



## **Sequoia Union Board of Trustees Special Board Meeting August 24, 2023 at 6:00 p.m.**

A regular meeting of the Board of the Sequoia Union Elementary School will be held at 23958 Avenue 324, Lemon Cove, CA.

In compliance with the Americans with Disabilities Act, for those requiring special assistance to access the Board meeting room, to access written documents being discussed at the Board meeting, or to otherwise participate at Board meetings, please contact the school office at (559) 564-2106 for assistance. Notification at least 48 hours before the meeting will enable the District to make reasonable arrangements to ensure accessibility to the Board meeting and to provide any required accommodations, auxiliary aids or services.

Documents provided to a majority of the Governing Board regarding an open session item on this agenda will be made available for public inspection in the District office located at 23958 Ave. 324, Lemon Cove, California during normal business hours and on the website at <https://www.sequoiaunion.org/>

- 1. CALL TO ORDER at 7:30 pm (or as soon as the Regular Board Meeting has been adjourned)**
- 2. FLAG SALUTE**
- 3. APPROVAL OF [AGENDA](#)**
- 4. COMMENTS FROM THE PUBLIC**

Board Policy #9323 allows each individual speaker three minutes for public comment. The public may choose to address the board on any non agenda item at this time, or on an agendized item at this time or at the time of the items discussion. Before making a comment, please gain recognition from the Chair and direct your comments through the Chair. If you wish to submit a comment virtually you may do so online at <https://bit.ly/SUpubliccomment>. Comments must be submitted one hour prior to the scheduled meeting opening to ensure they will be read. The same requirements relating to the three minute limit apply to written comments also. Comments submitted after the opening of the meeting, but before adjournment will be recorded in the minutes.

- 5. Board Workshop on Facilities Master Plan**
  - [5.1 Facilities Master Plan Presentation by Schoolworks](#)**
  - [5.2 Consideration of a school improvement bond measure study for the Sequoia Union Elementary School District presentation by Rex Despain from Isom Advisors](#)**



**6. ACTION ITEM**

[6.1 Approve a School Improvement Bond Measure Study for the Sequoia Union Elementary School District and Authorize Isom Advisors to Survey the Community and Explore if the Bond is Supported](#)

[6.2 Approve Zamora's Electric Invoice 2252 for \\$8321.18](#)

**7. CLOSED SESSION**

7.1 GOVERNMENT CODE SECTION 54957.6: CONFERENCE WITH LABOR NEGOTIATOR  
AGENCY REPRESENTATIVE: Superintendent.. EMPLOYEE ORGANIZATION: S.E.T.A..  
UNREPRESENTED EMPLOYEES: Sequoia Union Classified Staff.

7.2 GOVERNMENT CODE SECTION 54957: PUBLIC EMPLOYEE  
Appointment/Employment

7.3 EDUCATION CODE 49070: Consideration of Student Records Challenge

**8. ADJOURNMENT**



# SEQUOIA UNION | ELEMENTARY SCHOOL

Mr. Ken Horn  
Superintendent/Principal

## 5. DISCUSSION & REPORTS: 5.1 Facilities Master Plan Presentation by Schoolworks

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*Small School, Big Heart*

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SEQUOIA UNION ELEMENTARY SCHOOL

# FACILITIES MASTER PLAN

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SEQUOIA UNION ELEMENTARY  
SCHOOL DISTRICT

August, 2023



Prepared by:

**SchoolWorks, Inc.**

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# Small School BIG HEART!

# SEQUOIA UNION ELEMENTARY



The SchoolWorks, Inc., team would like to thank the Sequoia Union Elementary School District for the opportunity to assist in the development of the 2023 Facilities Master Plan (FMP). We would also like to extend our gratitude to the Board of Education, administrators and staff for their contribution in the development of this document.

The SchoolWorks, Inc., FMP team consists of specialists in the fields of facilities planning, maintenance, operations, construction management and financial planning. Our team was assisted by a collaboration of District administration, facilities, maintenance and operations staff, and other key stakeholders.

