in this calculation is the land around parking lots, the land between the parking lots, the turnarounds, drop-off areas, services areas, and the frontal street. For Grass Valley Charter School, this would total 26,400 square feet.

The California Building Code provides requirements for accessibility to public buildings for individuals with disabilities. In general, where parking spaces are provided for public access to a facility, parking spaces for accessibility must be provided. Based on current code requirements, the minimum number of required accessible parking spaces is three of which one must be a van parking space. There are two existing accessible parking spaces at this site.

Chart II-6 provides a comparison of the recommended parking spaces for this site and the actual spaces that are provided.

**Chart II-6
Comparison of Recommended Parking Spaces to Actual Spaces**



Source: Williams & Associates, 2017; Grass Valley School District, 2017

Margaret G. Scotten Elementary School – Site Analysis

Grades: TK-4

Enrollment: 501

Acreage: 49.31 (shared with Gilmore Middle School and District Office)

Total Classrooms: 25

Portable Classrooms: 13

Percentage of Area Allocation Based on Square Footage per Student (CALPADS): 153%

Overall

The Margaret G. Scotten Elementary School is the District's newest school being completed in 1990. The school is located adjacent to Lyman Gilmore Middle School and is part of the District's K-8 complex. The layout of the permanent buildings is attractive and functional. In response to enrollment growth, portable classrooms were added to the site and resulted in a greater amount of teaching stations in portable facilities. The School Insurance Group conducted an accessibility survey in 2012 to provide the district with a detailed listing of noncompliant areas on the campus.

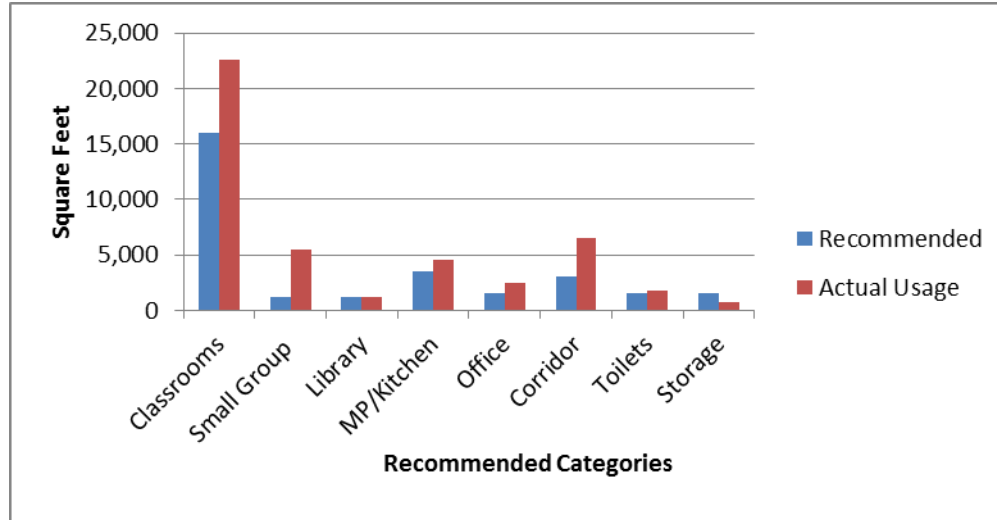
The school has implemented the Science, Technology, Engineering, Arts and Math program known as STEAM. The programs offered at the school encourage students to learn through integrated school-wide across academic areas through meaningful projects. The school provides a community garden for teachers and students to learn healthy living skills. During harvest, students provide a weekly garden cart for the community.

The school has facilities on the campus that are eligible for modernization under the State School Facility Program (SFP). The current estimated State funding share for the modernization eligibility is \$2,163,892 and the estimated District share is \$1,442,602 for a total SFP estimated project cost of \$3,606,494.

Adequacy of Facility Based on State Guidelines

Currently, there are 501 students attending the school based on the recent CALPADS enrollment report. The school facility is underutilized with 141% of the state guideline attributable to classroom area. The area is adequate for the multi-purpose room (128%) and more than adequate for small group areas (440%) and office area (161%). The school has inadequate (96%) area for the library. Chart II-7 provides a comparison of the state guidelines for area utilizing the enrollment of the school to the actual area of the school.

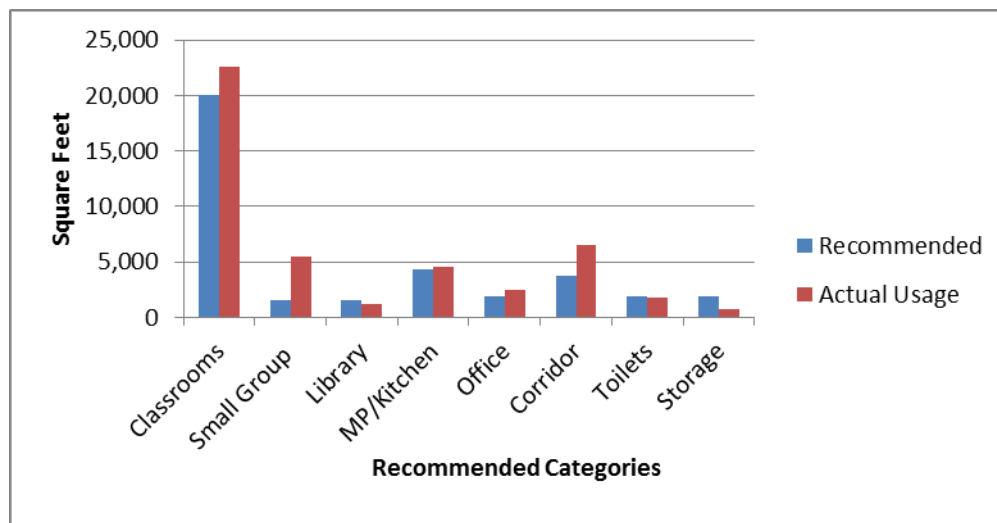
**Chart II-7
Margaret G. Scotten Elementary School
Area Allocation – Square Footage Usage Based on Enrollment**



Source: Williams & Associates, 2017

The state loading standard identifies available classroom space for 625 students. The classrooms would be slightly underutilized at 113%, the library would be below the recommended area at 77% and the office would be at 129% of the area. The area for small group rooms would be adequate at 353%. The toilet area would be at 93%. The area Chart II-8 provides a comparison of the state guidelines for area utilizing the state loading standards for the number of classrooms on the site to the actual area of the school.

**Chart II-8
Margaret G. Scotten Elementary School
Area Allocation – Square Footage Usage Based on State Loading Standard**



Source: Williams & Associates, 2017

Practical Capacity

As referenced on page three of this Section, for practical purposes, schools are normally only utilized at 90% of capacity. Using the 90% rule, the practical capacity of the Margaret G. Scotten Elementary School is 563 students, 62 students beyond the existing enrollment.

Adequacy of Site Acreage

The State recommended acreage for the current enrollment Margaret G. Scotten Elementary School is 6.4 acres. The recommended acreage for the State capacity is 8.5 acres. The school is located on a parcel that is 49.31 acres and is shared with Lyman Gilmore Middle School and the District offices.

Therefore, the acreage is adequate at this school site for both current enrollment and State capacity.

Adequacy of Parking

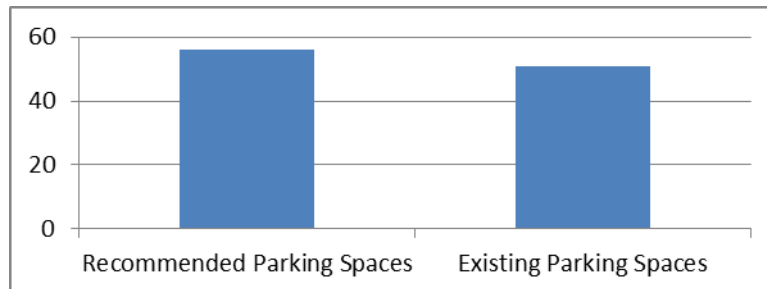
The current State recommendation utilizes a formula of 2.25 parking spaces for each teaching station at a school. This would include space for staff members, teacher aids, and visitors. Based upon the 25 classrooms, this would result in 56 parking spaces for Margaret G. Scotten Elementary School. The existing parking spaces at this site are 51 standard parking spaces and 4 accessible parking spaces.

If the parking and bus loading areas for a school are designed separately, the architect may plan to use about 15,000 square feet for the bus loading areas plus 380 square feet for each parking space and access roads. Included in this calculation is the land around parking lots, the land between the parking lots, the turnarounds, drop-off areas, services areas, and the frontal street. For Margaret G. Scotten Elementary School, this would total 36,280 square feet.

The California Building Code provides requirements for accessibility to public buildings for individuals with disabilities. In general, where parking spaces are provided for public access to a facility, parking spaces for accessibility must be provided. Based on the current code requirements, the minimum number of required accessible parking spaces is three of which one must be a van parking space. There are two existing accessible parking spaces at this site.

Chart II-9 provides a comparison of the recommended parking spaces for this site and the actual spaces that are provided.

**Chart II-9
Comparison of Recommended Parking Spaces to Actual Spaces**



Source: Williams & Associates, 2017; Grass Valley School District, 2017

Lyman Gilmore Middle School – Site Analysis

Grades: 5-8

Enrollment: 497

Acreage: 49.31 (shared with Scotten Elementary School and District Office)

Total Classrooms: 32

Portable Classrooms: 6

Percentage of Area Allocation Based on Square Footage per Student (CALPADS): 148%

Overall

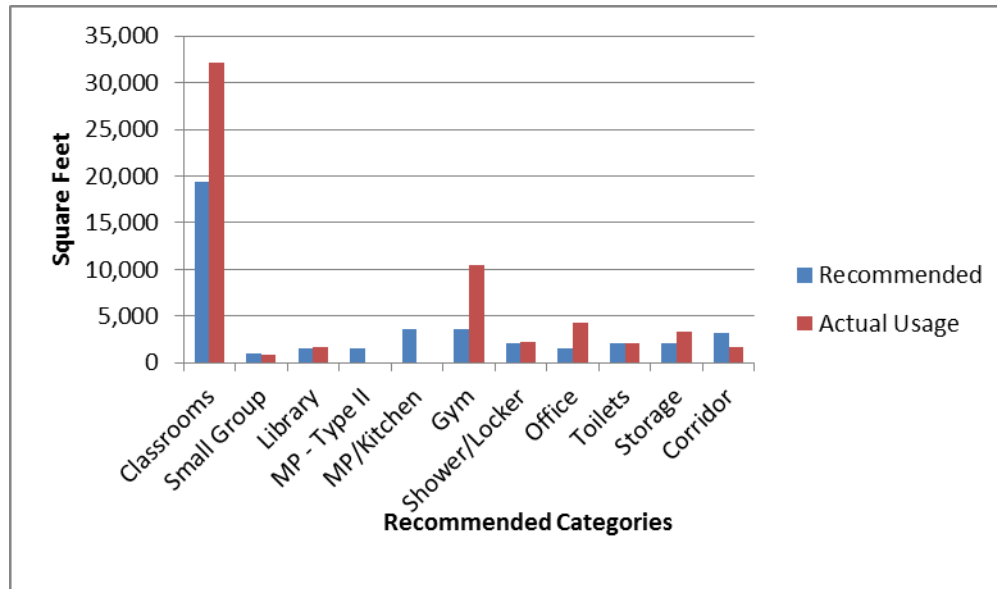
The Lyman Gilmore Middle School was completed in 1968. The school is located adjacent to Margaret G. Scotten Elementary School and is part of the District's K-8 complex. In response to enrollment growth, portable classrooms were added to the site and resulted in an additional teaching stations. The School Insurance Group conducted an accessibility survey in 2012 to provide the district with a detailed listing of noncompliant areas on the campus.

The school has implemented the Science, Technology, Engineering, Arts and Math program known as STEAM. The programs offered at the school encourage students to learn through integrated school-wide across academic areas through meaningful projects. The school provides a community garden for teachers and students to learn healthy living skills. During harvest, students provide a weekly garden cart for the community.

Adequacy of Facility Based on State Guidelines

Currently, there are 497 students attending the school based on the recent CALPADS enrollment report. The school facility is underutilized with 175% of the state guideline attributable to classroom area. The area is adequate for the gym (299%), however the school lacks a separate multi-purpose area. The gym is used for both functions. The area is below the recommended for small groups (93%). The office area is adequate (291%) and the school has adequate space for the library (114%). Chart II-10 provides a comparison of the state guidelines for area utilizing the enrollment of the school to the actual area of the school.

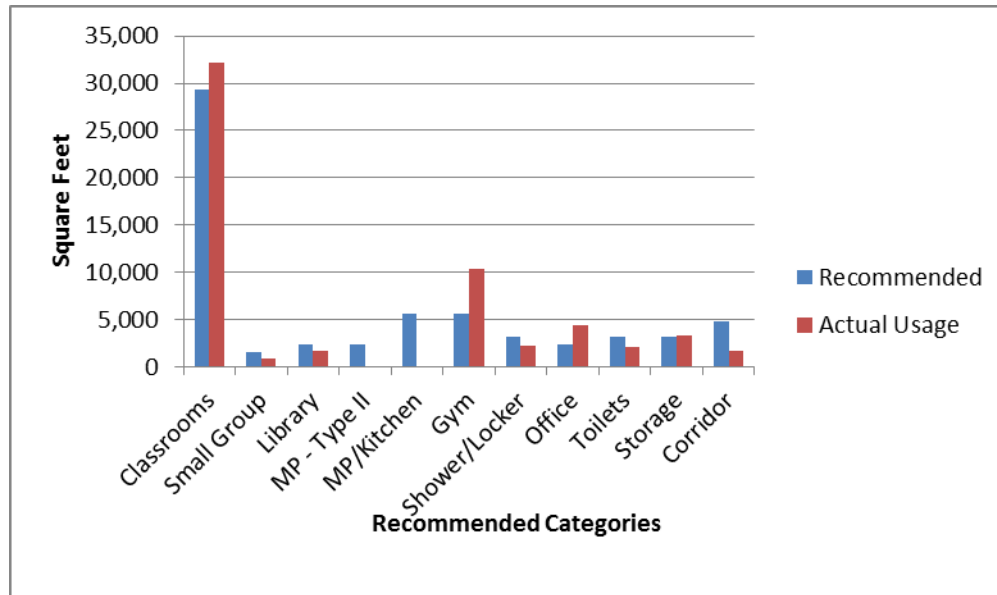
Chart II-10
Lyman Gilmore Middle School
Area Allocation – Square Footage Usage Based on Enrollment



Source: Williams & Associates, 2017

The state loading standard identifies available classroom space for 794 students. The classrooms would be slightly underutilized at 109%, the library would be below the recommended area at 72% and the office would be at 182% of the area. The area for small group rooms would be inadequate at 58%. The toilet area would be at 65%. The area is adequate for the gym (187%), however the school lacks a separate multi-purpose area. The gym is used for both functions. The area Chart II-11 provides a comparison of the state guidelines for area utilizing the state loading standards for the number of classrooms on the site to the actual area of the school.

**Chart II-11
Lyman Gilmore Middle School
Area Allocation – Square Footage Usage Based on State Loading Standard**



Source: Williams & Associates, 2017

Practical Capacity

As referenced on page three of this Section, for practical purposes, schools are normally only utilized at 90% of capacity. Using the 90% rule, the practical capacity of the Lyman Gilmore Middle School is 715 students, 218 students beyond the existing enrollment.

Adequacy of Site Acreage

The State recommended acreage for the current enrollment Lyman Gilmore Middle School is 11.6 acres. The recommended acreage for the State capacity is 15.3 acres. The school is located on a parcel that is 49.31 acres and is shared with Margaret G. Scotten Elementary School and the District offices.

Therefore, the acreage is adequate at this school site for both current enrollment and State capacity.

Adequacy of Parking

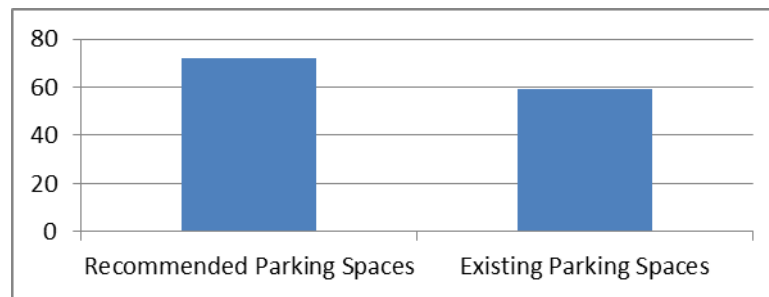
The current State recommendation utilizes a formula of 2.25 parking spaces for each teaching station at a school. This would include space for staff members, teacher aids, and visitors. Based upon the 32 classrooms, this would result in 72 parking spaces for Lyman Gilmore Middle School. The existing parking spaces at this site are 59 standard parking spaces and two accessible parking spaces.

If the parking and bus loading areas for a school are designed separately, the architect may plan to use about 15,000 square feet for the bus loading areas plus 380 square feet for each parking space and access roads. Included in this calculation is the land around parking lots, the land between the parking lots, the turnarounds, drop-off areas, services areas, and the frontal street. For Lyman Gilmore Middle School, this would total 69,720 square feet.

The California Building Code provides requirements for accessibility to public buildings for individuals with disabilities. In general, where parking spaces are provided for public access to a facility, parking spaces for accessibility must be provided. Based on the current code requirements, the minimum number of required accessible parking spaces is three of which one must be a van parking space. There are two existing accessible parking spaces at this site.

Chart II-12 provides a comparison of the recommended parking spaces for this site and the actual spaces that are provided.

Chart II-12
Comparison of Recommended Parking Spaces to Actual Spaces



Source: Williams & Associates, 2017; Grass Valley School District, 2017

District Administrative Facilities

In addition to operating the four schools, the District provides many programs and services such as child development programs, child nutrition, maintenance and grounds.

Child Development Programs

The Grass Valley School District offers child development programs for preschoolers and school age children.

Grass Valley School District Preschool Programs

The preschool programs are offered at Our Kids' Place and Grass Valley Little Learners. The two centers goals are to provide the children with a safe and nurturing learning environment through a well-rounded, comprehensive, child-centered curriculum. These two programs are part of the State subsidized program that runs on a sliding scale fee depending on the family size and household income.

Grass Valley School District Before and After School Program

The District offers Before and After School Program that provide a safe supervised environment for students. The Program provides a healthy snack, homework assistance and recreational activities. This program is offered at three locations: Bell Hill Academy, Scotten Elementary School and Gilmore Middle School. The Program Director works with each campus to secure the necessary facilities each school year.

Child Nutrition

The District's child nutrition department oversees the District's central kitchen that is responsible for all food service activity at the leased commercial location and the transport operation to all the schools that the kitchen provides services. In addition, the child nutrition department coordinates and oversees the District's free and reduced lunch program that provides nutritionally balanced, low-cost or free lunches to children each school day.

Maintenance and Grounds

The maintenance facility is located adjacent to the Grass Valley Charter School at Hennessy. Overall, the facility is adequate. Office areas are adequate and in good condition. The short-term storage area for supplies is adequate for the needs of maintenance and grounds. The facility has limited storage space for excess equipment from schools. There is an outside work area for staff to work on projects.

District Office

Overall, the district office is a nice facility with a convenient location adjacent to Scotten Elementary School and Gilmore Middle School. As programs and services are being developed or reinstated by the Board of Trustees, additional area would be desirable to provide the necessary office space needed.

Districtwide School Facilities Capacity

Table II-4 provides a summary of the existing school enrollment and the ‘practical’ capacity for each school. The enrollment for all schools is 1,736 students and the practical capacity is 2,189 students. The District could accommodate an increase in enrollment of 453 students. There are a total of 65 permanent classrooms and 32 portable classrooms for a total of 97 classrooms. The District’s inventory includes 33% of total classroom assets in portables.

TABLE II-4
Summary of School Enrollment and Classroom Capacity

School	Enrollment	Practical Capacity	Permanent Classrooms	Portable Classrooms	Total Classrooms
Bell Hill Academy	223	225	4	6	10
Grass Valley Charter School	515	686	23	7	30
Margaret G. Scotten Elementary School	501	563	4	21	25
Lyman Gilmore Middle School	497	715	26	6	32
Total	1,736	2,189	57	40	97

Source: Williams & Associates, 2017

Table II-5 summarizes the adequacy of facilities based on state core facility guidelines for the current enrollment. This is the overall adequacy of the square footage of the school.

TABLE II-5
Summary of Adequacy of Existing Facilities

School	Enrollment	Adequacy of School Square Footage
Bell Hill Academy	223	124%
Grass Valley Charter School	515	162%
Margaret G. Scotten Elementary School	501	153%
Lyman Gilmore Middle School	497	148%
Total	1,736	

Source: Williams & Associates, 2017

SECTION III

Condition of the Educational Facilities

This section addresses the condition of the educational facilities that are often overlooked in the facility process: maintenance and operations. The maintenance and operation of school facilities often receives little attention. Without a program and budget to maintain and operate educational facilities, student performance and behavior may be adversely affected.

History of State's Role in School District Maintenance Program

In the past, the State Deferred Maintenance Program provided State matching funds, on a dollar-for-dollar district matching basis, to assist school districts with expenditures for major repair or replacement of existing school building components so that the educational process may safely continue. Typically, this included roofing, plumbing, heating, air conditioning, electrical systems, wall systems, floor systems, etc. An annual Basic Grant was provided to districts for the major repair or replacement work listed on the District Five Year Plan which is a projection of deferred maintenance work to be performed on a districtwide basis over the next five years. An Extreme Hardship Grant was provided in addition to the Basic Grant if the district had a critical project on the five year plan that must be completed within one year due to health and safety or structural reasons. The State Deferred Maintenance Program funding had mainly relied on the funds provided through the State Budget Act.

In February of 2009, the Deferred Maintenance Program was impacted by Senate Bill X3 4 that established a funding baseline for the Deferred Maintenance Program through 2012/13 using the 2008/09 funding amounts. In addition, it provided a flexibility clause allowing districts to use the funding for "...any educational purpose through 2013". School districts were considered to be in compliance with all program and funding requirements for five years. Further, the amount appropriated to the Deferred Maintenance Program from the annual State Budget Act was reduced.

In July of that same year, the Deferred Maintenance Program was further impacted by Assembly Bill X4 2 that suspended funding for new Deferred Maintenance Program Extreme Hardship projects until July 1, 2013 and suspended the district matching share requirement for Deferred Maintenance through fiscal year 2012/13.

Effective July 1, 2013, Assembly Bill 97 repealed the State Allocation Board apportionment authority for the Deferred Maintenance Program and provided for the governing boards of each school district to have full local control over deferred maintenance funds, expenditures, and earnings. However, the minimum requirement for Routine Restricted Maintenance Account district contributions still remains in the effect regardless of these recent changes.

The legislation implementing Local Control Funding Formula did not make any change to the School Facility Program requirements stipulated in Education Code Section 17070.75

regarding maintenance of facilities. School districts that received funds under the State School Facility Program are required to annually deposit a minimum of 3% of total general fund expenditures into a Routine Restricted Maintenance Account. This requirement persists for 20 years after receipt of funds provided under the State School Facility Program.

The 2015/16 State Budget Act and accompanying trailer bills provided a phase-in of the 3% Routine Restricted Maintenance Account contribution, rather than the full restoration of the contribution in 2015/16, which was scheduled to take place under the current law. The following are the details of the Routine Restricted Maintenance Account provision:

For 2015/16 and 2016/17

The minimum amount required to be deposited into the account shall be the lesser of the following amounts:

- 3% of the total general fund expenditures for that fiscal year.
- The amount that the school district deposited into the account in the 2014/2015 fiscal year.

For 2017/18, 2018/19 and 2019/20

The minimum amount required to be deposited into the account shall be the greater of the following amounts:

- The lesser of 3% of the general fund expenditures for that fiscal year or the amount that the school district deposited into the account in the 2014/15 fiscal year.
- 2% of the total general fund expenditures of the applicant school district for that fiscal year.

Through prior budget flexibility provisions (Education Code Section 17070.766), the Routine Restricted Maintenance contribution requirement was reduced to 1% or waived if facilities are maintained in good repair as described under the *Williams* settlement. This flexibility expired at the end of fiscal year 2014/15, and the 3% Routine Restricted Maintenance contribution requirement returns in fiscal year 2015/16.

Considerations for a Maintenance and Operations Plan

School districts now have full local control over their maintenance program, funding of the program, and the reporting of expenditures to the governing board. It is necessary for the school district to develop a maintenance program and budget necessary resources to maintain and operate the educational facilities.

Facilities maintenance includes a great deal more than keeping the grounds groomed and the rooms clean. The maintenance and operations staff have the responsibility for providing a safe and hygienic environment, for seeing to the facility's security, for ensuring clean air and comfortable temperatures in buildings, and for managing water and waste control. The older

the building, the more challenging these tasks can be. In some aging buildings, for example, maintenance and operations managers must deal with issues such as asbestos, mold and mildew in the walls, inadequate plumbing, lead in the drinking water, and air circulation systems built long before add-ons were tacked onto the structure and/or indoor spaces were subdivided.

There are typically five categories of maintenance. They are predictive, preventive, routine, emergency, and deferred. The one everyone dreads is emergency maintenance, the air conditioner fails on the warmest day of the year. If on the other hand, the pencil sharpener in Room 12 finally needs to be replaced, that is considered routine maintenance. Preventive maintenance is the scheduled maintenance of a piece of equipment, such as replacing air conditioner filters every ten weeks. Predictive maintenance is the cutting edge of facility management utilizing advanced software. Deferred maintenance is delayed for reasons such as the lack of funds or personnel.

Desirable Elements of a Maintenance Plan

A component of a successful maintenance and operation program is the need to establish an inspection process. In developing a comprehensive maintenance plan, an organizational chart should be provided which defines each position and the line of responsibility. Annual budgetary minimums for maintenance and operation should be established on a yearly basis in order for staff to plan and finance the improvements. In addition, the plan should be structured so that the following categories of activities are readily apparent.

Predictive Maintenance – This is accomplished through the use of computers and advanced software that actually forecasts the failure of a piece of equipment based on its age, user demand, and various performance measures.

Preventative Maintenance – A planned program that includes lubricating, cleaning, painting, replacement of expendable parts and other activities designed to maintain the component as nearly as possible in its original condition. This category would include more sizable maintenance effort, usually occurring toward the end of the customary or specified life of an item or system, i.e., carpet, roof or boiler replacement. A rigorous preventive maintenance system results in fewer emergency events, preventive maintenance tends to cause fewer disruptions to the school schedule.

Routine Maintenance – Includes activities that cannot be programmed or forecast to correct breakdowns. This could include unscheduled repairs to the heating and air conditioning systems, repair of roof leaks, responding to vandalism, or security related repairs, etc.

Emergency Maintenance – This category includes activities that cannot be programmed or forecast, however, due to the nature of the breakdown, the repairs and corrections are considered an emergency. These may include vandalism, security-related repairs, health and safety repairs, or temporary protective work aimed at preventing vandalism.

Deferred Maintenance – Usually is maintenance work that has been deferred to a future budget cycle. This may include scheduled activities, delayed or postponed for reasons such as lack of funds or personnel, changes in priorities, and change of use.

Life Expectancy of School Facilities Components

Many school districts have schools and buildings of various ages with school facilities components that can vary from the type of building materials used to construct the facilities to the type of equipment utilized to operate the school. Table III-1 should be used as a general guideline for anticipated life expectancy of school facilities components. Geographic location and environmental conditions can affect the anticipated life expectancy of the various components.

Again, as a school district develops their maintenance plan and the tracking of the life expectancy of replacement components, Table III-1, Life Expectancy of School Facilities Components, from the State Deferred Maintenance Program Handbook can be used as a general guide for assessing the facilities.

Maintenance and operations of school facilities is a continuous process, and a system for standards and inspections needs to be in place to ensure that the ongoing maintenance will continue to occur for the life of the building. Without a system of checks and balances that includes specific standards and guidelines, the likelihood of facilities becoming a low priority in terms of funding is greater. With evidence to support the relationship between condition of facilities and student achievement, maintenance and operations should become an integral part of the facility planning process.

**Table III-1
Life Expectancy of School Facilities Components**

School Facility Component	Life Expectancy
Floor Covering: <ul style="list-style-type: none"> • Asphalt tile and vinyl tile • Carpeting 	20 years 10 years
Painting, Interior: <ul style="list-style-type: none"> • Classroom, library, offices, cafeteria and hallways • Kitchen, lunchrooms and restrooms 	13 years 8 years
Painting, Exterior: <ul style="list-style-type: none"> • Exterior stucco or masonry • Exterior wood and metal trim (including all woods, metal, and the siding on portables) 	7 years 3 years
Electrical and Communications Systems: <ul style="list-style-type: none"> • Electrical panels and switch boards • Signal systems, including fire alarm and public address 	a b
Roofing: <ul style="list-style-type: none"> • Clay or cement tile • Slate • Felt base, 40lb. and 80 lb. glass cap sheet with coated aluminum • Felt, 5-ply, and gravel • Felt, 15 lb. and 90 lb. cap sheet • Composition shingles, 40 lb. • Composition shingles • Flashings, gutters and downspouts 	30 years 40 years 20 years 20 years 10 years 15 years 25 years 30 years
Heating/ventilation/air-conditioning: <ul style="list-style-type: none"> • Gas fired unvented wall heaters/other heaters (boilers and piping) • Individual heating units except gas fire unvented wall heaters 	30 years 15 years
Ventilation and air-conditioning systems: <ul style="list-style-type: none"> • Central systems • Individual units • Cafeteria and automotive fume exhaust systems 	30 years 15 years none
Wall systems: <ul style="list-style-type: none"> • Doors • Door hardware • Window assemblies - wood sash 	30 years 10 years 15 years
Underground storage tanks	17 years

Source: State Deferred Maintenance Program Handbook, 1999 and 2001

a - Replacement parts are no longer available or the electrical demands for the facility exceeds the current capacity

b - When accumulated single repair projects cost equal the unit acquisition cost

Facility Inspection System

The *Williams v. State of California* case began on May 17, 2000 with the class-action lawsuit filed on behalf of public school children against the State of California, claiming the State and its agencies have denied thousands of California children their fundamental right to an education under the California Constitution by failing to give them the basic tools necessary for that education. A Settlement Agreement was reached on August 13, 2004 and on September 29, 2004, five bills implementing the details of the Settlement Agreement were signed into law. The *Williams* settlement requires that all students have instructional materials and that their school be clean and safe.

As part of the *Williams* settlement, Senate Bill 550 directed the Office of Public School Construction to develop the Interim Evaluation Instrument (IEI) as a definition of good repair for school facilities. This law also required the Legislature to adopt a permanent standard of good repair by September 1, 2006, which was achieved with the passage of Assembly Bill 607. In addition, Senate Bill 550 modified Education Code Section 17070.75(e), which requires that school districts participating in the School Facility Program after July 1, 2005 establish a Facilities Inspection System.

AB 607 adopted the existing IEI definitions in statute, expanded the good repair standards to include the overall cleanliness of school facilities, and added a ranking and scoring system to evaluate the conditions of schools on or before July 1, 2007. The result of the requirement is the Facility Inspection Tool (FIT), which was adopted by the State Allocation Board on June 27, 2007.

Facility Inspection Tool

The first component of a successful maintenance and operations program is the need to establish an inspection process. The Facility Inspection Tool established by the State Allocation Board provides an opportunity for school districts to annually inspect their facilities and utilize the findings as a basis for developing the maintenance plan.

The Facility Inspection Tool is designed to identify areas of a school site that are in need of repair based upon a visual inspection of the site. Good repair is defined to mean that the facility is maintained in a manner that ensures that it is clean, safe, and functional. As part of the school accountability report card, school districts are required to make specified assessments of school conditions including the safety, cleanliness, and adequacy of school facilities and needed maintenance to ensure good repair. The Facility Inspection Tool is comprised of three parts:

Part I - Good Repair Standard outlines the school facility systems and components that should be considered in the inspection of a school facility. The categories for facility inspection are:

1. Gas Leaks
2. Mechanical Systems
3. Sewer
4. Interior Surfaces (Floors, Ceilings, Walls, and Window Casings)
5. Overall Cleanliness
6. Pest/Vermin Infestation
7. Electrical (Interior and Exterior)
8. Restrooms
9. Sinks/Fountains (Inside and Outside)
10. Fire Safety
11. Hazardous Materials (Interior and Exterior)
12. Structural Damage
13. Roofs (Observed from the ground, inside/outside the building)
14. Playground/School Grounds
15. Windows/Doors/Gates/Fences (Interior and Exterior)

Part II - Evaluation Detail is a site inspection template to be used to evaluate the areas of a school on a category by category basis. The inspector should review each of the 15 categories and once the determination is made it should be recorded on the Evaluation Detail as follows:

- ✓ No Deficiency – Good Repair
- D** Deficiency
- X** Extreme Deficiency
- N/A Not Applicable

Part III - Category Totals and Ranking, Overall Rating, and a section for **Comments and Rating Explanation:** Once the inspector completes the site inspection, the document includes a rating system to evaluate each component and ranks the overall condition of the school. The inspector should note date, time, weather conditions, and any other pertinent inspection information in the specific areas in the Comments and Rating Explanation.

Implementation of Facility Inspection Tool

The Grass Valley School District has implemented the Facility Inspection System utilizing the Facility Inspection Tool adopted by the State Allocation Board. The schools are evaluated on a yearly basis by category totals and ranking, which are calculated along with the overall rating for each school.

The Facility Inspection Tool rating system totals up all the percentages for each of the categories and provides an overall school rating based upon a percentage range table provided on the form and presented below in Table III-2.

**TABLE III-2
Facility Inspection Tool Percentage Range**

Percentage	Description	Rating
99%-100%	The school meets most or all standards of good repair. Deficiencies noted, if any, are not significant and/or impact a very small area of the school.	Exemplary
90%-98.99%	The school is maintained in good repair with a number of non-critical deficiencies noted. These deficiencies are isolated, and/or resulting from minor wear and tear, and/or in the process of being mitigated.	Good
75%-89.99%	The school is not in good repair. Some deficiencies noted are critical and/or widespread. Repairs and/or additional maintenance are necessary in several areas of the school site.	Fair
0%-74.99%	The school facilities are in poor condition. Deficiencies of various degrees have been noted throughout the site. Major repairs and maintenance are necessary throughout the campus.	Poor

The District conducts the review of each school in December each year. The average percentage of the categories and the school rating for each school within the Grass Valley School District ranges from 93.18% at Bell Hill Academy to 77.11% at Gilmore Middle School. The overall districtwide percentage is 84.70% with a districtwide rating of 'Fair'. Presented in Table III-3 are the current districtwide school ratings.

**TABLE III-3
Facility Inspection Tool – Districtwide School Ratings**

School	Grade Level	Overall Percentage	School Rating
Bell Hill Academy	K-4	93.18%	Good
Scotten Elementary School	K-4	85.05%	Fair
Gilmore Middle School	5-8	77.11%	Fair
Grass Valley Charter School	K-8	83.47%	Fair
Districtwide School Rating	K-8	84.70%	Fair

The District must continue to allow resources to be available for routine maintenance on the campuses. Starting this year, the Grass Valley School District has expanded the Facilities Inspection Tool to provide an in-depth comprehensive review of the condition of the facilities. This review is intended to provide a baseline for the development of a comprehensive maintenance plan. In addition, the District is setting up a system of utilizing the FIT to generate maintenance work orders for each site to address any deficiencies in a timely manner.

SECTION IV

Demographics

Demographic data is important for understanding the current population and planning for future population changes. Demographic data is first provided for California and Nevada County to give context to the demographic data for Grass Valley School District.

State of California

California is the most populous state in the country, home to one out of eight Americans. At the last official United States Census carried out in 2010, the population of California was declared at 37,253,956. In 2016, California's population grew by 0.85 percent adding 335,000 residents to total 39,524,000 as of January 1, 2017, according to the May 2017 population report released by the California Department of Finance.

According to the Department of Finance New State Population Projections report released March 2017 population is projected to reach 45 million by 2035. Annual growth rates are expected to be slightly less than 1 percent, similar to growth experienced in the first decade of the 2000's but substantially slower than in earlier decades. Even so, average annual increases between now and 2035 will exceed 304,000.

Before 1990, most of California's population growth was due to migration, primarily from the rest of the United States. Since 1990, most of the state's growth has been due to natural increase (the excess of births over deaths). Over the past 10 years, gains through international migration have been fully offset by domestic migration losses. Population projections suggest this pattern will continue, with almost all of the state's population growth expected to come from natural increase. The rate of net migration is projected steadily grow from approximately 1.8 net migrants per 1,000 population per year in 2015 (70,000 net migrants) to 4 per 1,000 by 2060 (215,000 net migrants).

In 2016, no ethnic group composes a majority of California population, with whites (non-Hispanic) making up 38 percent of the state's population and hispanic/latinos making up 39 percent. By 2036, 43 percent of the state's population will be hispanic/latino and 35 percent will be white. The hispanic/latino increases are due to both immigration and relatively high birth rates.

According to the Department of Finance, total population is calculated using projected births, deaths, and migration—collectively, the components of change. The crude birth rate¹ has been declining in California since the late 2000s, and is projected to decline further from 12.6 births per 1,000 population in 2015 (490,000 births) to 9.4 per 1,000 in 2060 (475,000 births).

California experienced a slight decrease (9,500 students) in total K-12 Public Enrollment in the 2015-16 school year enrolling approximately 6.2 million students. Over the next ten years, a decline in total enrollment (163,000 students) is projected if current trends in fertility and migration hold. The relatively small decrease in the number of school-age children over the next ten years could give the state and school districts time to catch up on school infrastructure needs.

Nevada County

Nevada County is a California community located in the Sierra Nevada foothills and the home to three distinct downtown areas, Grass Valley, Nevada City, and Truckee. The 2010 United States Census reported that Nevada County had a population of 98,764. The incorporated areas of Grass Valley, Nevada City, and Truckee are home to 33% of the county's population. The remaining 67% of residents live in outlying unincorporated areas. In the decade from 2000 to 2010, Nevada County population grew by 7%, from 92,053 in 2000 to 98,764 in 2010.

City of Grass Valley

The City of Grass Valley is the largest city in the western region of Nevada County. Situated at roughly 2,500 foot elevation, the historic city is located approximately 75 miles from Sacramento. According to the 2010 United States Census, the City of Grass Valley had a population of 12,860 with a median age of 43.2 years.

There were 6,077 households, out of which 1,544 (25.4%) had children under the age of 18 years old. Of these 6,077 households, 39.3% were owner-occupied and 60.7% were renter-occupied units.

Grass Valley School District

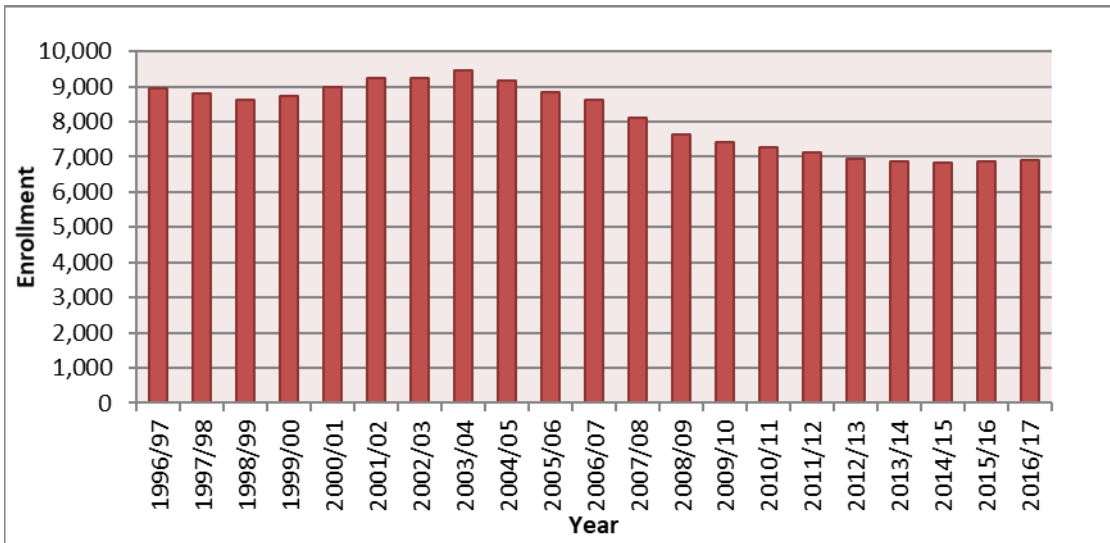
The Grass Valley School District comprises nearly all of the City of Grass Valley, as well as a considerable portion of unincorporated Nevada County in the western region of Nevada County including a number of other surrounding communities such as Alta Hill, Newtown and Peardale. As a result, the combined population living within the District's boundaries (an area of more 58 square miles) is nearly twice that of the City of Grass Valley, or 24,657 as estimated by the American Community Survey (ACS) in 2015. Additionally, the median age of the entire District, 49.9, is somewhat older than that of the City of Grass Valley.

Correspondingly, of the 11,001 households in the entire District, 2,756 had children under the age of 18 years old, marginally decreasing the percentage with potential students to 25.1%. Also of note, of the 11,001 total households, 58.0% are estimated to be owner-occupied and 42.0% are estimated to be renter-occupied units, a marked change from within the City of Grass Valley.

Nevada County School Districts Enrollment Trend

Over the past twenty years, Nevada County has experienced a decline in K-8 enrollment, from 8,961 students in 1996/97 to 6,898 students in 2016/17, resulting in an overall decrease of 23.02%. The County’s twenty-year enrollment pattern is illustrated in Chart IV-1 that includes all K-8 students enrolled in Nevada County schools.

**Chart IV-1
K-8 Student Enrollment Trend – Nevada County**

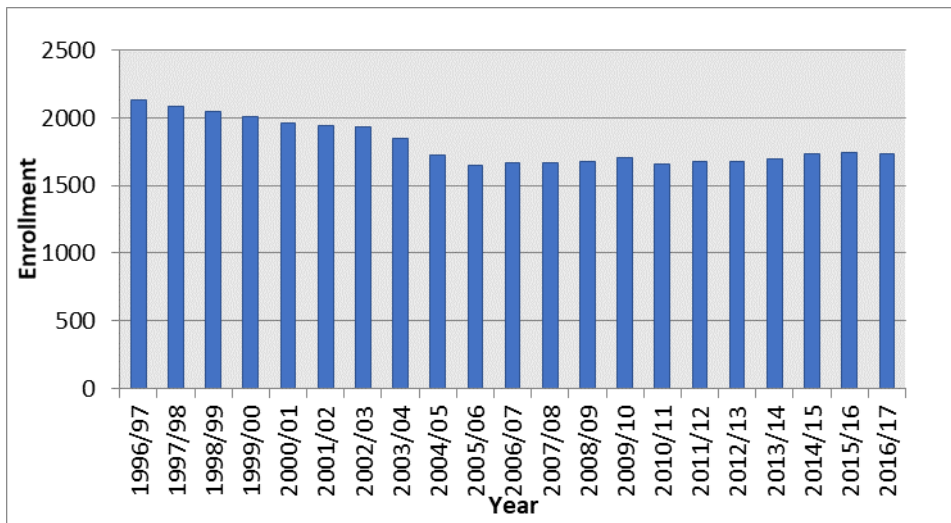


Source: California Department of Education, 2017; Williams & Associates, 2017

Grass Valley School District Enrollment Trend

Over the past twenty years, the District has experienced a decline in enrollment, from the peak of 2,132 students in 1996/97 to 1,736 students in 2016/17, resulting in an overall decrease of 18.57%. The Grass Valley School District’s enrollment has decreased at a lower rate than the county at large for K-8 enrollment. The District’s twenty-year enrollment pattern is illustrated in Chart IV-2 that includes the enrollment of Grass Valley Charter School.

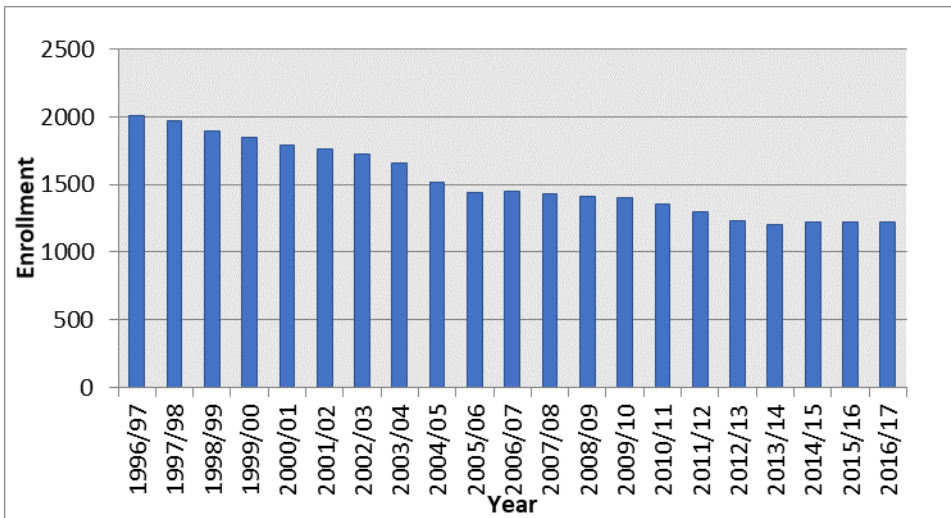
**Chart IV-2
Student Enrollment Trend – Districtwide**



Source: California Department of Education, 2017; Williams & Associates, 2017

Chart IV-3 illustrates the District’s twenty year enrollment trend without the Grass Valley Charter School students. As can be seen by the chart, the District is still experiencing enrollment decline, with the peak of 2,007 students in 1996/97 to 1,221 students in 2016/17 resulting in a decrease of 39.16%.