## **Board of Trustees**

Lane Anderson, Board President  
Melissa Myers, Board Clerk  
Nichole Ray, Board Member  
Cody Bogan, Board Member  
Jon Cotta, Board Member

## **Administration**

Ken Horn, Superintendent/Principal  
Edgardo Monroy, Business Manager/HR  
Jerry Line, Sports/Maintenance Director

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**SEQUOIA UNION | ELEMENTARY SCHOOL**

# SECTION 1

## EXECUTIVE SUMMARY

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### FACILITIES MASTER PLAN

Sequoia Union Elementary  
School District



**Mission Statement:** “We, the Sequoia Union Elementary School District, are committed to the development of students with high moral integrity, academic excellence, and self-worth in a safe and supportive environment.”



Sequoia Union Elementary School District is a one-school district located in the tiny Tulare County community of Lemon Cove, nestled in the foothills of the Sierra Nevada mountains. Located approximately 15 miles east of Visalia, the District serves approximately 384 students in grades TK-8.



The District is made up of two component parts—a TK-7 charter school and a traditional public school in 8th grade. As charter schools are not confined to any district boundaries, the district is free to accept any children who wish to attend in Grades TK-7. To attend 8th grade, students must live within the Sequoia Union Elementary School District attendance area, or apply on an inter-district transfer to attend.

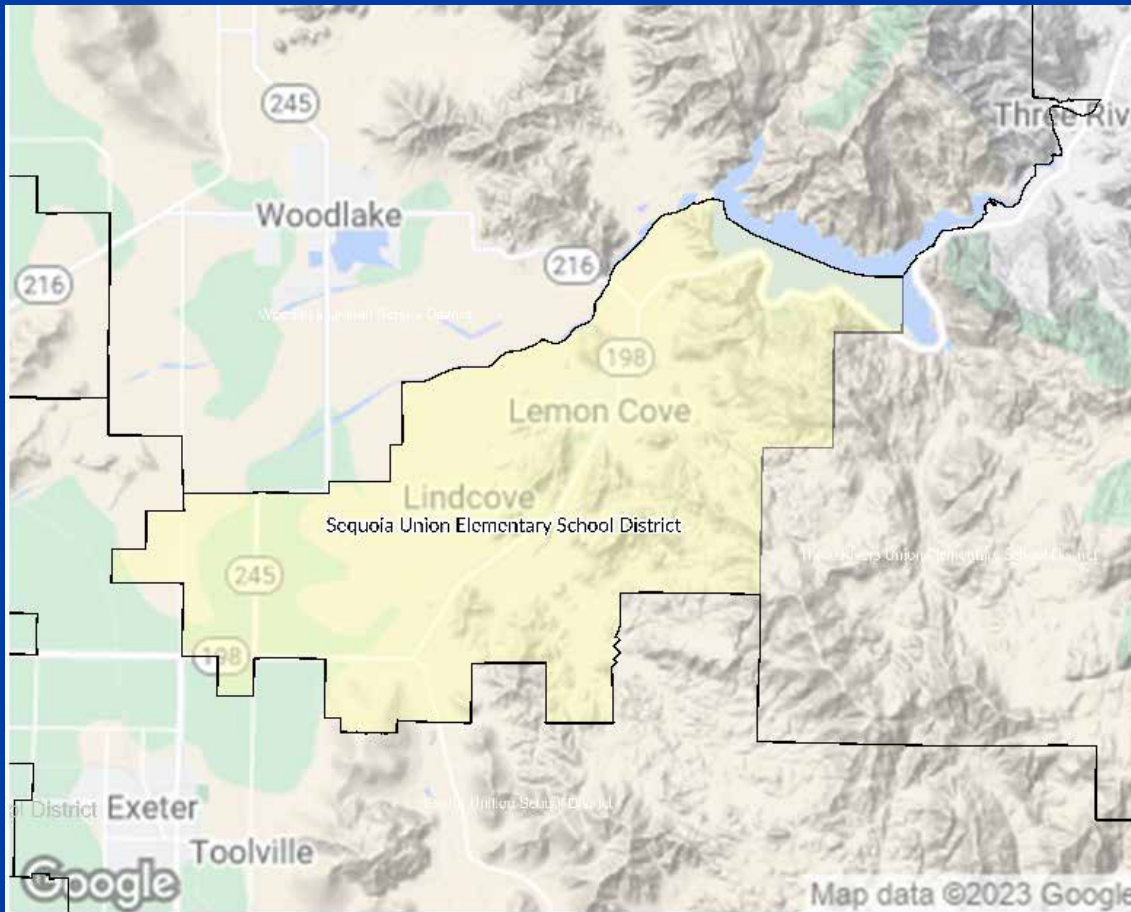


The goal of the Sequoia Union Elementary School District is to provide all students with educational and personal opportunities in a positive and nurturing environment which will enable them to achieve current and future goals. We strive to ensure that all students be accepted at their own social, emotional, and academic levels of development and to challenge all students to maximize their growth in these areas. We work to devise teaching strategies and learning activities that systematically promote the further development of reading, writing, and math problem-solving skills. We enhance classroom instruction through the use of a variety of instructional strategies with an emphasis on inter-active learning and the use of technology. We provide all students with a supportive, nurturing environment which emphasizes self-esteem, encourages learning, enhances the appreciation of cultural diversity, and promotes moral and ethical standards as important criteria for decision-making and behavior.





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MAP



In March 2023, SchoolWorks, Inc., was retained by the Sequoia Union Elementary School District to assist in the development of a comprehensive Facilities Master Plan (FMP). A successful FMP addresses the key building blocks that will establish a solid foundation for future goals and objectives. This approach focuses on developing a plan that identifies, defines, and prioritizes key maintenance, modernization and new construction projects.

The FMP is a dynamic planning document with considerations given to ensuring facilities provide the best educational experience for students and staff while meeting the growing needs of the local community for the next three to five years. The FMP is also a living document that may require periodic updates. Certain components should be reviewed and re-evaluated by the District's guidance council on an annual basis.

One of the most common themes facing school districts today is the challenge of maintaining aging buildings and infrastructure while dealing with increased construction costs and limited funding resources. In some cases, the scope of work identified in the FMP will exceed the amount of available funding.

Through a collaborative effort with District stakeholders, the FMP will provide realistic and equitable guidelines that ensure long-term and short-term goals and objectives are met.

District administration and leadership should be recognized for their continued efforts to fund facility improvement projects by utilizing all available facility funding sources. Facilities, maintenance and operations staff should also be recognized for their continued efforts to develop and maintain a quality facilities improvement program.

- A Engage Stakeholders**

The Facilities Master Plan (FMP) is successful only if the entire school community understands the planning process and has input into both the District’s needs and proposed solutions to address those needs.
  
- B Comprehensive Facility Site Assessments**

Address the key modernization projects necessary to extend the useful life cycle of critical building components and infrastructure. Formulate plans to replace aging portable classrooms and build any future new construction projects. Facilities across the District should provide equal opportunities for learning and not distract from those opportunities.
  
- C Maximize Funding Resources**

Funding for facility projects is often limited. Develop a plan that utilizes all available funding resources, including the State School Facility Program (SFP), General Obligation Bonds, Developer Fees and Deferred Maintenance accounts.
  
- D Future Enrollment Trends**

Enrollment trends can have significant impact on how we operate facilities, house students, hire staff and apply for State SFP funding. Therefore, it is important that enrollment is monitored on a yearly basis even after the FMP is completed.





The Facilities Master Plan assessment focuses on the conditions of the main instructional campus of Sequoia Union Elementary School District. The scope of work and subsequent cost estimates are based on the comprehensive site assessment of Sequoia Union Elementary School, along with the responses given through stakeholder surveys and interviews, and the enrollment projection analysis.

The modernization scope of work category provides an overview of existing buildings and infrastructure. These are items identified as either needing repair or replacement because they are no longer functional, safe, or are in need of improvements that will result in extending the useful life span.