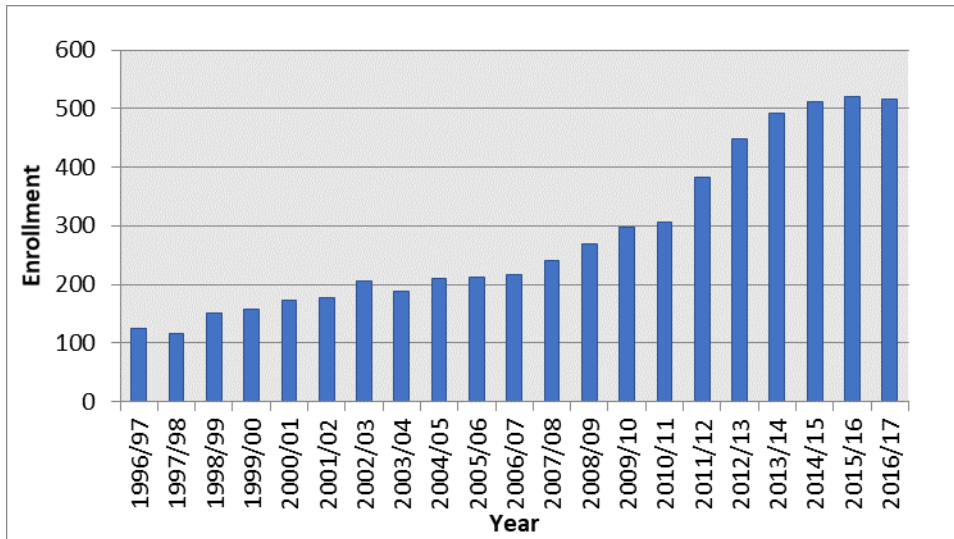
**Chart IV-3
Student Enrollment Trend Excluding Grass Valley Charter School**



Source: California Department of Education, 2017; Williams & Associates, 2017

Chart IV-4 illustrates the District’s twenty year enrollment trend of the Grass Valley Charter School. As can be seen by the chart, the Grass Valley Charter School enrollment has increased from 125 students in 1996/97 to the current enrollment of 515 for 2016/17 resulting in an increase of 312.00%.

**Chart IV-4
Student Enrollment Trend – Grass Valley Charter School**



Source: California Department of Education, 2017; Williams & Associates, 2017

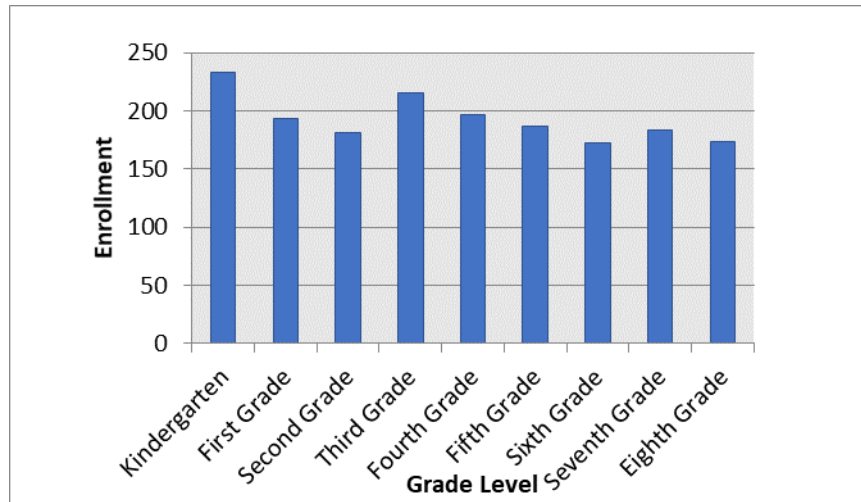
2016/2017 Enrollment

The enrollment of the Grass Valley School District comes from mainly in-fill development and some new housing developments. As of October 2016, enrollment in the Grass Valley School District was 1,736 students in transition-kindergarten through eighth grades.

Grade distribution is a key indicator of enrollment growth or decline. A school district that is experiencing a growth trend related to age will typically have a larger enrollment of younger students in the early stages of their educational careers. A school district with declining enrollment due to age will typically have larger classes in the upper grades. Grass Valley School District distribution indicates that the district has maintained consistent enrollment over the past several years.

The current distribution of students among the grades of the Grass Valley School District, including the Grass Valley Charter School, is shown in Chart IV-5.

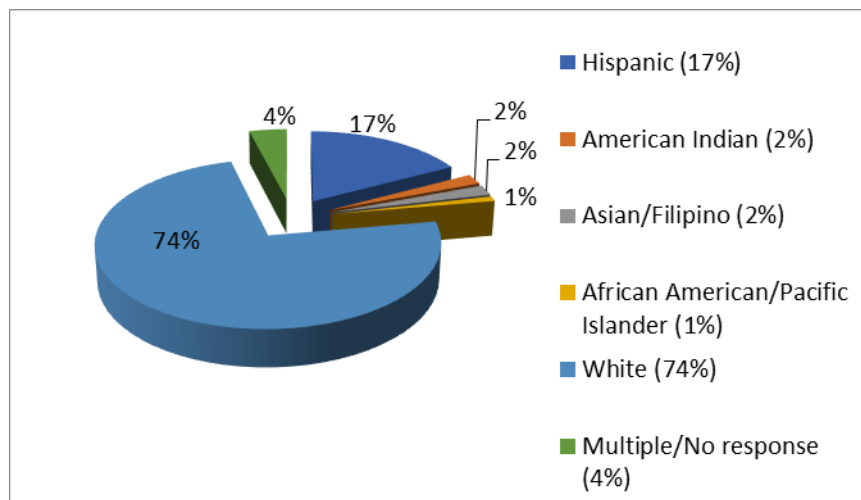
**Chart IV-5
Districtwide Enrollment by Grade Level**



Source: California Department of Education, 2017; Williams & Associates, 2017

Ethnic minorities represent a small proportion of the District’s enrollment as of October 2016. Chart IV-6 is a summary of students by ethnicity indicating that 74% of the students are white, followed by 17% Hispanic.

**Chart IV-6
Districtwide Summary of Students by Ethnicity**



Source: Grass Valley School District, 2017; Williams & Associates, 2017

Potential Impact on Future Enrollment

The City of Grass Valley 2009-2014 Housing Element of the General Plan dated January 2010, provides the City with a coordinated and comprehensive strategy for promoting safe, decent, and affordable housing within the community. The Housing Element identified more than 204 acres of residentially zoned vacant land within the existing city limits. Additionally, there are approximately 142 acres of non-residentially zoned land. Taking into consideration the zoning of the various parcels, there was a potential for 2,092 dwelling units.

The Grass Valley's housing strategy, while including additional annexations and development of land within the City's Sphere of Influence, also relies on infill development, reuse of underutilized properties, and mixed-use development to meet future housing needs. The City continues to take steps to achieve a greater balance in housing development. As the City builds out, the ability to meet future housing needs may be a challenge for the city.

In addition to new development, the District must consider other potential impacts on future enrollment such as charter school students returning to the Grass Valley School District. Charter schools provide alternatives to traditional public school allowing students to enroll in a charter school instead of a school in their local school district. Unlike most public schools, charter schools can recruit students from a large geographic area. Students can attend any charter school within or outside of their district. It is unknown the number of students residing in the Grass Valley School District attendance area that attend charter schools within Nevada County. These students represent potential impact to the District's enrollment should the student choose to return to the District or if the charter school ceases to continue operation.

Projected Enrollment

The District's enrollment projection through the year 2026/27 is shown in Table IV-1. As indicated by the table, the District's enrollment is projected to slightly increase from the current 1,736 to 1,860 by the year 2026/27, an increase of 124 students.

Several methodologies were used to arrive at the projections, including (1) basing the projections on historical District growth rates; (2) by preparing District cohort survival projections; and (3) reviewing the future new housing developments within the District's boundaries. Thus, resulting in the development of projections for planning purposes as shown in Table IV-1.

It is important to note that enrollment projections are speculative because factors such as local, state, and national economy impact whether new homes will be built within the District. As Chart IV-2 indicated, enrollment over the past twenty years has steadily decreased and leveled off. If the future resembles the past, then the anticipated enrollment in the District will increase slightly then level off over a 10-year period.

**Table IV-1
Enrollment Projection – Districtwide**

Grade	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27
K-4	1,020	1,022	1,006	1,025	1,035	1,039	1,043	1,047	1,052	1,057	1,062
5-8	716	734	766	772	781	782	765	784	792	795	798
K-8	1,736	1,756	1,772	1,797	1,816	1,821	1,808	1,831	1,844	1,852	1,860
Change		20	16	25	19	5	-13	23	13	8	8
%Change		1%	1%	1%	1%	0%	-1%	1%	1%	0%	0%
Cumulative		20	36	61	80	85	72	95	108	116	124
%Cumulative		1%	2%	4%	5%	5%	4%	5%	6%	7%	7%

Source: Grass Valley School District, 2017; Williams & Associates, 2017

The District’s enrollment projection excluding the Grass Valley Charter School students through the year 2026/27 is shown in Table IV-2. As indicated by the table, the District’s enrollment is projected to slightly increase from the current 1,221 to 1,270 by the year 2026/27, an increase of 49 students.

**Table IV-2
Enrollment Projection – Districtwide Excluding Grass Valley Charter School**

Grade	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27
K-4	724	723	704	719	724	724	724	724	724	724	724
5-8	497	507	536	536	544	543	526	541	546	546	546
K-8	1,221	1,230	1,240	1,255	1,268	1,267	1,250	1,265	1,270	1,270	1,270
Change		9	10	15	13	-1	-17	15	5	0	0
%Change		1%	1%	1%	1%	0%	-1%	1%	0%	0%	0%
Cumulative		9	19	34	47	46	29	44	49	49	49
%Cumulative		1%	2%	3%	4%	4%	2%	4%	4%	4%	4%

Source: Grass Valley School District, 2017; Williams & Associates, 2017

The Grass Valley Charter School enrollment projection through the year 2026/27 is shown in Table IV-3. Currently, the Charter School has indicated 530 students is their maximum enrollment. However, the Charter has the ability to amend the maximum enrollment. As presented in the table, the Charter School’s enrollment is projected to experience a slight increase from the current 515 to 554 by the year 2026/27.

**Table IV-3
Enrollment Projection – Grass Valley Charter School**

Grade	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27
K-4	296	294	294	296	300	305	309	314	319	324	329
5-8	219	222	223	224	219	217	217	217	219	222	225
K-8	515	516	517	520	519	522	526	531	538	546	554
Change		1	1	3	-1	3	4	5	7	8	8
% Change		0%	0%	1%	0%	1%	1%	1%	1%	1%	1%
Cumulative		1	2	5	4	7	11	16	23	31	39
%Cumulative		0%	0%	1%	1%	1%	2%	3%	4%	6%	8%

Source: Grass Valley School District, 2017; Williams & Associates, 2017

For purposes of filing applications under the State School Facilities Program, the State Allocation Board uses a system of enrollment projection called the Cohort Survival Method. The weakness in this system is that it tends to project the most recent trend in enrollment activity in the District on a straight-line basis into the future. This system of projection has no way of reflecting when the current trend will begin to reverse itself. This method is not being utilized for purposes of this Facility Utilization Master Plan, but is utilized for purposes of filing applications with the State Allocation Board.

SECTION V

School Facility Guidelines

One of the key components of the Facilities Utilization Master Plan is to define the district's facility guidelines to clarify the desirable characteristics of the location of a new school facility and the learning environment.

Grade Level Configuration

The District's grade level configuration provides that TK-4 students attend Margaret G. Scotten Elementary School or Bell Hill Academy and students in grades 5-8 Lyman Gilmore Middle School. The exception to this configuration is the Grass Valley Charter School that serves students in grades TK-8. The current grade level configuration is anticipated to continue in the District.

District Class Loading Standard

The agreement between Grass Valley School District and Grass Valley District Educators Association has not established district class loading standards. The District works with each site administrator to identify the number of classrooms and teachers necessary to serve the enrollment at the site.

The State class loading standards are important to recognize because they are used to calculate the District's eligibility for new construction and modernization under the State School Facilities Program. In general, there are differences between the State standards and District standards due to educational policy language adopted by the District. In addition, the State standards do not recognize dedicated classrooms for special programs such as computer labs, english learners, resource specialist programs, etc. The State class loading standards are:

- Grades K through 6th – 25 students per teacher
- Grades 7th through 12th – 27 students per teacher
- Special Day Class – Non-Severe Classrooms – 13 students per teacher
- Special Day Class – Severe Classrooms – 9 students per teacher

Special Education

Special Education is specialized instruction provided for children from birth to age 22 who qualify according to laws and regulations outlined by the state and federal government. A student may qualify for special education services as an individual with special needs in one of thirteen areas identified by the Individuals with Disabilities Education Act (IDEA). Grass Valley School District is part of the Nevada County Special Education Local Plan Area (SELPA), a collaborative of school districts and local agencies in Nevada County.

The District operates a Special Education Program that is based on the assumption that the special needs of students can best be served in the context of the regular classroom. Specialized staff work closely with students to assess their learning needs and outline an instructional program to meet these needs. It is recognized that certain students may require specialized programs under the direction of personnel who have had specific training.

In addition, the District operates Resource Specialist Program for students who are below two grade levels in core content areas such as reading, written language, and/or mathematics. The District also provides ancillary support such as speech therapy, adaptive physical education, occupational therapy, behavioral services, counseling, and nursing medical services.

School Site Size

The California Department of Education establishes standards for school sites pursuant to the Education Code and adopts school site regulations, which are contained in the *California Code of Regulations, Title 5*. Site size standards were updated in 2000 to reflect changes in education, such as class size reduction in kindergarten through grade three, implementation of the federal Education Amendments of 1977, Title IX, parental and community involvement, and technology.

The net usable acreage and enrollment for a new school site should be consistent with the number of acres and enrollment established in Tables 1-6 of the *2000 Edition, School Site Analysis and Development* published by the California Department of Education.

Provided are two examples of the acreage required under the School Site Analysis Development publication for the following grade level configuration of a new school and the enrollment of the proposed school.

- K-6 School with an enrollment of 600 students – 10.3 net usable acres
- K-8 School with an enrollment of 800 students – 17.4 net usable acres

The recommended number of acres is based upon usable acres and is not intended to include drainage, wetland, slopes or roadway areas.

School Site Approval Process

School site selection is affected by many factors, including health and safety, location, size, and cost. A school district will have to evaluate both the present characteristics and the possible future characteristics of a site and its surrounding property. When a school district is planning to acquire a site for a school, the district must take various factors into consideration.

The Education Code and the California Code of Regulations requires the California Department of Education to review and approve all new school sites and additions to school sites. The following standards apply:

- If a proposed site is within two nautical miles of an existing airport runway or a potential runway included in airport master plan, as measured by direct air line from the part of the runway that is nearest to the school site, then the school district's governing board will need to notify the California Department of Education of the proposed acquisition and provide it with certain information and the Division of Aeronautics will investigate the proposed site.
- The property line of the site should be at least the following distance from the edge of respective power line easements:
 - 100 feet for 50-133 kV line
 - 150 feet for 220-230 kV line
 - 350 feet for 500-550 kV line
- If the proposed site is within 1,500 feet of a railroad track easement, a safety study will be required.
- The site should not be adjacent to a road or freeway that any site-related traffic and sound level studies have determined will have safety problems or sound levels which adversely affect the educational program.
- The site should not contain an active earthquake fault or fault trace.
- The site is not within an area of flood or dam flood inundation unless the cost of mitigating the flood or inundation impact is reasonable.
- The site should not be located near an above-ground water or fuel storage tank or within 1,500 feet of the easement of an above ground or underground pipeline that can pose a safety hazard as determined by a risk analysis study which may include certification from a local public utility commission.
- The site is not subject to moderate to high liquefaction or landslides.
- The shape of the site should have a proportionate length to width ratio to accommodate the building layout, parking and playfields that can be safely supervised and does not exceed the allowed passing time to classes for the district.
- The site should be easily accessible from arterial roads and should allow minimum peripheral visibility from the planned driveways.
- The site should not be on major arterial streets with a heavy traffic pattern as determined by site-related traffic studies including those that require student crossings unless mitigation of traffic hazards and a plan for the safe arrival and departure of students appropriate to the grade level has been provided by city, county or other public agency.
- Existing or proposed zoning of the surrounding properties should be compatible with schools in that it would not pose a potential health or safety risk to students or staff.

- The site should be located within the proposed attendance area to encourage student walking and avoid extensive bussing unless bussing is used to promote ethnic diversity.
- The site should be selected to promote joint use of parks, libraries, museums, and other public services.
- The site should be conveniently located for public services including but not limited to fire protection, police protection, public transit, and trash disposal.
- The district should consider environmental factors of light, wind, noise, aesthetics, and air pollution in its site selection process.
- Easements on or adjacent to the site should not restrict access or building placement.
- The cost and complications of the site acquisition should be considered in the site selection process and should not result in undue delays or unreasonable costs consistent with State Allocation Board standards.
- If the proposed site is on or within 2,000 feet of a significant disposal of hazardous waste, the school district should contact the Department of Toxic Substance Control for a determination of whether the property should be considered a Hazardous Waste Property or Border Zone Property.

Type of Facilities

The Department of Education recommends that educational facilities planned by school districts should be:

- Evolved from a statement of educational program requirements which reflects the school district's educational goals and objectives.
- Master-planned to provide for maximum site enrollment.
- Located on a site which meets California Department of Education standards.
- Designed for the environmental comfort and work efficiency of the occupants.
- Designed to require a practical minimum of maintenance.
- Designed to meet federal, state, and local statutory requirements for structure, fire, and public safety.
- Designed and engineered with flexibility to accommodate future needs.

SECTION VI

Implementation Plan

The Facilities Utilization Master Plan provides direction in a variety of areas that must be considered in planning for facilities. The District must consider options to modernize the aging facilities and infrastructure, address utilization of existing facilities, and explore possible options to expand campuses, where feasible, to better serve students, staff, and the community. In considering facilities options, facility funding sources must be reviewed.

Aging Facilities and Infrastructure

The older permanent buildings in the District would benefit from a comprehensive modernization of the facilities to include the upgrade of the sites infrastructure. The School Insurance Group conducted an accessibility survey and provided the district with a detailed listing of noncompliant areas on the campuses. Many of the concerns in the report are due to the age of the facilities, and where applicable, the topography of the site. In addition, there are many portables that were placed on the campuses responding to enrollment increases over the years. Optimally, these portables should be replaced. At a minimum, extensive modernization of these portables is needed.

Division of the State Architect Certification

The Division of the State Architect (DSA) provides design and construction oversight for K-12 schools, community colleges and state-owned essential services buildings. The DSA specifically regulates Building Code and Education Code compliance for: Structural Safety, Fire & Life Safety and Accessibility.

The plan review and approval process occurs before any construction takes place. The plan check process is initiated when the applicant files a DSA-1 application form and submits plans for review and approval. After the plan check process is complete, an Approval of Plans letter is issued and the construction phase can begin. The DSA provides oversight during construction by providing supervision of the Project Inspector, reviewing administrative and technical documents and by making periodic visits to the construction site. During the construction phase, many administrative and technical documents are generated and submitted to the DSA including:

- DSA-5, Inspector Qualification form
- DSA-102, Contract Information form
- Addenda, deferred approvals and revisions
- Inspector's semi-monthly reports
- Construction deviation notices
- Lab test reports
- Special inspection reports
- Construction change documents
- Other correspondence

Project closeout is the process that the DSA uses to determine that the construction project complies with the codes and regulations governing school construction. Project closeout consists of examination of specific project files for documents required to be submitted before, during and after construction, and to determine if outstanding issues have been resolved. After the file is examined, the project file is closed either with certification or without certification.

Project certification is a letter issued by the DSA certifying that the building project has been completed in accordance with the requirements as to the safety of design and construction. Certification is important as it provides a method to determine the safety of school construction. The DSA will be unable to approve new proposed projects associated with uncertified construction and school board members may be personally liable for projects until certified.

In 2015, Districtwide there were 18 DSA applications that had been closed *with* certification and 19 applications that had been closed *without* certification. Since that time, the District pursued the DSA closed with certification status for the applications that have not been certified. At this time, Districtwide there are 31 DSA application that have been closed *with* certification and only 7 applications remaining that have been closed *without* certification. Two of which have been completed and the District is awaiting the letters from DSA.

Bell Hill Academy

As identified in Section II, Bell Hill Academy has aging infrastructure and buildings, inadequate core facilities, significant site size constraints, and lack of adequate parking.

Given the extensive need for modernization, inadequate bus access, parking and the need for an adequate multi-purpose room and kitchen facility, the inability to expand the programs due to the site limitations, consideration should be given as to whether it makes better financial sense to convert this school site into other potential district uses and relocate this school.

The location of the site is relatively central to the other schools in the district, potential district uses could be the consolidation and centralizing of district operations creating a center to accommodate the district office, maintenance and transportation, warehouse, and a central kitchen. In addition, the site could be the location for community partnerships.

Bell Hill Academy offers the only dual-language immersion program in Nevada County, which features instruction primarily in the Spanish language. With the success of this program, there is opportunity to expand. The current site has significant limitations for the expansion of the number of classrooms that can be added and the necessary core facilities, such as multi-purpose room and kitchen.

It is recommended the District carefully consider the expansion opportunities of the dual-language immersion and Global Studies programs at Bell Hill Academy. In doing so, a short-term plan for the enrollment increases should be planned now as to secure the necessary classrooms for the following school years. In addition, the long-term facilities needs of this program should be considered, identified, and planned. Summarized below is a list of proposed facilities projects with preliminary estimated costs.

**Table VI-1
Bell Hill Academy – Summary of Facility Construction Needs**

#	Item	Estimated Cost	Priority 1	Priority 2	Priority 3
1	Construct Multi-Purpose Room	\$2,083,369	\$2,083,369		
2	Weatherproof roof of entire campus	\$134,513	\$134,513		
3	Modernize technology and telecommunication systems	\$90,431	\$90,431		
4	Construct shaded outdoor patio area in courtyard	\$219,158		\$219,158	
5	Repair or replace front retaining wall	\$19,691	\$19,691		
6	Repair or replace side retaining wall by office	\$75,257	\$75,257		
7	Designate and improve lot next to administration building	See MPR costs			
8	Resurface and repair blacktops	\$84,227	\$84,227		
9	Remove unused boiler system	\$7,488			\$7,488
10	Install fencing as needed	TBD			
11	Paint and update all classrooms	\$414,840		\$414,840	
12	Replace old HVAC Units	\$283,629	\$283,629		
13	Close all open legacy DSA projects	\$0			
14	Underground Utilities Replacement (Water, Sewer, Gas)	\$90,380	\$90,380		
15	Replace Furniture	\$111,794		\$111,794	
TOTALS			\$2,861,497	\$745,792	\$7,488

Source: Grass Valley School District, 2017

Grass Valley Charter School at Hennessy

As identified in Section II, Grass Valley Charter School has aging infrastructure and buildings. The school site has limited bus access for dropping off students and limited parking. The configuration of the site provides a challenge for security as there is access from two public streets and houses the community play apparatus. The School Insurance Group conducted an accessibility survey in 2012 to provide the district with a detailed listing of noncompliant areas on the campus. Many of the concerns in the report are due to the age of the facility.

The school has facilities on the campus that are eligible for modernization under the State School Facility Program (SFP). The current estimated State funding share for the modernization eligibility is \$2,249,875 and the estimated District share is \$1,499,924 for a total SFP estimated project cost of \$3,749,799. Summarized below is a list of proposed facilities projects with preliminary estimated costs.

**Table VI-2
Grass Valley Charter School – Summary of Facility Construction Needs**

#	Item	Estimated Cost	Priority 1	Priority 2	Priority 3
1	Construct Gym	\$5,711,553			\$5,711,553
2	Weatherproof roof of entire campus	\$185,538	\$185,538		
3	Modernize technology and telecommunication systems	\$336,689	\$336,689		
4	Construct shaded outdoor patio area in courtyard	\$229,813		\$229,813	
5	Modernize library	\$111,794			\$111,794
6	Repair or replace play structure	\$509,778	\$509,778		
7	Close all open legacy DSA projects	\$0			
8	Resurface and repair blacktops	\$207,377	\$207,377		
9	Remove unused boiler system	\$12,921			\$12,921
10	Paint and update all classrooms	\$1,298,525		\$1,298,525	
11	Upgrade windows to solar attenuating dual panes	\$354,634	\$354,634		
12	Fencing/Security (near garden)	TBD			
13	Underground Utilities Replacement (Water, Sewer, Gas)	\$215,183	\$215,183		
14	Replace Furniture	\$335,381		\$335,381	
TOTALS			\$1,809,199	\$1,863,719	\$5,836,268

Source: Grass Valley School District, 2017

Margaret G. Scotten Elementary School

The Margaret G. Scotten Elementary School is the District’s newest school being completed in 1990. Even though the school is approaching 25 years of age, it is not experiencing the significant infrastructure or site constraints as the two older schools in the District. However, there are a number of facilities needs identified that are in keeping with a facility of this age.

The school has facilities on the campus that are eligible for modernization under the State School Facility Program (SFP). The current estimated State funding share for the modernization eligibility is \$2,163,892 and the estimated District share is \$1,442,602 for a total SFP estimated project cost of \$3,606,494. Summarized below is a list of proposed facilities projects with preliminary estimated costs.

**Table VI-3
Margaret G. Scotten School – Summary of Facility Construction Needs**

#	Item	Estimated Cost	Priority 1	Priority 2	Priority 3
1	Modernize MPR/GYM with stage, new sound system, repair/replace floor, and storage for tables and chairs	\$995,663	\$995,663		
2	Weatherproof roof of entire campus	\$415,691	\$415,691		
3	Modernize technology and telecommunication system	\$234,530	\$234,530		
4	Install new play apparatus and update existing	\$300,983		\$300,983	
5	Resurface and repair blacktops	\$364,619	\$364,619		
6	Finish retro-fit of all lights to LED	Prop. 39			
7	Paint and update all classrooms	\$1,189,741		\$1,189,741	
8	Replace old HVAC units	\$653,562	\$653,562		
9	Repair and replace sidewalks	\$125,897	\$125,897		
10	Repair or replace swamp cooler in MPR	\$60,197	\$60,197		
11	Outdoor eating area with tables (covered maybe)	\$215,353		\$215,353	
12	Parking lots expanded	\$109,353	\$109,353		
13	Additional fencing	\$37,150	\$37,150		
14	Shade structure and tables between Bldg.'s C & D	\$215,353		\$215,353	
15	Replace Furniture	\$313,022		\$313,022	
16	Identify and repair underground utilities	\$121,309	\$121,309		
17	Add wing of 9 portable classrooms/with restrooms	\$5,094,519			\$5,094,519
TOTALS			\$3,117,971	\$2,234,452	\$5,094,519

Source: Grass Valley School District, 2017

Lyman Gilmore Middle School

The Lyman Gilmore Middle School was constructed in 1968. Even though the school is approaching 50 years of age, it is not experiencing the significant infrastructure or site constraints as the two older schools in the District. However, there are a number of facilities needs identified that are in keeping with a facility of this age. Summarized below is a list of proposed facilities projects with preliminary estimated costs.

**Table VI-4
Lyman Gilmore Middle School – Summary of Facility Construction Needs**

#	Item	Estimated Cost	Priority 1	Priority 2	Priority 3
1	Install new play apparatus	\$257,985		\$257,985	
2	Weatherproof roof of entire campus	\$254,083	\$254,083		
3	Modernize technology and telecommunication system	\$33,796	\$33,796		
4	Modernize GYM to include: floor, modernize stage, kitchen, sound system, add storage	\$1,979,889	\$1,979,889		
5	Close all open legacy DSA projects - Gym ramp	\$113,810	\$113,810		
6	Build additional Multi-Purpose Room	\$5,474,207			\$5,474,207
7	Fix sidewalks for ADA compliance and deterioration	\$172,330	\$172,330		
8	Resurface and repair blacktops	\$386,838	\$386,838		
9	Beautify courtyards between wings	\$146,192		\$146,192	
10	New drop ceilings in not standard locations and LED flat panels.	\$534,165	\$534,165		
11	Replace swamp coolers with HVAC	\$1,096,041	\$1,096,041		
12	Paint and update all classrooms	\$1,206,368		\$1,206,368	
13	Replace Furniture	\$335,381		\$335,381	
14	Identify and repair underground utilities	\$96,989	\$96,989		
15	Shade structure for eating area	\$211,548		\$211,548	
TOTALS			\$4,667,941	\$2,157,474	\$5,474,207

Source: Grass Valley School District, 2017

District Administrative Facilities

Child Development Programs

The District's child development programs for preschoolers and school age children are successful. With success, there is a need to identify the necessary facilities to ensure these programs continue with the services. The current process is for the Program Director to work with each campus and the administration to secure the necessary facilities each school year. With this process, the program must be flexible and be willing to move to new locations/classrooms that are available for that particular school year.

As the District plans/assess facilities districtwide, consideration for a permanent location of these programs on each campus, or a districtwide location, should be explored. This would enable the programs, along with staff, to have a permanent location for their services. In addition, the District may want to explore the expansion of the of the Preschool Program for parents that do not meet the requirements of the State subsidized program, but would like to have the service available for their children. This would be a fee based program for parents.

Child Nutrition

The District's child nutrition department that oversees the District's central kitchen appears to be running smoothly in the leased commercial location at this time.

Maintenance and Grounds

The District is in the second year of California's newly created Local Control Funding Formula (LCFF) which dramatically revised how California funds its schools. The LCFF replaces California's nearly half-century-old, state-controlled school finance system with one that promises more local control as well as greater transparency. The framework for doing this is the Local Control and Accountability Plan or LCAP, a three-year plan, which must be updated annually, that every district must create.

As part of this new system, school districts now have full local control over their maintenance program, funding of the program, and the reporting of expenditures to the governing board. It is necessary for the district to develop a maintenance program and budget necessary resources to maintain and operate the educational facilities. The Facilities Utilization Master Plan along with the Facility Inspection Tool provides a foundation and a framework to develop a standardized maintenance plan that can assist the district in addressing the maintenance needs of the campuses.

District Office

Overall, the district office is a nice facility with a convenient location adjacent to Scotten Elementary School and Gilmore Middle School. As programs and services are being developed or reinstated, additional office area is needed. The additional space could be accommodated by adding portable facilities adjacent to the current office or relocating and consolidating district operations to one centralized location.

SECTION VII

Facility Funding Sources and Options

There are a variety of funding options available to school districts to finance all or part of their facilities needs. An overview of the most realistic of those funding options is discussed below. As the district proceeds with planning the facilities program and discussing funding sources, a financial consultant, along with bond counsel, can provide specific detail on these options, including the requirements and the exclusions associated with each funding mechanism.

State School Facility Program

California has had a State School Building Program since 1948 funded by statewide general obligation bonds. There have been four versions of the program since its inception. The current program, the School Facilities Program (SFP), established in 1998, requires that school districts provide fifty percent of the cost of a project in order to qualify for new construction funds and forty percent of the cost of a project in order to qualify for modernization funds. If a school district cannot provide its match, after much local effort, the State has a safety net program called Financial Hardship under which the State will provide the district's share in addition to the State's original share.

The State does not have a continuous funding source for its share. Initially, a general obligation bond measure was put on a statewide ballot every two years. More recently, there has been a four-year funding cycle with a larger funding amount. To date, only one election failed passage, leaving school districts waiting for funding for up to three years. In 2012, statewide bond authority was exhausted. School districts could continue to file applications under the SFP, however, the applications were not processed. Application packages that included all required documentation were placed on the 'Acknowledged List' and were awaiting a future statewide bond measure. The uncertainty of state funding has made school facility planning more difficult, but not impossible.

The process of obtaining state funding is complex and time-consuming. A simple review includes the following: a district must do a careful analysis of the capacity of existing facilities and an enrollment projection using State guidelines to determine if the district has 'eligibility' for a project under state guidelines. Once it is determined to have eligibility, the district needs to spend its own share of funds to move the project forward and obtain construction drawings with a Division of State Architect stamp of approval before the State Allocation Board will approve the project for funding. Once the district receives an apportionment, it cannot go back to the State Allocation Board for any more money (as, for example, any construction overages due to change orders or lawsuits).

On January 12, 2015, an initiative, “Kindergarten Through Community College Public Education Facilities Bond Act of 2016,” was submitted to the California State Attorney General’s Office to place a \$9 billion facilities bond for K-14 on the November 2016 ballot. On November 8, 2016, by a 54 to 46 percent ratio, Proposition 51, the statewide general obligation bond, was approved by the voters of California. The new bond included the following funds:

- \$2 billion – Community Colleges
- \$7 billion – K-12 School Facilities, including:
 - \$3 billion – New Construction
 - \$3 billion – Modernization
 - \$500 million – Charter Schools
 - \$500 million – Career Technical Education

The language in Proposition 51 maintains the status quo for the SFP. Because of the backlog of applications at the Office of Public School Construction (OPSC), the first call on new bond proceeds are for projects on the following lists:

- Unfunded List Beyond Existing Bond Authority – approximately \$369.9 million (“True Unfunded List”).
- Acknowledged List – approximately \$2.3 billion (\$1.5 billion for New Construction; \$791 million for Modernization). Projects received after November 1, 2012, and approved by the California Department of Education (CDE) and Division of the State Architect (DSA), are placed on this list in order of the date received.

State Charter School Facilities Program

In 2002, Assembly Bill 14 created the Charter Schools Facilities Program (CSFP). Through the passage of statewide general obligation bonds, funds have been made available for the new construction of charter school facilities or the rehabilitation of existing school district facilities for charter school use. This program allows charter schools that provide site based instruction to access State facility funding directly or through the school district where the project will be physically located.

The CSFP permits a charter school or school district filing on behalf of a charter to apply for a preliminary apportionment (reservation of funds) for new construction projects and rehabilitation of district owned existing facilities that are at least 15 years old. If the application is successful, the charter school that applies independently would receive the funding. In the event that a school district applies on behalf of a charter school, the district would receive the funding. To qualify for funding, a charter school must be deemed financially sound by the California School Finance Authority (CSFA).

The preliminary apportionment for a CSFP project must be converted within a four-year period to an adjusted grant apportionment meeting all the School Facilities Program (SFP) criteria, unless a single one-year extension is granted.

Proposition 39: The California Clean Energy Jobs Act

Passed November 2012, Proposition 39 provides \$550 million annually from California's General Fund to the Clean Energy Job Creation Fund for five years beginning in 2013-14. Senate Bill 73 was signed by the Governor to outline how the grant funds will be allocated along with a number of requirements to ensure Proposition 39 funds deliver the expected energy efficiency and cost savings. The Energy Commission was designated to lead a process to involve other state agencies, including the California Department of Education.

Local General Obligation Bonds

In order to raise the local match to the state's share of new construction and/or modernization projects, many districts rely on the long term financing of a general obligation bond. General obligation bonds are voter-approved long-term debt instruments which are secured by the legal obligation to levy and collect ad valorem property taxes sufficient to pay annual debt service on the bonds. Because general obligation bonds are secured by the taxing power of the school district, they are considered to pose the lowest risk to the investor, and therefore, provide the lowest borrowing cost to the school district of any of the financing techniques available.

As of 2000, California has two property value (ad valorem) general obligation bond mechanisms: the general obligation bond approved by two-thirds of the voters, and the Proposition 39 general obligation bond approved by 55% of the voters. There are differences between the two bonds that school districts should note before choosing one or the other approach. Following is a synopsis of those differences.

Proposition 46, 1986, General Obligation Bond: This mechanism requires a two-thirds vote of the electorate to pass. It is a district-wide obligation; the taxes are based on property value (ad valorem). The funds may be used for site acquisition and school construction or reconstruction, but not furniture and equipment or maintenance.

Proposition 39, 2000, General Obligation Bond: This mechanism requires only a 55% vote of the electorate to pass. It is a district-wide obligation; the taxes are based on property value (ad valorem). The funds may be used for "...construction, reconstruction, rehabilitation, or replacement of school facilities, including the furnishing and equipping of school facilities, or the acquisition... of real property for school facilities". There are some conditions attached to Proposition 39 funds that are not associated with the older Proposition 46 general obligation bond. These conditions include: (1) identifying the specific facility projects to be funded, (2) conducting an annual performance audit to ensure that the funds are spent in accordance with the ballot language, (3) conducting an annual financial audit until all of the bond proceeds have been expended, (4) establishing a citizens' oversight committee to inform the public about the expenditure of bond proceeds, and (5) capping the tax rate for elementary and high school districts to no more than \$30 per \$100,000 of assessed valuation and for unified school districts to no more than \$60 per \$100,000 of assessed valuation.

School Facility Fees

The passage of Proposition 1A, in 1998, fully implemented the provisions of Senate Bill (SB) 50 (the most recent version of the state school building program). This bill had a tremendous impact on the ability of school districts to collect impact fees from developers. SB 50 imposed limitations on the powers of cities and counties to require mitigation of school facilities' impacts as a condition of approving new development and suspended/repealed the series of cases know as "Mira/Hart/Murrieta". However, it also authorized school districts to levy statutory developer fees at levels that may be significantly higher than those previously permitted, although school districts must follow a new and more stringent set of rules to do so. SB 50 provides authority for three different levels of fees described as follows:

- **Level 1 Fees** – The provisions of Education Code Section 17620 and Government Code Section 65995 relating to school impact fees for residential, commercial and industrial construction remain essentially intact after SB 50. The current fee amounts of \$3.36 per square foot of assessable space for residential construction and \$0.54 for commercial or industrial construction are maintained. These amounts are to be increased every even-numbered year thereafter in accordance with the statewide cost index as determined by the State Allocation Board at its January meeting.
- **Level 2 Fees** – A new section enacted by SB 50, Government Code 65995.5, allows the governing board of a school district to impose a fee on residential construction that is higher than the limit set in Government Code Section 65995, if certain preconditions are met. This enhanced fee has been described as providing 50% of the cost of schools, because the formula used in its calculation uses cost figures that are approximately half of the statewide average cost of construction. Actual costs will doubtless be different, and the formula contains some other limitations that may reduce the fee to below 50% mitigation. The eligibility requirements for Level 2 Fees are:
 1. Eligibility under the State School Facility Program
 2. Adoption of a Facilities Needs Analysis Report
 3. The District must satisfy at least two of the four requirements described below:
 - a. At least 30% of K-6 students are on a multi-track year-round schedule
 - b. General Obligation Bond election has been held within the last four years
 - c. Issued or incurred other obligations
 - d. At least 20% of teaching stations are in relocatable classrooms
- **Level 3 Fees** – If State funding is no longer available; Government Code Section 65995.7 authorizes a school district that is eligible to levy the Level 2 Fee to a higher fee on residential construction. Government Code section 65995.7 provides that State funding is unavailable if the State Allocation Board is no longer approving apportionments for new construction due to a lack of funds. Under such circumstances, the State Allocation Board is required to notify the State Legislature in writing. Simply stated, the Level 3 Fee is approximately double the Level 2 Fee. The resulting fee amount still must be reasonably related to the cost of public facilities necessitated by land development.

Planning Mitigation Fees

Mira Development Company City of San Diego 205 Cal.App.3d1201 was decided in 1988, two years after many thought Assembly Bill (AB) 2926 (Stirling) had preempted cities and counties from assisting school districts to obtain mitigation for the impact of new development. The decision of the City of San Diego to deny a requested rezoning and general plan amendment was legal because those decisions were “legislative” and thus not controlled by AB 2926. Many school districts throughout the State of California began to work with local cities and counties to implement a “planning mitigation” fee program for their districts.

SB 50 repealed *Mira/Hart/Murrieta* and completely relieves cities and counties of the power to require development fees or other exceptions in excess of the statutory maximum amounts to help fund school facilities. SB 50 amended Government Code Section 65995(a) to provide only those fees expressly authorized by Education Code Section 17620 or Government Code Sections 65970. Subdivision (h) of section 65995 declares that the payment of the development fees authorized by Education Code Section 17620 is “full and complete mitigation of the impacts of any legislative or adjudicative act...on the provision of adequate school facilities.” Section 65995(i) prohibits an agency from denying or refusing to approve a legislative or adjudicative act involving development “that exceeds the amounts authorized (by SB 50)”.

Similar to Government Code Section 65995, SB 50 limits a city or county’s power under California Environmental Quality Act (CEQA) to mitigate school facilities impacts. In short, a local agency may not deny approval of a legislative or adjudicative action under CEQA relating to real estate development on the basis of the inadequacy of school facilities.

If a statewide general obligation measure for school facilities is submitted to the voters and the measure is not approved, Government Code Section 65996 would become inoperative and the provisions of Section 65997 would go into effect. While Section 65997 would permit a complete denial of a legislative development approval, it still would prohibit a public agency from requiring payment of “a fee, charge, dedication, or other financial requirement: in excess of those authorized by SB 50 as a condition of approval.” It would also prohibit a public agency from denying, pursuant to CEQA, approval of a project on the basis of adequate school facilities. Developer and Mira Fees are collected in full prior to the issuance of a building permit.

Mello Roos Community Facilities District (CFD)

A Community Facilities District (CFD), named after the two legislators who crafted the bill in 1982, can encompass the entire school district or only a smaller territory within the school district. It has been used, typically, for large, new residential developments. The advantage of Mello Roos Districts is that the funds can be used not only for schools but also for fire and police stations, libraries, infrastructure for the new development and to maintain those facilities into the future.

The Mello Roos District is created by the local public entity (e.g., school board) and the school board becomes the legislative body of the CFD. Once the school board decides to establish a Mello Roos District, an election must be held. If a Developer owns the land, he or she can vote to establish (or not establish) a Mello Roos District. If more than twelve individuals own the property, an election must be held for the registered voters with approval by a two-thirds majority. If approved, a parcel tax is established and collected annually to retire bonds sold to build the infrastructure (school facilities). This was a popular mechanism in the early 1980s before the general obligation bonds were re-established. Mello Roos Districts are less popular now that there is more flexibility with the property value (ad valorem) general obligation bonds.

Parcel Taxes

A parcel tax is different than a traditional ad valorem property tax, in that it is imposed by local government on a per-parcel basis. Local governments that may impose parcel taxes include cities, counties, and special districts, such as schools, hospitals and public safety districts. This is another property tax in which the rate is based on some measure other than property value, such as overall size of property. It is a district-wide measure and requires a two-thirds vote to pass. Bond proceeds can be used for capital or programmatic purposes.

Certificates of Participation (COP)

Certificates of Participation (COP) are not specifically authorized in any Education Code or Taxation Code, nor do they require an election. A COP is merely a funding tool for school districts to lease or lease-purchase various capital outlay items.

The most important item to keep in mind regarding COP's is that the ultimate funding source for repayment is the General Fund, unlike General Obligation Bonds, Mello-Roos Bonds and parcel taxes. Many districts might anticipate collecting enough developer fees or special agreement revenues to cover the long-term debt of the COP, but the actual debt is applicable to the school district General Fund should all other repayment sources dry up. This liability should be recorded as such.

Appendix A –
Bell Hill Academy

SCHOOL FACILITY INVENTORY WORKSHEET

2017

School District: Grass Valley School District
School Name: Bell Hill Academy
School Address: 342 South School Street, Grass Valley, CA 95945
County: Nevada
School CDS Code: 0125955

School Type: Elementary
Grade Level: K-4
Enrollment: 223
Status: Open
Energy Use: 103,422 (Annual kWh)

Assessor's Parcel Number: 08-406-04 (1.58)
 08-406-05 (0.14)
 08-406-09 (0.21)
Acres: 1.93

BUILDING DATA			DIVISION OF THE STATE ARCHITECT				FACILITY INFORMATION				CAPACITY					
Room Number	Current Use	Grade Level	Original		Modernization		Permanent		Portable		Portable Serial No.	Square Feet / Building	Square Feet / Classroom	Current	District	State
			DSA Number	DSA Date	DSA Number	DSA Date	Building	Classroom	Building	Classroom						
1	Classroom	1						1				974		23		25
2	Classroom	1					1	1				972		27		25
4	Svs. Kit.	-	02-7693	3/23/1950	02-101943	6/13/2000	1			1		6,350				
5	Kinder.	K					1					972		23		25
6	Kinder.	K					1					975		21		25
3	Storage	-		non-conforming		-			1		76-DH-171-C	310				
-	Admin.	-	02-14772	2/14/1957	02-101943	6/13/2000	1					1,280				
7	Classroom	2							1			960		22		25
8	Classroom	2	02-28065	8/10/1966	02-101943	6/13/2000		1				960		20		25
9	Classroom	4							1			944		19		25
10	Media Ctr.	Med Ctr	02-31460	11/6/1968	02-101943	6/13/2000		1				2,720				
11	Library	Lib.														
12	Admin.	-	02-104473	6/13/2002		-			1		8-02-DH-0263A					
13	Sm Group/Office	-									4-08-DH-0758.C,D					
14	Classroom	-	02-109321	1/29/2008		-		1	1		4-08-DH-0758.A,B	1,296		22		25
15	Classroom	3							1			960		23		25
16	Classroom	3	02-48373	5/27/1987	02-101943	6/13/2000		1	1			960		21		25
-	Toilets	-	02-57365	5/22/1992		-		1				480				
-	Play Apparatus	-	02-113218	9/17/2013		-		-								
TOTAL							2	4	7	6		16,276	9,565	221	0	250

Type	Classroom
Permanent Classrooms	4
Portable Classrooms	6
Total	10

Type	Sq. Feet
Permanent Classrooms	3,893
Portable Classrooms	5,672
Total	9,565

AREA ALLOCATION - BELL HILL ACADEMY
2017

TABLE 1
California Longitudinal Pupil Achievement Data System (CALPADS)

California Department of Education Recommended Standard	2	Total Pupils Times Square Footage	3	School % compared to CDE Standard (Col. 5/Col. 3)	4	Totals for School Site	Summary of School Buildings and Square Footage Breakdown of each Building per CDE Recommended Categories												
							5	6	7	8	9	10	11	12	13	14	15	16	17
CDE Typical Allocation for Construction of School Facilities for an Elementary School	Square Feet per Pupil		Square Footage Allocation	% of Area Allocation	Total Classrooms and Square Footage	Bldg A	Bldg A1	Bldg B	Bldg C	Bldg D	Bldg E	Bldg F	Bldg G						
CALPADS Enrollment* (October enrollment count)		223			10	4	0	0	2	1	2	0	1						
Classrooms	32	7,136		134%	9,565	3,893			1,920	944	1,920		888						
Small Group Rooms	2.5	558		115%	641					233			408						
Library	2.5	558		232%	1,296					1,296									
Multi-Purpose/Kitchen	7	1,561		11%	172	172													
Office	3	669		191%	1,280			1,280											
Exterior Covered Walk/Corridor	6	1,338		127%	1,700	1,555				145									
Toilets	3	669		122%	815	415						400							
Storage/Custodial/Heater Room	3	669		121%	807	315	310			102		80							
TOTAL	59	13,157		124%	16,276	6,350	310	1,280	1,920	2,720	1,920	480	1,296	0	0	0	0	0	0

*2016/17 CALPADS Enrollment

TABLE 1A
Site Acreage Based Upon Enrollment

Site Requirements for Grades K-6*	Acreage	% of Site Acreage
Recommended	3.70	
Actual	1.93	52.16%

*Guide to School Site Analysis and Development, 2000 Edition, CDE
Note: Site acreage based upon CALPADS enrollment

AREA ALLOCATION - BELL HILL ACADEMY
2017

TABLE 2
State Loading Standard

California Department of Education Recommended Standard	Total Pupils Times Square Footage	School % compared to CDE Standard (Col. 5/Col. 3)	Totals for School Site	Summary of School Buildings and Square Footage Breakdown of each Building per CDE Recommended Categories												
				6	7	8	9	10	11	12	13	14	15	16	17	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
CDE Typical Allocation for Construction of School Facilities for an Elementary School	Square Feet per Pupil	Square Footage Allocation	% of Area Allocation	Total Classrooms and Square Footage	Bldg A	Bldg A1	Bldg B	Bldg C	Bldg D	Bldg E	Bldg F	Bldg G				
State Loading Standard* (10 Classrooms x 25 per room = 250)	250			10	4	0	0	2	1	2	0	1				
Classrooms	32	8,000	120%	9,565	3,893			1,920	944	1,920		888				
Small Group Rooms	2.5	625	103%	641					233			408				
Library	2.5	625	207%	1,296					1,296							
Multi-Purpose/Kitchen	7	1,750	10%	172	172											
Office	3	750	171%	1,280			1,280									
Exterior Covered Walk/Corridor	6	1,500	113%	1,700	1,555				145							
Toilets	3	750	109%	815	415						400					
Storage/Custodial/Heater Room	3	750	108%	807	315	310			102		80					
TOTAL	59	14,750	110%	16,276	6,350	310	1,280	1,920	2,720	1,920	480	1,296	0	0	0	0

*State Loading Standard of 25 students per classroom as established under the State School Facility Program

TABLE 2A
Site Acreage Based Upon State Loading Standard

Site Requirements for Grades K-6*	Acreage	% of Site Acreage
Recommended	3.70	
Actual	1.93	52.16%

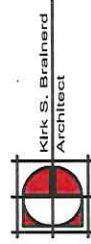
*Guide to School Site Analysis and Development, 2000 Edition, CDE

Note: Site acreage based upon State loading standard established under the State School Facility Program



Grass Valley School District
10840 Gilmore Way
Grass Valley, CA 95945

Bell Hill Academy Site Plan



Kirk S. Bralnerd
Architect
3510 Coon Hollow Rd.
Placerville, CA 95667
kbralnerd@ksbaarch.com
530.295.9371

Legend

- PERMANENT
- PORTABLE CLASSROOMS
- NON-CONFORMING NO DSA NUMBER 1985

G = GIRLS STUDENT TOILET
B = BOYS STUDENT TOILET
W = WOMEN STAFF TOILET
M = MEN STAFF TOILET
U = UNISEX STAFF TOILET



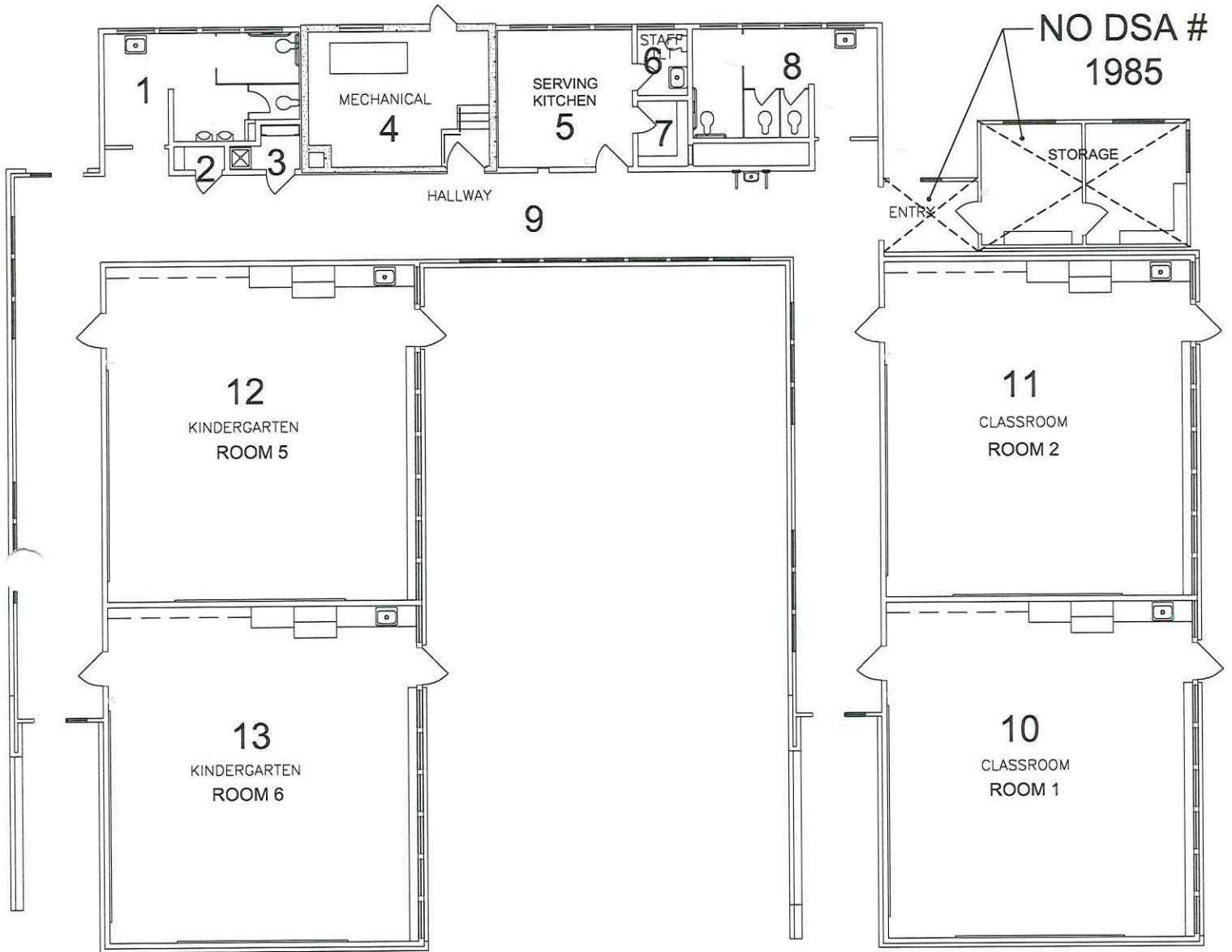
DEPARTMENT OF EDUCATION

DIAGRAM OF FACILITIES

DATE: 10/15/14

- 1A (Existing)
- 2A (Proposed)
- 3A (Final)

PAGE 1



Building A - (6,660 s.f.)

 <p>Kirk S. Brainerd Architect 3510 Coon Hollow Rd. Placerville, CA 95667 kbrainerd@ksbarch.com 530.295.9371</p>	<p>PROJECT</p> <p>Bell Hill Academy 342 South School Street Grass Valley, CA 95945</p>	<p>DISTRICT</p> <p>Grass Valley School District 10840 Gilmore Way Grass Valley, CA 95945</p> 
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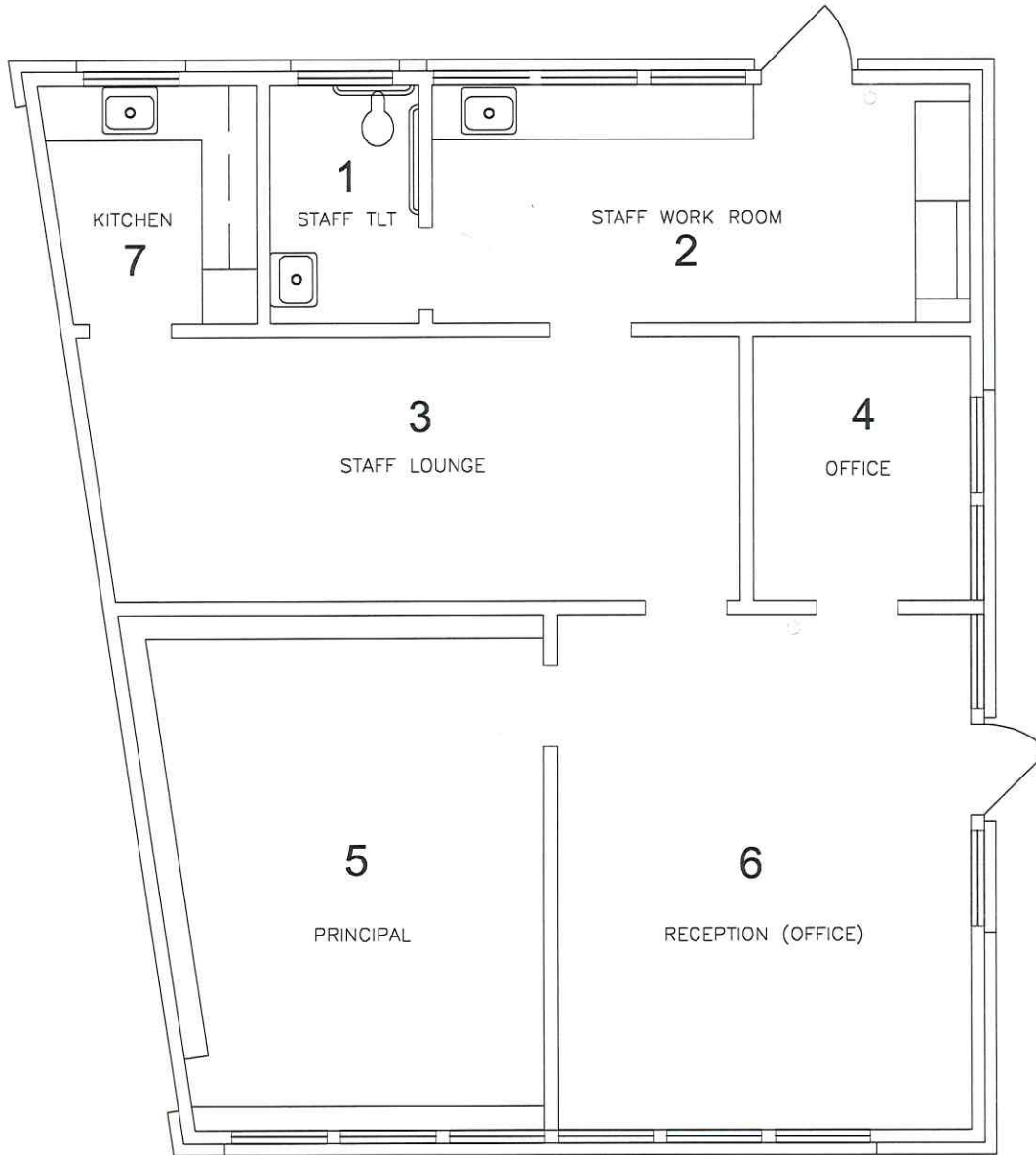
DEPARTMENT OF EDUCATION

DIAGRAM OF FACILITIES

- 1A (Existing)
- 2A (Proposed)
- 3A (Final)

DATE: 10/15/14

PAGE 2



Building B - (1,280 s.f.)

 <p>Kirk S. Brainerd Architect 3510 Coon Hollow Rd. Placerville, CA 95667 kbrainerd@ksbarch.com 530.295.9371</p>	<p>PROJECT</p> <p>Bell Hill Academy 342 South School Street Grass Valley, CA 95945</p>	<p>DISTRICT</p> <p>Grass Valley School District 10840 Gilmore Way Grass Valley, CA 95945</p> 
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DEPARTMENT OF EDUCATION DIAGRAM OF FACILITIES

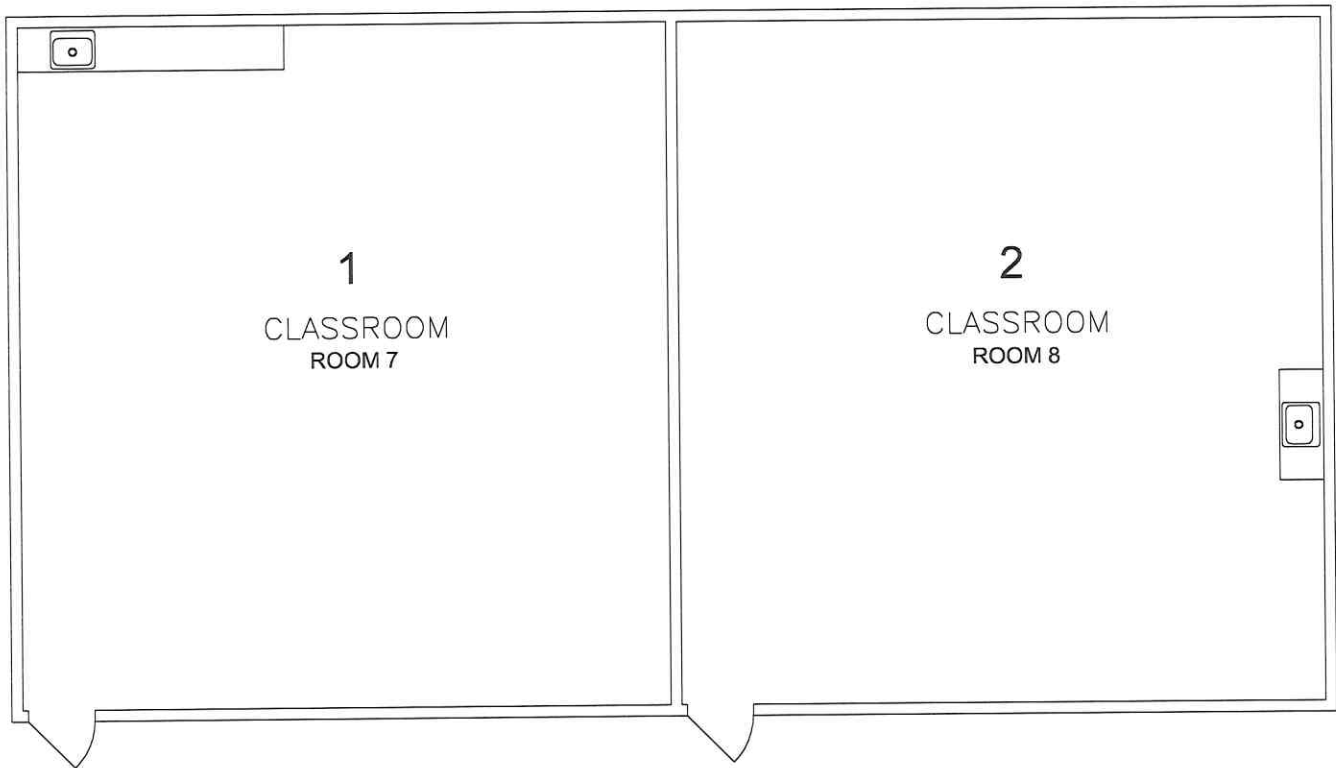
DATE: 10/15/14

1A (Existing)

2A (Proposed)

3A (Final)

PAGE 3



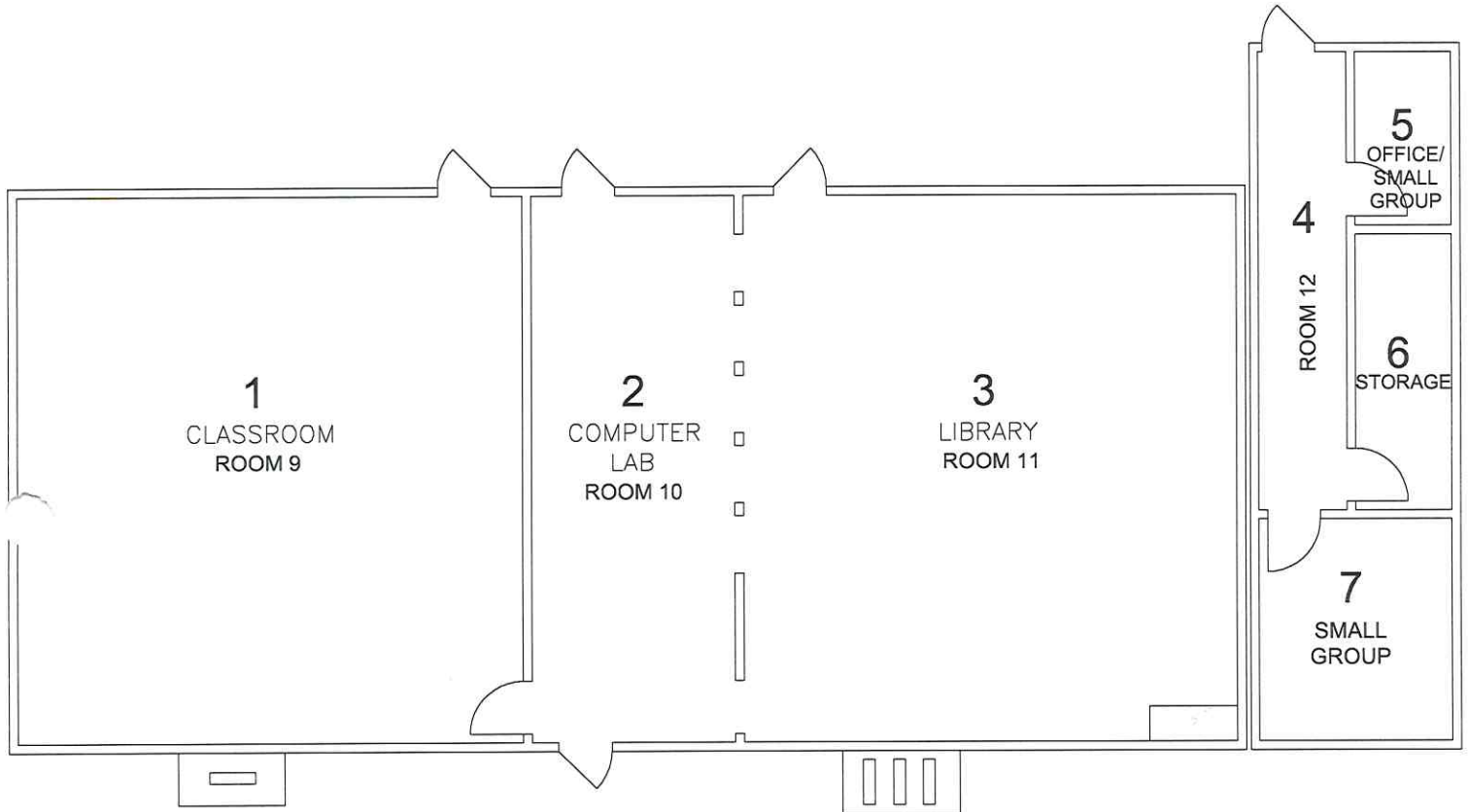
Building C - (1,920 s.f.)

 <p>Kirk S. Brainerd Architect 3510 Coon Hollow Rd. Placerville, CA 95667 kbrainerd@ksbarch.com 530.295.9371</p>	<p>PROJECT</p> <p>Bell Hill Academy 342 South School Street Grass Valley, CA 95945</p>	<p>DISTRICT</p> <p>Grass Valley School District 10840 Gilmore Way Grass Valley, CA 95945</p> 
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DEPARTMENT OF EDUCATION DIAGRAM OF FACILITIES

DATE: 10/15/14

- 1A (Existing)
- 2A (Proposed)
- 3A (Final)



Building D - (2,720 s.f.)

 <p>Kirk S. Brainerd Architect 3510 Coon Hollow Rd. Placerville, CA 95667 kbrainerd@ksbarch.com 530.295.9371</p>	<p>PROJECT</p> <p>Bell Hill Academy 342 South School Street Grass Valley, CA 95945</p>	<p>DISTRICT</p> <p>Grass Valley School District 10840 Gilmore Way Grass Valley, CA 95945</p> 
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DEPARTMENT OF EDUCATION

DIAGRAM OF FACILITIES

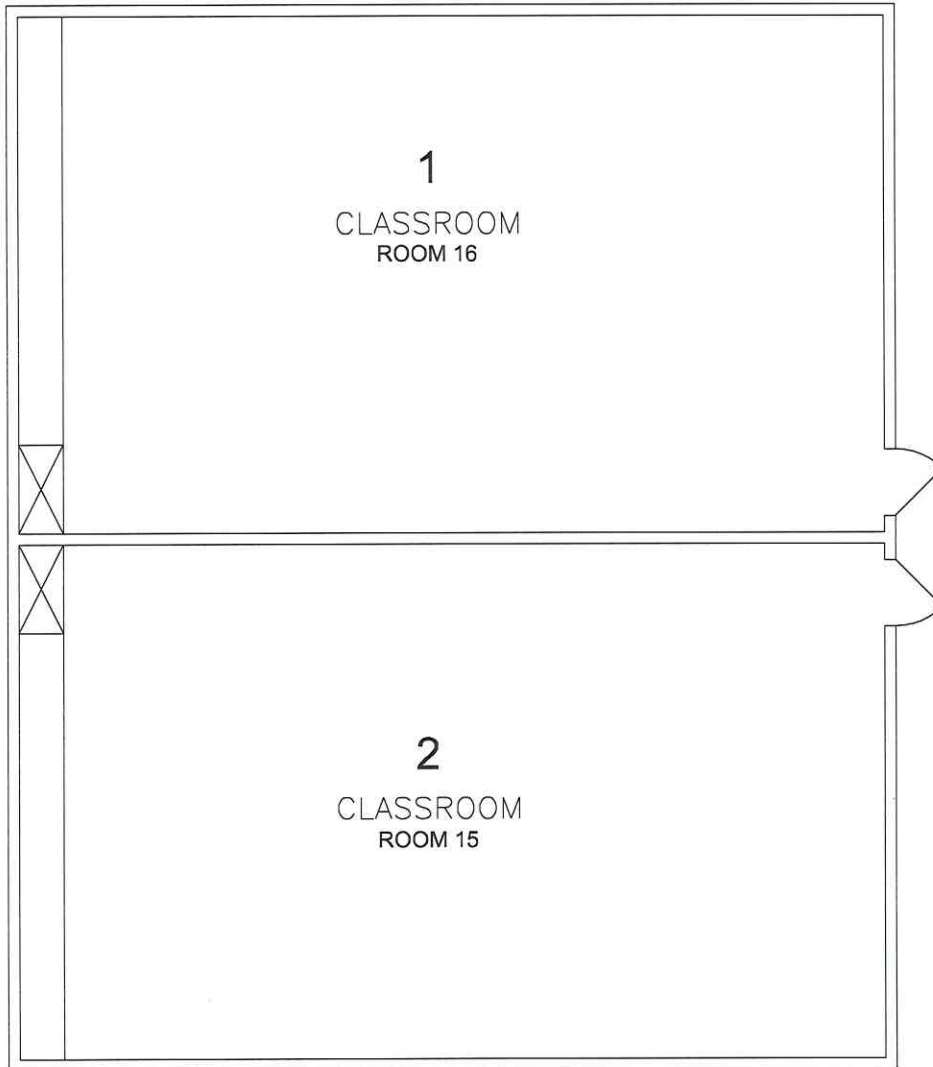
DATE: 10/15/14

1A (Existing)

2A (Proposed)

3A (Final)

PAGE 5



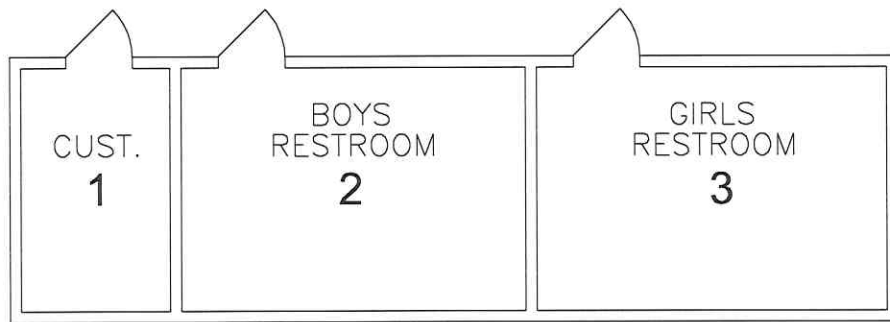
Building E - (1,920 s.f.)

 <p>Kirk S. Brainerd Architect 3510 Coon Hollow Rd. Placerville, CA 95667 kbrainerd@ksbarch.com 530.295.9371</p>	<p>PROJECT</p> <p>Bell Hill Academy 342 South School Street Grass Valley, CA 95945</p>	<p>DISTRICT</p> <p>Grass Valley School District 10840 Gilmore Way Grass Valley, CA 95945</p> 
---	---	---

DEPARTMENT OF EDUCATION DIAGRAM OF FACILITIES

- 1A (Existing)
- 2A (Proposed)
- 3A (Final)

DATE: 10/15/14



Building F (480 s.f.)

 <p>Kirk S. Brainerd Architect 3510 Coon Hollow Rd. Placerville, CA 95667 kbrainerd@ksbarch.com 530.295.9371</p>	<p>PROJECT</p> <p>Bell Hill Academy 342 South School Street Grass Valley, CA 95945</p>	<p>DISTRICT</p> <p>Grass Valley School District 10840 Gilmore Way Grass Valley, CA 95945</p> 
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DEPARTMENT OF EDUCATION

DIAGRAM OF FACILITIES

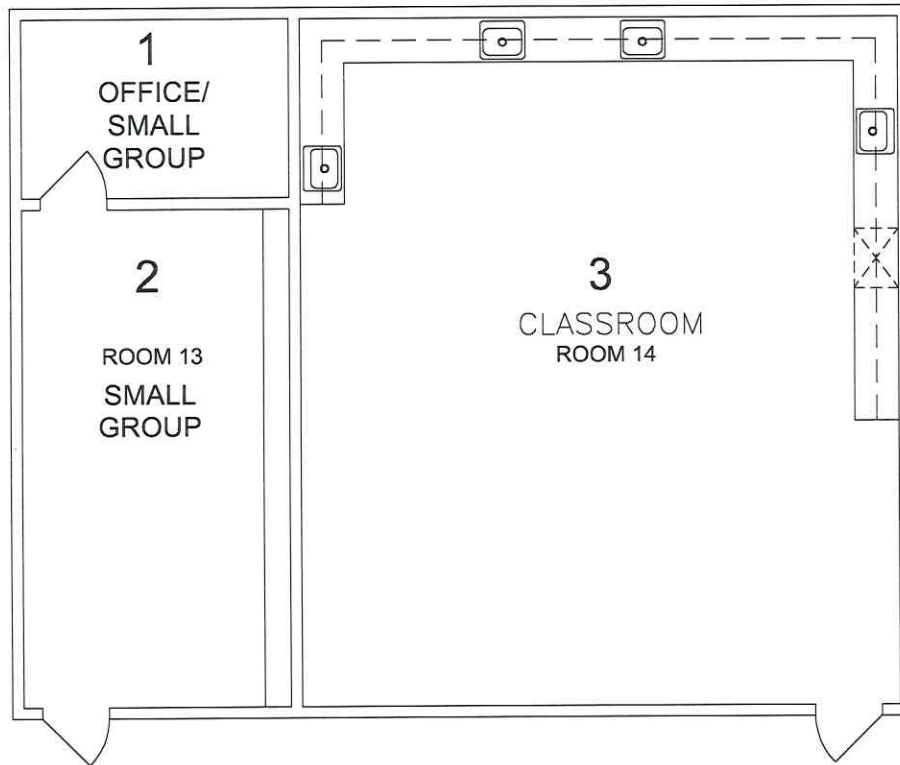
DATE: 10/15/14

1A (Existing)

2A (Proposed)

3A (Final)

PAGE 7



Building G (1,296 s.f.)

 <p>Kirk S. Brainerd Architect 3510 Coon Hollow Rd. Placerville, CA 95667 kbrainerd@ksbarch.com 530.295.9371</p>	<p>PROJECT</p> <p>Bell Hill Academy 342 South School Street Grass Valley, CA 95945</p>	<p>DISTRICT</p> <p>Grass Valley School District 10840 Gilmore Way Grass Valley, CA 95945</p> 
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Bell Hill Academy

10/15/14

PAGE 8

Building Areas

Building A	6,350
Building A1	310
Building B	1,280
Building C	1,920
Building D	2,720
Building E	1,920
Building F	480
Relo. Bldg	1,296
Total Area (s.f.)	16,276

Building Area Room Summary

Building A

Room #	Description	Area (s.f.)
1	Student Toilet Room	194
2	Storage	10
3	Custodian	22
4	Mechanical	254
5	Serving Kt	172
6	Staff Toilet Room	29
7	Storage	29
8	Student Toilet Room	192
9	Hallway	1555
10	Classroom #1	972
11	Classroom #2	974
12	Kindergarten Classroom	972
13	Kindergarten Classroom	975
Total Area (s.f.)		6350

Building A1

Room #	Description	Area (s.f.)
	Storage (non-conforming)	124
		125
	Hallway	61
Total Area (s.f.)		310

Building B

Room #	Description	Area (s.f.)
1	Staff Toilet	56
2	Staff Work Room	196
3	Staff Lounge	254
4	Office	88
5	Principal	292
6	Reception (Office)	316
7	Staff Kitchen	78
Total Area (s.f.)		1280

Building C

Room #	Description	Area (s.f.)
1	Classroom	960
2	Classroom	960
Total Area (s.f.)		1920

Building D

Room #	Description	Area (s.f.)
1	Classroom	944
2	Computer Lab	384
3	Library	912
4	Hall	145
5	Small Group	70
6	Storage	102
7	Small Group	163
Total Area (s.f.)		2720

Building E

Room #	Description	Area (s.f.)
1	Classroom	960
2	Classroom	960
Total Area (s.f.)		1920

Building F

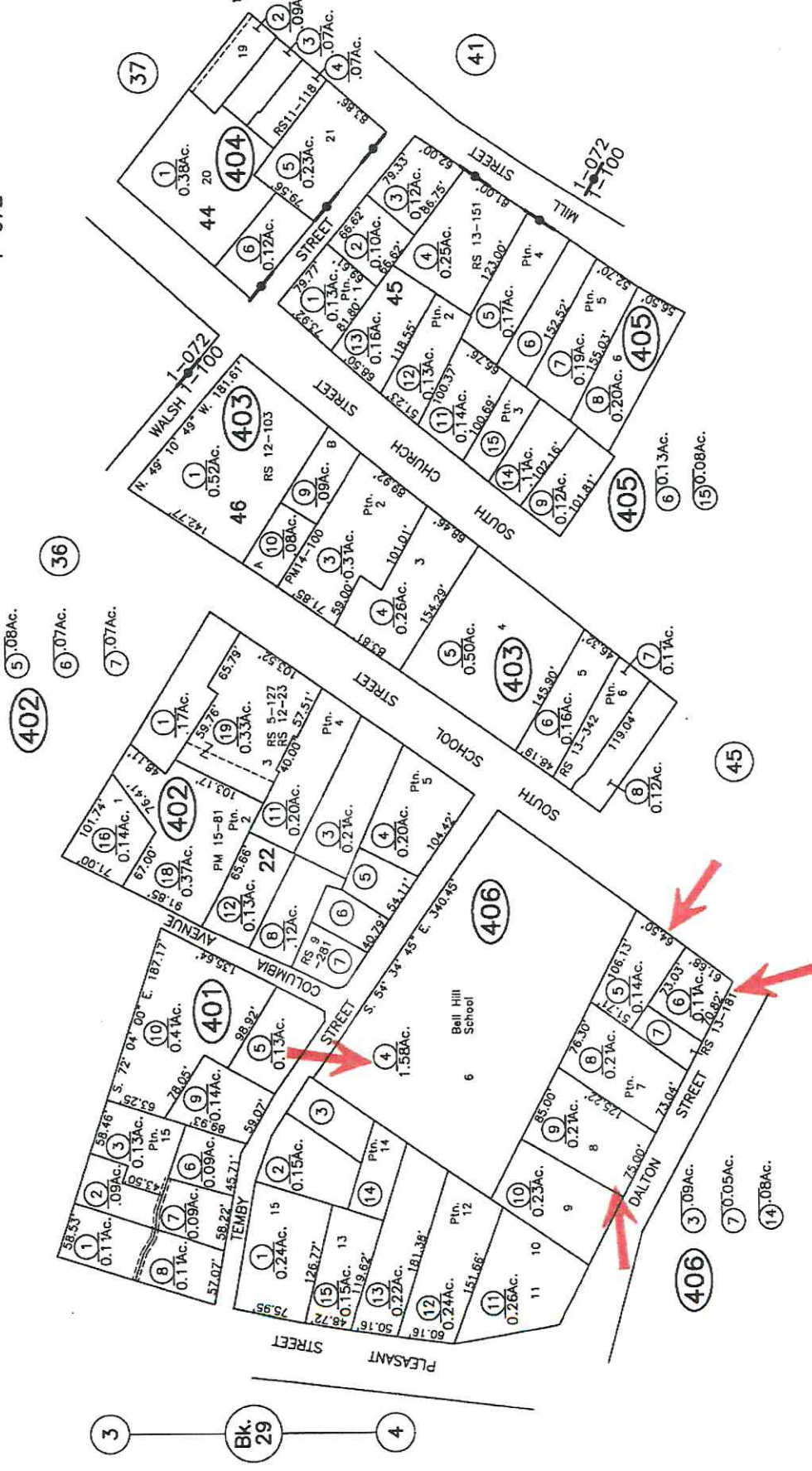
Room #	Description	Area (s.f.)
	1 Custodial	80
	2 Student Toilet	200
	3 Student Toilet	200
Total Area (s.f.)		480

Building G

Room #	Description	Area (s.f.)
1	Small Group	112
2	Small Group	296
3	Classroom	888
Total Area (s.f.)		1296

Tax Area Code
1-100
1-072

CITY OF GRASS VALLEY



SCHOOL DISTRICT/COUNTY OFFICE OF EDUCATION	COUNTY	NUMBER OF CLASSROOMS ON SITE
SCHOOL SITE Bell Hill Academy	SCHOOL TYPE (GRADE LEVELS)	
INSPECTOR'S NAME	NAME OF DISTRICT REPRESENTATIVE ACCOMPANYING THE INSPECTOR(S) (IF APPLICABLE)	
INSPECTOR'S TITLE		
TIME OF INSPECTION	WEATHER CONDITION AT TIME OF INSPECTION	

PART III: CATEGORY TOTALS AND RANKING (round all calculations to two decimal places)

TOTAL NUMBER OF AREAS EVALUATED	CATEGORY TOTALS	A. SYSTEMS			B. INTERIOR		C. CLEANLINESS		D. ELECTRICAL		E. RESTROOMS/FOUNTAINS		F. SAFETY		G. STRUCTURAL		H. EXTERNAL		
		GAS LEAKS	MECH/HVAC	SEWER	INTERIOR SURFACES	OVERALL CLEANLINESS	PEST/VERMIN INFESTATION	ELECTRICAL	RESTROOMS	SINKS/FOUNTAINS	FIRE SAFETY	HAZARDOUS MATERIALS	STRUCTURAL DAMAGE	ROOFS	PLAYGROUND/ SCHOOL GROUNDS	WINDOWS/DOORS/ GATES/FENCES			
26	Number of "V"s:	22	22	22	19	21	22	18	14	21	15	22	22	4	21				
	Number of "D"s:	0	0	0	3	1	0	4	0	0	7	0	0	0	1				
	Number of "X"s:	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
	Number of N/A's:	4	4	4	4	4	4	4	21	4	4	4	4	22	4				
	Percent of System in Good Repair	100.00%	100.00%	100.00%	86.36%	95.45%	100.00%	81.82%	100.00%	95.45%	68.18%	100.00%	100.00%	100.00%	100.00%				
	Number of "V"s divided by (Total Areas - "NA"s)*	100.00%	100.00%	100.00%	86.36%	97.73%	81.82%	100.00%	100.00%	81.82%	81.82%	100.00%	100.00%	100.00%	97.73%				
	Total Percent per Category (average of above)*	100.00%	100.00%	100.00%	86.36%	97.73%	81.82%	100.00%	100.00%	81.82%	81.82%	100.00%	100.00%	100.00%	97.73%				
	Rank (Circle one)	GOOD		FAIR		GOOD		FAIR		GOOD		GOOD		FAIR		GOOD		GOOD	
	GOOD = 90%-100%																		
	FAIR = 75%-89.99%																		
	POOR = 0%-74.99%																		

*Note: An extreme deficiency in any area automatically results in a "poor" ranking for that category and a zero for "Total Percent per Category".

OVERALL RATING: DETERMINE AVERAGE PERCENTAGE OF 8 CATEGORIES ABOVE → 93.18% → SCHOOL RATING** → GOOD

**For School Rating, apply the Percentage Range below to the average percentage determined above, taking into account the rating Description below.

PERCENTAGE	DESCRIPTION	RATING
99%-100%	The school meets most or all standards of good repair. Deficiencies noted, if any, are not significant and/or impact a very small area of the school.	EXEMPLARY
90%-98.99%	The school is maintained in good repair with a number of non-critical deficiencies noted. These deficiencies are isolated, and/or resulting from minor wear and tear, and/or in the process of being mitigated.	GOOD
75%-89.99%	The school is not in good repair. Some deficiencies noted are critical and/or widespread. Repairs and/or additional maintenance are necessary in several areas of the school site.	FAIR
0%-74.99%	The school facilities are in poor condition. Deficiencies of various degrees have been noted throughout the site. Major repairs and maintenance are necessary throughout the campus.	POOR

COMMENTS AND RATING EXPLANATION:

DIVISION OF THE STATE ARCHITECT
Summary of DSA Certification

BELL HILL ACADEMY

DSA Application		Building Identification	Status of Certification		Scope	Tracking of Certification Status
DSA Number	DSA Date		Closed with Certification	Closed without Certification		
02-7693	3/23/1950	Bldg. A	X		Bell Hill School	
02-14772	2/14/1957	Bldg. B	X			
02-28065	8/10/1966	Bldg. C		X	2-30x32 Clasm. Bldg. (Modulux)	
02-31460	11/6/1968	Bldg. D	X		Construction-Classroom-Library Bldg.	
02-104473	6/13/2002	Bldg. D		X	Construction of Office Bldg. (Relocatable)	
02-109321	1/29/2008	Bldg. G	X		Construction of 1 Classroom Building (Relocatable)	
02-48373	5/27/1987	Bldg. E	X		Construction 9 Classrooms- 2 @ Bell Hill	
02-57365	5/22/1992	Bldg. F	X		Construction of Restroom Bldg. (Relocatable)	
02-113218	9/17/2013	Play Apparatus	X		Construction of 1-Site Improvement; 2-play ground area	
02-101943	6/13/2000	Modernization-Bldg. A,B,C,D,E	X		Alterations to C.R./K.G. Bldg., Library/Teacher's Wookroom Bldg., & C.R.	
			8	2		

Appendix B –

Grass Valley Charter School

SCHOOL FACILITY INVENTORY WORKSHEET

2017

School District: Grass Valley School District
School Name: Grass Valley Charter School at Hennessy
School Address: 225 South Auburn Road, Grass Valley, CA 95945
County: Nevada
School CDS Code: 6111140

School Type: Elementary
Grade Level: K-8
Enrollment: 515
Status: Open
Energy Use: 316,730 (Annual kWh)

Assessor's Parcel Number: 08-411-04 (4.65)
 08-472-02 (3.14)
Acres: 7.79

BUILDING DATA			DIVISION OF THE STATE ARCHITECT				FACILITY INFORMATION					CAPACITY							
Room Number	Current Use	Grade Level	DSA Buildings	Original DSA Number	Original DSA Date	Modernization DSA Number	Modernization DSA Date	Permanent Building	Permanent Classroom	Portable Building	Portable Classroom	No. of Stories	Portable Serial No.	Square Feet Building	Square Feet / Classroom	Current	District	State	
1	Classroom	Pre-K	North					1				1			951		12		25
2	Classroom	Pre-K	Wing -	5674	5/28/1948	47406	3/16/1987	1				1		4,896	942		12		25
3	Classroom	K/1	New					1							984		25		25
4	Classroom	K/1						1							998		24		25
5	Classroom	K/1						1							1003		12		25
6	Classroom	K/1	North					1							1042		12		25
7	Classroom	2/3	Wing -	3022	8/31/1939	47406	3/16/1987	1				1		10,044	968		24		25
8	Classroom	2/3	Old					1							975		24		25
9	Classroom	2/3						1							982		24		25
10	Classroom	2/3						1							966		24		25
11	Classroom	DS						1							898				25
12	Classroom	4/5						1							831		24		25
13	Classroom	Lab						1							865				25
14	Classroom	4/5						1							854		24		25
15	Classroom	4/5						1							937		24		25
16	Classroom	4/5						1							775		24		25
17	Classroom	8	South					1							864		25		27
18	Classroom	6	Wing	1192	4/21/1939	47406	3/16/1987	1				1		31,112	867		21		25
19	Classroom	8						1							826		25		27
20	Classroom	6						1							828		22		25
21	Classroom	7						1							829		23		27
22	Classroom	RSP						1							870				25
23	Classroom	7						1							812		23		27
-	Serv. Kit.	-													-				-
-	MP Room	-													-				-
-	Library	-													-				-

AREA ALLOCATION - GRASS VALLEY CHARTER SCHOOL at HENNESSY
2017

TABLE 1
California Longitudinal Pupil Achievement Data System (CALPADS)

California Department of Education Recommended Standard		Total Pupils Times Square Footage	School % compared to CDE Standard (Col. 5/Col. 3)	Totals for School Site	Summary of School Buildings and Square Footage Breakdown of each Building per CDE Recommended Categories												
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	
CDE Typical Allocation for Construction of School Facilities for an Elementary School	Square Feet per Pupil	Square Footage Allocation	% of Area Allocation	Total Classrooms and Square Footage	Bldg North Wing - Old	Bldg North Wing - New	Bldg South Wing	Bldg 26-32									
CALPADS Enrollment* (October enrollment count)		515		30	7	3	13	7									
Classrooms		17,010	162%	27,587	6,934	2,877	11,056	6,720									
Small Group Rooms		1,235	23%	279			279										
Library		1,341	99%	1,331			1,331										
Multi-Purpose/Kitchen/Gym		5,089	93%	4,732			4,732										
Office		1,545	161%	2,483			2,483										
Exterior Covered Walk/Corridor		3,090	389%	12,034	2,668	1,333	8,033										
Toilets		1,651	161%	2,651	414	651	1,586										
Storage/Custodial/Heater Room		1,651	101%	1,675	28	35	1,612										
TOTAL		32,612	162%	52,772	10,044	4,896	31,112	6,720	0	0	0	0	0	0	0	0	

*2016/17 CALPADS Enrollment

TABLE 1A
Site Acreage Based Upon Enrollment

Site Requirements for Grades K-6*	Acreage	% of Site Acreage
Recommended	14.70	
Actual	7.79	52.99%

*Guide to School Site Analysis and Development, 2000 Edition, CDE
Note: Site acreage based upon CALPADS enrollment

**AREA ALLOCATION - GRASS VALLEY CHARTER SCHOOL at HENNESSY
2017**

**TABLE 2
State Loading Standard**

California Department of Education Recommended Standard	Total Pupils Times Square Footage	School % compared to CDE Standard (Col. 5/Col. 3)	Totals for School Site	Summary of School Buildings and Square Footage Breakdown of each Building per CDE Recommended Categories															
				1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
CDE Typical Allocation for Constuction of School Facilities for an Elementary School	Square Feet per Pupil	% of Area Allocation	Total Classrooms and Square Footage	Bldg North Wing - Old	Bldg North Wing - New	Bldg South Wing	Bldg 26-32												
State Loading Standard* (24 CR x 25 = 600)+(6 CR x 27=162)=762	762		30	7	3	13	7												
Classrooms	25,194	109%	27,587	6,934	2,877	11,056	6,720												
Small Group Rooms	1,824	15%	279			279													
Library	1,986	67%	1,331			1,331													
Multi-Purpose/Kitchen/Gym	7,602	62%	4,732			4,732													
Office	2,286	109%	2,483			2,483													
Exterior Covered Walk/Corridor	4,572	263%	12,034	2,668	1,333	8,033													
Toilets	2,448	108%	2,651	414	651	1,586													
Storage/Custodial/Heater Room	2,448	68%	1,675	28	35	1,612													
TOTAL	48,360	109%	52,772	10,044	4,896	31,112	6,720	0	0	0	0	0	0	0	0	0	0	0	0

*State Loading Standard of 25 students per classroom for K-6 and 27 students per classroom for 7-8 as established under the State School Facility Program

**TABLE 2A
Site Acreage Based Upon State Loading Standard**

Site Requirements for Grades K-6*	Acreage	% of Site Acreage
Recommended	17.10	
Actual	7.79	45.56%

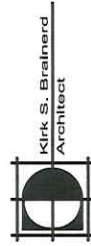
*Guide to School Site Analysis and Development, 2000 Edition, CDE

Note: Site acreage based upon State loading standard established under the State School Facility Program



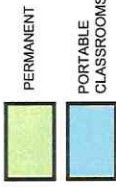
Grass Valley School District
10840 Gilmore Way
Grass Valley, CA 95945

Grass Valley Charter School Site Plan



Kirk S. Braithard
Architect
3510 Coon Hollow Rd.
Placerville, CA 95667
kbraithard@ksbarch.com
530.295.9371

Legend



- G = GIRLS STUDENT TOILET
- B = BOYS STUDENT TOILET
- W = WOMEN STAFF TOILET
- M = MEN STAFF TOILET
- U = UNISEX STAFF TOILET

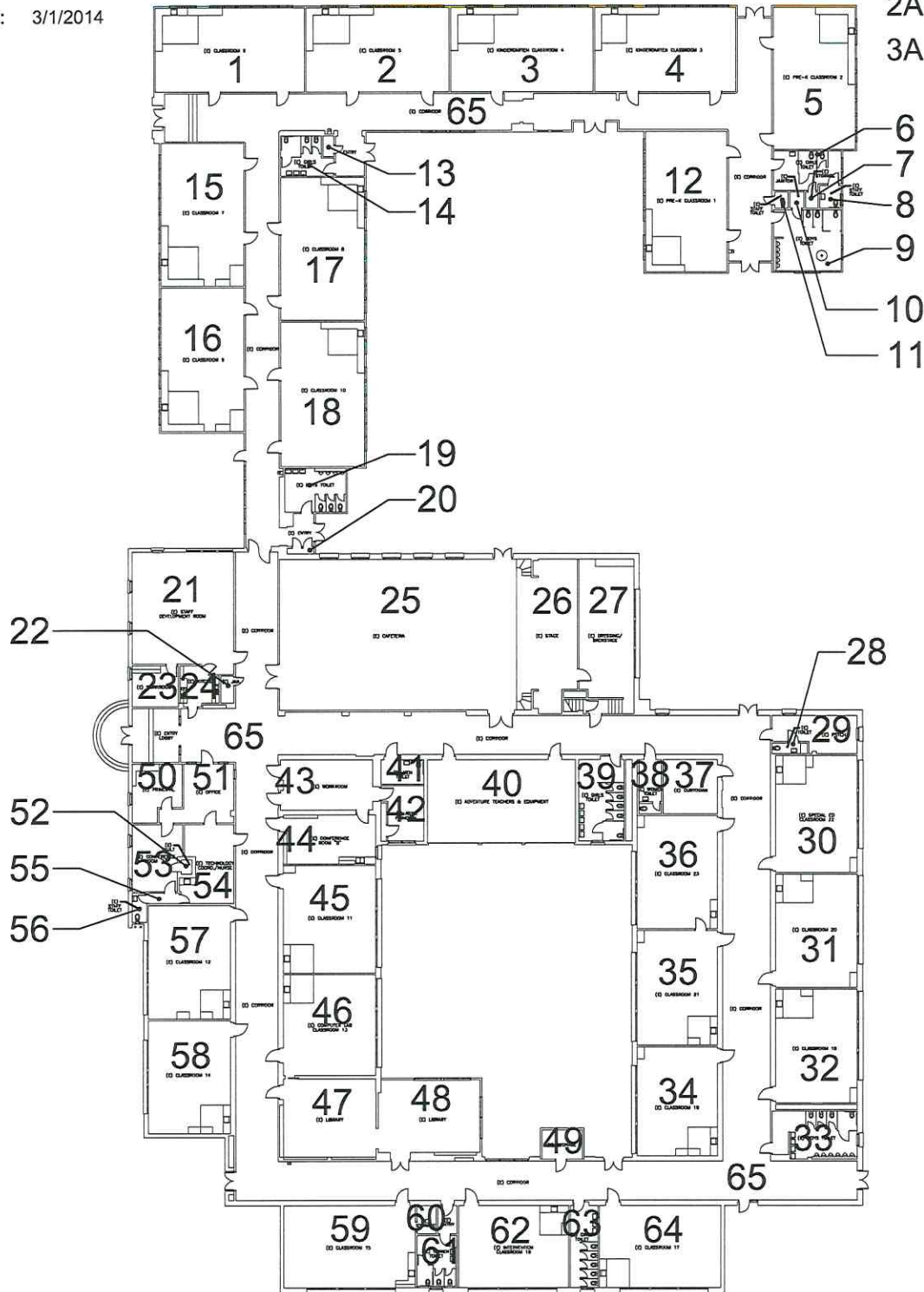


DIAGRAM OF FACILITIES

DATE: 3/1/2014

- 1A (Existing)
- 2A (Proposed)
- 3A (Final)

PAGE 1



School Building - (46,052 s.f.)



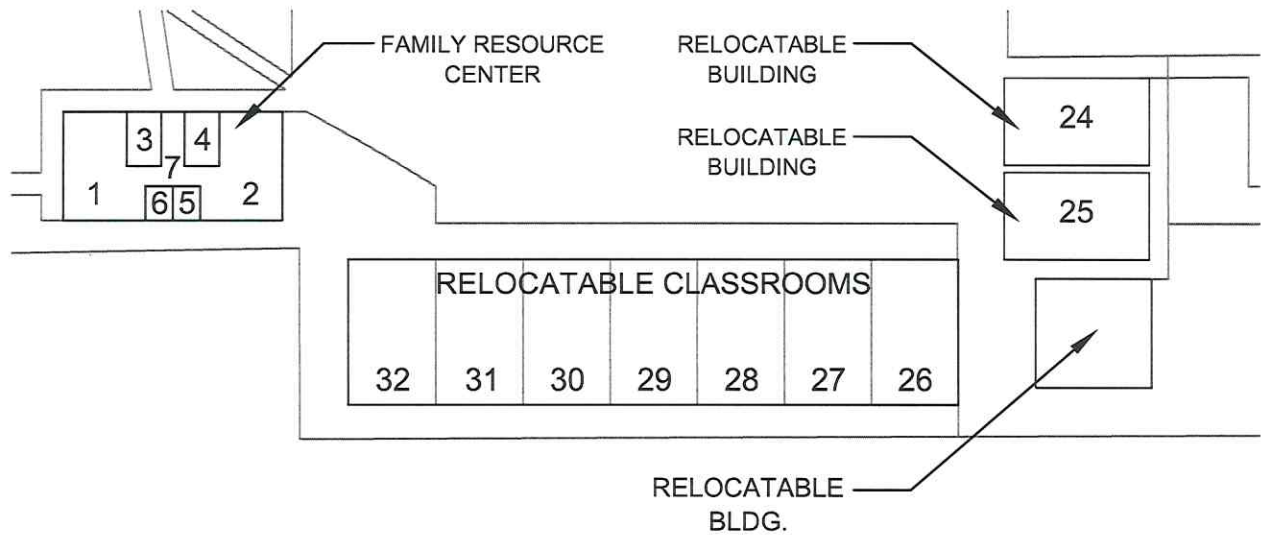
 <p>Kirk S. Brainerd Architect 3510 Coon Hollow Rd. Placerville, CA 95667 kbrainerd@ksbarch.com 530.295.9371</p>	<p>PROJECT</p> <p>Grass Valley Charter School 225 South Auburn St. Grass Valley, CA 95945</p>	<p>DISTRICT</p> <p>Grass Valley School District 10840 Gilmore Way Grass Valley, CA 95945</p> 
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DIAGRAM OF FACILITIES

DATE: 3/1/2014

- 1A (Existing)
- 2A (Proposed)
- 3A (Final)

PAGE 2



 <p>Kirk S. Brainerd Architect 3510 Coon Hollow Rd. Placerville, CA 95667 kbrainerd@ksbarch.com 530.295.9371</p>	<p>PROJECT</p> <p>Grass Valley Charter School 225 South Auburn St. Grass Valley, CA 95945</p>	<p>DISTRICT</p> <p>Grass Valley School District 10840 Gilmore Way Grass Valley, CA 95945</p> 
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Grass Valley Charter School

3/1/2014

Building	Building Area	Covered Walk Area
School Building	46,052	
Family Resource Center	1,800	
Portable Classrooms - 24	960	200
Portable Classrooms - 25	960	200
Portable Building (Pre-School)	960	200
Portable Classrooms - 26 thru 32	6,720	
Total Area (s.f.)	57,452	600

PAGE 3

Building Area Room Summary

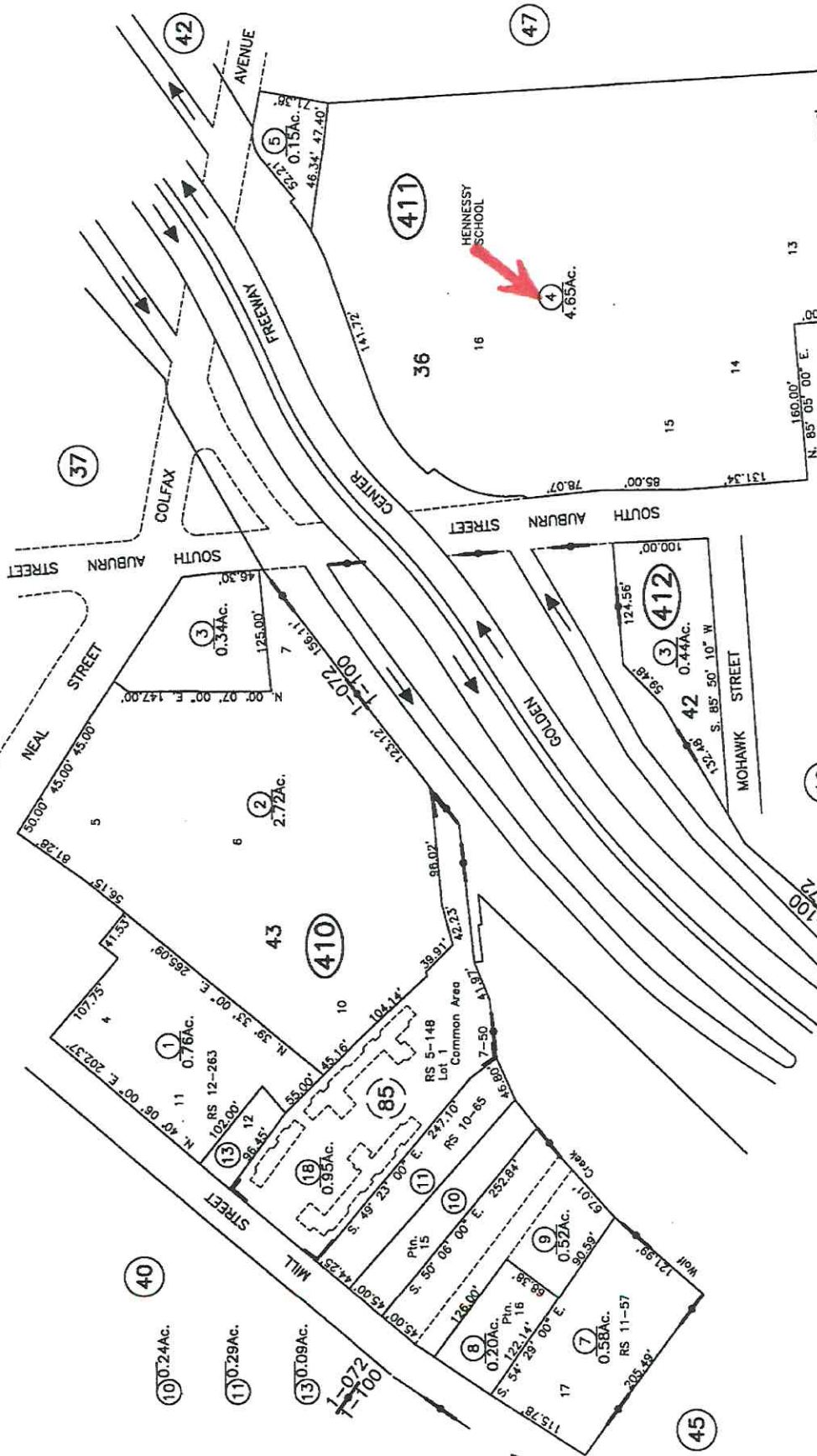
School Building

Room #	Description	Area (s.f.)
1	Classroom #6	1042
2	Classroom #5	1003
3	Kindergarten Classroom #4	998
4	Kindergarten Classroom #3	984
5	Pre-K Classroom #2	942
6	Girls Toilet Room	225
7	Storage	18
8	Staff Toilet	42
9	Boys Toilet Room	361
10	Custodian	17
11	Staff Toilet	23
12	Pre-K Classroom #1	951
13	Storage	28
14	Girls Toilet Room	172
15	Classroom #7	968
16	Classroom #9	982
17	Classroom #8	975
18	Classroom #10	966
19	Boys Toilet Room	242
20	Storage	23
21	Staff Development Room	46
22	Custodian	45
23	Workroom	175
24	Kitchen	138
25	Cafeteria	3022
26	Stage	810
27	Dressing / Backstage	762
28	Toilet	38

29	Psych	279
30	Special ED Classroom #22	870
31	Classroom #20	828
32	Classroom #18	867
33	Boys Toilet Room	394
34	Classroom #19	826
35	Classroom #21	829
36	Classroom #23	812
37	Custodian	300
38	Womens Toilet Room	150
39	Girls Toilet Room	410
40	Adventure Teachers & Eqmt	1080
41	Mens Toilet Room	110
42	Asst. Principal	231
43	Workroom	446
44	Conference	442
45	Classroom #11	898
46	Computer Lab Classroom #13	865
47	Library	644
48	Library	687
49	Storage	110
50	Principal	232
51	Office	296
52	Vault	28
53	Conference	273
54	Technology Coord / Nurse	314
55	Hall	31
56	Staff Toilet	48
57	Classroom #12	831
58	Classroom #14	854
59	Classroom #15	937
60	Storage	54
61	Womens Toilet Room	234
62	Intervention Classroom #16	775
63	Girls Toilet Room	202
64	Classroom #17	864
65	Corridor	12,003
Total Area (s.f.)		46052

Family Resource Center

Room #	Description	Area (s.f.)
1	Classroom #1	598
2	Classroom #2	598
3	Office	142
4	Office	142
5	Boys Toilet Room	71
6	Girls Toilet Room	71
7	Hall	178
Total Area (s.f.)		1800



NOTE: Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

ASSESSOR'S PARCEL MAP
This map was prepared for assessment purposes only. No liability is assumed for the accuracy of data shown. Assessor's office is not responsible for any building setbacks or building setbacks.

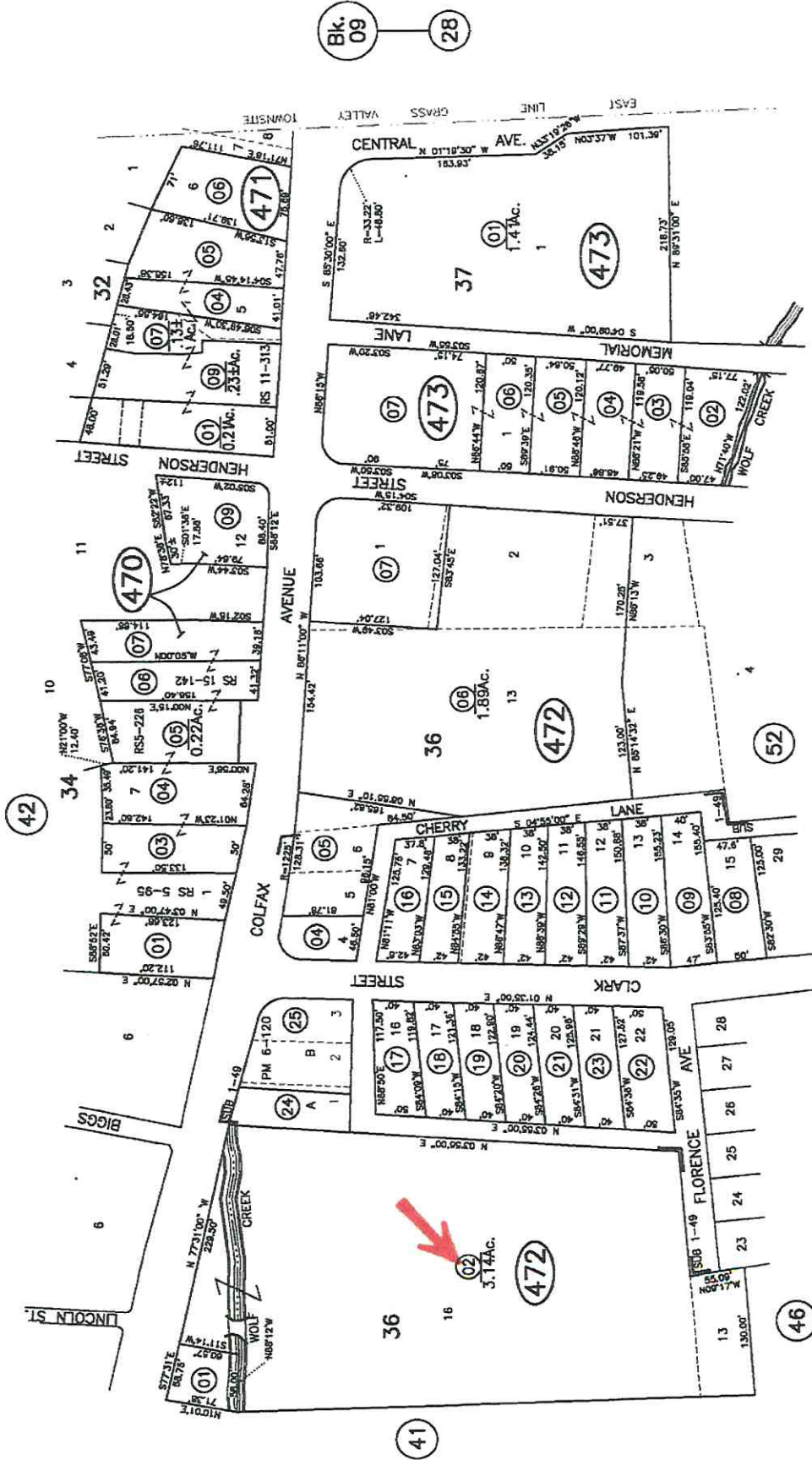
1-1-02 Assessor's Map Bk. 8 -Pg. 41
1-1-07 County of Nevada, Calif. 2001

GRASS VALLEY TOWNSITE
MILL STREET CONDOMINIUMS SUB. Bk. 7, Pg. 50

NW 9/01

PTN SE 1/4 SEC 27, T. 16 N., R. 8 E., M.D.B. & M.
CITY OF GRASS VALLEY
Tax Area Code
01-072

8-47



SCHOOL DISTRICT/COUNTY OFFICE OF EDUCATION		COUNTY
SCHOOL SITE Charter	SCHOOL TYPE (GRADE LEVELS)	NUMBER OF CLASSROOMS ON SITE
INSPECTOR'S NAME	INSPECTOR'S TITLE	
TIME OF INSPECTION	WEATHER CONDITION AT TIME OF INSPECTION	
NAME OF DISTRICT REPRESENTATIVE ACCOMPANYING THE INSPECTOR(S) (IF APPLICABLE)		

PART III: CATEGORY TOTALS AND RANKING (round all calculations to two decimal places)

TOTAL NUMBER OF AREAS EVALUATED	A. SYSTEMS			B. INTERIOR		C. CLEANLINESS		D. ELECTRICAL		E. RESTROOMS/FOUNTAINS		F. SAFETY		G. STRUCTURAL		H. EXTERNAL	
	GAS LEAKS	MECH/HVAC	SEWER	INTERIOR SURFACES	OVERALL CLEANLINESS	PEST/VERMIN INFESTATION	ELECTRICAL	RESTROOMS	SINKS/FOUNTAINS	FIRE SAFETY	HAZARDOUS MATERIALS	STRUCTURAL DAMAGE	ROOFS	PLAYGROUND/SCHOOL GROUNDS	WINDOWS/DOORS/GATES/FENCES		
60	49	46	49	21	44	48	45	9	34	43	31	46	42	10	45		
Number of "V"s:	0	3	0	28	5	1	4	1	9	6	18	3	7	1	4		
Number of "D"s:	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Number of "X"s:	11	11	11	11	11	11	11	50	17	11	11	11	11	49	11		
Number of N/A's:	100.00%	93.88%	100.00%	42.86%	89.80%	97.96%	91.84%	90.00%	79.07%	87.76%	63.27%	93.88%	85.71%	90.91%	91.84%		
Percent of System in Good Repair	97.96%		42.86%		93.88%		91.84%		84.54%		75.52%		89.80%		91.38%		
Number of "V"s divided by (Total Areas - "NA"s)	GOOD		POOR		GOOD		GOOD		FAIR		FAIR		FAIR		GOOD		
Total Percent per Category (average of above)*	97.96%		42.86%		93.88%		91.84%		84.54%		75.52%		89.80%		91.38%		
Rank (Circle one) GOOD = 90%-100% FAIR = 75%-89.99% POOR = 0%-74.99%	GOOD		POOR		GOOD		GOOD		FAIR		FAIR		FAIR		GOOD		

*Note: An extreme deficiency in any area automatically results in a "poor" ranking for that category and a zero for "Total Percent per Category".

OVERALL RATING: DETERMINE AVERAGE PERCENTAGE OF 8 CATEGORIES ABOVE → 83.47% → SCHOOL RATING** → FAIR

**For School Rating, apply the Percentage Range below to the average percentage determined above, taking into account the rating Description below.

PERCENTAGE	DESCRIPTION	RATING
99%-100%	The school meets most or all standards of good repair. Deficiencies noted, if any, are not significant and/or impact a very small area of the school.	EXEMPLARY
90%-98.99%	The school is maintained in good repair with a number of non-critical deficiencies noted. These deficiencies are isolated, and/or resulting from minor wear and tear, and/or in the process of being mitigated.	GOOD
75%-89.99%	The school is not in good repair. Some deficiencies noted are critical and/or widespread. Repairs and/or additional maintenance are necessary in several areas of the school site.	FAIR
0%-74.99%	The school facilities are in poor condition. Deficiencies of various degrees have been noted throughout the site. Major repairs and maintenance are necessary throughout the campus.	POOR

COMMENTS AND RATING EXPLANATION:

**DIVISION OF THE STATE ARCHITECT
Summary of DSA Certification**

GRASS VALLEY CHARTER SCHOOL						
DSA Application		Building	Status of Certification		Scope	Tracking of Certification Status
DSA Number	DSA Date	Building Identification	Closed with Certification	Closed without Certification	Project Scope as identified on DSA tracker/card	Status/Comments
5674	5/28/1948	North Wing-New	X		Hennessey Elem. - Addition	
3022	8/31/1939	North Wing-Old	X		Grass Valley Elem. Hennessey - Addition	
1192	4/21/1939	South Wing	X		Grass Valley Elementary School	
66123	12/13/1996	PPIP	X		Construction of one Classroom Bldg. (Relocatable)	
69449	11/10/1997	PPIP	X	X	Construction of Classroom Bldg. (Relocatable)	Mailed fee to close file to DSA on 8/18/17
50617	8/10/1988	Preschool	X		Alts. To Child Care Bldg. (Relocatable)	
54149	7/6/1990	Portable Wing	X		Construction of Eleven Classroom Buildings (Relocatable) (6 @ Hennessey)	
43311	3/2/1981	Family Resource Center	X		Nevada Coounty Supt of Schools - Exceptional School Facility	
110847	6/11/2009	Shade Structure	X		Hennessey Es (grass Valley Sd) Shade Struc	
107920	7/10/2007	Shade Structure		X	Construction of Shade Structure	
47406	3/16/1987	Modernization of North Wing-New, North Wing-Old, South Wing		X	Alters. To cr-auditorium-office build & cr bldg.	Mailed fee to close file to DSA on 8/18/17
			8	3		

Appendix C –

Margaret G. Scotten Elementary School

SCHOOL FACILITY INVENTORY WORKSHEET

2017

APN#: 29-030-02 (35.09)
29-030-16 (14.22)

Acres: 49.31 (shared)

School Type: Elementary
Grade Level: K-4
Enrollment: 501
Status: Open
Energy Use: 273,278 (Annual kWh)

School District: Grass Valley School District
School Name: Margaret G. Scotten Elementary School
School Address: 10821 Squirrel Creek Rd., Grass Valley, 95945
County: Nevada
School CDS Code: 6106157

BUILDING DATA			DIVISION OF THE STATE ARCHITECT				FACILITY INFORMATION						CAPACITY					
Room Number	Current Use	Grade Level	Building	Original DSA Number	Original DSA Date	Modernization DSA Number	Modernization DSA Date	Permanent Building	Permanent Classroom	Portable Building	Portable Classroom	No. of Stories	Portable Serial No.	Square Feet / Building	Square Feet / Classroom	Current	District	State
-	Administration	-	Bld. A	49058	10/23/1987			1				1		3858				
L1	Classroom	K						1							813		21	25
L2	Classroom	K						1							813		21	25
L3	Classroom	1	Bld. Lib	49058	10/23/1987			1				1		6,644	813	20		25
L4	Small Group														813	-		-
L5	Computer Lab	Lab						1							842	-		-
Lib.	Library	-																
-	Multi-Purpose	-	Bld. MP	49058	10/23/1987			1				1		5,160				
A1	Classroom	3						1		1		1			864		18	25
A2	Classroom	3	Bld. A1-	48716	6/25/1987			1		1		1		3,856	864	18		25
A3	Classroom	3	A4					1		1		1			864		18	25
A4	Classroom	3						1		1		1			864		18	25
B1	Classroom	K						1		1		1			864		21	25
B2	Classroom	K	Bld. B1-	48716	6/25/1987			1		1		1		3,856	864	21		25
B3	Classroom	1	B4					1		1		1			864		20	25
B4	Classroom	2						1		1		1			864		23	25
C1	Classroom	4						1		1		1		960	960	22		25
C2	Classroom	3						1		1		1		960	960	18		25
C3	Classroom	4	Port. C1	48373	4/15/1987			1		1		1		960	960	22		25
C4	Classroom	4	-C7					1		1		1		960	960	22		25
C5	Classroom	1						1		1		1		960	960	21		25
C6	Classroom	1						1		1		1		960	960	20		25
C7	Classroom	TK						1		1		1		960	960	20		25
D1	Classroom	4						1		1		1		960	960	20		25
D2	Office-SASP	-	Bld. D1	100295	4/8/1998			1		1		1		960	960	22		25
D3	RSP/Speech	-	-D4					1		1		1		960	960			

**AREA ALLOCATION - MARGARET G. SCOTTEN ELEMENTARY SCHOOL
2017**

**TABLE 1
California Longitudinal Pupil Achievement Data System (CALPADS)**

California Department of Education Recommended Standard	Total Pupils Times Square Footage			School % compared to CDE Standard (Col. 5/Col. 3)	Totals for School Site	Summary of School Buildings and Square Footage Breakdown of each Building per CDE Recommended Categories											
	1	2	3			4	5	6	7	8	9	10	11	12	13	14	15
CDE Typical Allocation for Construction of School Facilities for an Elementary School		Square Feet per Pupil	Square Footage Allocation	% of Area Allocation	Total Classrooms and Square Footage	Bldg Admin	Bldg Lib	Bldg MP	Bldg A1-A4	Bldg B1-B4	Bldg C1-C7	Bldg D1-D4	Bldg D5-D9				
CALPADS Enrollment* (October enrollment count)			501		25	0	4	0	4	4	7	1	5				
Classrooms	32		16,032	141%	22,531		3,281		3,456	3,456	6,720	960	4,658				
Small Group Rooms	2.5		1,253	440%	5,511	740	1,091		400	400		2,880					
Library	2.5		1,253	96%	1,204		1,204										
Multi-Purpose/Kitchen	7		3,507	128%	4,500			4,500									
Office	3		1,503	161%	2,426	2,426											
Exterior Covered Walk/Corridor	6		3,006	217%	6,525	695	1,910	744	622	622	846	484	602				
Toilets	3		1,503	117%	1,753	267	972	372					142				
Storage/Custodial/Heater Room	3		1,503	47%	709	325	96	288									
TOTAL	59		29,559	153%	45,159	4,453	8,554	5,904	4,478	4,478	7,566	4,324	5,402	0	0	0	0

*2016/17 CALPADS Enrollment

**TABLE 1A
Site Acreage Based Upon Enrollment**

Site Requirements for Grades K-6*	Acreage	% of Site Acreage
Recommended	6.40	
Actual	49.31	770.47%

*Guide to School Site Analysis and Development, 2000 Edition, CDE

Note: Site acreage based upon CALPADS enrollment

AREA ALLOCATION - MARGARET G. SCOTTEN ELEMENTARY SCHOOL
2017

TABLE 2
State Loading Standard

California Department of Education Recommended Standard	Summary of School Buildings and Square Footage Breakdown of each Building per CDE Recommended Categories																
	1	2	Total Pupils Times Square Footage	School % compared to CDE Standard (Col. 5/Col. 3)	Totals for School Site	6	7	8	9	10	11	12	13	14	15	16	17
CDE Typical Allocation for Construction of School Facilities for an Elementary School	Square Feet per Pupil	Square Footage Allocation	% of Area Allocation	Total Classrooms and Square Footage	Bldg Admin	Bldg Lib	Bldg MP	Bldg A1-A4	Bldg B1-B4	Bldg C1-C7	Bldg D1-D4	Bldg D5-D9					
State Loading Standard* (25 Classrooms x 25 per room = 625)		625		25	0	4	0	4	4	7	1	5					
Classrooms	32	20,000	113%	22,531		3,281		3,456	3,456	6,720	960	4,658					
Small Group Rooms	2.5	1,563	353%	5,511	740	1,091		400	400		2,880						
Library	2.5	1,563	77%	1,204		1,204											
Multi-Purpose/Kitchen	7	4,375	103%	4,500			4,500										
Office	3	1,875	129%	2,426	2,426												
Exterior Covered Walk/Corridor	6	3,750	174%	6,525	695	1,910	744	622	622	846	484	602					
Toilets	3	1,875	93%	1,753	267	972	372					142					
Storage/Custodial/Heater Room	3	1,875	38%	709	325	96	288										
TOTAL	59	36,875	122%	45,159	4,453	8,554	5,904	4,478	4,478	7,566	4,324	5,402	0	0	0	0	0

*State Loading Standard of 25 students per classroom as established under the State School Facility Program

TABLE 2A
Site Acreage Based Upon State Loading Standard

Site Requirements for Grades K-6*	Acreage	% of Site Acreage
Recommended	8.50	
Actual	49.31	580.12%

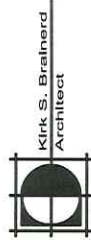
*Guide to School Site Analysis and Development, 2000 Edition, CDE

Note: Site acreage based upon State loading standard established under the State School Facility Program



Grass Valley School District
18840 Grass Valley,
Grass Valley, CA 95945

Margaret Scotten Elementary School Site Plan



Kirk S. Bralnerd
Architect

3510 Coon Hollow Rd.
Placerville, CA 95667
kbralnerd@gsdarch.com
530.295.9371

- Legend**
- PERMANENT BUILDINGS
DSA # 49058
10/23/1987
 - PORTABLE CLASSROOMS
 - G = GIRLS STUDENT TOILET
 - B = BOYS STUDENT TOILET
 - W = WOMEN STAFF TOILET
 - M = MEN STAFF TOILET
 - U = UNISEX STAFF TOILET

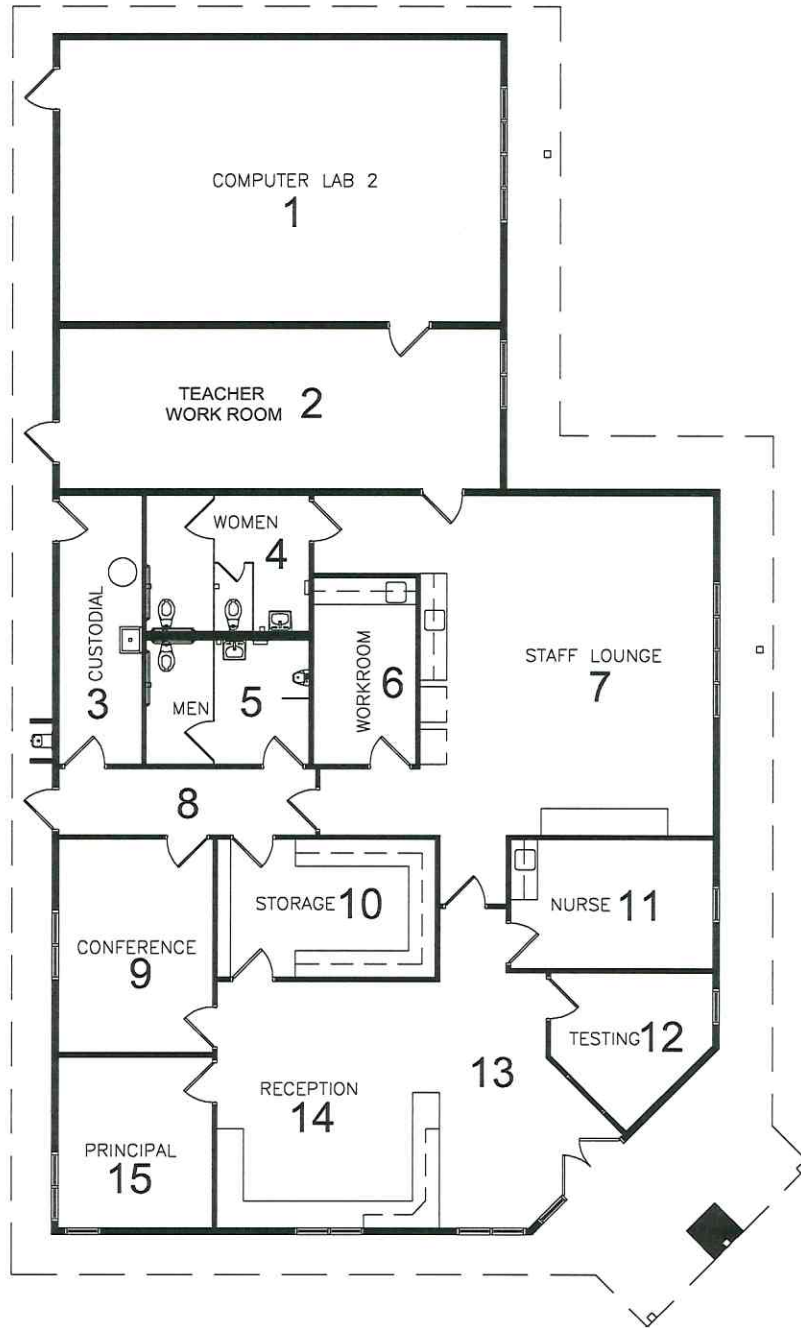


DIAGRAM OF FACILITIES

DATE: 1/15/15

- 1A (Existing)
- 2A (Proposed)
- 3A (Final)

PAGE 1



Admin Building - (3,858 s.f.)



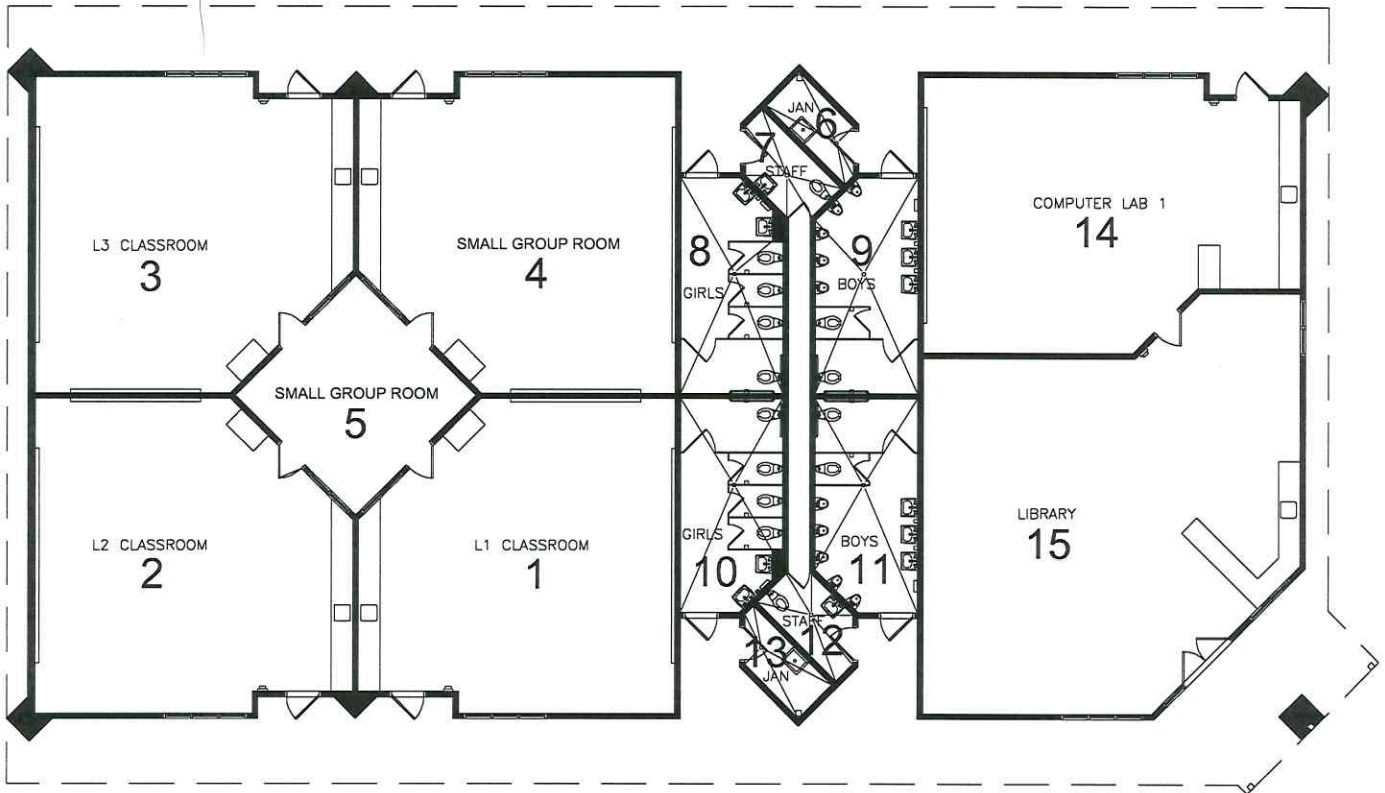
 <p>Kirk S. Brainerd Architect 3510 Coon Hollow Rd. Placerville, CA 95667 kbrainerd@ksbarch.com 530.295.9371</p>	<p>PROJECT</p> <p>Margaret Scotten Elementary School 10821 Squirrel Creek Rd Grass Valley, CA 95945</p>	<p>DISTRICT</p> <p>Grass Valley School District 10840 Gilmore Way Grass Valley, CA 95945</p> 
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DIAGRAM OF FACILITIES

DATE: 1/15/15

- 1A (Existing)
- 2A (Proposed)
- 3A (Final)

PAGE 2



Library / Classroom Building - (6,644 s.f.)



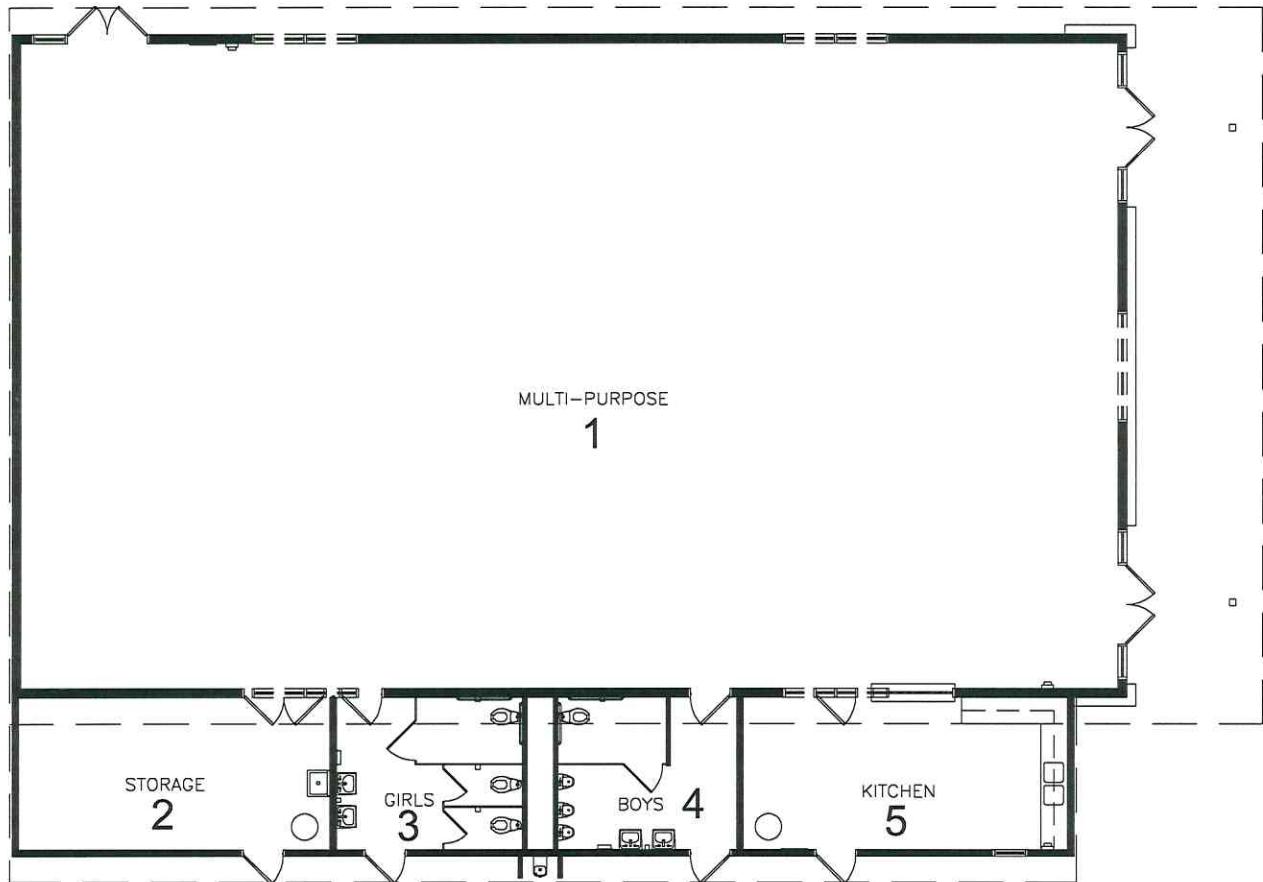
 <p>Kirk S. Brainerd Architect 3510 Coon Hollow Rd. Placerville, CA 95667 kbrainerd@ksbarch.com 530.295.9371</p>	<p>PROJECT</p> <p>Margaret Scotten Elementary School 10821 Squirrel Creek Rd Grass Valley, CA 95945</p>	<p>DISTRICT</p> <p>Grass Valley School District 10840 Gilmore Way Grass Valley, CA 95945</p>	
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DIAGRAM OF FACILITIES

DATE: 1/15/15

- 1A (Existing)
- 2A (Proposed)
- 3A (Final)

PAGE 3



Multi-Purpose Building - (5,160 s.f.)



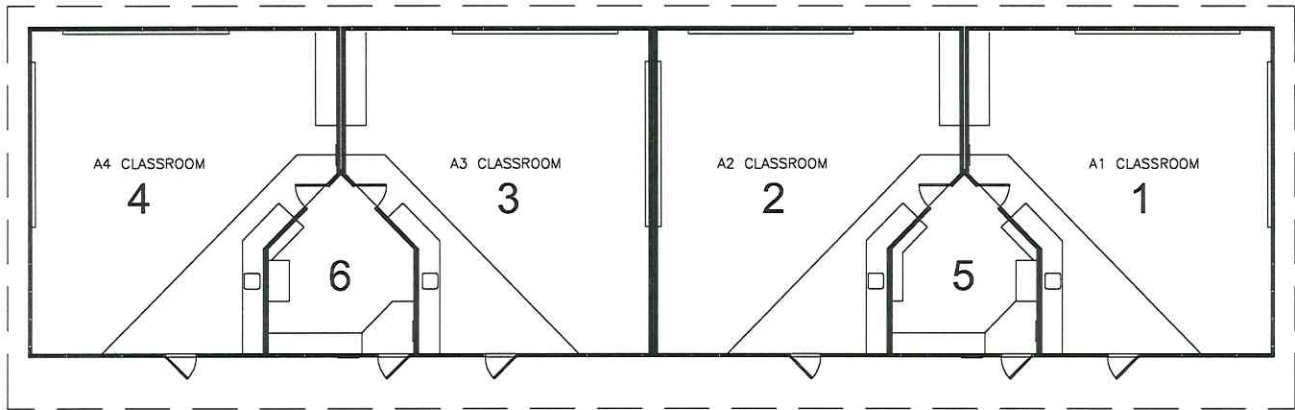
 <p>Kirk S. Brainerd Architect 3510 Coon Hollow Rd. Placerville, CA 95667 kbrainerd@ksbarch.com 530.295.9371</p>	<p style="text-align: center;">PROJECT</p> <p style="text-align: center;">Margaret Scotten Elementary School 10821 Squirrel Creek Rd Grass Valley, CA 95945</p>	<p style="text-align: center;">DISTRICT</p> <p style="text-align: center;">Grass Valley School District 10840 Gilmore Way Grass Valley, CA 95945</p> 
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DIAGRAM OF FACILITIES

DATE: 1/15/15

- 1A (Existing)
- 2A (Proposed)
- 3A (Final)

PAGE 4



Portable Buildings A1 thru A4 - (3,856 s.f.)



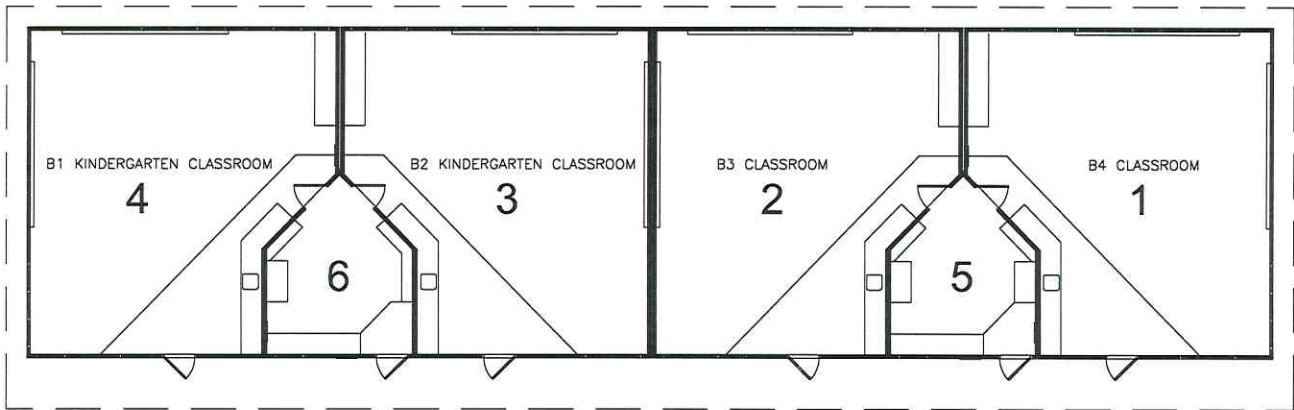
 <p>Kirk S. Brainerd Architect 3510 Coon Hollow Rd. Placerville, CA 95667 kbrainerd@ksbarch.com 530.295.9371</p>	<p style="text-align: center;">PROJECT</p> <p style="text-align: center;">Margaret Scotten Elementary School 10821 Squirrel Creek Rd Grass Valley, CA 95945</p>	<p style="text-align: center;">DISTRICT</p> <p style="text-align: center;">Grass Valley School District 10840 Gilmore Way Grass Valley, CA 95945</p> 
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DIAGRAM OF FACILITIES

DATE: 1/15/15

- 1A (Existing)
- 2A (Proposed)
- 3A (Final)

PAGE 5



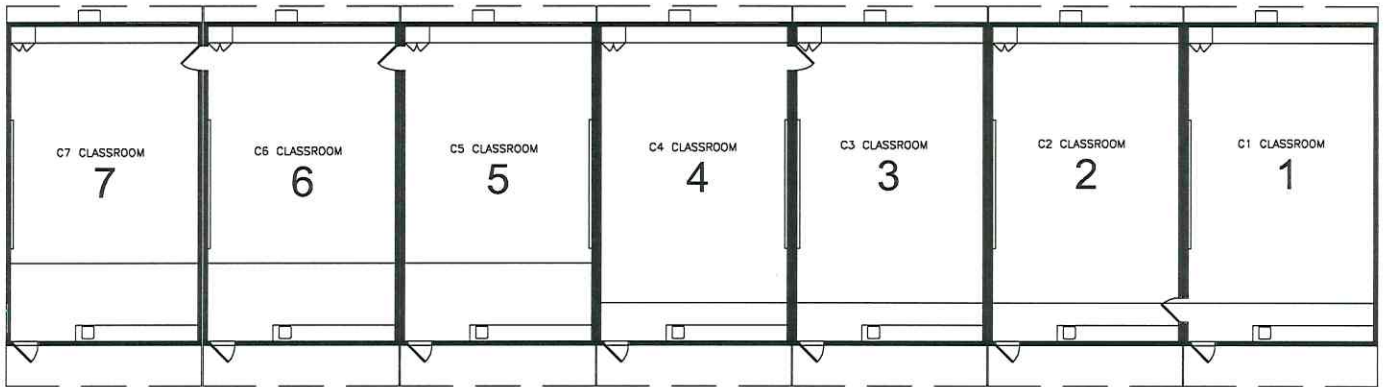
Portable Buildings B1 thru B4 - (3,856 s.f.)

 <p>Kirk S. Brainerd Architect 3510 Coon Hollow Rd. Placerville, CA 95667 kbrainerd@ksbarch.com 530.295.9371</p>	<p style="text-align: center;">PROJECT</p> <p style="text-align: center;">Margaret Scotten Elementary School 10821 Squirrel Creek Rd Grass Valley, CA 95945</p>	<p style="text-align: center;">DISTRICT</p> <p style="text-align: center;">Grass Valley School District 10840 Gilmore Way Grass Valley, CA 95945</p> 
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DIAGRAM OF FACILITIES

- 1A (Existing)
- 2A (Proposed)
- 3A (Final)

DATE: 1/15/15



Portable Buildings C1 thru C7 - (6,720 s.f.)

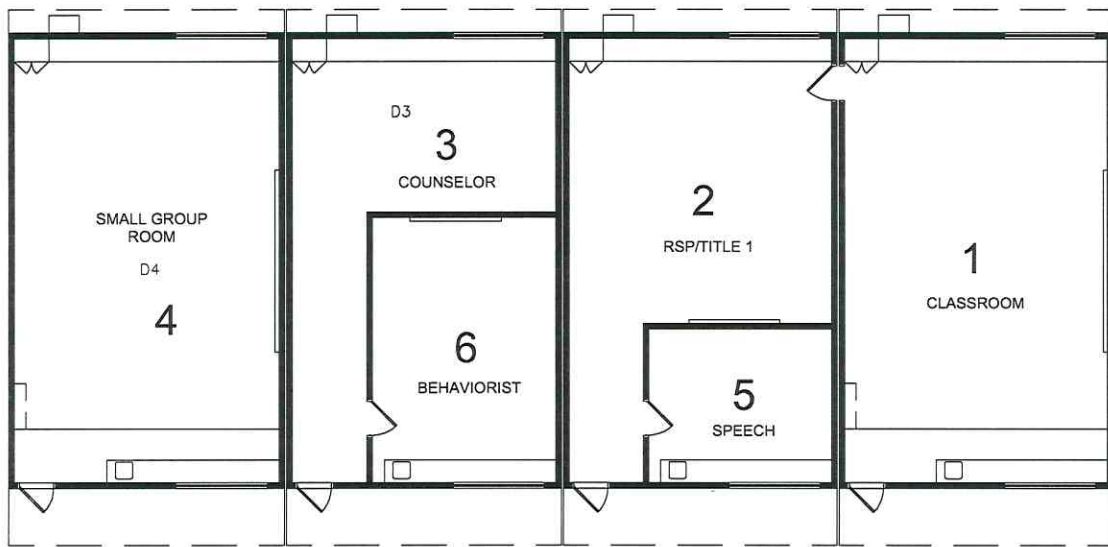
 <p>Kirk S. Brainerd Architect 3510 Coon Hollow Rd. Placerville, CA 95667 kbrainerd@ksbarch.com 530.295.9371</p>	<p style="text-align: center;">PROJECT</p> <p style="text-align: center;">Margaret Scotten Elementary School 10821 Squirrel Creek Rd Grass Valley, CA 95945</p>	<p style="text-align: center;">DISTRICT</p> <p style="text-align: center;">Grass Valley School District 10840 Gilmore Way Grass Valley, CA 95945</p> 
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DIAGRAM OF FACILITIES

DATE: 1/15/15

- 1A (Existing)
- 2A (Proposed)
- 3A (Final)

PAGE 7



Portable Buildings D1 thru D4 - (3,840 s.f.)

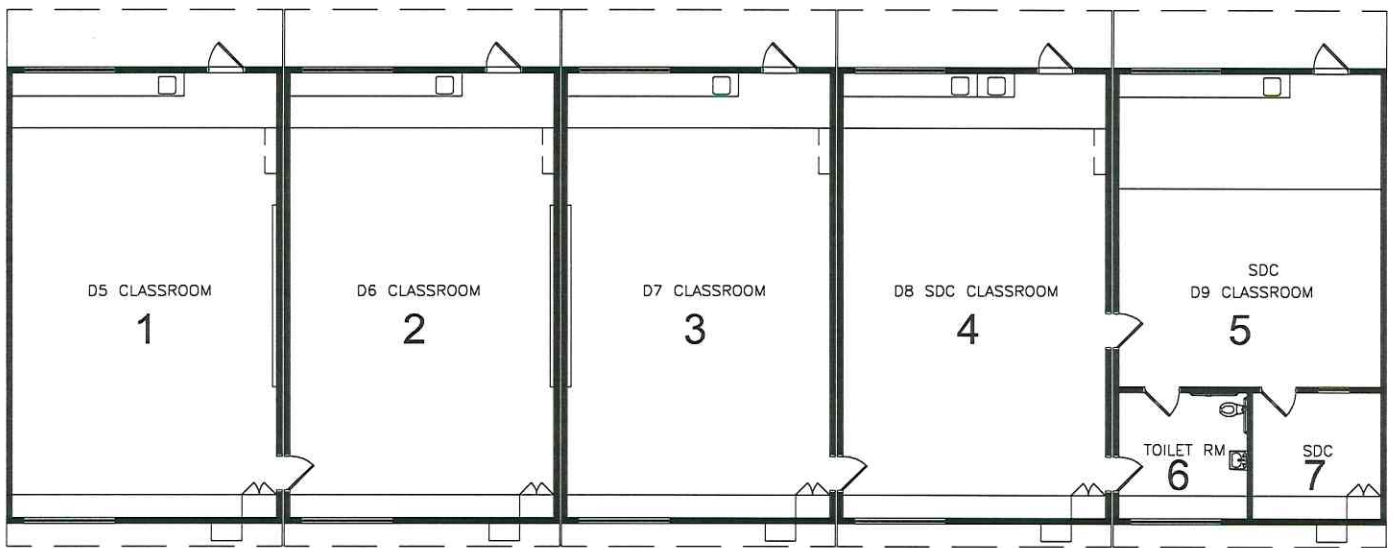
 <p>Kirk S. Brainerd Architect 3510 Coon Hollow Rd. Placerville, CA 95667 kbrainerd@ksbarch.com 530.295.9371</p>	<p align="center">PROJECT</p> <p align="center">Margaret Scotten Elementary School 10821 Squirrel Creek Rd Grass Valley, CA 95945</p>	<p align="center">DISTRICT</p> <p align="center">Grass Valley School District 10840 Gilmore Way Grass Valley, CA 95945</p> 
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DIAGRAM OF FACILITIES

DATE: 1/15/15

- 1A (Existing)
- 2A (Proposed)
- 3A (Final)

PAGE 8



Portable Buildings D5 thru D9 - (4,800 s.f.)



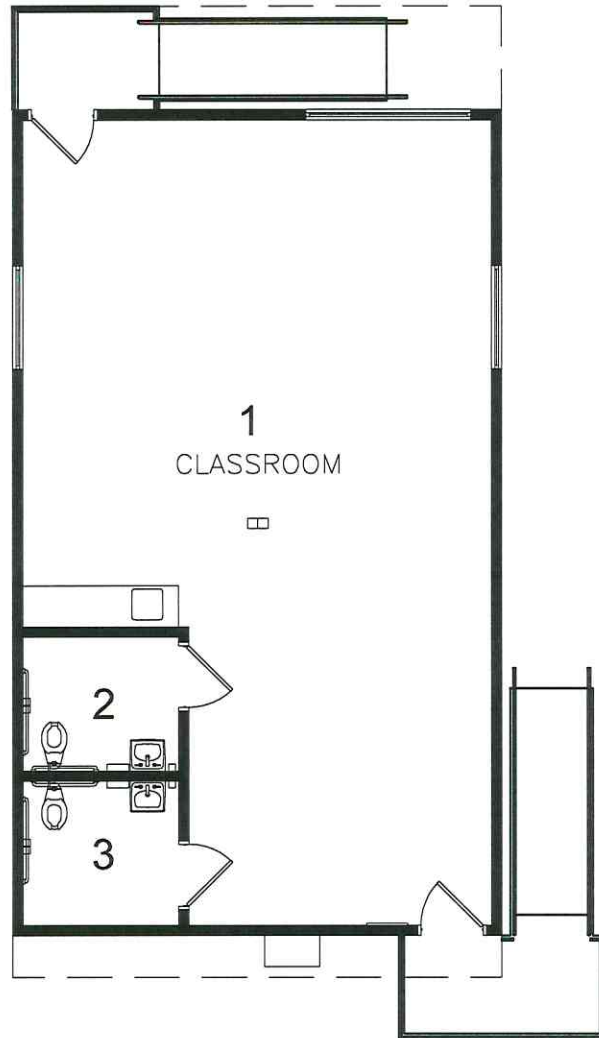
 <p>Kirk S. Brainerd Architect 3510 Coon Hollow Rd. Placerville, CA 95667 kbrainerd@ksbarch.com 530.295.9371</p>	<p>PROJECT Margaret Scotten Elementary School 10821 Squirrel Creek Rd Grass Valley, CA 95945</p>	<p>DISTRICT Grass Valley School District 10840 Gilmore Way Grass Valley, CA 95945</p> 
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DIAGRAM OF FACILITIES

DATE: 1/15/15

- 1A (Existing)
- 2A (Proposed)
- 3A (Final)

PAGE 9



Eagles Nest Portable - (960 s.f.)

 <p>Kirk S. Brainerd Architect 3510 Coon Hollow Rd. Placerville, CA 95667 kbrainerd@ksbarch.com 530.295.9371</p>	<p>PROJECT</p> <p>Margaret Scotten Elementary School 10821 Squirrel Creek Rd Grass Valley, CA 95945</p>	<p>DISTRICT</p> <p>Grass Valley School District 10840 Gilmore Way Grass Valley, CA 95945</p> 
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Margaret Scotten Elementary School

1/15/15

Building	Building Area	Covered Walk Area
Building - Admin	3,858	595
Building - Library / Classroom	6,644	1,910
Building - Multi-Purpose	5,160	744
Portable Classrooms - A1 thru A4	3,856	622
Portable Classrooms - B1 thru B4	3,856	622
Portable Classrooms - C1 thru C7	6,720	846
Portable Classrooms - D1 thru D4	3,840	484
Portable Classrooms - D5 thru D9	4,800	602
Eagles Nest Portable	960	118
Total Area (s.f.)	39,694	6,543

PAGE 10

Building Area Room Summary

Building - Admin

Room #	Description	Area (s.f.)
1	Computer Lab 2	740
2	Teacher Work Room	416
3	Custodial	143
4	Womens Staff Toilet	140
5	Mens Staff Toilet	127
6	Workroom	117
7	Staff Lounge	700
8	Hall	100
9	Conference	204
10	Storage	182
11	Nurse	163
12	Testing	122
13	Waiting	219
14	Reception	318
15	Principal Office	167
Total Area (s.f.)		3858

Building - Library / Classroom

Room #	Description	Area (s.f.)
1	L1 Classroom	813
2	L2 Classroom	813
3	L3 Classroom	813
4	L4 Classroom - Small Group Room	813
5	Small Group Room	278
6	Custodial	48
7	Staff Toilet Room	58
8	Girls Student Toilet	214
9	Boys Student Toilet	214
10	Girls Student Toilet	214
11	Boys Student Toilet	214
12	Staff Toilet Room	58
13	Custodial	48
14	Computer Lab 1	842
15	Library	1204
Total Area (s.f.)		6644

Building - Multi-Purpose

Room #	Description	Area (s.f.)
1	Multi-Purpose	4200
2	Storage	288
3	Girls Student Toilet	186
4	Boys Student Toilet	186
5	Kitchen	300
Total Area (s.f.)		5160

Portable Classrooms - A1 thru A4

Room #	Description	Area (s.f.)
1	A1 Classroom	864
2	A2 Classroom	864
3	A3 Classroom	864
4	A4 Classroom	864
5	Workroom	200
6	Workroom	200
Total Area (s.f.)		3856

Portable Classrooms - B1 thru B4

Room #	Description	Area (s.f.)
1	B1 Classroom	864
2	B2 Classroom	864
3	B3 Classroom	864
4	B4 Classroom	864
5	Workroom	200
6	Workroom	200
Total Area (s.f.)		3856

Portable Classrooms - C1 thru C7

Room #	Description	Area (s.f.)
1	C1 Classroom	960
2	C2 Classroom	960
3	C3 Classroom	960
4	C4 Classroom	960
5	C5 Classroom	960
6	C6 Classroom	960
7	C7 Classroom	960
Total Area (s.f.)		6720

Portable Classrooms - D1 thru D4

Room #	Description	Area (s.f.)
1	Classroom	960
2	RSP/Title 1	730
3	Counselor	568
4	Small Group Room	960
5	Speech	230
6	Behaviorist	392
Total Area (s.f.)		3840

Portable Classrooms - D5 thru D9

Room #	Description	Area (s.f.)
1	D5 Classroom	960
2	D6 Classroom	960
3	D7 Classroom	960
4	D8 SDC Classroom	960
5	D9 SDC Classroom	676
6	Unisex Toilet Room	142
7	SDC	142
Total Area (s.f.)		4800

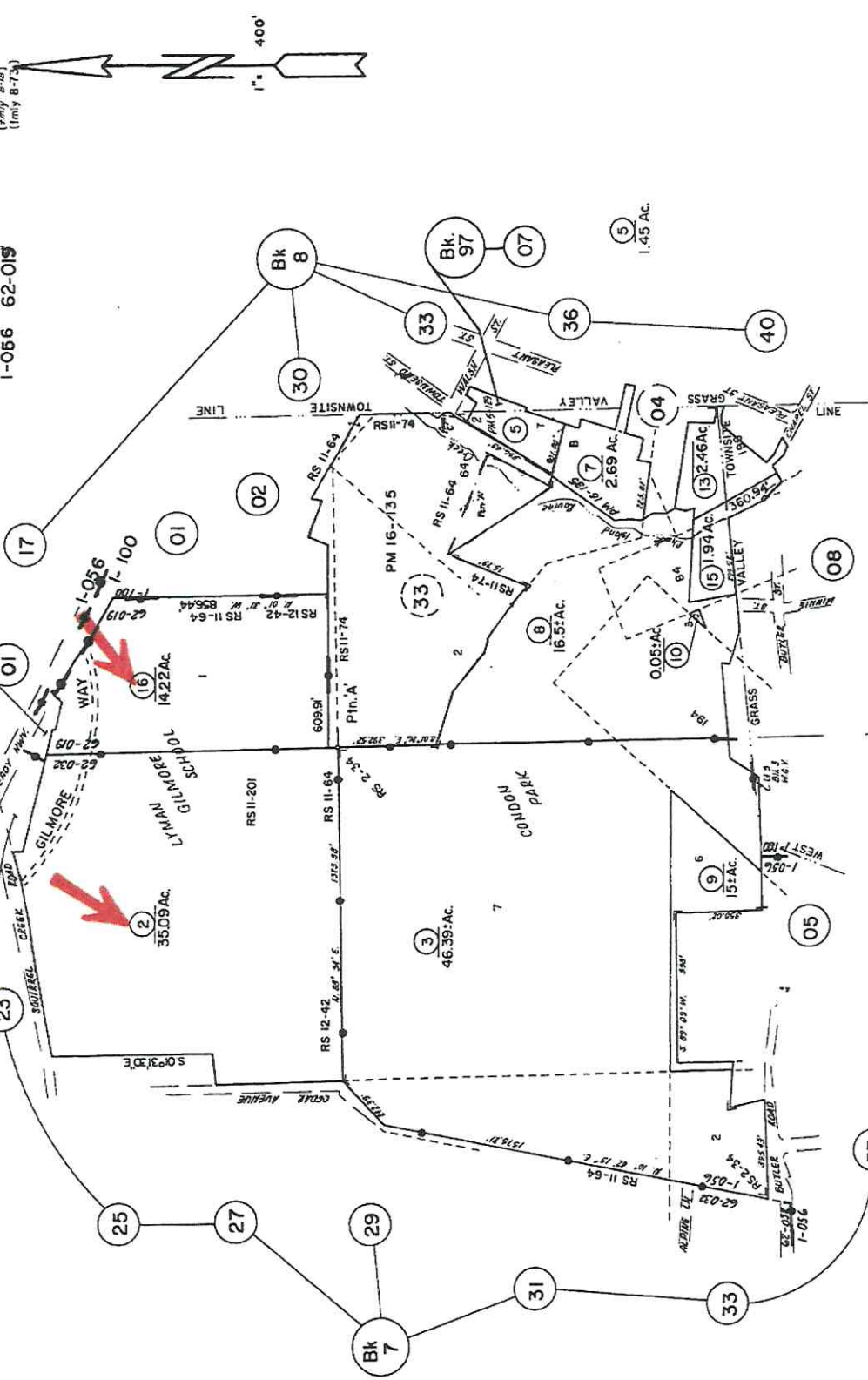
Eagles Nest Portable

Room #	Description	Area (s.f.)
1	SASP	832
2	Boys Toilet Room	64
3	Girls Toilet Room	64
Total Area (s.f.)		960

25-03
(Amly p/a 8-17)
(Amly 8-18)
(Amly 8-19)

Tax Area Code
1-100 62-032
1-056 62-015

P'tn Sec's 27 & 28, T. 16 N., R. 8 E., M.D.B. & M.



Assessor's Map Bk. 29 - Pg. 03

County of Nevada, Calif.

1982 3-1-85 3-1-86
3-1-84 1-1-87
3-1-85 3-1-88
3-1-86 3-1-89
3-1-87 1-1-90
3-1-88 1-1-91

ASSESSOR'S PARCEL MAP
This map was prepared for assessment purposes only. No liability is assumed for the accuracy of data shown. Assessor's parcels may not comply with local lot-split or building regulations.

GRASS VALLEY ANNEX No. 20 RS Bk. 2 Pg. 34
GRASS VALLEY ANNEX No. 30-A RS. Bk. 11 Pg. 74

25-03
33-034

SCHOOL DISTRICT/COUNTY OFFICE OF EDUCATION		COUNTY	
SCHOOL SITE	Scotten School	SCHOOL TYPE (GRADE LEVELS)	NUMBER OF CLASSROOMS ON SITE
INSPECTOR'S NAME		NAME OF DISTRICT REPRESENTATIVE ACCOMPANYING THE INSPECTOR(S) (IF APPLICABLE)	
TIME OF INSPECTION		WEATHER CONDITION AT TIME OF INSPECTION	

PART III: CATEGORY TOTALS AND RANKING (round all calculations to two decimal places)

TOTAL NUMBER OF AREAS EVALUATED	CATEGORY TOTALS	A. SYSTEMS			B. INTERIOR		C. CLEANLINESS		D. ELECTRICAL		E. RESTROOMS/FOUNTAINS		F. SAFETY		G. STRUCTURAL		H. EXTERNAL	
		GAZ LEAKS	MECH/HVAC	SEWER	INTERIOR SURFACES	OVERALL CLEANLINESS	PEST/VERMIN INFESTATION	ELECTRICAL	RESTROOMS	SINKS/FOUNTAINS	FIRE SAFETY	HAZARDOUS MATERIALS	STRUCTURAL DAMAGE	ROOFS	PLAYGROUND/SCHOOL GROUNDS	WINDOWS/DOORS/GATES/FENCES		
45	Number of "v"s:	40	39	40	32	23	40	38	2	39	17	39	38	4	40			
	Number of "D"s:	0	1	0	8	17	0	2	2	0	4	23	2	1	0			
	Number of "X"s:	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
	Number of N/A's:	5	5	5	5	5	5	5	41	6	5	5	5	40	5			
	Percent of System in Good Repair	100.00%	97.50%	100.00%	80.00%	57.50%	100.00%	95.00%	50.00%	100.00%	90.00%	42.50%	95.00%	80.00%	100.00%			
	Number of "v"s divided by (Total Areas - "N/A"s)																	
	Total Percent per Category (average of above)*	99.17%		78.75%	80.00%	75.00%	95.00%	66.25%	96.25%	90.00%	97.50%	95.00%	80.00%	90.00%				
	Rank (Circle one) GOOD = 90%-100% FAIR = 75%-89.99% POOR = 0%-74.99%	GOOD		FAIR	FAIR	GOOD	GOOD	POOR	GOOD	FAIR	POOR	GOOD	GOOD	GOOD				

*Note: An extreme deficiency in any area automatically results in a "poor" ranking for that category and a zero for "Total Percent per Category".

OVERALL RATING: DETERMINE AVERAGE PERCENTAGE OF 8 CATEGORIES ABOVE → 85.05% SCHOOL RATING** → FAIR

**For School Rating, apply the Percentage Range below to the average percentage determined above, taking into account the rating Description below.

PERCENTAGE	DESCRIPTION	RATING
99%-100%	The school meets most or all standards of good repair. Deficiencies noted, if any, are not significant and/or impact a very small area of the school.	EXEMPLARY
90%-98.99%	The school is maintained in good repair with a number of non-critical deficiencies noted. These deficiencies are isolated, and/or resulting from minor wear and tear, and/or in the process of being mitigated.	GOOD
75%-89.99%	The school is not in good repair. Some deficiencies noted are critical and/or widespread. Repairs and/or additional maintenance are necessary in several areas of the school site.	FAIR
0%-74.99%	The school facilities are in poor condition. Deficiencies of various degrees have been noted throughout the site. Major repairs and maintenance are necessary throughout the campus.	POOR

COMMENTS AND RATING EXPLANATION:

DIVISION OF THE STATE ARCHITECT
Summary of DSA Certification

MARGARET G. SCOTTEN ELEMENTARY								
DSA Application		Building		Status of Certification		Scope	Tracking of Certification Status	
DSA Number	DSA Date	Building Identification	Closed with Certification	Closed without Certification	Project Scope as identified on DSA tracker/card			
49058	10/23/1987	Bld. A, Lib, MP	X		Const of admin bldg., classroom/library bldg. and Multi-Use bldg.			
48716	6/25/1987	Bld. A1 - A4; B1 - B4	X		Constr. of four clasrm bldg. (Relocatable)			
48373	4/15/1987	Port. C1 - C7	X		Const. of 9 CR bldgs. (7 @ Scotten Elem.)			
100295	4/8/1998	Bld. D1 - D4	X		Const. of Four Clsrm. Bldgs. (Relocatable)			
54149	7/6/1990	Bld. D5 - D9	X		Construction of eleven classroom buildings (5 @ Scotten)			
100472	2/24/1999	Eagle Nest	X		Alternations to Classroom Building (Relocation)			
104896	10/16/2003	Shade Structure	X	X	Construction of Shade Structure			
107871	7/10/2007	Shade Structure	X		Construction of Shade Structure			
48427		Site Development	X		Construction of Site Development			
			8	1				

Appendix D –

Lyman Gilmore Middle School

SCHOOL FACILITY INVENTORY WORKSHEET

2017

School District: Grass Valley School District
School Name: Lyman Gilmore Middle School
School Address: 10837 Rough & Ready Hwy., Grass Valley, 95945
County: Nevada
School CDS Code: 6027122

School Type: Middle
Grade Level: 5-8
Enrollment: 497
Status: Open
Energy Use: 272,351 (Annual kWh)

APN#: 29-030-02 (35.09)
 29-030-16 (14.22)
Acres: 49.31 (shared)

BUILDING DATA			DIVISION OF THE STATE ARCHITECT				FACILITY INFORMATION					CAPACITY					
Room Number	Current Use	Grade Level	Original		Modernization		Permanent		Portable		No. of Stories	Portable Serial No.	Square Feet / Building	Square Feet / Classroom	Current	District	State
			DSA Number	DSA Date	DSA Number	DSA Date	Building	Classroom	Portable Building	Classroom							
A-1	Classroom	6						1					875		18		25
A-7	Classroom	5	29325	8/25/1967	101942	6/26/2000	1	1			1		885	4,835	18		25
A-8	Classroom	6	39803	11/5/1976			1	1					875		18		25
-	Administration	-															
A-3	Classroom	5					1	1					778		18		25
A-4	Classroom	5	42637	9/4/1981	101942	6/26/2000	1	1			1		895	4,480	18		25
A-5	Classroom	5					1	1					895		18		25
A-6	Classroom	5					1	1					928		18		25
-	Multi-Purpose	-	29325	8/25/1967	101942	6/26/2000	-				1		7,646				
-	Band Room	5-8						1					1244		18		25
-	Music Room	5-8	39803	11/5/1976	101942	6/26/2000	1	1			1		2,292	1008	18		27
	Lockers Rooms	-	30541	5/15/1968	101942	6/26/2000	1				1		3,298				
B-1	Classroom	5-8						1					1308		18		27
B-2	Classroom	6						1					919		18		25
B-6	Classroom	7-8	29325	8/25/1967	101942	6/26/2000	1	1			1		6,683	1204	19		27
-	Student Center																
B-7	Before & After Progra	-															
Lib.	Library	-	29325	8/25/1967	101942	6/26/2000	1				1		3,535		0		25
-	Wrestling		39803	11/5/1976	101942	6/26/2000	-				1		4,596				
C-1	SDC	-						1					885		7		13
C-2	SDC	-						1					707		7		13
C-3	Classroom	7						1					883		19		27
C-4	Classroom	7						1					883		19		27
C-5	Small Group	-					1						8,420				
C-6/C-7	Classroom	8	29325	8/25/1967	101942	6/26/2000		1					1764		19		27

SCHOOL FACILITY INVENTORY WORKSHEET

2017

School District: Grass Valley School District
School Name: Lyman Gilmore Middle School
School Address: 10837 Rough & Ready Hwy., Grass Valley, 95945
County: Nevada
School CDS Code: 6027122

School Type: Middle
Grade Level: 5-8
Enrollment: 497
Status: Open
Energy Use: 272,351 (Annual kWh)

APN#: 29-030-02 (35.09)
 29-030-16 (14.22)
Acres: 49.31 (shared)

BUILDING DATA			DIVISION OF THE STATE ARCHITECT					FACILITY INFORMATION					CAPACITY						
			Room Number	Current Use	Grade Level	Original		Modernization		Permanent		Portable			No. of Stories	Portable Serial No.	Square Feet / Building	Square Feet / Classroom	Current
DSA Number	DSA Date	DSA Number				DSA Date	Building	Classroom	Building	Classroom	Building	Classroom							
C-8	Classroom	6							1						864		19		25
C-9	Classroom	7							1						864		19		27
C-10	SDC	-							1						864		8		13
D-1	Classroom	6							1						876		19		25
D-3	Classroom	8							1						1401		19		27
D-5/D-8	Classroom	5-8		8/25/1967	101942	6/26/2000		1	1						6,316		19		27
D-6	Classroom	7/8							1						876		19		27
D-7	Computer Lab	5-8							1						862		19		25
E-1	Classroom	5-8		6/8/1990	54217			Bld. E1					1	1	960		19		27
E-2	Classroom	8		6/8/1990	54217			Bld. E2					1	1	960		19		27
E-3	Classroom	6/7		6/8/1990	54217			Bld. E3					1	1	960		19		27
E-4	Classroom	8		6/8/1990	54217			Bld. E4					1	1	960		19		27
E-5	Classroom	8		6/8/1990	54217			Bld. E5					1	1	960		19		27
E-6	Dance Studio	P.E.		6/8/1990	54217			Bld. E6					1	1	960		19		27
E-7	SDC/NCOE			8/20/1999	101520			Bld. E7					1	1	960		0		25
	Pump House	-		8/25/1967	29325	6/26/2000		Pump House											
	Safe Route to School			10/13/2011	112104														
TOTAL									8	26	7	6			58,821	32,375	524	0	794

Type	Classroom
Permanent Classrooms	26
Portable Classrooms	6
Total	32

Type	Sq. Feet
Permanent Classrooms	26,615
Portable Classrooms	5,760
Total	32,375

AREA ALLOCATION - LYMAN GILMORE MIDDLE SCHOOL
2017

TABLE 2
State Loading Standard

California Department of Education Recommended Standard	Total Pupils Times Square Footage		School % compared to CDE Standard (Col. 5/Col. 3)	Totals for School Site	Summary of School Buildings and Square Footage Breakdown of each Building per CDE Recommended Categories													
	1	2			3	4	5	6	7	8	9	10	11	12	13	14	15	16
CDE Typical Allocation for Constuction of School Facilities for an Elementary School		Square Feet per Pupil	Square Footage Allocation	% of Area Allocation	Total Classrooms and Square Footage	Bldg A1	Bldg A2	Bldg A3	Bldg A4	Bldg B1	Bldg B2	Bldg C	Bldg D	Bldg E1 - E7				
State Loading Standard* (14CRx25=350)+(15CRx27=405)+(3CRx13=39)=794			794		32	4	3	2	0	4	0	8	5	6				
Classrooms	37		29,378	109%	32,151	3,496	2,635	2,252		4,479		7,714	6,039	5,536				
Small Group Rooms	2		1,588	58%	921						153	706		62				
Library	3		2,382	72%	1,706						1,706							
Multi-Purpose Tye II	3		2,382	0%	0													
Multi-Purpose/Kitchen	7		5,558	0%	0													
Gym	7		5,558	187%	10,414			6,390	288			2,776		960				
Shower/Locker	4		3,176	69%	2,192				2,192									
Office	3		2,382	182%	4,346		1,481	150	296	1,069	1,236			114				
Toilets	4		3,176	65%	2,074	340	228		388	516		602						
Storage/Custodial/Heater Room	4		3,176	105%	3,329	644	399	1,146	134	619		62	277	48				
Exterior Covered/Locker/Shelter	6		4,764	35%	1,688		92				440	1,156						
TOTAL	80		63,520	93%	58,821	4,480	4,835	9,938	3,298	6,683	3,535	13,016	6,316	6,720	0	0	0	0

*State Loading Standard of 25 students per classroom for K-6; 27 students per classroom for 7-8 and 13 students per special day classroom as established under the State School Facility Program

TABLE 2A
Site Acreage Based Upon State Loading Standard

Site Requirements for Grades 5-8*	Acreage	% of Site Acreage
Recommended	15.30	
Actual	49.31	322.29%

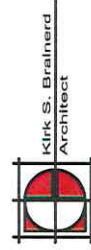
*Guide to School Site Analysis and Development, 2000 Edition, CDE

Note: Site acreage based upon State loading standard established under the State School Facility Program



Grass Valley School District
10840 Gilmore Way
Grass Valley, CA 95945

Lyman Gilmore Middle School Site Plan



Kirk S. Brainerd
Architect
3510 Coon Hollow Rd.
Grass Valley, CA 95945
kbrainerd@sbrarch.com
530.295.9371

- Legend**
- MODERNIZATION
DSA # 101942
6/26/2000
 - PORTABLE
CLASSROOMS
 - G = GIRLS STUDENT TOILET
 - B = BOYS STUDENT TOILET
 - W = WOMEN STAFF TOILET
 - M = MEN STAFF TOILET
 - U = UNISEX STAFF TOILET



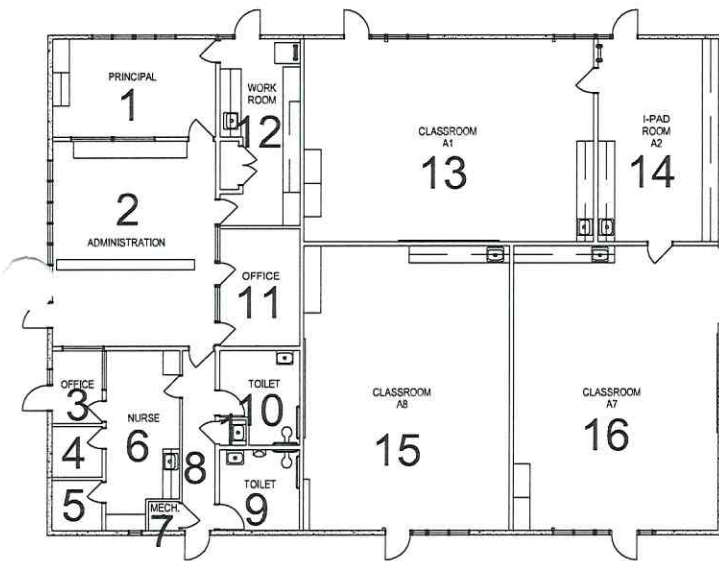
DEPARTMENT OF EDUCATION

DIAGRAM OF FACILITIES

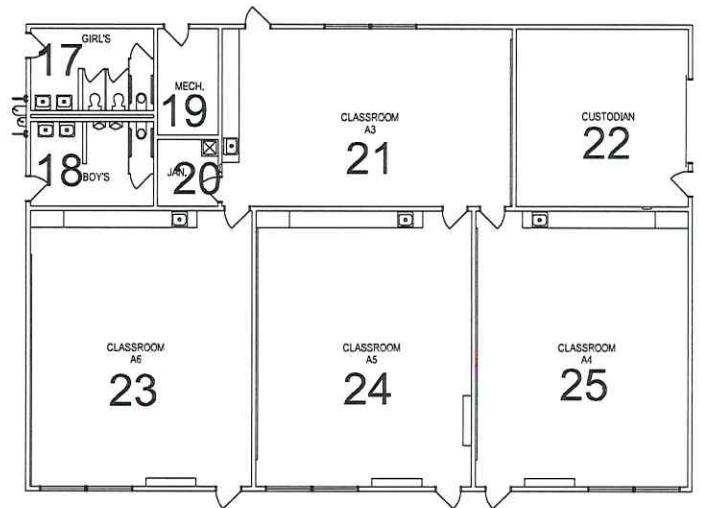
- 1A (Existing)
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- 3A (Final)

DATE: 7/27/15

PAGE 1





Building A2 - (4,835 s.f.)



Building A1 - (4,480 s.f.)

Building A1 & A2 - (9,315 s.f.)

 <p>Kirk S. Brainerd Architect 3510 Coon Hollow Rd. Placerville, CA 95667 kbrainerd@ksbarch.com 530.295.9371</p>	<p>PROJECT</p> <p>Lyman Gilmore Middle School 10837 Rough and Ready Hwy Grass Valley, CA 95945</p>	<p>DISTRICT</p> <p>Grass Valley School District 10840 Gilmore Way Grass Valley, CA 95945</p> 
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DEPARTMENT OF EDUCATION

DIAGRAM OF FACILITIES

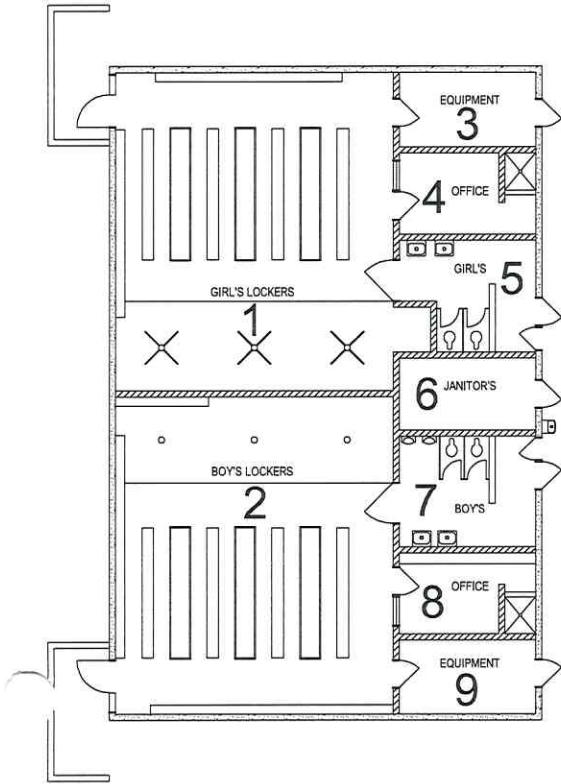
DATE: 7/27/15

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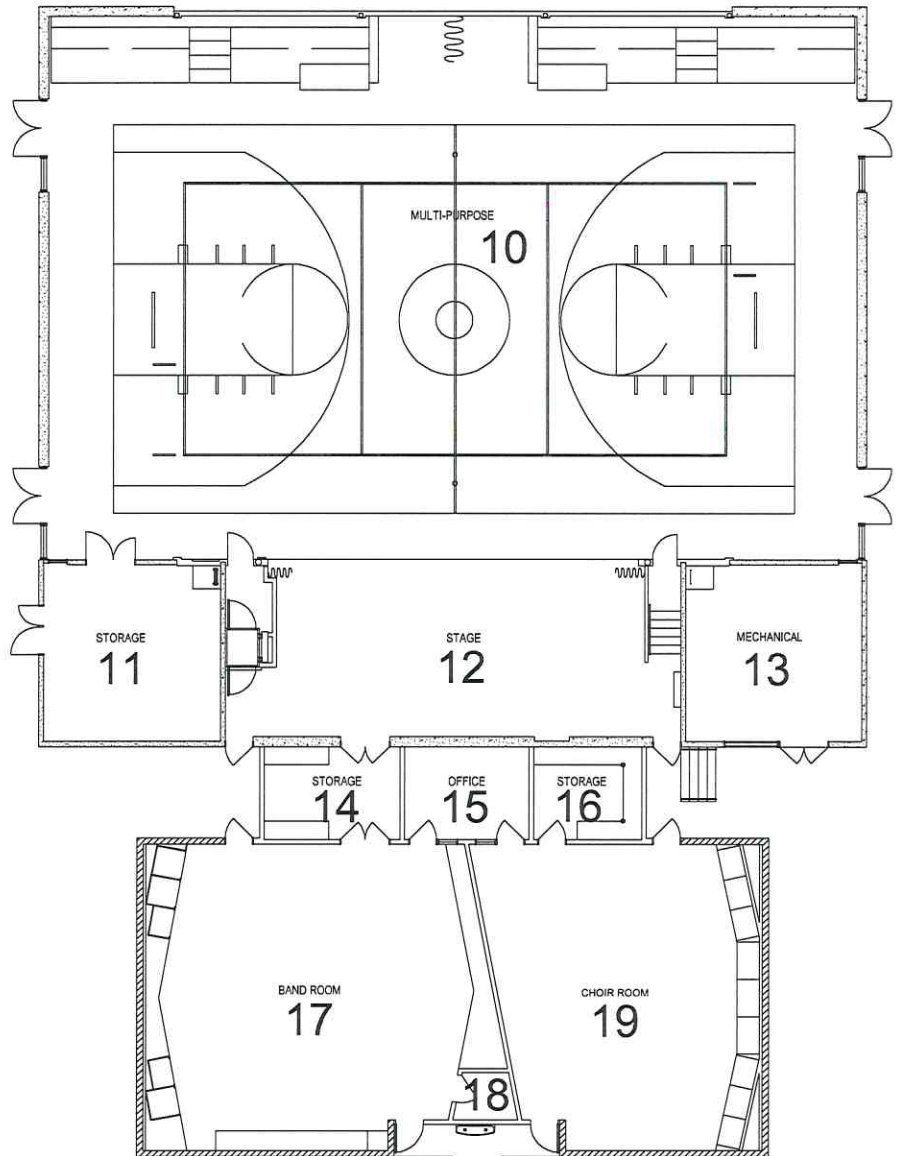
2A (Proposed)

3A (Final)

PAGE 2



Building A4 - (3,298 s.f.)



Building A3 - (9,938 s.f.)

Building A3 & A4 - (13,236 s.f.)



Kirk S. Brainerd
Architect
3510 Coon Hollow Rd.
Placerville, CA 95667
kbrainerd@ksbarch.com
530.295.9371

PROJECT

Lyman Gilmore Middle School
10837 Rough and Ready Hwy
Grass Valley, CA 95945

DISTRICT

Grass Valley School District
10840 Gilmore Way
Grass Valley, CA 95945



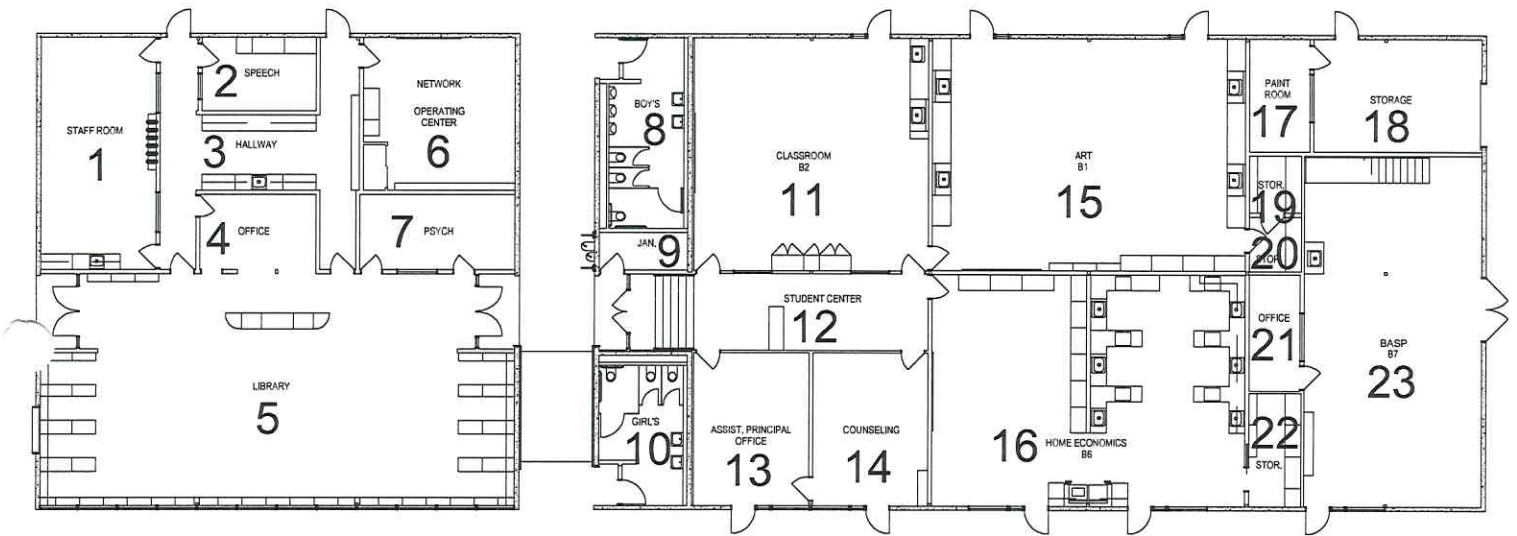
DEPARTMENT OF EDUCATION

DIAGRAM OF FACILITIES

- 1A (Existing)
- 2A (Proposed)
- 3A (Final)

DATE: 7/27/15



PAGE 3



Building B2 - (3,535 s.f.)

Building B1 - (6,683 s.f.)

Building B1 & B2 - (10,218 s.f.)

 <p>Kirk S. Brainerd Architect 3510 Coon Hollow Rd. Placerville, CA 95667 kbrainerd@ksbarch.com 530.295.9371</p>	<p>PROJECT</p> <p>Lyman Gilmore Middle School 10837 Rough and Ready Hwy Grass Valley, CA 95945</p>	<p>DISTRICT</p> <p>Grass Valley School District 10840 Gilmore Way Grass Valley, CA 95945</p> 
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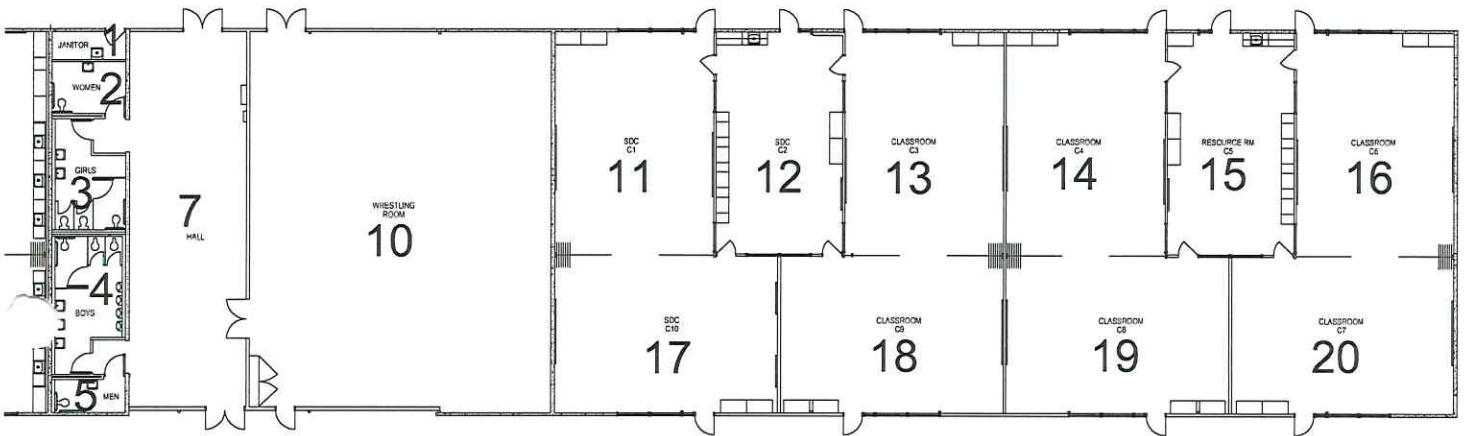
DEPARTMENT OF EDUCATION

DIAGRAM OF FACILITIES



- 1A (Existing)
- 2A (Proposed)
- 3A (Final)

DATE: 7/27/15

PAGE 4



Building C - (13,016 s.f.)

 <p>Kirk S. Brainerd Architect 3510 Coon Hollow Rd. Placerville, CA 95667 kbrainerd@ksbarch.com 530.295.9371</p>	<p>PROJECT</p> <p>Lyman Gilmore Middle School 10837 Rough and Ready Hwy Grass Valley, CA 95945</p>	<p>DISTRICT</p> <p>Grass Valley School District 10840 Gilmore Way Grass Valley, CA 95945</p> 
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DEPARTMENT OF EDUCATION



DIAGRAM OF FACILITIES

- 1A (Existing)
- 2A (Proposed)
- 3A (Final)

DATE: 7/27/15



Building D - (6,316 s.f.)

 <p>Kirk S. Brainerd Architect 3510 Coon Hollow Rd. Placerville, CA 95667 kbrainerd@ksbarch.com 530.295.9371</p>	<p align="center">PROJECT</p> <p align="center">Lyman Gilmore Middle School 10837 Rough and Ready Hwy Grass Valley, CA 95945</p>	<p align="center">DISTRICT</p> <p align="center">Grass Valley School District 10840 Gilmore Way Grass Valley, CA 95945</p> 
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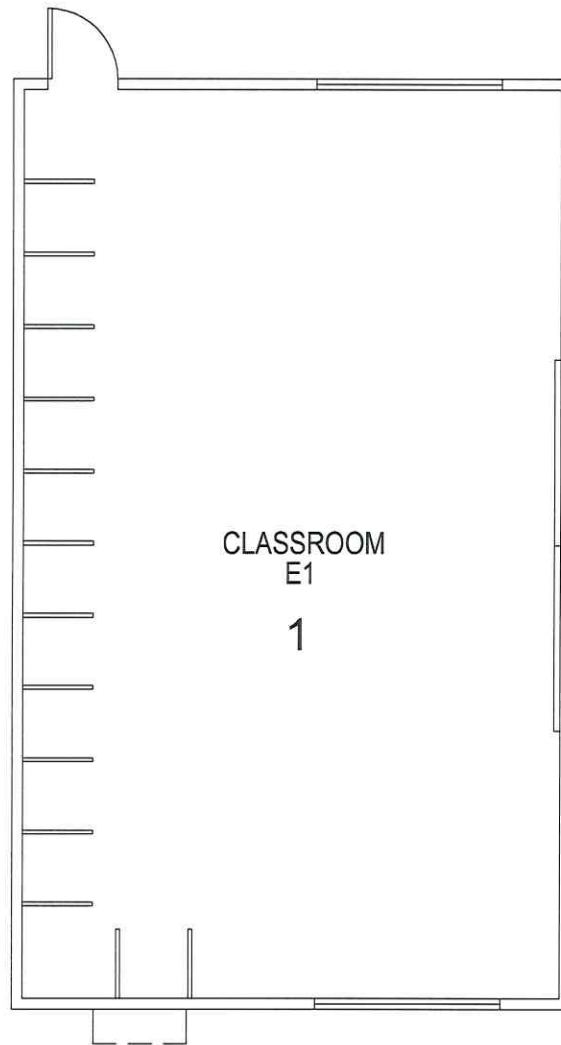
DEPARTMENT OF EDUCATION

DIAGRAM OF FACILITIES



DATE: 7/27/15

- 1A (Existing)
- 2A (Proposed)
- 3A (Final)

PAGE 6



Building E1 - (960 s.f.)

 <p>Kirk S. Brainerd Architect 3510 Coon Hollow Rd. Placerville, CA 95667 kbrainerd@ksbarch.com 530.295.9371</p>	<p>PROJECT</p> <p>Lyman Gilmore Middle School 10837 Rough and Ready Hwy Grass Valley, CA 95945</p>	<p>DISTRICT</p> <p>Grass Valley School District 10840 Gilmore Way Grass Valley, CA 95945</p> 
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DEPARTMENT OF EDUCATION DIAGRAM OF FACILITIES

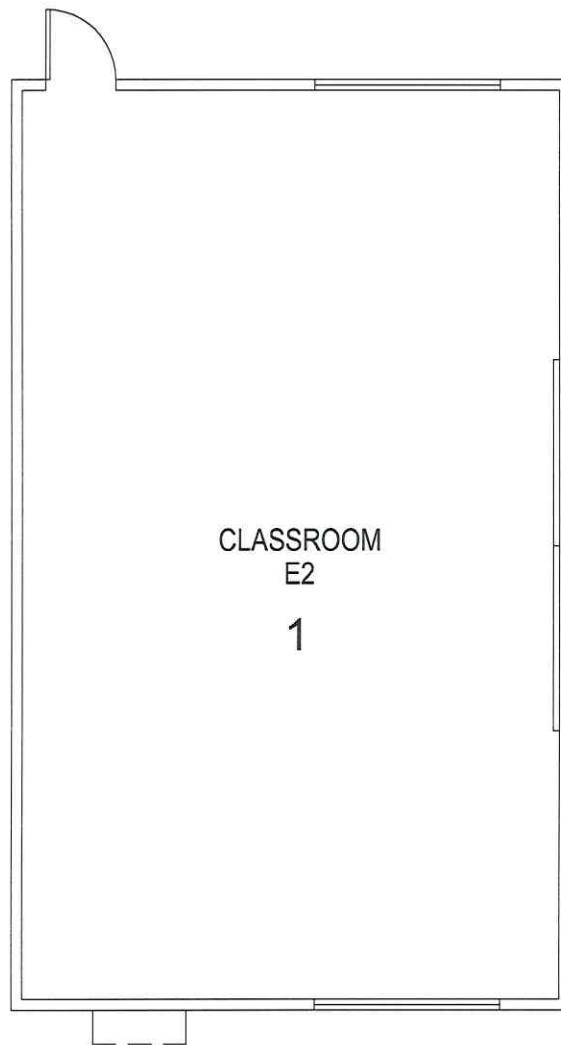
1A (Existing)

2A (Proposed)



3A (Final)

PAGE 7

DATE: 7/27/15



Building E2 - (960 s.f.)

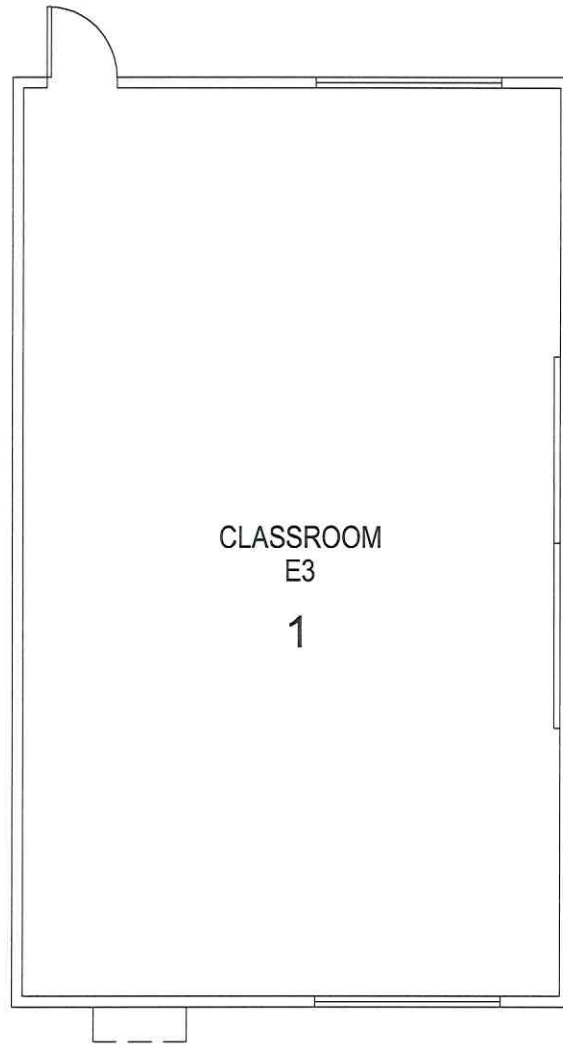
 <p>Kirk S. Brainerd Architect 3510 Coon Hollow Rd. Placerville, CA 95667 kbrainerd@ksbarch.com 530.295.9371</p>	<p>PROJECT</p> <p>Lyman Gilmore Middle School 10837 Rough and Ready Hwy Grass Valley, CA 95945</p>	<p>DISTRICT</p> <p>Grass Valley School District 10840 Gilmore Way Grass Valley, CA 95945</p> 
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DEPARTMENT OF EDUCATION DIAGRAM OF FACILITIES



- 1A (Existing)
- 2A (Proposed)
- 3A (Final)

DATE: 7/27/15

PAGE 8



Building E3 - (960 s.f.)

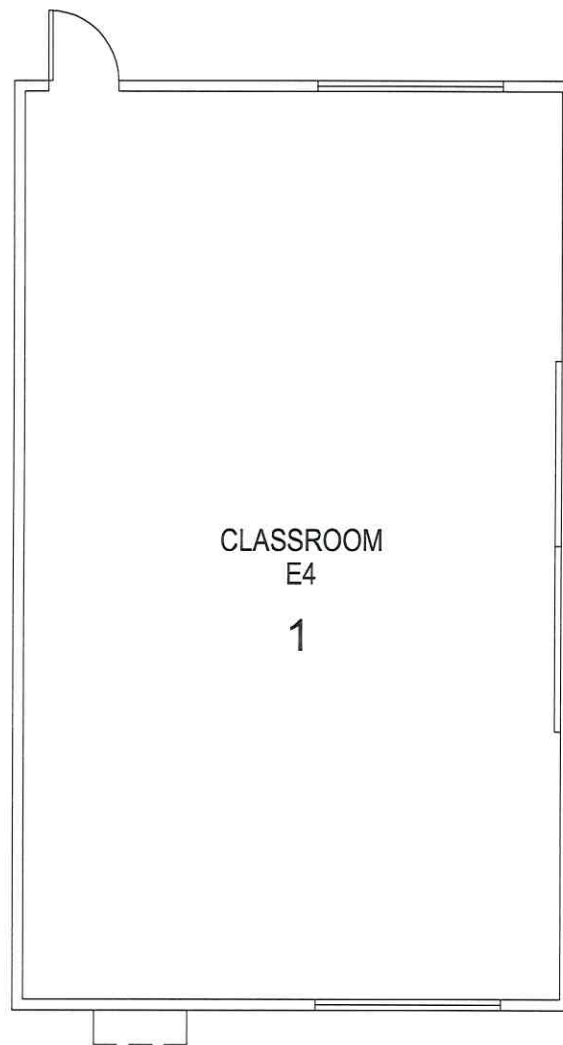
 <p>Kirk S. Brainerd Architect 3510 Coon Hollow Rd. Placerville, CA 95667 kbrainerd@ksbarch.com 530.295.9371</p>	<p>PROJECT</p> <p>Lyman Gilmore Middle School 10837 Rough and Ready Hwy Grass Valley, CA 95945</p>	<p>DISTRICT</p> <p>Grass Valley School District 10840 Gilmore Way Grass Valley, CA 95945</p> 
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DEPARTMENT OF EDUCATION DIAGRAM OF FACILITIES



DATE: 7/27/15

- 1A (Existing)
- 2A (Proposed)
- 3A (Final)

PAGE 9



Building E4 - (960 s.f.)

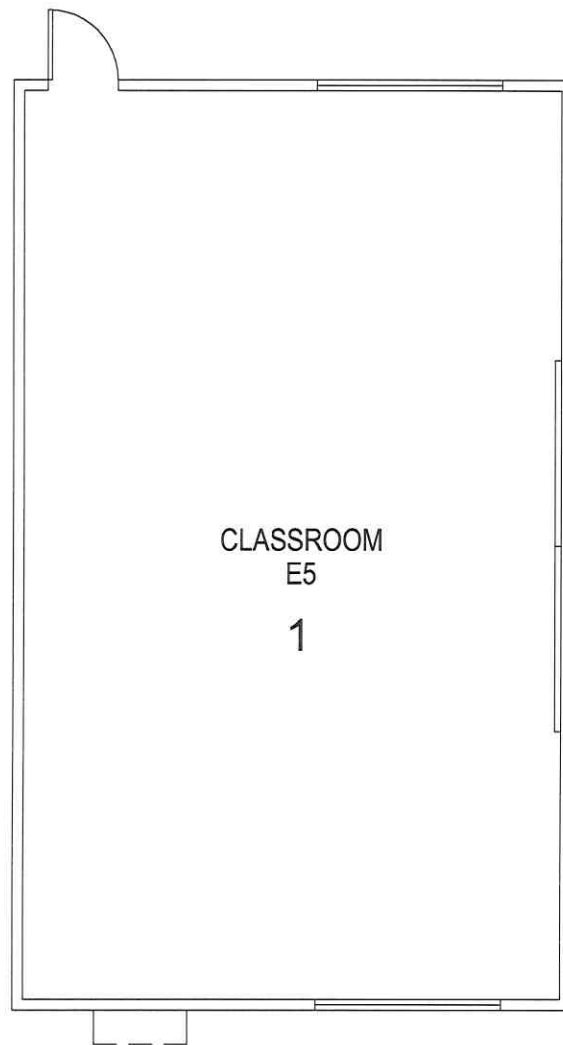
 <p>Kirk S. Brainerd Architect 3510 Coon Hollow Rd. Placerville, CA 95667 kbrainerd@ksbarch.com 530.295.9371</p>	<p>PROJECT</p> <p>Lyman Gilmore Middle School 10837 Rough and Ready Hwy Grass Valley, CA 95945</p>	<p>DISTRICT</p> <p>Grass Valley School District 10840 Gilmore Way Grass Valley, CA 95945</p> 
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DEPARTMENT OF EDUCATION DIAGRAM OF FACILITIES



DATE: 7/27/15

- 1A (Existing)
- 2A (Proposed)
- 3A (Final)

PAGE 10



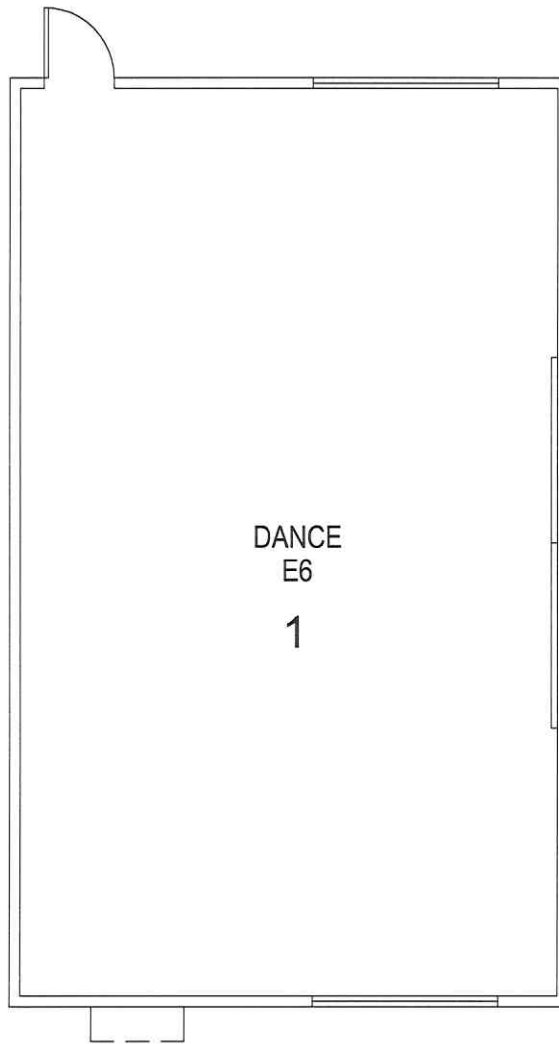
Building E5 - (960 s.f.)

 <p>Kirk S. Brainerd Architect 3510 Coon Hollow Rd. Placerville, CA 95667 kbrainerd@ksbarch.com 530.295.9371</p>	<p>PROJECT</p> <p>Lyman Gilmore Middle School 10837 Rough and Ready Hwy Grass Valley, CA 95945</p>	<p>DISTRICT</p> <p>Grass Valley School District 10840 Gilmore Way Grass Valley, CA 95945</p> 
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DEPARTMENT OF EDUCATION DIAGRAM OF FACILITIES

- 1A (Existing)
- 2A (Proposed)
- 3A (Final)

DATE: 7/27/15



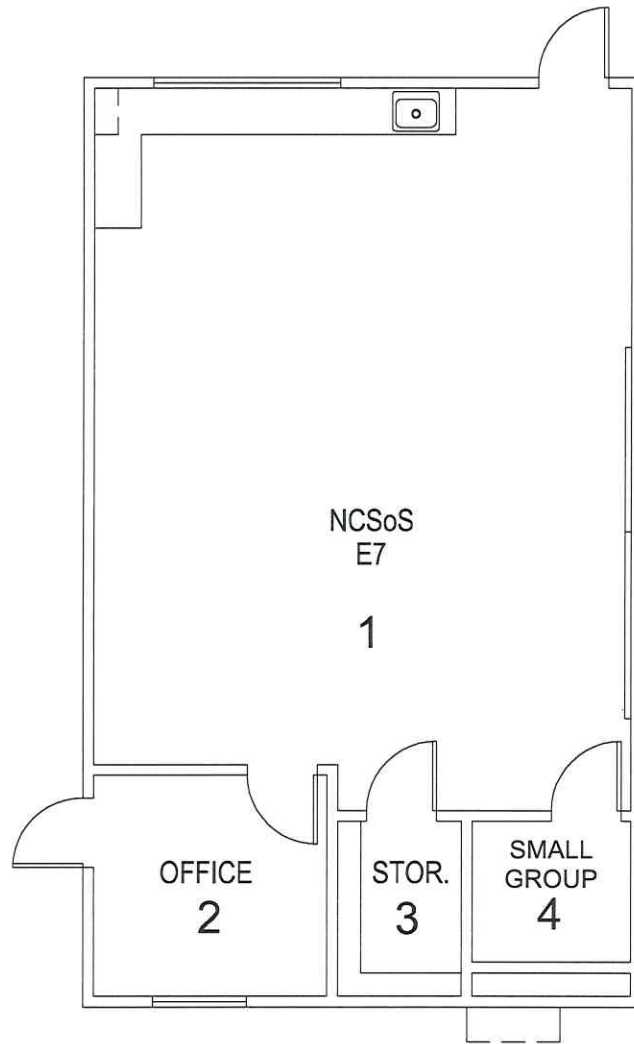
Building E6 - (960 s.f.)

 <p>Kirk S. Brainerd Architect 3510 Coon Hollow Rd. Placerville, CA 95667 kbrainerd@ksbarch.com 530.295.9371</p>	<p>PROJECT</p> <p>Lyman Gilmore Middle School 10837 Rough and Ready Hwy Grass Valley, CA 95945</p>	<p>DISTRICT</p> <p>Grass Valley School District 10840 Gilmore Way Grass Valley, CA 95945</p> 
---	---	---



DEPARTMENT OF EDUCATION DIAGRAM OF FACILITIES

- 1A (Existing)
- 2A (Proposed)
- 3A (Final)

DATE: 7/27/15



Building E7 - (960 s.f.)

 <p>Kirk S. Brainerd Architect 3510 Coon Hollow Rd. Placerville, CA 95667 kbrainerd@ksbarch.com 530.295.9371</p>	<p style="text-align: center;">PROJECT</p> <p style="text-align: center;">Lyman Gilmore Middle School 10837 Rough and Ready Hwy Grass Valley, CA 95945</p>	<p style="text-align: center;">DISTRICT</p> <p style="text-align: center;">Grass Valley School District 10840 Gilmore Way Grass Valley, CA 95945</p> 
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Building Areas

Building A1	4,480
Building A2	4,835
Building A3	9,938
Building A4	3,298
Building B1	6,683
Building B2	3,535
Building C	13,016
Building D	6,316
Building E1	960
Building E2	960
Building E3	960
Building E4	960
Building E5	960
Building E6	960
Building E7	960
Total Area (s.f.)	58,821

Building Area Room Summary

Building A1

Room #	Description	Area (s.f.)
17	Girls Toilet Room	170
18	Boys Toilet Room	170
19	Mechanical	104
20	Custodial	66
21	Classroom	778
22	Custodial	474
23	Classroom	928
24	Classroom	895
25	Classroom	895
Total Area (s.f.)		4480

Building A2

Room #	Description	Area (s.f.)
1	Principal Office	252
2	Administration	504
3	Office	66
4	Office	46
5	Office	47
6	Nurse	188
7	Mechanical	17
8	Hall	92
9	Toilet	110
10	Toilet	118
11	Office	149
12	Work Room	229
13	Classroom	875
14	I-pad Room	382
15	Classroom	875
16	Classroom	885
Total Area (s.f.)		4835

Building A3

Room #	Description	Area (s.f.)
10	Gymnasium	5376
11	Storage	406
12	Stage	1014
13	Mechanical	406
14	Storage	164
15	Office	150
16	Storage	130
17	Band Room	1244
18	Storage	40
19	Choir Room	1008
Total Area (s.f.)		9938

Building A4

Room #	Description	Area (s.f.)
1	Girls Locker Room	1110
2	Boys Locker Room	1082
3	Equipment	144
4	Office	146
5	Girls Toilet Room	184
6	Custodial	134
7	Boys Toilet Room	204
8	Office	150
9	Equipment	144
Total Area (s.f.)		3298

Building B1

Room #	Description	Area (s.f.)
8	Boys Toilet Room	286
9	Custodial	63
10	Girls Toilet Room	230
11	Classroom	919
12	Student Center	370
13	Asst. Principal Office	300
14	Counseling	295
15	Art	1204
16	Home Economics	1204
17	Paint Room	120
18	Storage	332
19	Storage	54
20	Storage	50
21	Office	104
22	Storage	104
23	BASP	1048
Total Area (s.f.)		6683

Building B2

Room #	Description	Area (s.f.)
1	Staff Room	462
2	Speech	153
3	Hall	440
4	Office	162
5	Library	1706
6	Network / Operating Center	402
7	Psych	210
Total Area (s.f.)		3535

Building C

Room #	Description	Area (s.f.)
1	Custodial	62
2	Staff Toilet	108
3	Girls Toilet Room	184
4	Boys Toilet Room	235
5	Staff Toilet	75
6	not used	
7	Hall	1156
8	not used	
9	not used	
10	Wrestling Room	2776
11	SDC	885
12	SDC	707
13	Classroom	883
14	Classroom	883
15	Resource Room	706
16	Classroom	894
17	SDC	864
18	Classroom	864
19	Classroom	864
20	Classroom	870
Total Area (s.f.)		13016

Building D

Room #	Description	Area (s.f.)
1	Media Production Lab	894
2	i-Pad Room	277
3	Control Room / Production	260
4	Science	873
5	Workroom	528
6	Classroom	876
7	Media Lab	870
8	Computer Lab	862
9	Classroom	876
Total Area (s.f.)		6316

Building E1

Room #	Description	Area (s.f.)
1	Classroom	960
Total Area (s.f.)		960

Building E2

Room #	Description	Area (s.f.)
1	Classroom	960
Total Area (s.f.)		960

Building E3

Room #	Description	Area (s.f.)
1	Classroom	960
Total Area (s.f.)		960

Building E4

Room #	Description	Area (s.f.)
1	Classroom	960
Total Area (s.f.)		960

Building E5

Room #	Description	Area (s.f.)
1	Classroom	960
Total Area (s.f.)		960

Building E6

Room #	Description	Area (s.f.)
1	Dance	960
Total Area (s.f.)		960

Building E7

Room #	Description	Area (s.f.)
1	NCSoS	736
2	Office	114
3	Storage	48
4	Small Group	62
Total Area (s.f.)		960

SCHOOL DISTRICT/COUNTY OFFICE OF EDUCATION

COUNTY

SCHOOL SITE Lyman Gilmore

SCHOOL TYPE (GRADE LEVELS)

NUMBER OF CLASSROOMS ON SITE

INSPECTOR'S NAME

Brian Martinez

INSPECTOR'S TITLE

NAME OF DISTRICT REPRESENTATIVE ACCOMPANYING THE INSPECTOR(S) (IF APPLICABLE)

TIME OF INSPECTION

WEATHER CONDITION AT TIME OF INSPECTION

Cold

PART III: CATEGORY TOTALS AND RANKING (round all calculations to two decimal places)

TOTAL NUMBER OF AREAS EVALUATED	CATEGORY TOTALS	A. SYSTEMS			B. INTERIOR		C. CLEANLINESS		D. ELECTRICAL	E. RESTROOMS/FOUNTAINS		F. SAFETY		G. STRUCTURAL		H. EXTERNAL	
		GAS LEAKS	MECH/HVAC	SEWER	INTERIOR SURFACES	OVERALL CLEANLINESS	PEST/VERMIN INFESTATION	ELECTRICAL	RESTROOMS	SINKS/ FOUNTAINS	FIRE SAFETY	HAZARDOUS MATERIALS	STRUCTURAL DAMAGE	ROOFS	PLUG/GROUND/ SCHOOL GROUNDS	WINDOWS/DOORS/ GATES/SCREENS	
58	Number of "✓"'s:	54	49	54	17	51	54	17	5	34	53	49	53	44	3	51	
	Number of "D"'s:	0	4	0	37	3	0	37	1	1	5	0	1	10	1	3	
	Number of "X"'s:	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	Number of N/A's:	4	5	4	4	4	4	4	4	52	4	4	4	4	54	4	
Percent of System in Good Repair Number of "✓"'s divided by (Total Areas - "NA's")*		100.00%	92.45%	100.00%	31.48%	94.44%	100.00%	31.48%	83.33%	97.14%	98.15%	90.74%	98.15%	81.48%	75.00%	94.44%	
Total Percent per Category (average of above)*		97.48%			31.48%	97.22%	31.48%		90.24%	94.45%	89.82%		84.72%				
Rank (Circle one) GOOD = 90%-100% FAIR = 75%-89.99% POOR = 0%-74.99%		GOOD			POOR	GOOD	POOR		GOOD	GOOD		FAIR		FAIR			

*Note: An extreme deficiency in any area automatically results in a "poor" ranking for that category and a zero for "Total Percent per Category".

OVERALL RATING:

DETERMINE AVERAGE PERCENTAGE OF 8 CATEGORIES ABOVE

77.11%

SCHOOL RATING**

FAIR

**For School Rating, apply the Percentage Range below to the average percentage determined above, taking into account the rating Description below.

PERCENTAGE	DESCRIPTION	RATING
99%-100%	The school meets most or all standards of good repair. Deficiencies noted, if any, are not significant and/or impact a very small area of the school.	EXEMPLARY
90%-98.99%	The school is maintained in good repair with a number of non-critical deficiencies noted. These deficiencies are isolated, and/or resulting from minor wear and tear, and/or in the process of being mitigated.	GOOD
75%-89.99%	The school is not in good repair. Some deficiencies noted are critical and/or widespread. Repairs and/or additional maintenance are necessary in several areas of the school site.	FAIR
0%-74.99%	The school facilities are in poor condition. Deficiencies of various degrees have been noted throughout the site. Major repairs and maintenance are necessary throughout the campus.	POOR

COMMENTS AND RATING EXPLANATION:

DIVISION OF THE STATE ARCHITECT
Summary of DSA Certification

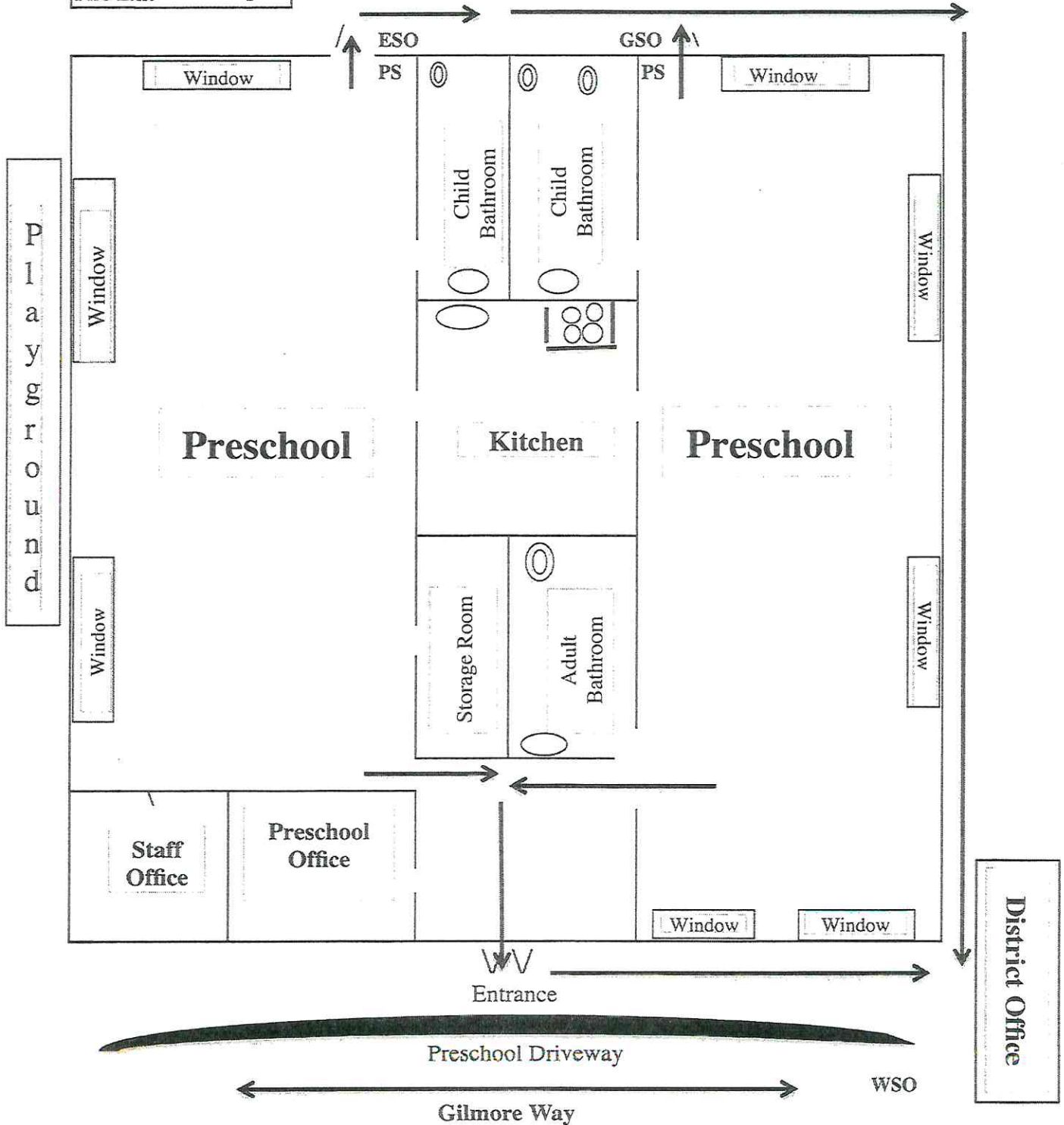
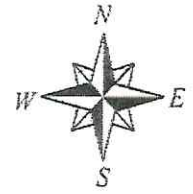
LYMAN GILMORE MIDDLE SCHOOL						
DSA Application Number	DSA Date	Building Identification	Status of Certification	Scope	Tracking of Certification Status	
			Closed with Certification		Date letter sent to DSA	
			Closed without Certification			
29325	8/25/1967	Bld. A-2, A-3, B-1, B-2, C, D, Pump House	X	Const. of Admin, M.P. Lib-Art, and two class Bldgs.		
39803	11/5/1976	Bld. A-2, A-3, C	X	Altrs. To Admin-Cr. Bldg, locker-play area, addition to M/P Bldg.		
42637	9/4/1981	Bld. A-1	X	Const. of cr. Bldg.		
30541	5/15/1968	Bld. A-4	X	Const. of Shower-Locker Building		
54217	6/8/1990	Bld. E1 - E6	X	Construction of six classroom buildings (relocatable)		
101520	8/20/1999	E-7	X	Construction of Classroom Building (Relocatable)		
112104	10/13/2011	Safe Route to School Modernization of Bld.	X	Construction of 1-Safe Route to School	Access Compliance Only	
101942	6/26/2000	A-1, A-2, A-3, A-4, B-1, B-2, C, D, Pump House	7	Construction of Alternations to Admin. Bldg., Library bldg., 4 C.R. bldgs, Locker bldg, and Multi-Purpose Bldg.	1	

Appendix E –

District Administrative Facilities

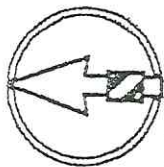
Legend	
Pull Station	PS
Gas Shut Off	GSO
Water Shut Off	WSO
Electric Shut Off	ESO
Fire Exit	➔

Our Kids' Place
Preschool
 10846 Gilmore Way
 Grass Valley, CA 95945
 As Of 08/23/12

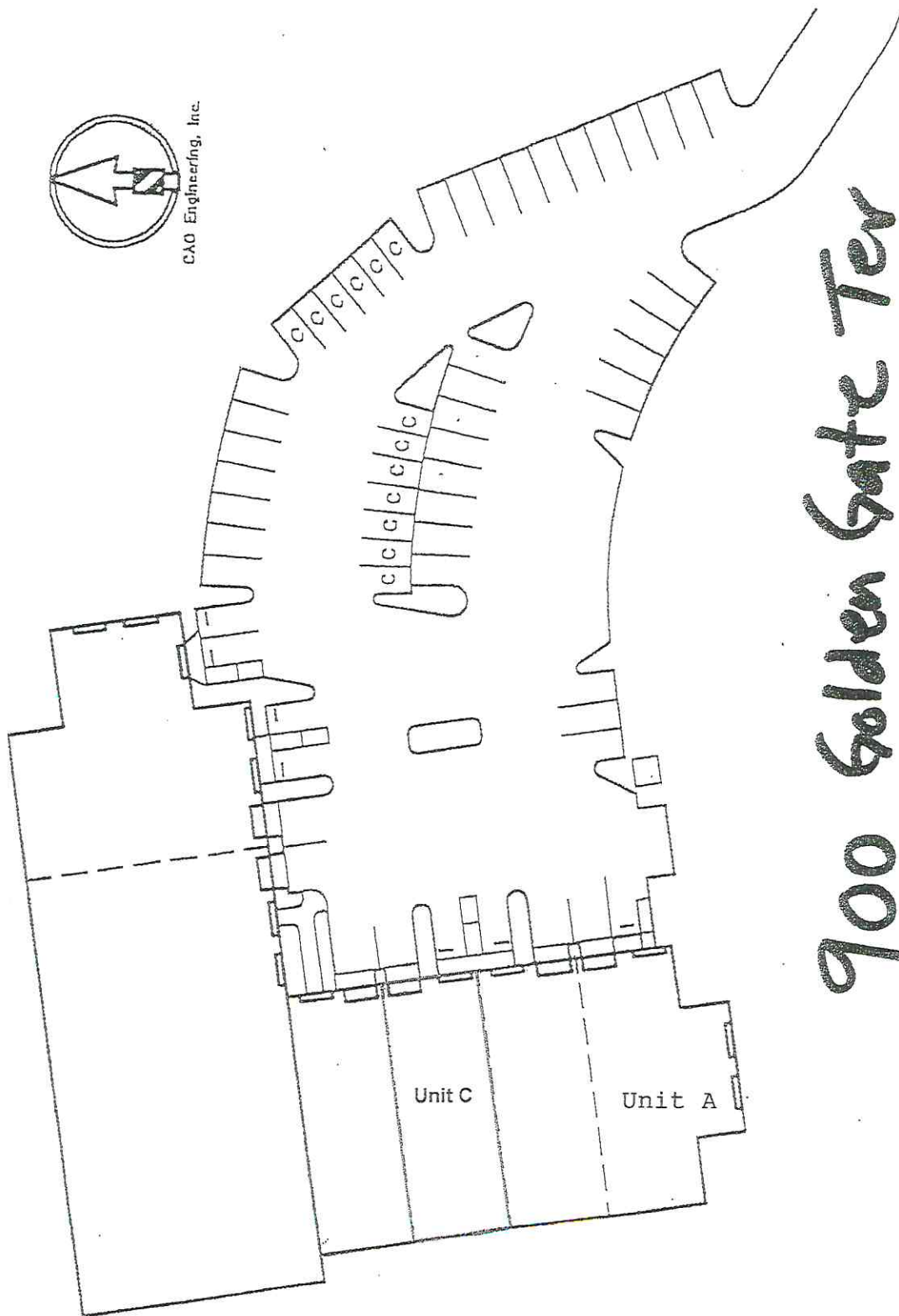


CHILD NUTRITION DEPARTMENT

CENTRAL KITCHEN – LEASED COMMERCIAL LOCATION – UNIT 'A' AND UNIT 'C'



C&O Engineering, Inc.



900 Golden Gate Ter



UNIT "D"
2,400 SQ. FT.

WAREHOUSE

NOTE! SEE UNIT 'B' FOR TYPICAL DIMENSIONS & INFORMATION

Child Nutrition

UNIT "C"
2,400 SQ. FT.

NOTE! SEE UNIT 'B' FOR TYPICAL DIMENSIONS & INFORMATION

UNIT "B"
2,400 SQ. FT.

WAREHOUSE

Child Nutrition

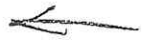
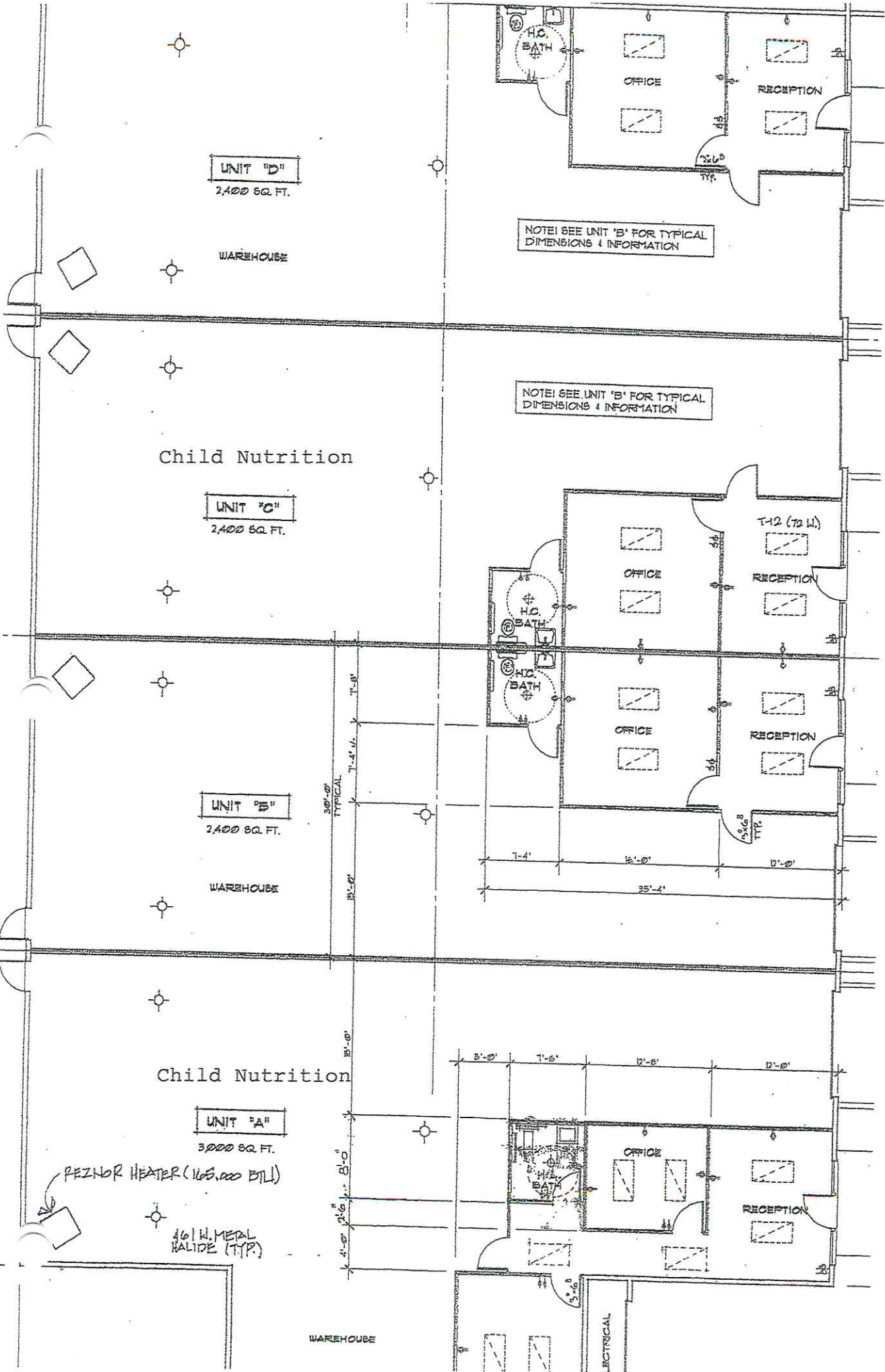
UNIT "A"
3,000 SQ. FT.

PEZNR HEATER (165,000 BTL)

46 W. METAL HALIDE (T.P.)

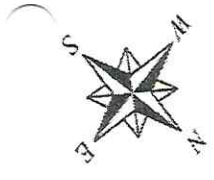
WAREHOUSE

ELECTRICAL



- LEAD
- Pull Station
- Gas Shut Off
- Water Shut Off
- Fire Hydrant
- Electric Shut Off
- Fire Exit
- Hazardous Waste

District Office
 10840 Gilmore Way
 Grass Valley, CA 95945
 2012-2013 School Year
 As Of 04/04/13

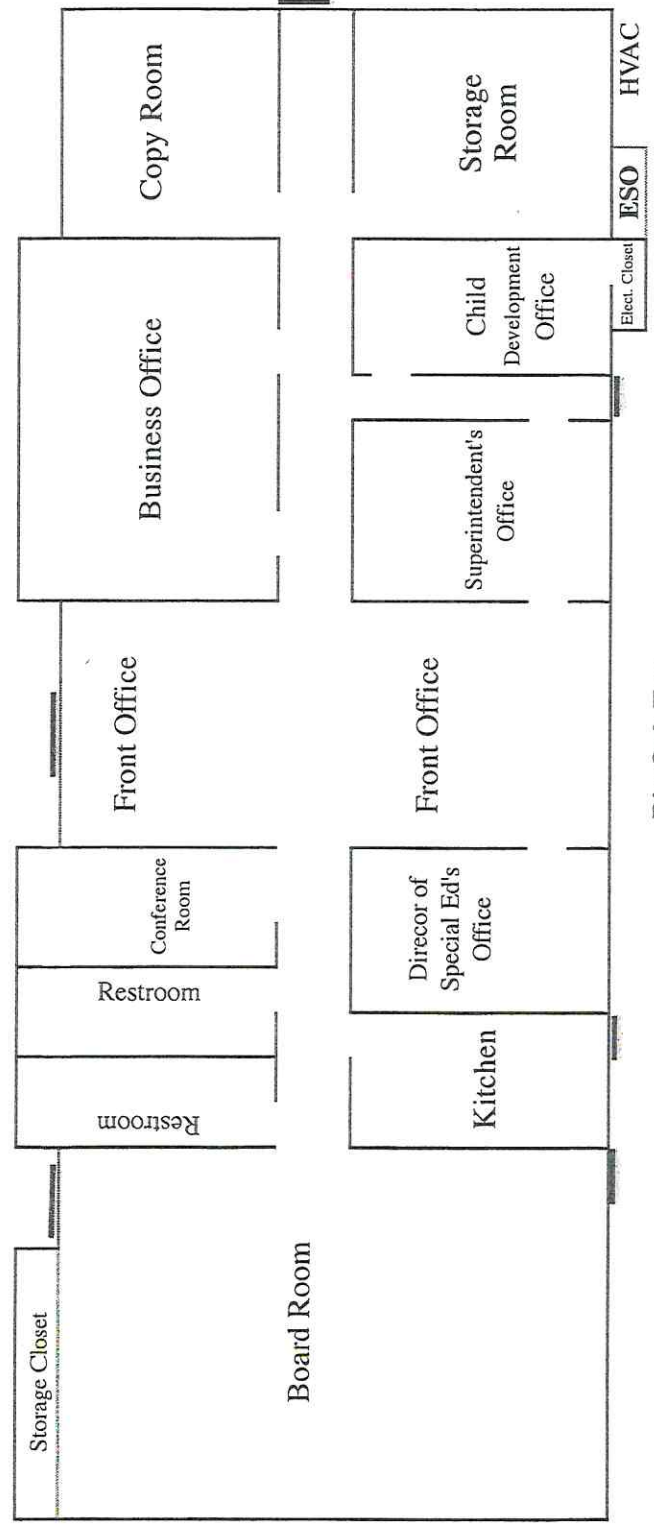


← Squirrel Creek Road →

FH
 ← Gilmore Way →

Green Belt
 Parking

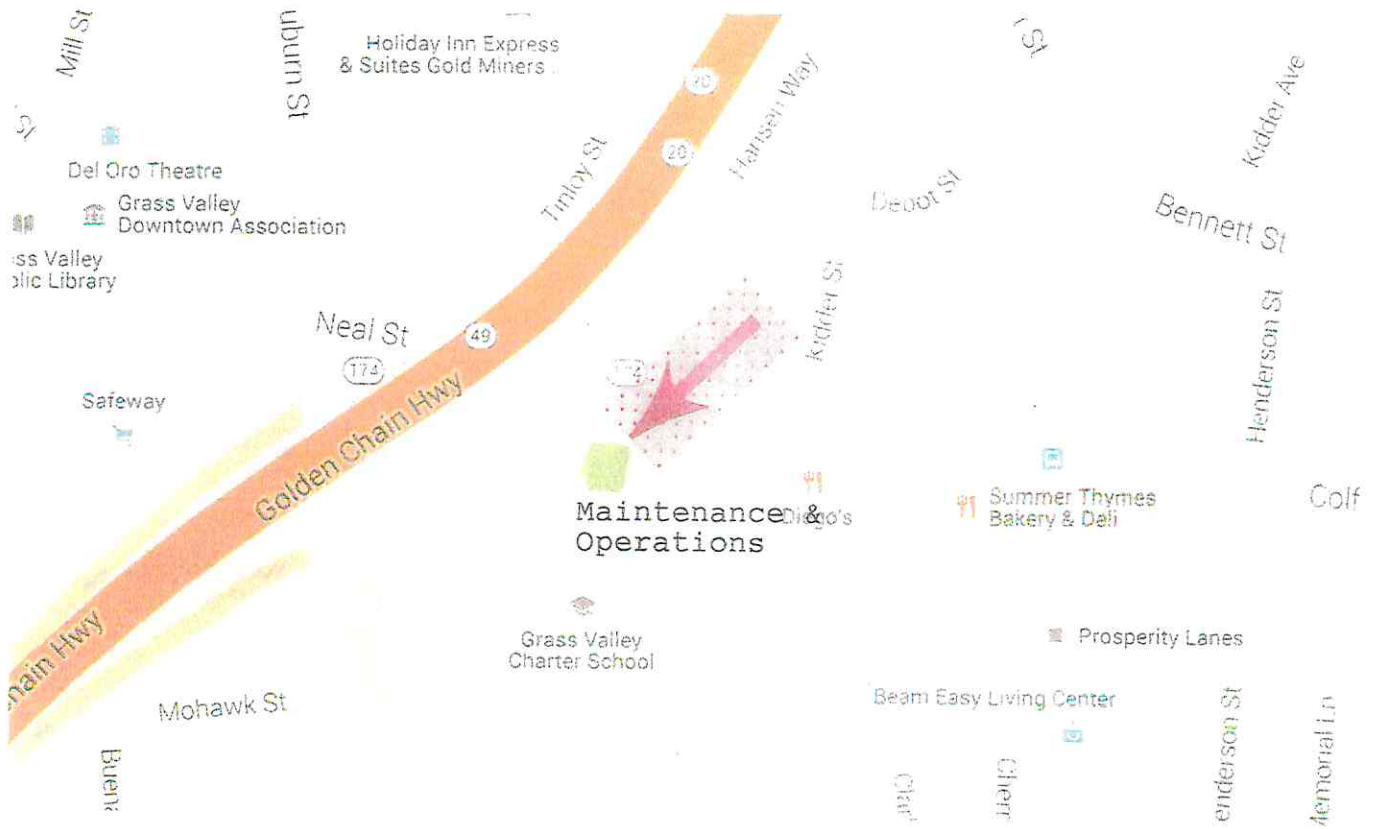
Overflow Parking



← Main Street →

10840 Gilmore Way

10840 Gilmore Way, Grass Valley, CA 95945



Appendix F –

Order of Magnitude Cost Estimate for the Purpose of Project Scoping

Project Management

Alameida
Architecture

Construction Management

ORDER OF MAGNITUDE COST ESTIMATE
FOR
THE PURPOSE OF PROJECT SCOPING



GRASS VALLEY SCHOOL DISTRICT
10840 GILMORE WAY
GRASS VALLEY CA 95945

555 South Main St. Suite 2 - Sebastopol - CA 95472
(707) 824-1219 - www.alameida.com

FINAL DRAFT
10/8/17



GRASS VALLEY SCHOOL DISTRICT
 10840 GILMORE WAY
 GRASS VALLEY CA 95945

SUMMARY OF PROJECT COSTS	CONSTRUCTION	SOFT COST	CONTINGENCY	PROJECT COST
MARGARET G. SCOTTEN SCHOOL	9,264,022	1,482,243	926,402	11,672,667
LYMAN GILMORE MIDDLE SCHOOL	10,507,097	1,681,136	1,050,710	13,238,943
BELL HILL ACADEMY	3,172,212	507,554	317,221	3,996,987
GRASS VALLEY CHARTER SCHOOL	9,038,937	1,446,230	903,894	11,389,061
TOTAL CONSTRUCTION				\$40,297,658
BELL HILL ACADEMY REPLACEMENT CAMPUS	12,471,690	1,995,470	1,247,169	15,714,329
<i>ASSUMEND SOFT COST</i>				
<i>DSA PERMIT FEE, ARCH/ENGR, INSPECTOR & TESTING</i>	<i>16.00%</i>			
<i>CONSTRUCTION CONTINGENCY</i>	<i>10.00%</i>			
TOTAL SOFT COSTS	26.00%			



GRASS VALLEY SCHOOL DISTRICT
 10840 GILMORE WAY
 GRASS VALLEY CA 95945

GRAND TOTAL - ALL FACILITIES					
	PROBABLE PROJECT COST BY PRIORITY				
	HEALTH / SAFETY	ADA	FACILITY PRESERVATION	MODERIZATION	NEW IMPROVEMENT
SUBTOTAL	727,402	887,186	7,775,147	5,766,035	16,826,498
SOFT COST	116,384	141,950	1,244,023	922,566	2,692,240
CONTINGENCY	72,740	88,719	777,515	576,604	1,682,650
PROJECT COST	916,526	1,117,854	9,796,685	7,265,205	21,201,388
					40,297,658

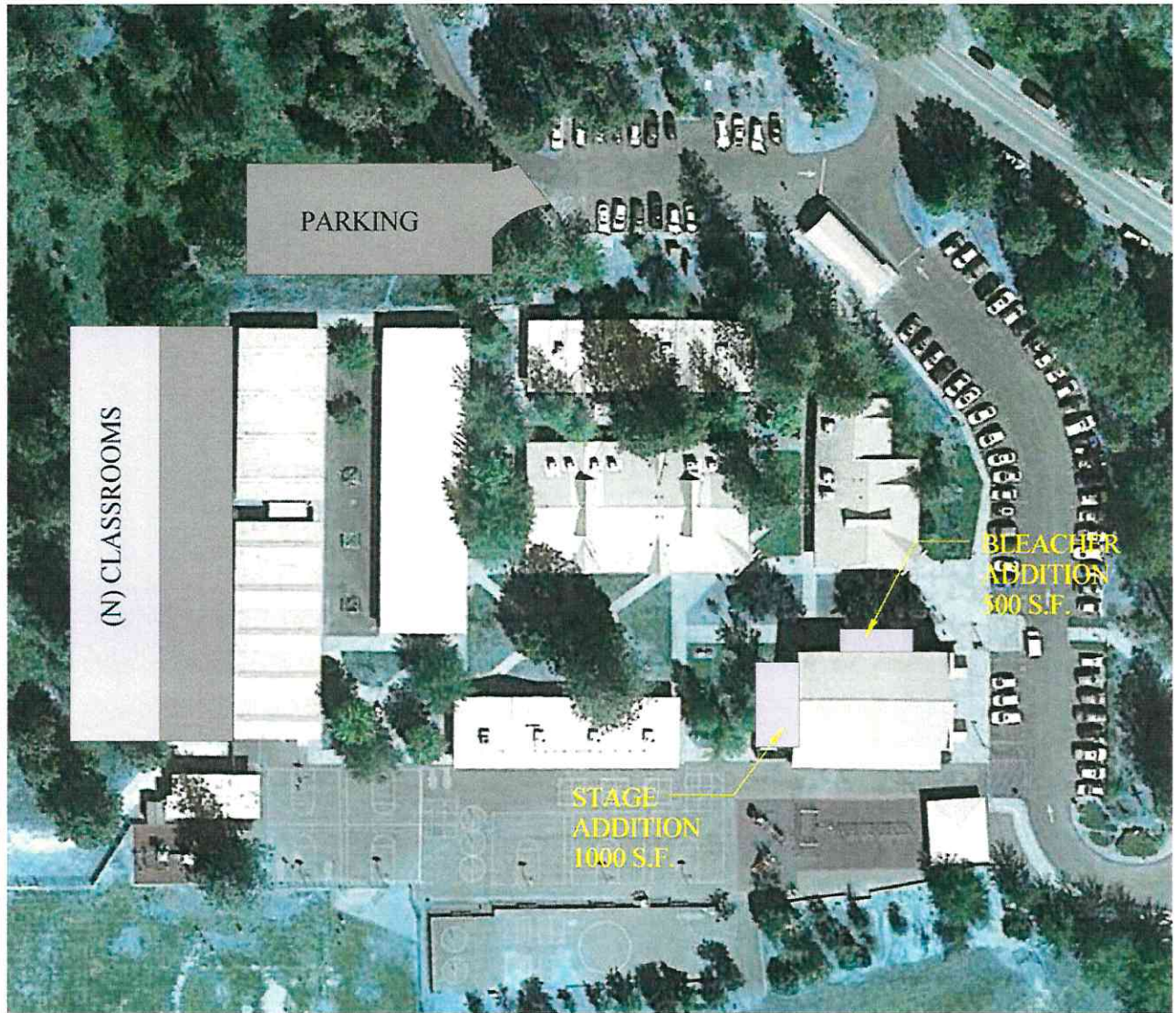
MARGARET G. SCOTTEN SCHOOL



MARGARET G. SCOTTEN SCHOOL

	PROBABLE PROJECT COST BY PRIORITY				
	HEALTH / SAFETY	ADA	FACILITY PRESERVATION	MODERIZATION	NEW IMPROVEMENT
SUBTOTAL	339,568	215,534	2,110,599	1,374,877	5,223,444
SOFT COST	54,331	34,485	337,696	219,980	835,751
CONTINGENCY	33,957	21,553	211,060	137,488	522,344
PROJECT COST	427,856	271,572	2,659,355	1,732,345	6,581,540
					11,672,667

FINAL DRAFT
10/8/17



**ALAMEIDA
ARCHITECTURE**

555 S. MAIN STREET, SUITE 2
SEBASTOPOL, CA 95472
(707) 824-1219

GRASS VALLEY
UNIFIED SCHOOL
DISTRICT COST
ESTIMATE FOR
FUTURE
IMPROVEMENTS

**GYM ADDITION CONCEPT
SCOTTEN SCHOOL**

Date	10/5/17
Drawn by	DRA
Checked by	DRA

SK-3

Scale 1" = 80'-0"

**FINAL DRAFT
10/8/17**



MARGARET G. SCOTTEN SCHOOL

	CONSTRUCTION	PROJECT
MODERNIZE MPR ADD STAGE AND BLEACHERS	790,209	995,663
WEATHER PROOF ROOF OF ENTIRE CAMPUS	329,914	415,691
MODERNIZE TECHNOLOGY / TELECOM	186,135	234,530
NEW AND REFURBISHED PLAYSTRUCTURES	238,875	300,983
RESURFACE AND REPAIR BLOCKTOPS	289,380	364,619
PAINT AND UPGRADE ALL CLASSROOMS	944,239	1,189,741
REPLACE OLD HVAC UNITS	518,700	653,562
REPAIR AND REPLACE SIDEWALKS (ADA AND RAISED)	99,918	125,897
REPAIR AND REPLACE SWAMP COOLER IN MPR	47,775	60,197
OUTDOOR EATING WITH TABLES AND COVERED	170,915	215,353
PARKING LOTS EXPANDED	86,788	109,353
ADDITIONAL FENCING	29,484	37,150
SHADE STRUCTURE AND TABLES BETWEEN C&D	170,915	215,353
REPLACE FURNITURE	248,430	313,022
IDENTIFY AND REPAIR UNDERGROUND UTILITIES	96,277	121,309
ADD WING OF PORTABLE CLASSROOMS/WITH RESTROOMS	4,043,269	5,094,519
	8,291,222	10,446,940

PROJECT
ACTION
CLIENT
DESCRIPTION

FACILITY ASSESSMENT - COST ESTIMATE
Grass Valley California
Grass Valley Unified School District

DATE: 10/06/17
PREPARED BY: DRA

BUILDING: MARGARET G. SCOTTEN SCHOOL				GSF:	36,694
				OCCUPANCY:	E
				TYPE CONSTRUCTION:	V-N
				SPRINKLERED:	NO

ITEM #	DESCRIPTION	QUANTITY	UNIT	COST	SUBTOTAL	
						W/ PRORATES
1.01	SITWORK				1,231,813	1,681,425
1.02	ADMINISTRATION BUILDING				228,872	312,411
1.03	MULTIPURPOSE BUILDING				578,908	790,209
1.04	BUILDING A				224,517	306,466
1.05	BUILDING B				224,017	305,783
1.06	BUILDING C - MODULAR CLASSROOMS				346,899	473,517
1.07	BUILDING D				527,533	720,083
1.08	BUILDING L				462,168	630,859
1.09	NEW WING - 9 MOD CLASRMS & RESTROOMS				2,962,102	4,043,269
						-
						-

SUBTOTAL (SUBCONTRACTOR COST)				184.96	6,786,829	-
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	PRORATES (SUM OF PRORATES BELOW)	36.50%		67.51	2,477,193	-
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TOTAL CONSTRUCTION COSTS				252.47	9,264,022	9,264,022
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	PRORATES - ITEMS					-
	GENERAL CONDITIONS	12.00%			814,419	-
	DESIGN CONTINGENCY	5.00%			339,341	-
	ESCALATION -18 MONTHS	4.50%			305,407	-
	GEOGRAPHIC FACTOR	5.00%			339,341	-
	OVERHEAD & PROFIT	8.00%			542,946	-
	BONDS	2.00%			135,737	-
					-	-

SUBTOTAL 1.01					NONE	PRIORITY
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1.01	SITWORK					
	INSTALL NEW PLAY APPARTUS	1	L.S.	110,000.00	110,000	N
	MODIFY EXISTING PLAY APPARUTUS	1	L.S.	65,000.00	65,000	HS
	INSTALL NEW SYNTHETIC SOFT FALL AREA	4,500	S.F.	4.75	21,375	HS
	RESURFACE ASPHALT PLAY AREA (OVERLAY)	40,000	S.F.	2.65	106,000	FP
	RESURFACE ASPHALT PARKING LOT (OVERLAY)	40,000	S.F.	2.65	106,000	FP
	EXPAND PARKING LOT - NEW AC PAVING/STRIPING					N
	CLEAR/GRUB	10,000	S.F.	0.18	1,800	N
	CUT AND FILL (ASSUMED BALANCED)	1,667	C.Y	2.70	4,500	N
	TREE REMOVAL	10	EA	950.00	9,500	N
	6" BASE AND 3" ASPHALT SURFACE	10,000	S.F.	4.75	47,500	N
	PARKING LOT STRIPPING	24	Stall	11.70	281	N
	CONCRETE FLAT WORK REPLACEMENT				-	ADA
	Removal Existing Concrete	2,000	S.F.	0.95	1,900	ADA
	Aggregate base section	2,000	SF	2.65	5,300	ADA
	4" Compacted Under Concrete	2,000	SF	3.00	6,000	ADA
	Form, Pour, Finish	2,000	SF	12.00	24,000	ADA
	ACCESSIBLE SITE HAND RAILS	200	LF.	180.00	36,000	ADA

PRIORITY LEGEND
 HS = HEALTH SAFETY ADA = ADA REQUIRED FP = FACILITY PRESERVATION
 M = MODERNIZATION N = NEW IMPROVEMENT

FINAL DRAFT
10/8/17

PROJECT
ATION
CLIENT
DESCRIPTION

FACILITY ASSESSMENT - COST ESTIMATE
Grass Valley California
Grass Valley Unified School District

DATE: **10/06/17**
PREPARED BY: **DRA**

BUILDING: MARGARET G. SCOTTEN SCHOOL		GSF:	36,694
		OCCUPANCY:	E
		TYPE CONSTRUCTION:	V-N
		SPRINKLERED:	NO

ITEM #	DESCRIPTION	QUANTITY	UNIT	COST	SUBTOTAL	
	NEW SITE FURNISHINGS - TABLE /BENCHES	5	EA	885	4,425	M
	NEW SHADE STRUCTURE BETWEEN BLDGS C & D	1	L.S.	123,000.00	123,000	N
	NEW SHADE STRUCTURE - SECOND LOCATION	1	L.S.	123,000.00	123,000	N
	REPLACE SITE DOMESTIC WATER LINES	460	LF	58.30	26,818	FP
	FERTILIZE AND RESEED SOFTBALL. FIELD	185,000	S.F.	0.48	88,800	FP
	FERTILIZE AND RESEED ATH. FIELD	185,000	S.F.	0.48	88,800	FP
	REPLACE SITE IRRIGATION WATER LINES				-	FP
	Replace irrigation lines laterals up to 2 1/2"		LF	6.82	-	FP
	Replace irrigation lines field 1 1/2 dia (Assume 50% req.)		LF	13.73	-	FP
	Replace irrigation heads at field (50% replacem't)	185,000	S.F.	0.90	166,500	FP
	REPLACE BACK FLOW PREVENTER	1	EA	3,200.00	3,200	HS
	INSTALL/ REPLACE ISOLATION VALVES	12	EA	233.20	2,798	FP
	REPLACE SITE SEWER LINES	600	L.F.	31.43	18,858	FP
	REPLACE SITE GAS DISTRIB	600	L.F.	31.43	18,858	FP
	REPLACE SITE ELEC. DISTRIB				-	FP
	Replace site electrical conduits where believed original		LF	15.50		FP
	Replace site electrical conductors UP TO 350MCM		L.F.	18.00		FP
	Replace site electrical conductors UP TO 2 O		L.F.	8.00		FP
	ORNAMENTAL FENCE W/ CONCRETE FTGS	200	L.F.	96.00	19,200	HS
	ORNAMENTAL GATES	2	EA	1,200.00	2,400	HS
					-	
	SUBTOTAL 1.01				1,231,813	
1.02	ADMINISTRATION BUILDING					
					-	
	NEW CLOCK SPEAK PHONE SYSTEM (CAMPUS WIDE)	36,694	S.F.	2.90	106,413	M
	NEW FIRE ALARM SYSTEM / ECC CENTER	1	EA.	12,000.00	12,000	HS
	NEW FIRE ALARM HEAT AN SMOKE DETECTORS	3,858	S.F.	3.70	14,275	HS
	INSTALL WIRELESS HUB CONTROLLER	1	EA.	5,500.00	5,500	M
	INSTALL WIRELESS TECH HUB	1	EA.	1,500.00	1,500	M
	REPLACE STANDING SEAM ROOFING	4,000	S.F.	15.09	60,360	FP
	ADA SIGNAGE	17	EA.	225.00	3,825	ADA
	REPLACE HVAC - PACKAGE UNITS	2	EA.	12,500.00	25,000	FP
					-	
					-	
					-	
	SUBTOTAL 1.02				228,872	
1.03	MULTIPURPOSE BUILDING					
					-	
	NEW STAGE - ADDITION					
	FOUNDATION	1,000	S.F.	21.36	21,356	N
	CONCRETE SLAB	1,000	S.F.	14.92	14,921	N
	CARENTRY WALLS /ROOFS	1,000	G.S.F.	52.32	52,320	N

PRIORITY LEGEND
 HS = HEALTH SAFETY ADA = ADA REQUIRED FP = FACILITY PRESERVATION
 M = MODERNIZATION N = NEW IMPROVEMENT

FINAL DRAFT
10/8/17

PROJECT
LOCATION
CLIENT
DESCRIPTION

FACILITY ASSESSMENT - COST ESTIMATE
Grass Valley California
Grass Valley Unified School District

DATE: 10/06/17
PREPARED BY: DRA

BUILDING: MARGARET G. SCOTTEN SCHOOL						GSF:	36,694
						OCCUPANCY:	E
						TYPE CONSTRUCTION:	V-N
						SPRINKLERED:	NO
ITEM #	DESCRIPTION	QUANTITY	UNIT	COST	SUBTOTAL		
	DRYWALL	1,000	G.S.F.	18.46	18,460		N
	INTERIOR ELECTRICAL	1,000	S.F.	33.55	33,550		N
	STAGE/UDERSTAGE FRAMING	1,000	S.F.	11.55	11,546		N
	MAPLE FLOORING	1,000	S.F.	15.21	15,213		N
	STANDING SEAM ROOF	1,000	S.F.	15.09	15,090		N
	STAGE EQUIPMENT (LIGHTING RIGGING ETC)	880	G.S.F.	129.33	113,810		N
	NEW FIRE ALARM HEAT AND SMOKE DETECTORS	5,170	S.F.	3.70	19,129		HS
	REPLACE M.P. FLOORING W/ SPORT SURFACE	4,200	S.F.	9.63	40,448		M
	REPAIR / REFINISH STANDING SEAM ROOFING	5,170	S.F.	4.20	21,714		FP
	INSTALL WIRELESS TECH HUB	1	EA.	1,500.00	1,500		M
	REPLACE HVAC - 300 MBTU 1200 CFM	1	EA.	35,000.00	35,000		FP
	ADDITION FOR SMALL BLEACHERS	500	S.F.	225.00	112,500		N
	BLEACHERS	125	SEAT	290.00	36,250		N
	INTERIOR PAINTING	5,270	G.S.F.	2.50	13,175		FP
	ADA SIGNAGE	13	EA.	225.00	2,925		ADA
SUBTOTAL 1.03					578,908		
.04	BUILDING A						
	NEW FIRE ALARM HEAT AND SMOKE DETECTORS	3,856	S.F.	3.70	14,267		HS
	REPAIR / REFINISH STANDING SEAM ROOFING	4,000	S.F.	4.20	16,800		FP
	INSTALL WIRELESS TECH HUB	4	EA.	550.00	2,200		M
	PAINT/TACKWALL CLASSROOMS	4	EA.	15,700.00	62,800		FP
	NEW CASEWORK & COUNTERS CLASSROOM	88	L.F.	550.00	48,400		M
	REPLACE HVAC - PACKAGE UNITS	4	EA.	12,500.00	50,000		FP
	REPLACE CLASSROOM FURNITURE (DESKS /CHAIRS)	4	CLSRM	6,500.00	26,000		M
	ADA SIGNAGE	18	EA.	225.00	4,050		ADA
SUBTOTAL 1.04					224,517		
1.05	BUILDING B						
	REPAIR / REFINISH STANDING SEAM ROOFING	4,000	S.F.	4.20	16,800		FP
	INSTALL WIRELESS TECH HUB	4	EA.	550.00	2,200		M
	PAINT/TACKWALL CLASSROOMS	4	EA.	15,700.00	62,800		FP
	NEW CASEWORK & COUNTERS CLASSROOM	88	L.F.	550.00	48,400		M
	INSTALL THERMOSTAT / DOOR INTERFACE	4	EA.	550.00	2,200		M
	REPLACE HVAC - PACKAGE UNITS	4	EA.	12,500.00	50,000		FP
	REPLACE CLASSROOM FURNITURE (DESKS /CHAIRS)	4	CLSRM	6,500.00	26,000		M
	ADA SIGNAGE	6	EA.	225.00	1,350		ADA
	NEW FIRE ALARM HEAT AND SMOKE DETECTORS	3,856	S.F.	3.70	14,267		HS
SUBTOTAL 1.05					224,017		
.06	BUILDING C - MODULAR CLASSROOMS						

PROJECT
LOCATION
CLIENT
DESCRIPTION

FACILITY ASSESSMENT - COST ESTIMATE
Grass Valley California
Grass Valley Unified School District

DATE: **10/06/17**
PREPARED BY: **DRA**

BUILDING: MARGARET G. SCOTTEN SCHOOL				GSF:	36,694	
				OCCUPANCY:	E	
				TYPE CONSTRUCTION:	V-N	
				SPRINKLERED:	NO	
ITEM #	DESCRIPTION	QUANTITY	UNIT	COST	SUBTOTAL	
	NEW FIRE ALARM HEAT AND SMOKE DETECTORS	6,720	S.F.	3.70	24,864	HS
	REPAIR / REFINISH STANDING SEAM ROOFING	6,800	S.F.	3.20	21,760	FP
	INSTALL WIRELESS TECH HUB	7	EA.	550.00	3,850	M
	PAINT/TACKWALL/FLOORING CLASSROOMS	4	EA.	15,700.00	62,800	FP
	NEW CASEWORK & COUNTERS CLASSROOM	189	L.F.	550.00	103,950	M
	INSTALL THERMOSTAT / DOOR INTERFACE	7	EA.	550.00	3,850	M
	REPLACE HVAC - PACKAGE UNITS	7	EA	11,250.00	78,750	FP
	REPLACE CLASSROOM FURNITURE (DESKS /CHAIRS)	7	CLSRM	6,500.00	45,500	M
	ADA SIGNAGE	7	EA.	225.00	1,575	ADA
SUBTOTAL 1.06					346,899	
1.07	BUILDING D					
	NEW FIRE ALARM HEAT AND SMOKE DETECTORS	3,840	S.F.	3.70	14,208	HS
	REPAIR / REFINISH STANDING SEAM ROOFING	4,000	S.F.	3.20	12,800	FP
	INSTALL WIRELESS TECH HUB	9	EA.	550.00	4,950	M
	PAINT/TACKWALL/FLOORING CLASSROOMS	9	EA.	15,700.00	141,300	FP
	NEW CASEWORK & COUNTERS CLASSROOM	341	L.F..	550.00	187,550	M
	INSTALL THERMOSTAT / DOOR INTERFACE	9	EA.	550.00	4,950	M
	REPLACE HVAC - PACKAGE UNITS	9	EA	11,250.00	101,250	FP
	REPLACE CLASSROOM FURNITURE (DESKS /CHAIRS)	9	CLSRM	6,500.00	58,500	M
	ADA SIGNAGE	9	EA.	225.00	2,025	ADA
SUBTOTAL 1.07					527,533	
1.08	BUILDING L					
	REPLACE STANDING SEAM ROOFING	6,500	S.F.	15.09	98,085	FP
	INSTALL WIRELESS TECH HUB	6	EA.	550.00	3,300	M
	NEW FIRE ALARM HEAT AND SMOKE DETECTORS	6,644	S.F.	3.70	24,583	HS
	PAINT/TACKWALL/FLOORING CLASSROOMS	6	EA.	15,700.00	94,200	FP
	NEW CASEWORK & COUNTERS CLASSROOM	122	L.F.	550.00	67,100	M
	INSTALL THERMOSTAT / DOOR INTERFACE	9	EA.	550.00	4,950	M
	ADA / FINISHES UPDATE STUDENT RESTROOMS	2	L.S.	20,000.00	40,000	ADA
	ADA / FINISHES UPDATE STAFF RESTROOMS	2	L.S.	12,000.00	24,000	ADA
	REPLACE HVAC - PACKAGE UNITS	6	EA	12,500.00	75,000	FP
	REPLACE CLASSROOM FURNITURE (DESKS /CHAIRS)	4	CLSRM	6,500.00	26,000	M
	ADA SIGNAGE	22	EA.	225.00	4,950	ADA

PROJECT
LOCATION
CLIENT
DESCRIPTION

FACILITY ASSESSMENT - COST ESTIMATE
Grass Valley California
Grass Valley Unified School District

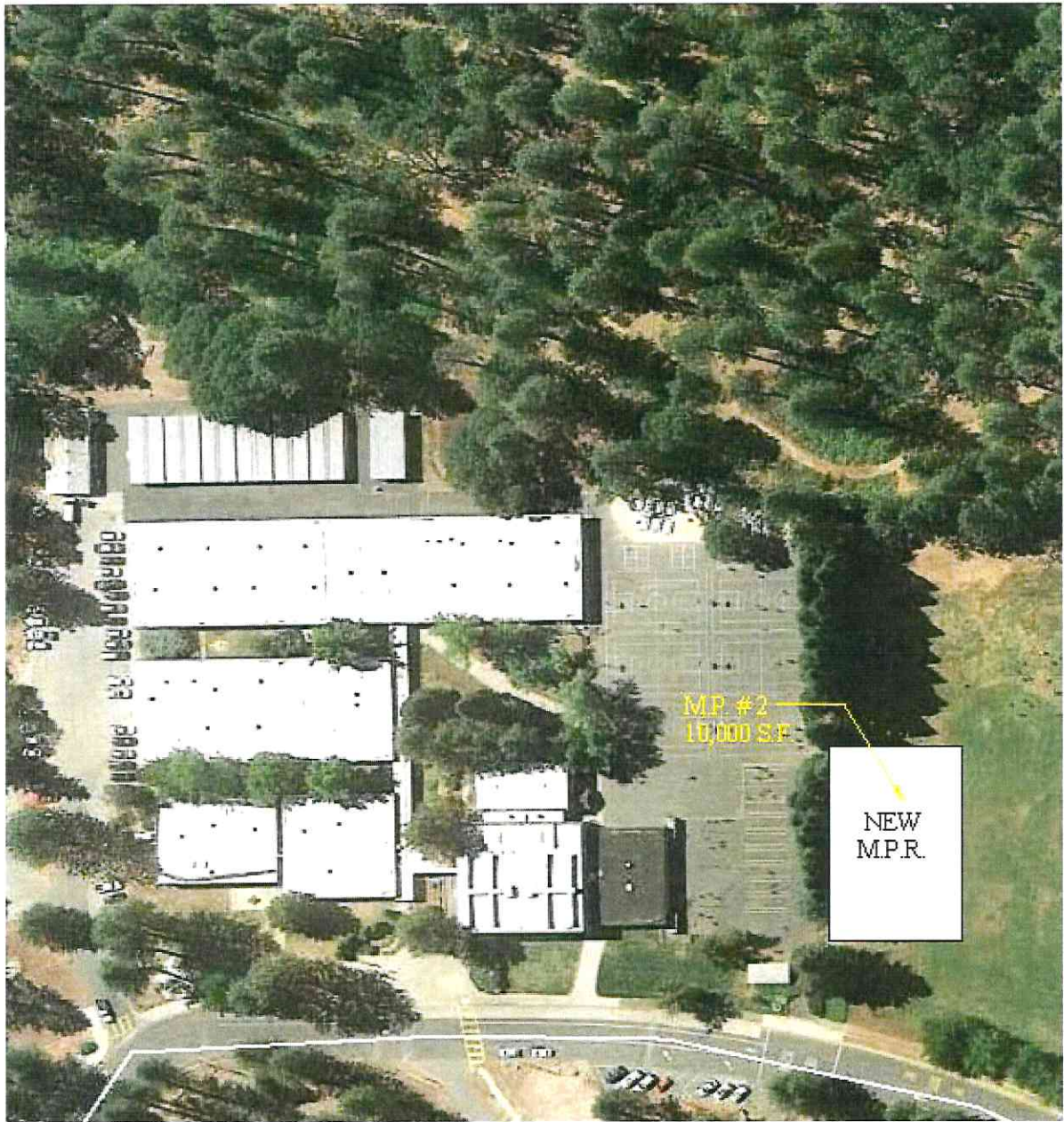
DATE: 10/06/17
PREPARED BY: DRA

ITEM #	DESCRIPTION	QUANTITY	UNIT	COST	SUBTOTAL	
BUILDING: MARGARET G. SCOTTEN SCHOOL					GSF:	36,694
					OCCUPANCY:	E
					TYPE CONSTRUCTION:	V-N
					SPRINKLERED:	NO
SUBTOTAL 1.08						462,168
1.09	NEW WING - 9 MOD CLSRMS & RESTROOMS					
	CLEAR/GRUB	17,500	S.F.	0.18	3,150	N
	CUT AND FILL (ASSUMED BALANCED)	8,750	C.Y	2.70	23,625	N
	TREE REMOVAL	15	EA	950.00	14,250	N
	CONSTRUCT PERMANENT FOUNDATIONS 9	9	EA	38,500.00	346,500	N
	PURCHASE INSTALL 9 MODULAR CLASSROOMS	9	EA	235,000.00	2,115,000	N
	CONSTRUCT PERMANENT FOUNDATIONS RESTRMS	1	EA	38,500.00	38,500	N
	PURCHASE INSTALL MODULAR RESTROOM BLDG	1	EA	264,000.00	264,000	N
	NEW CLASSROOM FURNITURE (DESKS /CHAIRS)	9	CLSRM	6,500.00	58,500	N
	NEW FIRE ALARM HEAT AND SMOKE DETECTORS	6,644	S.F.	3.70	24,583	N
	INSTALL THERMOSTAT / DOOR INTERFACE	9	EA	550.00	4,950	N
	SITE ELECTRICAL INFRASTRUCTURE		L.F.	24.33	-	N
	NEW GAS INFRASTRUCTURE	350	L.F.	45.42	15,897	N
	EXTEND SEWER	400	L.F.	31.43	12,572	N
	EXTEND HARDSCAPE - ASPHALT	7,500	S.F.	4.75	35,625	N
	ADA SIGNAGE	22	EA.	225.00	4,950	N
SUBTOTAL 1.09						2,962,102

LYMAN GILMORE MIDDLE SCHOOL



LYMAN GILMORE MIDDLE SCHOOL					
	PROBABLE PROJECT COST BY PRIORITY				
	HEALTH / SAFETY	ADA	FACILITY PRESERVATION	MODERIZATION	NEW IMPROVEMENT
SUBTOTAL	245,925	462,582	2,013,417	2,812,771	4,972,403
SOFT COST	39,348	74,013	322,147	450,043	795,584
CONTINGENCY	24,593	46,258	201,342	281,277	497,240
PROJECT COST	309,866	582,853	2,536,905	3,544,091	6,265,227
					13,238,943



**ALAMEIDA
ARCHITECTURE**

555 S. MAIN STREET, SUITE 2
SEBA STOPOL, CA 95472
(707) 824-1219

GRASS VALLEY
UNIFIED SCHOOL
DISTRICT COST
ESTIMATE FOR
FUTURE
IMPROVEMENTS

GILMORE MIDDLE SCHOOL
MULTI-PURPOSE BLDG CONCEPT

Date	10/5/17	SK-4
Drawn by	DRA	
Checked by	DRA	Scale 1" = 80'-0"

FINAL DRAFT
10/8/17



LYMAN GILMORE MIDDLE SCHOOL

	CONSTRUCTI ON	PROJECT
Install new play apparatus	204,750	257,985
Weatherproof roof of entire campus	201,653	254,083
Modernize technology	26,822	33,796
Modernize telecom system	232,843	293,382
Modernize GYM to include: floor, modernize stage, kitchen, sound system, add storage	1,571,340	1,979,889
Close all open legacy DSA projects - Gym ramp	90,326	113,810
Build a new MPR in addition to existing	4,344,609	5,474,207
Fix sidewalks for ADA compliance and deterioration	136,773	172,334
Resurface and repair blacktops	307,014	386,838
Beautify courtyards between wings	116,025	146,192
New drop ceilings in not standard locations and LED flat panels.	423,940	534,165
Replace swamp coolers with HVAC (NEW SPLITS & BARDS)	869,874	1,096,041
Paint and update all classrooms	957,435	1,206,368
Replace Furniture	266,175	335,381
Identify and repair underground utilities	76,975	96,989
Shade structure for eating area	167,895	211,548
		12,593,006

PROJECT
ACTION
CLIENT
DESCRIPTION

FACILITY ASSESSMENT - COST ESTIMATE
Grass Valley California
Grass Valley Unified School District

DATE: **10/01/17**
PREPARED BY: **DRA**

BUILDING: LYMAN GILMORE MIDDLE SCHOOL

GSF: **58,821**
OCCUPANCY: **E**
TYPE CONSTRUCTION: **V-N**
SPRINKLERED: **NO**

ITEM #	DESCRIPTION	QUANTITY	UNIT	COST	SUBTOTAL	
						W/ PRORATES
2.01	SITework				816,729	1,114,836
2.02	UNIT A-1				334,779	456,974
2.03	UNIT A-2				569,743	777,700
2.04	UNIT A-3 (MULTIPURPOSE BUILDING)				1,151,165	1,571,340
2.05	UNIT A-4 (LOCKER RESTROOMS)				33,803	46,141
2.06	UNIT B-1				348,367	475,520
2.07	UNIT B-2				142,650	194,717
2.08	UNIT C				286,353	390,872
2.09	UNIT D				497,771	679,457
2.10	UNIT E (MODULAR WING)				296,943	405,327
2.11	MISC. AREAS				36,340	49,604
2.11	NEW MULTIPURPOSE BUILDING				3,182,863	4,344,609
	SUBTOTAL (SUBCONTRACTOR COST)			130.86	7,697,507	-
	PRORATES (SUM OF PRORATES BELOW)	36.50%		47.77	2,809,590	
	TOTAL CONSTRUCTION COSTS			178.63	10,507,097	
	PRORATES - ITEMS					
	GENERAL CONDITIONS	12.00%			923,701	
	DESIGN CONTINGENCY	5.00%			384,875	
	ESCALATION -18 MONTHS	4.50%			346,388	
	GEOGRAPHIC FACTOR	5.00%			384,875	
	OVERHEAD & PROFIT	8.00%			615,801	
	BONDS	2.00%			153,950	
	SUBTOTAL 1.01				NONE	PRIORITY
2.01	SITework					
	INSTALL NEW PLAY APPARTUS W/ FIBER SOFT FALL	1	L.S.	150,000.00	150,000	N
	RESURFACE ASPHALT PLAY AREA (OVERLAY)	53,250	S.F.	2.65	141,113	N
	RESURFACE ASPHALT PARKING LOT (OVERLAY)	31,625	S.F.	2.65	83,806	FP
	CONCRETE FLAT WORK REPLACEMENT - ADA				-	ADA
	PARTIAL DEMOLISH (E) NON CONFORMING RAMP	800	S.F.	7.17	5,736	ADA
	MODIFY ACCESSIBLE RAMP AT M..P. ENTRY				-	ADA
	Removal Existing Concrete/ bush down curbs	650	S.F.	0.95	618	ADA
	Aggregate base section	650	S.F.	2.65	1,723	ADA
	4" Compacted Under Concrete	650	S.F.	3.00	1,950	ADA
	Form, Pour, Finish	650	S.F.	12.00	7,800	ADA
	new retaining wall	15	CY	1,205.51	18,083	ADA
	new handrails	200	L.F.	180.00	36,000	ADA

PROJECT
ATION
CLIENT
DESCRIPTION

FACILITY ASSESSMENT - COST ESTIMATE
Grass Valley California
Grass Valley Unified School District

DATE: 10/01/17
PREPARED BY: DRA

BUILDING: LYMAN GILMORE MIDDLE SCHOOL				GSF:	58,821	
				OCCUPANCY:	E	
				TYPE CONSTRUCTION:	V-N	
				SPRINKLERED:	NO	
ITEM #	DESCRIPTION	QUANTITY	UNIT	COST	SUBTOTAL	
	NEW ACCESSIBLE RAMP SOUTH OF M.P.				-	ADA
	Removal Existing Concrete and steps	2,000	S.F.	0.95	1,900	ADA
	Aggregate base section	2,000	S.F.	2.65	5,300	ADA
	4" Compacted Under Concrete	2,000	S.F.	3.00	6,000	ADA
	Form, Pour, Finish	2,000	S.F.	12.00	24,000	ADA
	new handrails	350	L.F.	180.00	63,000	ADA
	NEW SITE FURNISHINGS - TABLE /BENCHES	6	EA	885	5,310	N
	NEW SHADE STRUCTURE	1	L.S.	123,000.00	123,000	N
	DROUGHT RESISANT LANDSCAPING BTWN WINGS	1	L.S.	85,000.00	85,000	M
	REPLACE SITE DOMESTIC WATER LINES	400	LF	58.30	23,320	FP
	REPLACE SITE IRRIGATION WATER LINES				-	FP
	INSTALL/ REPLACE ISOLATION VALVES	10	EA	233.20	2,332	FP
	REPLACE SITE SEWER LINES	400	L.F.	31.43	12,572	FP
	REPLACE SITE GAS DISTRIB	400	L.F.	45.42	18,168	FP
	REPLACE SITE ELEC. DISTRIB				-	FP
SUBTOTAL 2.01					816,729	
.02	UNIT A-1				-	
	REPLACE BUILT UP ROOFING	45	SQ.	225.00	10,080	FP
	INSTALL WIRELESS TECH HUB	4	EA.	550.00	2,200	M
	PAINT/TACKWALL/FLOORS CLASSROOMS	4	EA.	15,700.00	62,800	FP
	NEW SUSPENDED CEILING	4,480	S.F.	1.82	8,167	M
	REPLACE LIGHTS WITH LED LIGHTS / DAYLIGHT SENSORS	48	EA	777.00	37,296	M
	NEW CASEWORK & COUNTERS CLASSROOM	60	L.F..	550.00	33,000	M
	REPLACE HVAC - SPLIT SYSTEMS	6	EA.	16,235.00	97,410	FP
	ELECTRICAL MODS FOR NEW SPLIT SYSTEMS	6	EA.	1,500.00	9,000	M
	REPLACE CLASSROOM FURNITURE (DESKS /CHAIRS)	4	CLSRM	6,500.00	26,000	FP
	NEW FIRE ALARM HEAT AND SMOKE DETECTORS	4,480	S.F.	3.70	16,576	HS
	ADA SIGNAGE	10	EA.	225.00	2,250	FP
	ADA UPGRADE TO RESTROOMS	2	EA.	15,000.00	30,000	FP
					-	
SUBTOTAL 2.02					334,779	
2.03	UNIT A-2					
	REPLACE BUILT UP ROOFING	48	SQ.	225.00	10,879	FP
	INSTALL WIRELESS TECH HUB	4	EA.	550.00	2,200	M
	PAINT/TACKWALL/FLOORING CLASSROOMS	3	EA.	15,700.00	47,100	FP
	PAINT/TACKWALL FLOORING LPAD RM	1	EA.	7,850.00	7,850	FP
	PAINT/TACKWALL FLOORING MAIN OFFICE	1	EA.	15,700.00	15,700	FP
	NEW SUSPENDED CEILING	4,835	S.F.	1.82	8,815	M
	REPLACE LIGHTS WITH LED LIGHTS / DAYLIGHT SENSORS	54	EA	777.00	41,958	M
	NEW CASEWORK & COUNTERS CLASSROOM/OFFICES	165	L.F..	550.00	90,750	M
	REPLACE HVAC - SPLIT SYSTEMS	6	EA.	16,235.00	97,410	FP

PRIORITY LEGEND

HS = HEALTH SAFETY ADA = ADA REQUIRED FP = FACILITY PRESERVATION
M = MODERNIZATION N = NEW IMPROVEMENT

PROJECT
ACTION
CLIENT
DESCRIPTION

FACILITY ASSESSMENT - COST ESTIMATE
Grass Valley California
Grass Valley Unified School District

DATE: 10/01/17
PREPARED BY: DRA

BUILDING: LYMAN GILMORE MIDDLE SCHOOL				GSF:	58,821	
				OCCUPANCY:	E	
				TYPE CONSTRUCTION:	V-N	
				SPRINKLERED:	NO	
ITEM #	DESCRIPTION	QUANTITY	UNIT	COST	SUBTOTAL	
	ELECTRICAL MODS FOR NEW SPLIT SYSTEMS	6	EA.	1,500.00	9,000	FP
	REPLACE CLASSROOM FURNITURE (DESKS /CHAIRS)	4	CLSRM	6,500.00	26,000	M
	NEW FIRE ALARM HEAT AND SMOKE DETECTORS	4,480	S.F.	3.70	16,576	HS
	ADA SIGNAGE	13	EA.	225.00	2,925	ADA
	ADA UP GRADE TO RESTROOMS	2	EA.	5,000.00	10,000	ADA
	NEW CLOCK SPEAK PHONE SYSTEM (CAMPUS WIDE)	58,821	S.F.	2.90	170,581	M
	NEW FIRE ALARM SYSTEM / ECC CENTER	1	EA.	12,000.00	12,000	HS
SUBTOTAL 2.03					569,743	
2.04	UNIT A-3 (MULTIPURPOSE BUILDING)					
	NEW FIRE ALARM HEAT AND SMOKE DETECTORS	9,938	S.F.	3.70	36,771	HS
	REPLACE M.P. FLOORING W/ SPORT SURFACE	8,520	S.F.	9.63	82,052	M
	REPLACE BUILT UP ROOFING	99	SQ.	225.00	22,361	FP
	REPLACE COPING AT BAND/CHORUS ROOF	260	L.F.	3.12	811	FP
	REPLACE GUTTER AT BAND/CHORUS ROOF	50	L.F.	1.09	55	FP
	INSTALL WIRELESS TECH HUB	1	EA.	1,500.00	1,500	M
	INTERIOR PAINTING	9,938	G.S.F.	2.50	24,845	FP
	STAGE EQUIPMENT (LIGHTING/SOUND RIGGING MODS)	1,200	G.S.F.	129.33	155,196	M
	MODERNIZE KITCHEN / FOOD SERVICE AREA WARM UP ONLY	1	L.S.	50,000.00	50,000	M
	ADD STORAGE	270	S.F.	150.00	40,500	N
	BAND ROOM & CHORUS (IN SCOPE?)	3,740	S.F.	187.00	699,380	M
	ADA SIGNAGE	15	EA.	225.00	3,375	ADA
	REPLACE HVAC UNITS	2	EA.	15,000.00	30,000	FP
	ADA HANDRAIL MOD REAR RAMP	24	L.F.	180.00	4,320	ADA
SUBTOTAL 2.04					1,151,165	
2.05	UNIT A-4 (LOCKER RESTROOMS)					
	NEW FIRE ALARM HEAT AND SMOKE DETECTORS	3,298	S.F.	3.70	12,203	HS
	REFINISH FLOORING W.C. AREA	400	S.F.	3.70	1,480	FP
	INSTALL ACC SHOWER STALL	2	EA.	5,000.00	10,000	ADA
	ADA SIGNAGE	12	EA.	225.00	2,700	ADA
	REPLACE BUILT UP ROOFING	33	SQ.	225.00	7,421	FP
SUBTOTAL 2.05					33,803	
2.06	UNIT B-1					
	REPLACE BUILT UP ROOFING	67	SQ.	225.00	15,037	FP
	INSTALL WIRELESS TECH HUB	4	EA.	550.00	2,200	M
	PAINT/TACKWALL/FLOORING CLASSROOMS	3	EA.	15,700.00	47,100	FP
	NEW SUSPENDED CEILING	6,683	S.F.	1.82	12,184	M

PRIORITY LEGEND

HS = HEALTH SAFETY ADA = ADA REQUIRED FP = FACILITY PRESERVATION
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PROJECT
ACTION
CLIENT
DESCRIPTION

FACILITY ASSESSMENT - COST ESTIMATE
Grass Valley California
Grass Valley Unified School District

DATE: 10/01/17
PREPARED BY: DRA

BUILDING: LYMAN GILMORE MIDDLE SCHOOL

GSF: 58,821
OCCUPANCY: E
TYPE CONSTRUCTION: V-N
SPRINKLERED: NO

ITEM #	DESCRIPTION	QUANTITY	UNIT	COST	SUBTOTAL	
	REPLACE LIGHTS WITH LED LIGHTS / DAYLIGHT SENSORS	67	EA	777.00	52,059	M
	NEW CASEWORK & COUNTERS CLASSROOM	63	L.F..	550.00	34,650	M
	REPLACE HVAC - SPLIT SYSTEMS	6	EA.	16,235.00	97,410	FP
	ELECTRICAL MODS FOR NEW SPLIT SYSTEMS	6	EA.	1,500.00	9,000	FP
	REPLACE CLASSROOM FURNITURE (DESKS /CHAIRS)	3	CLSRM	6,500.00	19,500	M
	NEW FIRE ALARM HEAT AND SMOKE DETECTORS	6,683	S.F.	3.70	24,727	HS
	ADA SIGNAGE	20	EA.	225.00	4,500	ADA
	ADA UP GRADE TO RESTROOMS	2	EA.	15,000.00	30,000	ADA
	SUBTOTAL 2.06				348,367	
2.07	UNIT B-2					
	REPLACE BUILT UP ROOFING	35	SQ.	225.00	7,954	FP
	INSTALL WIRELESS TECH HUB	4	EA.	550.00	2,200	M
	PAINT/TACKWALL/FLOORS LIBRARY	1	EA.	15,700.00	15,700	FP
	NEW SUSPENDED CEILING	3,535	S.F.	1.82	6,445	M
	REPLACE LIGHTS WITH LED LIGHTS / DAYLIGHT SENSORS	16	EA	777.00	12,432	M
	NEW CASEWORK & COUNTERS CLASSROOM	22	L.F..	550.00	12,100	M
	REPLACE HVAC - SPLIT SYSTEMS	4	EA.	16,235.00	64,940	FP
	ELECTRICAL MODS FOR NEW SPLIT SYSTEMS	4	EA.	1,500.00	6,000	FP
	NEW FIRE ALARM HEAT AND SMOKE DETECTORS	3,535	S.F.	3.70	13,080	HS
	ADA SIGNAGE	8	EA.	225.00	1,800	ADA
					-	
	SUBTOTAL 2.07				142,650	
2.08	UNIT C					
	REPLACE BUILT UP ROOFING	130	SQ.	225.00	29,286	FP
	INSTALL WIRELESS TECH HUB	4	EA.	550.00	2,200	M
	PAINT/TACKWALL CLASSROOMS	1	EA.	15,700.00	15,700	FP
	NEW CASEWORK & COUNTERS CLASSROOM	66	L.F..	550.00	36,300	M
	NEW SUSPENDED CEILING	8,978	S.F.	1.82	16,368	M
	REPLACE LIGHTS WITH LED LIGHTS / DAYLIGHT SENSORS	70	EA	777.00	54,390	M
	REPLACE CLASSROOM FURNITURE (DESKS /CHAIRS)	6	CLSRM	6,500.00	39,000	M
	NEW FIRE ALARM HEAT AND SMOKE DETECTORS	13,016	S.F.	3.70	48,159	ADA
	ADA SIGNAGE	22	EA.	225.00	4,950	ADA
	ADA UP GRADE TO RESTROOMS	2	EA.	15,000.00	30,000	ADA
	ADA UP GRADE TO RESTROOMS - STAFF	2	EA.	5,000.00	10,000	ADA
	SUBTOTAL 2.08				286,353	

PRIORITY LEGEND
HS = HEALTH SAFETY ADA = ADA REQUIRED FP = FACILITY PRESERVATION
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PROJECT
LOCATION
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DESCRIPTION

FACILITY ASSESSMENT - COST ESTIMATE
Grass Valley California
Grass Valley Unified School District

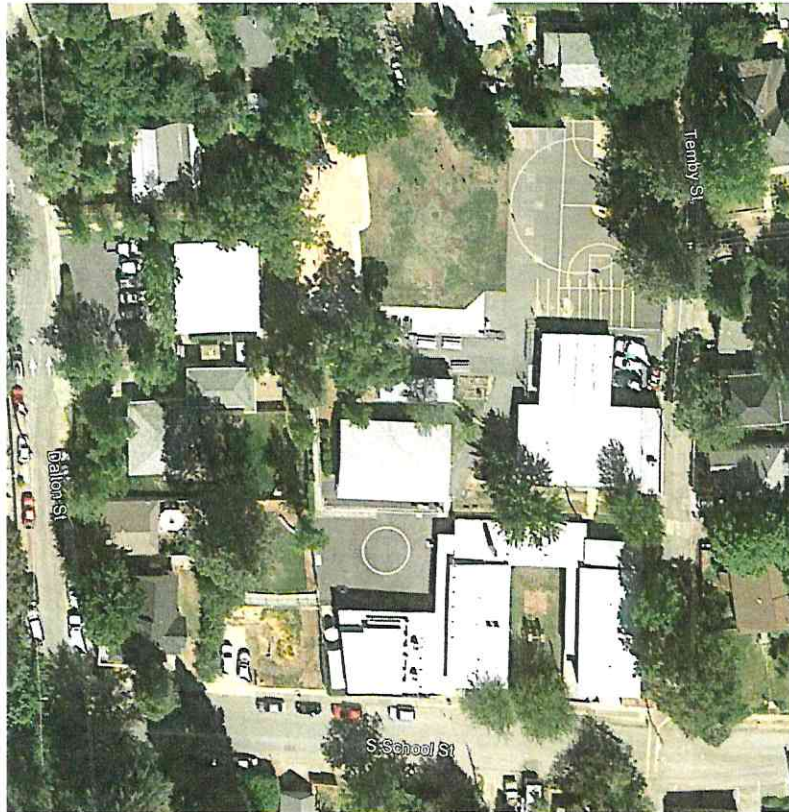
DATE: 10/01/17
PREPARED BY: DRA

BUILDING: LYMAN GILMORE MIDDLE SCHOOL

GSF: 58,821
OCCUPANCY: E
TYPE CONSTRUCTION: V-N
SPRINKLERED: NO

ITEM #	DESCRIPTION	QUANTITY	UNIT	COST	SUBTOTAL	
2.09	UNIT D					
	REPLACE BUILT UP ROOFING	63	SQ.	225.00	14,211	FP
	INSTALL WIRELESS TECH HUB	6	EA.	550.00	3,300	M
	PAINT/TACKWALL CLASSROOMS	6	EA.	15,700.00	94,200	FP
	NEW CASEWORK & COUNTERS CLASSROOM	168	L.F..	550.00	92,400	M
	NEW SUSPENDED CEILING	6,316	S.F.	1.82	11,515	M
	REPLACE LIGHTS WITH LED LIGHTS / DAYLIGHT SENSORS	63	EA	777.00	48,951	M
	REPLACE HVAC - SPLIT SYSTEMS	10	EA.	16,235.00	162,350	FP
	ELECTRICAL MODS FOR NEW SPLIT SYSTEMS	4	EA.	1,500.00	6,000	FP
	REPLACE CLASSROOM FURNITURE (DESKS /CHAIRS)	6	CLSRM	6,500.00	39,000	M
	NEW FIRE ALARM HEAT AND SMOKE DETECTORS	6,316	S.F.	3.70	23,369	HS
	ADA SIGNAGE	11	EA.	225.00	2,475	ADA
	SUBTOTAL 2.09				497,771	
2.10	UNIT E (MODULAR WING)					
	REPAIR / REFINISH METAL MODULAR ROOFING	6,720	S.F.	3.20	21,504	FP
	INSTALL WIRELESS TECH HUB	7	EA.	550.00	3,850	M
	PAINT/TACKWALL CLASSROOMS	7	EA.	15,700.00	109,900	FP
	NEW CASEWORK & COUNTERS CLASSROOM	20	L.F..	550.00	11,000	M
	REPLACE HVAC - BARDS	7	EA.	11,250.00	78,750	FP
	REPLACE CLASSROOM FURNITURE (DESKS /CHAIRS)	7	CLSRM	6,500.00	45,500	M
	NEW FIRE ALARM HEAT AND SMOKE DETECTORS	6,720	S.F.	3.70	24,864	HS
	ADA SIGNAGE	7	EA.	225.00	1,575	ADA
	SUBTOTAL 2.10				296,943	
2.11	MISC. AREAS					
	REPLACE BU ROOFING COVERED WALKS	40	SQ.	225.00	9,000	FP
	NEW CONDUIT BLOCKS/SUPPORTS	50	EA.	185.00	9,250	FP
	PUMP BLDG BYPASS AND REMOVE DECOMMISSIONED PUMP(S)	1	L.S	14,060.00	14,060	FP
	REMOVE PUMPS/ TANK & PIPING	1	L.S	4,030.00	4,030	FP
					-	
	SUBTOTAL 2.11				36,340	
2.11	NEW MULTIPURPOSE BUILDING					
	CONSTRUCT NEW M.P. BUILDING	10,000	L.S.	318.29	3,182,863	N
	SUBTOTAL 2.11				3,182,863	

BELL HILL ACADEMY



BELL HILL ACADEMY					
	PROBABLE PROJECT COST BY PRIORITY				
	HEALTH / SAFETY	ADA	FACILITY PRESERVATION	MODERIZATION	NEW IMPROVEMENT
SUBTOTAL	137,541	105,173	767,670	232,051	1,929,778
SOFT COST	22,006	16,828	122,827	37,128	308,764
CONTINGENCY	13,754	10,517	76,767	23,205	192,978
PROJECT COST	173,301	132,518	967,264	292,384	2,431,520
					3,996,987

BELL HILL ACADEMY REPLACEMENT CAMPUS

16,000,000

**FINAL DRAFT
10/8/17**



**ALAMEIDA
ARCHITECTURE**

555 S. MAIN STREET, SUITE 2
SEBASTOPOL, CA 95472
(707) 824-1219

GRASS VALLEY
UNIFIED SCHOOL
DISTRICT COST
ESTIMATE FOR
FUTURE
IMPROVEMENTS

BELL HILL ACADEMY
MULTIPURPOSE BUILDING
CONCEPT PLAN

Date	10/5/17	SK-1
Drawn by	Author	
Checked by	Checker	
Scale		1" = 60'-0"

FINAL DRAFT
10/8/17



BELL HILL ACADEMY

	CONSTRUCTI ON	PROJECT
Construct MPR	1,653,468	2,083,369
Weatherproof roof of entire campus	106,757	134,513
Modernize technology	24,570	30,958
Modernize telecom system	47,200	59,473
Construct shaded outdoor patio area in courtyard	173,935	219,158
Repair or replace front retaining wall	15,627	19,691
Repair or replace side retaining wall by office	59,728	75,257
Designate and make improvements to empty lot next to administration building	SEE CONSTRUCT MPR	
Resurface and repair blacktops	66,847	84,227
Remove unused boiler system	5,943	7,488
Finish retro-fit of all lights to LED		0
Install fencing as needed		0
Paint and update all classrooms	329,238	414,840
Replace old HVAC Units	225,102	283,629
Close all open legacy DSA projects		0
Underground Utilities Replacement (Water, Sewer, Gas)	71,730	90,380
Replace Furniture	88,725	111,794
		3,614,777

PROJECT
LOCATION
CLIENT
DESCRIPTION

FACILITY ASSESSMENT - COST ESTIMATE
Grass Valley California
Grass Valley Unified School District

DATE: 10/01/17
PREPARED BY: DRA

BUILDING: BELL HILL ACADEMY				GSF:	16,276
				OCCUPANCY:	E
				TYPE CONSTRUCTION:	V-N
				SPRINKLERED:	NO

ITEM #	DESCRIPTION	QUANTITY	UNIT	COST	SUBTOTAL	
3.01	SITWORK				422,281	576,413
3.02	UNIT A				230,396	314,491
3.03	UNIT B				188,991	257,973
3.04	UNIT C				82,670	112,845
3.05	UNIT D				79,220	108,135
3.06	UNIT E				88,190	120,379
3.07	UNIT F (RESTROOMS)				18,685	25,505
3.08	UNIT G				2,200	3,003
3.09	NON CONFORMING MODULAR				NONE	NONE
3.10	NEW MULTI-PURPOSE BUILDING				1,211,332	1,653,468

SUBTOTAL (SUBCONTRACTOR COST)				142.78	2,323,965	
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PRORATES (SUM OF PRORATES BELOW)		36.50%		52.12	848,247	
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TOTAL CONSTRUCTION COSTS				194.90	3,172,212	
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PRORATES - ITEMS						
GENERAL CONDITIONS		12.00%			278,876	
DESIGN CONTINGENCY		5.00%			116,198	
ESCALATION -18 MONTHS		4.50%			104,578	
GEOGRAPHIC FACTOR		5.00%			116,198	
OVERHEAD & PROFIT		8.00%			185,917	
BONDS		2.00%			46,479	
					-	
					-	

SUBTOTAL 1.01					NONE	PRIORITY
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ITEM #	DESCRIPTION	QUANTITY	UNIT	COST	SUBTOTAL	
3.01	SITWORK					
	INSTALL NEW PLAY APPARTUS W/ FIBER SOFT FALL	1	L.S.	75,000.00	75,000	N
	RESURFACE ASPHALT PLAY AREA (OVERLAY)	18,480	S.F.	2.65	48,972	FP
	CONCRETE FLAT WORK REPLACEMENT / RAMP				-	ADA
	Removal Existing Concrete	750	S.F.	0.95	713	ADA
	Aggregate base section	750	SF	2.65	1,988	ADA
	4" Compacted Under Concrete	750	SF	3.00	2,250	ADA
	Form, Pour, Finish	750	SF	12.00	9,000	ADA
	ACCESSIBLE SITE HAND RAILS	250	LF.	180.00	45,000	ADA
	NEW SITE FURNISHINGS - TABLE /BENCHES	5	EA	885	4,425	N
	NEW SHADE STRUCTURE	1	L.S.	123,000.00	123,000	N
	REPLACE SITE DOMESTIC WATER LINES	400	LF	58.30	23,320	FP
	REPLACE SITE IRRIGATION WATER LINES				-	FP
	INSTALL/ REPLACE ISOLATION VALVES	7	EA	233.20	1,632	FP
	REPLACE SITE SEWER LINES	300	L.F.	31.43	9,429	FP
	REPLACE SITE GAS DISTRIB	400	L.F.	45.42	18,168	FP
	REPLACE SITE ELEC. DISTRIB				-	FP

PRIORITY LEGEND

HS = HEALTH SAFETY ADA = ADA REQUIRED FP = FACILITY PRESERVATION
M = MODERNIZATION N = NEW IMPROVEMENT

PROJECT
ACTION
CLIENT
DESCRIPTION

FACILITY ASSESSMENT - COST ESTIMATE
Grass Valley California
Grass Valley Unified School District

DATE:
PREPARED BY:

10/01/17
DRA

BUILDING: BELL HILL ACADEMY				GSF:	16,276		
				OCCUPANCY:	E		
				TYPE CONSTRUCTION:	V-N		
				SPRINKLERED:	NO		
ITEM #	DESCRIPTION	QUANTITY	UNIT	COST	SUBTOTAL		
	REPLACE RETAINING WALL NORTH EAST	9	CY	1,808.27	15,627	HS	
	REPLACE RETAINING WALL SOUTH EAST	12	CY	1,808.27	21,878	HS	
	REPLACE RETAINING WALL NORTH WEST	12	CY	1,808.27	21,878	HS	
	ORNAMENTAL FENCING				-	N	
					-		
SUBTOTAL 3.01					422,281		
3.02	UNIT A						
	REPLACE BUILT UP ROOFING	67	SQ.	225.00	14,985	FP	
	INSTALL WIRELESS TECH HUB	4	EA.	550.00	2,200	M	
	NEW FIRE ALARM HEAT AND SMOKE DETECTORS	6,660	S.F.	3.70	24,642	HS	
	REMOVE DECOMMISSIONED BOILER	1	L.S.	4,354	4,354	FP	
	PAINT/TACKWALL CLASSROOMS	4	EA.	15,700.00	62,800	FP	
	NEW CASEWORK & COUNTERS CLASSROOM	40	L.F..	550.00	22,000	M	
	REPLACE HVAC - SPLIT SYSTEMS	4	EA.	16,235.00	64,940	FP	
	ELECTRICAL MODS FOR NEW SPLIT SYSTEMS	4	EA.	1,500.00	6,000	FP	
	REPLACE CLASSROOM FURNITURE (DESKS /CHAIRS)	4	CLSRM	6,500.00	26,000	M	
	ADA SIGNAGE	11	EA.	225.00	2,475	ADA	
					-		
					-		
SUBTOTAL 3.02					230,396		
3.03	UNIT B						
	REPLACE BUILT UP ROOFING	67	SQ.	225.00	14,985	FP	
	NEW CLOCK SPEAK PHONE SYSTEM (CAMPUS WIDE)	16,276	S.F.	2.90	47,200	M	
	INSTALL WIRELESS HUB CONTROLLER	1	EA.	5,500.00	5,500	M	
	INSTALL WIRELESS TECH HUB	1	EA.	1,500.00	1,500	M	
	NEW FIRE ALARM SYSTEM / ECC CENTER	1	EA.	12,000.00	12,000	HS	
	NEW FIRE ALARM HEAT AND SMOKE DETECTORS	1,280	S.F.	3.70	4,736	HS	
	REPLACE HVAC - SPLIT SYSTEMS	2	EA.	16,235.00	32,470	FP	
	ELECTRICAL MODS FOR NEW SPLIT SYSTEMS	4	EA.	1,500.00	6,000	FP	
	PAINT/TACKWALL CLASSROOMS	4	EA.	15,700.00	62,800	FP	
	ADA SIGNAGE	8	EA.	225.00	1,800	ADA	
					-		
SUBTOTAL 3.03					188,991		
3.04	UNIT C						
	REPLACE BUILT UP ROOFING	19	SQ.	225.00	4,320	FP	
	INSTALL WIRELESS TECH HUB	2	EA.	550.00	2,200	M	
	NEW CASEWORK & COUNTERS CLASSROOM	16	L.F..	550.00	8,800	M	
	REPLACE HVAC - BARDS	2	EA.	11,250.00	22,500	FP	

PRIORITY LEGEND

HS = HEALTH SAFETY ADA = ADA REQUIRED FP = FACILITY PRESERVATION
M = MODERNIZATION N = NEW IMPROVEMENT

PROJECT
ACTION
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DESCRIPTION

FACILITY ASSESSMENT - COST ESTIMATE
Grass Valley California
Grass Valley Unified School District

DATE:
PREPARED BY:

10/01/17
DRA

BUILDING: BELL HILL ACADEMY						
					GSF:	16,276
					OCCUPANCY:	E
					TYPE CONSTRUCTION:	V-N
					SPRINKLERED:	NO
ITEM #	DESCRIPTION	QUANTITY	UNIT	COST	SUBTOTAL	
	REPLACE CLASSROOM FURNITURE (DESKS /CHAIRS)	2	CLSRM	6,500.00	13,000	FP
	PAIN/TACKWALL CLASSROOMS	2	EA.	15,700.00	31,400	FP
	ADA SIGNAGE	2	EA.	225.00	450	ADA
					-	
	SUBTOTAL 3.04				82,670	
3.05	UNIT D					
	REPLACE BUILT UP ROOFING	27	SQ.	225.00	6,120	FP
	NEW CASEWORK & COUNTERS CLASSROOM	4	L.F..	550.00	2,200	M
	REPLACE HVAC - BARDS	2	EA.	11,250.00	22,500	FP
	REPLACE CLASSROOM FURNITURE (DESKS /CHAIRS)	2	CLSRM	6,500.00	13,000	M
	PAIN/TACKWALL CLASSROOMS	2	EA.	15,700.00	31,400	FP
	INSTALL WIRELESS TECH HUB	2	EA.	550.00	2,200	M
	ADA SIGNAGE	8	EA.	225.00	1,800	ADA
					-	
	SUBTOTAL 3.05				79,220	
3.06	UNIT E					
	REPLACE W/ SINGLE PLY ROOFING	1,920	S.F.	15.75	30,240	FP
	NEW CASEWORK & COUNTERS CLASSROOM	36	L.F..	550.00	19,800	M
	INSTALL WIRELESS TECH HUB	2	EA.	550.00	2,200	M
	REPLACE HVAC - BARDS	2	EA.	11,250.00	22,500	FP
	REPLACE CLASSROOM FURNITURE (DESKS /CHAIRS)	2	CLSRM	6,500.00	13,000	M
	ADA SIGNAGE	2	EA.	225.00	450	ADA
					-	
	SUBTOTAL 3.06				88,190	
3.07	UNIT F (RESTROOMS)					
	REPLACE W/ SINGLE PLY ROOFING	480	S.F.	15.75	7,560	FP
	ADA UP GRADE TO RESTROOMS	2	EA.	5,000.00	10,000	ADA
	ADA SIGNAGE	5	EA.	225.00	1,125	ADA
					-	
	SUBTOTAL 3.07				18,685	
3.08	UNIT G					
	INSTALL WIRELESS TECH HUB	2	EA.	550.00	2,200	M
	SUBTOTAL 3.08				2,200	

PRIORITY LEGEND
HS = HEALTH SAFETY ADA = ADA REQUIRED FP = FACILITY PRESERVATION
M = MODERNIZATION N = NEW IMPROVEMENT

PROJECT
LOCATION
CLIENT
DESCRIPTION

FACILITY ASSESSMENT - COST ESTIMATE
Grass Valley California
Grass Valley Unified School District

DATE: 10/01/17
PREPARED BY: DRA

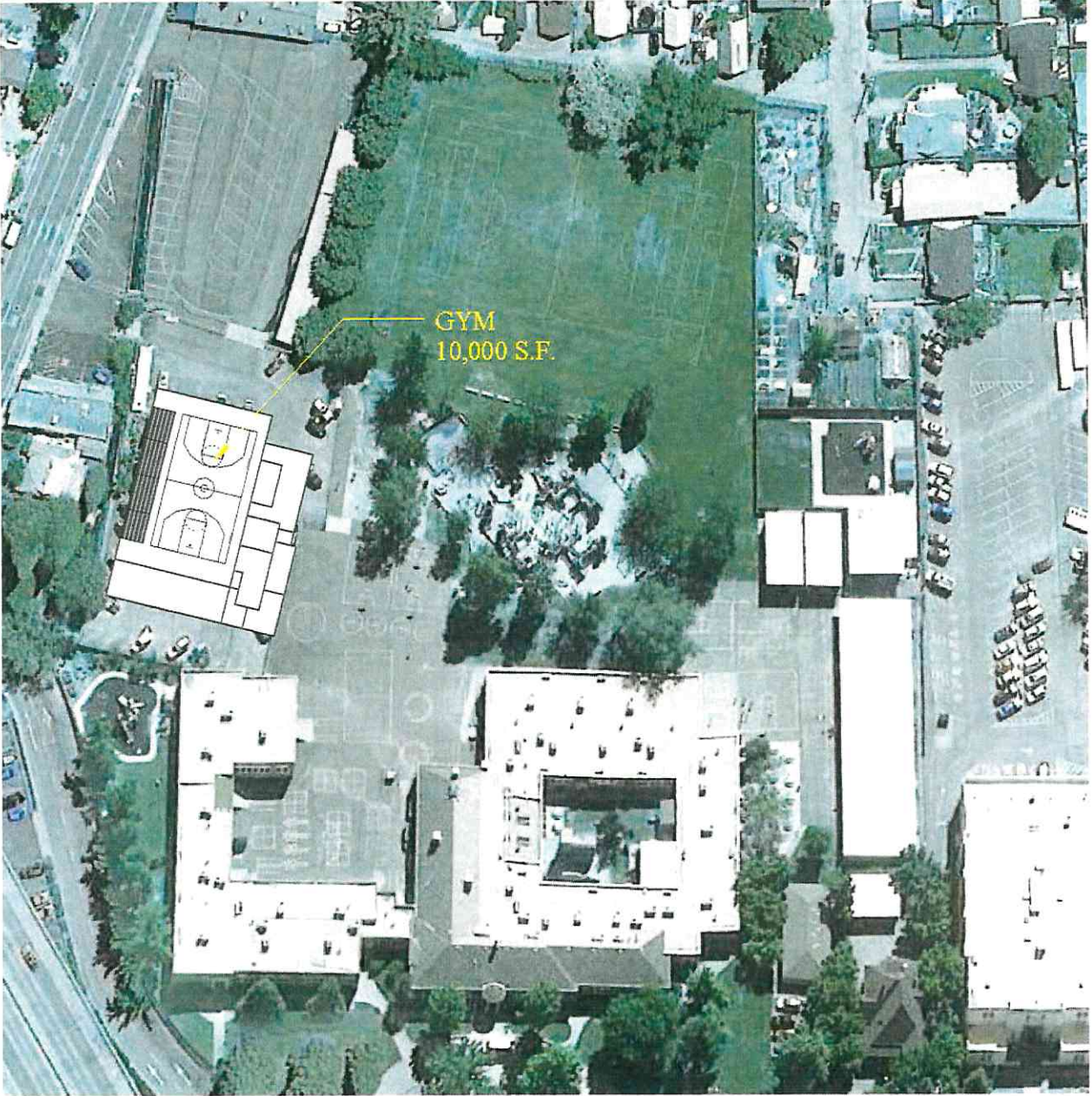
BUILDING: BELL HILL ACADEMY						
						GSF: 16,276
						OCCUPANCY: E
						TYPE CONSTRUCTION: V-N
						SPRINKLERED: NO
ITEM #	DESCRIPTION	QUANTITY	UNIT	COST	SUBTOTAL	
3.09	NON CONFORMING MODULAR					
	REPLACE W/ SINGLE PLY ROOFING NO OTHER WORK		S.F.	15.75	-	FP
SUBTOTAL 3.09					NONE	
3.10	NEW MULTI-PURPOSE BUILDING					
	EXCAVATE / REMOVE MAT'L SITE PREP CLEAR/GRUB	10,000	S.F.	0.18	-	N
	CUT AND FILL (ASSUMED OFF HAUL 1 MILE)	296	C.Y	25.62	7,591	N
	ADDITIONAL RETAINING WALL	12	CY	1,808.27	21,767	N
	CONSTRUCTION OF TWO STORY M.P. BLD'G	3,400	S.F.	318.29	1,082,174	N
	ELEVATOR	1	EA	98,000.00	98,000	N
					-	
					-	
SUBTOTAL 3.10					1,211,332	

GRASS VALLEY CHARTER SCHOOL



GRASS VALLEY CHARTER SCHOOL

	PROBABLE PROJECT COST BY PRIORITY				
	HEALTH / SAFETY	ADA	FACILITY PRESERVATION	MODERIZATION	NEW IMPROVEMENT
SUBTOTAL	4,368	103,897	2,883,461	1,118,914	4,700,874
SOFT COST	699	16,624	461,354	179,026	752,140
CONTINGENCY	437	10,390	288,346	111,891	470,087
PROJECT COST	5,504	130,910	3,633,161	1,409,831	5,923,101
					11,102,507



**ALAMEIDA
ARCHITECTURE**

555 S. MAIN STREET, SUITE 2
SEBASTOPOL, CA 95472
(707) 824-1219

GRASS VALLEY
UNIFIED SCHOOL
DISTRICT
COST ESTIMATE FOR
FUTURE
IMPROVEMENTS

GRASS VALLEY CHARTER GYM
CONCEPT

Date	10/5/17	SK-2
Drawn by	DRA	
Checked by	DRA	Scale 1" = 80'-0"

FINAL DRAFT
10/8/17



GRASS VALLEY CHARTER SCHOOL

	CONSTRUCTI ON	PROJECT
Construct Gym	4,532,979	5,711,553
Weatherproof roof of entire campus	147,252	185,538
Modernize technology	39,790	50,135
Modernize telecom system	227,424	286,554
Construct shaded outdoor patio area in courtyard	182,391	229,813
Modernize library	88,725	111,794
Repair or replace play structure (including curbs & softfall)	404,586	509,778
Close all open legacy DSA projects		
Resurface and repair blacktops	164,585	207,377
Remove unused boiler system	10,255	12,921
Finish retro-fit of all lights to LED		
Paint and update all classrooms	1,030,575	1,298,525
Upgrade windows to energy efficient solar attenuating dual panes	281,456	354,634
Replace old HVAC units (South & North Wings and modulars)	1,017,254	1,281,740
Fencing/Security (near garden)		
Underground Utilities Replacement (Water, Sewer, Gas)	170,780	215,183
Replace Furniture	266,175	335,381
		10,790,924

PROJECT
LOCATION
CLIENT
DESCRIPTION

FACILITY ASSESSMENT - COST ESTIMATE
Grass Valley California
Grass Valley Unified School District

DATE: 10/01/17
PREPARED BY: DRA

BUILDING: GRASS VALLEY CHARTER SCHOOL				GSF:	57,452
				OCCUPANCY:	E
				TYPE CONSTRUCTION:	V-N
				SPRINKLERED:	NO

ITEM #	DESCRIPTION	QUANTITY	UNIT	COST	SUBTOTAL	
						W/ PRORATES
4.01	SITWORK				743,949	1,015,490
4.02	SOUTH WING				1,605,242	2,191,155
4.03	NORTH WING				591,129	806,890
4.04	PORTABLES 24 & 25				97,850	133,565
4.05	PORTABLES 26-32				223,725	305,385
4.06	PRESCHOOL				39,175	53,474
4.07	FAMILY RESOURCE CENER					-
4.08	NEW GYMNASIUM				3,320,863	4,532,979

SUBTOTAL (SUBCONTRACTOR COST)				115.26	6,621,932	
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PRORATES (SUM OF PRORATES BELOW)		36.50%		42.07	2,417,005	
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TOTAL CONSTRUCTION COSTS				157.33	9,038,937	
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PRORATES - ITEMS						
	GENERAL CONDITIONS	12.00%			794,632	
	DESIGN CONTINGENCY	5.00%			331,097	
	ESCALATION - 18 MONTHS	4.50%			297,987	
	GEOGRAPHIC FACTOR	5.00%			331,097	
	OVERHEAD & PROFIT	8.00%			529,755	
	BONDS	2.00%			132,439	
					-	

SUBTOTAL 1.01					NONE	PRIORITY
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4.01	SITWORK					
	DEMOLISH (E) / CONSTRUCT (N) PLAYS STRUCTURE	1	L.S.	296,400	296,400	FP
	RESURFACE ASPHALT PLAY AREA (OVERLAY)	45,500	S.F.	2.65	120,575	FP
	RESURFACE ASPHALT PARKING LOT (OVERLAY)				-	FP
	CONCRETE RAMP AT SOUTH ENTRY W/ RAILING	16	L.F.	940.00	15,040	ADA
	CONCRETE RAMP AT AUDITORIUM W/ RAILING	30	L.F.	940.00	28,200	ADA
	NEW ACCESSIBLE LIFT TO STAGE W/ CARPENTRY	1	L.S.	25,000.00	25,000	ADA
	NEW SITE FURNISHINGS - TABLE /BENCHES	12	EA	885	10,620	M
	NEW SHADE STRUCTURE IN COURTYARD	1	L.S.	123,000.00	123,000	N
	REPLACE SITE DOMESTIC WATER LINES	300	LF	58.30	17,490	FP
	FERTILIZE AND RESEED ATH. FIELD	90,000	S.F.	0.48	43,200	FP
	REPLACE SITE IRRIGATION WATER LINES				-	FP
	Replace irrigation lines laterals up to 2 1/2"		LF	6.82	-	FP
	Replace irrigation lines field 1 1/2 dia (Assume 25% req.)		LF	13.73	-	FP
	Replace irrigation heads at field 50% replacement	45,000	S.F.	0.90	40,500	FP
	REPLACE BACK FLOW PREVENTER	1	EA	3,200.00	3,200	HS
	INSTALL/ REPLACE ISOLATION VALVES	8	EA	233.20	1,866	FP
	REPLACE SITE SEWER LINES	300	L.F.	31.43	9,429	FP
	REPLACE SITE GAS DISTRIB	300	L.F.	31.43	9,429	FP
	REPLACE SITE ELEC. DISTRIB		L.F.	45.42	-	FP

PRIORITY LEGEND

HS = HEALTH SAFETY ADA = ADA REQUIRED FP = FACILITY PRESERVATION 30
M = MODERNIZATION N = NEW IMPROVEMENT

FINAL DRAFT

10/8/17

10/9/2017

PROJECT
LOCATION
CLIENT
DESCRIPTION

FACILITY ASSESSMENT - COST ESTIMATE
Grass Valley California
Grass Valley Unified School District

DATE: 10/01/17
PREPARED BY: DRA

BUILDING: GRASS VALLEY CHARTER SCHOOL		GSF: 57,452		OCCUPANCY: E		TYPE CONSTRUCTION: V-N		SPRINKLERED: NO	
ITEM #	DESCRIPTION	QUANTITY	UNIT	COST	SUBTOTAL				
	ORNAMENTAL FENCE		L.F.	46.12	-				N
SUBTOTAL 4.01					743,949				
4.02	SOUTH WING								
	MODERNIZE LIBRARY ROOMS	1,331	S.F.	187.00	248,897				M
	REPLACE BUILT UP ROOFING	359	SQ.	225.00	80,703				FP
	REPLACE SHINGLE ROOF	102	SQ.	396.00	40,249				FP
	DRYROT ALLOWANCE	80,703	ROOF %	15%	12,105				FP
	REMOVE DECOMMISSIONED BOILER	1	L.S.	7,512.52	7,513				FP
	REPOINT BRICK EXTERIOR	9,120	S.F.	1.52	13,862				FP
	MASONRY WATERPROOFING FLOOD COAT	9,120	S.F.	0.87	7,934				FP
	REPLACE WINDOWS	1,454	S.F.	111.00	161,421				FP
	REPLACE SKYLIGHTS	128	S.F.	95.00	12,160				FP
	NEW CASEWORK & COUNTERS CLASSROOM	165	L.F.	550.00	90,750				M
	REPLACE CLASSROOM FURNITURE (DESKS /CHAIRS,+ TEACHER DESK CHAIR)	10	CLSRM	6,500.00	65,000				M
	REPLACE PACKAGE HVAC - 60 KBTU	1	EA.	15,720.92	15,721				FP
	REPLACE PACKAGE HVAC - 80 KBTU	14	EA.	15,720.92	220,093				FP
	PAINT/TACKWALL CLASSROOMS	10	EA.	15,000.00	150,000				FP
	PAINT/TACKWALL LIBRARY	1	EA.	30,000.00	30,000				FP
	NEW CASEWORK & COUNTERS LIBRARY	1	EA.	35,000.00	35,000				FP
	REPLACE PACKAGE HVAC - 100 KBTU	11	EA.	20,363.37	223,997				FP
	INSTALL WIRELESS HUB CONTROLLER	1	EA.	5,500.00	5,500				M
	INSTALL WIRELESS TECH HUB	13	EA.	550.00	7,150				M
	NEW CLOCK SPEAK PHONE SYSTEM (CAMPUS WIDE)	57,452	S.F.	2.90	166,611				M
	ADA SIGNAGE	47	EA.	225.00	10,575				FP
SUBTOTAL 4.02					1,605,242				
4.03	NORTH WING								
	REPLACE BUILT UP ROOFING	102	SQ.	225.00	22,869				FP
	DRYROT ALLOWANCE	22,869	S.F.	15%	3,430				FP
	REPLACE WINDOWS	403	S.F.	111.00	44,774				FP
	NEW CASEWORK & COUNTERS CLASSROOM	220	L.F.	550.00	121,000				M
	REPLACE CLASSROOM FURNITURE (DESKS /CHAIRS,+ TEACHER DESK CHAIR)	10	CLSRM	6,500.00	65,000				M
	REPLACE PACKAGE HVAC - 75 KBTU	6	EA.	15,720.92	94,326				FP
	REPLACE PACKAGE HVAC - 40 KBTU	5	EA.	15,720.92	78,605				FP
	ADA SIGNAGE	25	EA.	225.00	5,625				ADA
	PAINT/TACKWALL CLASSROOMS	10	EA.	15,000.00	150,000				FP
	INSTALL WIRELESS TECH HUB	10	EA.	550.00	5,500				M
SUBTOTAL 4.03					591,129				
4.04	PORTABLES 24 & 25								

PRIORITY LEGEND
HS = HEALTH SAFETY ADA = ADA REQUIRED FP = FACILITY PRESERVATION
M = MODERNIZATION N = NEW IMPROVEMENT 31

FINAL DRAFT
10/8/17
10/9/2017

PROJECT
ACTION
CLIENT
DESCRIPTION

FACILITY ASSESSMENT - COST ESTIMATE
Grass Valley California
Grass Valley Unified School District

DATE:
PREPARED BY:

10/01/17
DRA

BUILDING: GRASS VALLEY CHARTER SCHOOL						
					GSF:	57,452
					OCCUPANCY:	E
					TYPE CONSTRUCTION:	V-N
					SPRINKLERED:	NO
ITEM #	DESCRIPTION	QUANTITY	UNIT	COST	SUBTOTAL	
	PAINT/TACKWALL CLASSROOMS	2	EA.	15,000.00	30,000	FP
	NEW CASEWORK & COUNTERS CLASSROOM	48	L.F.	550.00	26,400	M
	REPLACE CLASSROOM FURNITURE (DESKS /CHAIRS,+ TEACHER DESK CHAIR)	2	CLSRM	6,500.00	13,000	M
	ADA SIGNAGE	2	EA.	225.00	450	ADA
	REPLACE BARD UNITS	2	EA	11,250.00	22,500	FP
	INSTALL WIRELESS TECH HUB	2	EA.	550.00	5,500	M
	SUBTOTAL 4.04				97,850	
4.05	PORTABLES 26-32					
	NEW CASEWORK & COUNTERS CLASSROOM	168	L.F.	550.00	92,400	M
	REPLACE CLASSROOM FURNITURE (DESKS /CHAIRS,+ TEACHER DESK CHAIR)	7	CLSRM	6,500.00	45,500	M
	INSTALL WIRELESS TECH HUB	7	EA.	550.00	5,500	M
	ADA SIGNAGE	7	EA.	225.00	1,575	ADA
	REPLACE BARD UNITS	7	EA	11,250.00	78,750	FP
					-	
					-	
	SUBTOTAL 4.05				223,725	
4.06	PRESCHOOL					
	PAINT/TACKWALL CLASSROOMS	1	EA.	15,700.00	15,700	FP
	NEW CASEWORK & COUNTERS CLASSROOM				-	M
	REPLACE CLASSROOM FURNITURE (DESKS /CHAIRS,+ TEACHER DESK CHAIR)	1	CLSRM	6,500.00	6,500	M
	ADA SIGNAGE	1	EA.	225.00	225	ADA
	REPLACE BARD UNITS	1	EA	11,250.00	11,250	FP
	INSTALL WIRELESS TECH HUB	1	EA.	550.00	5,500	M
	SUBTOTAL 4.06				39,175	
4.07	FAMILY RESOURCE CENER					
	SUBTOTAL 4.07				NONE	
4.08	NEW GYMNASIUM					
	CONSTRUCT NEW GYMNASIUM	10,000	L.S.	318.29	3,182,863	N
	PARKING LOT OVERLAY	40,000	S.F.	2.65	106,000	N
	PARKING LOT LIGHTING	40,000	S.F.	0.80	32,000	N
	SUBTOTAL 4.08				3,320,863	

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10/8/17
10/9/2017