Facilities of high use, such as instructional spaces, libraries, athletic facilities and restrooms, often require additional interior upgrades that go beyond yearly maintenance. This is especially evident in facilities constructed or modernized over 25 years ago. In these cases, the FMP includes costs to modernize and refresh certain interior spaces. These costs can include upgrades to flooring, paint, casework, plumbing, and electrical to keep up with 21st Century technologies.

The future new construction category provides an overview of potential future new construction or expansion. This includes identifying new facilities to accommodate growth, technology, changes in educational specifications, or replacing existing facilities that can no longer provide a safe or functional educational experience.

The FMP has identified a total of **\$25,012,900** in potential future projects. This includes modernization of existing educational facilities and future new construction projects. Cost estimates are based on 2023 construction rates in the local region and do not take into account inflation.



**Site Systems**

Utilities	\$31,200
Flatwork	\$1,899,300
Landscaping	-
Playgrounds	\$598,000
Playfields	\$338,000
Traffic Circulation & Parking	-
Security & Safety	\$1,004,900
ADA Compliance	\$65,000
Outdoor Facilities	\$247,000
<b>Site Systems Total</b>	<b>\$4,183,400</b>

**Exterior Building Systems**

Roofing	\$1,006,476
HVAC	\$78,000
Doors & Hardware	\$78,000
Exterior Lighting	-
Exterior Paint	\$294,684
Windows	\$116,480
<b>Exterior Building Systems Total</b>	<b>\$1,573,640</b>

**Interior Building Systems**

Interior Paint	\$56,160
Flooring	\$101,400
Interior Lighting & Electrical	\$182,000
Cabinets & Counters	\$312,000
Walls & Ceiling	\$114,400
Restrooms & Shower/Lockers	\$650,000
<b>Interior Building Systems Total</b>	<b>\$1,415,960</b>

**Total Modernization \$7,173,000**

**New Additions**

TK/K Classrooms	\$4,239,300
Classrooms	\$3,322,800
Classrooms	\$3,790,800
Administration	\$897,000
Ag/Farm Facilities	\$1,300,000
Classrooms	\$4,290,000
<b>Total New Additions</b>	<b>\$17,839,900</b>

**Total Master Plan Projects \$25,012,900**



# TEACHER & STAFF SURVEY

## EXECUTIVE SUMMARY

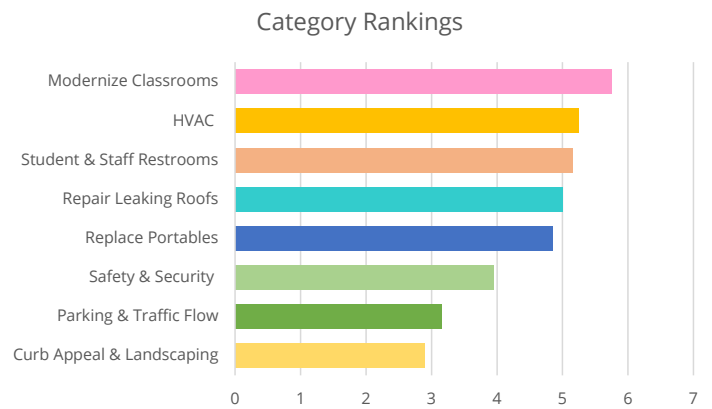
Teachers and staff were asked to participate in an online survey regarding the conditions of school facilities. The questions focused on the current functionality of spaces found on their campus.

Each participant was first asked to rank each category from 1 to 5 stars, where 1 indicates the poorest conditions requiring the greatest amount of work, and 5 indicates a facility in excellent condition.

After each ranking, teachers and staff were asked to provide write-in ideas or additional comments for improvements.

The average total score for Sequoia Union Elementary was 2.6. The facilities with the highest average score were the Library and Multipurpose. The lowest average score was given to the Specialized Classrooms such as Science, Music and Labs.

Next, participants were asked to rank eight specific categories in order from needing the greatest amount of attention to the least. The categories which received the highest ranking, needing the most attention, were modernization of classrooms, HVAC replacement and remodel of restrooms.

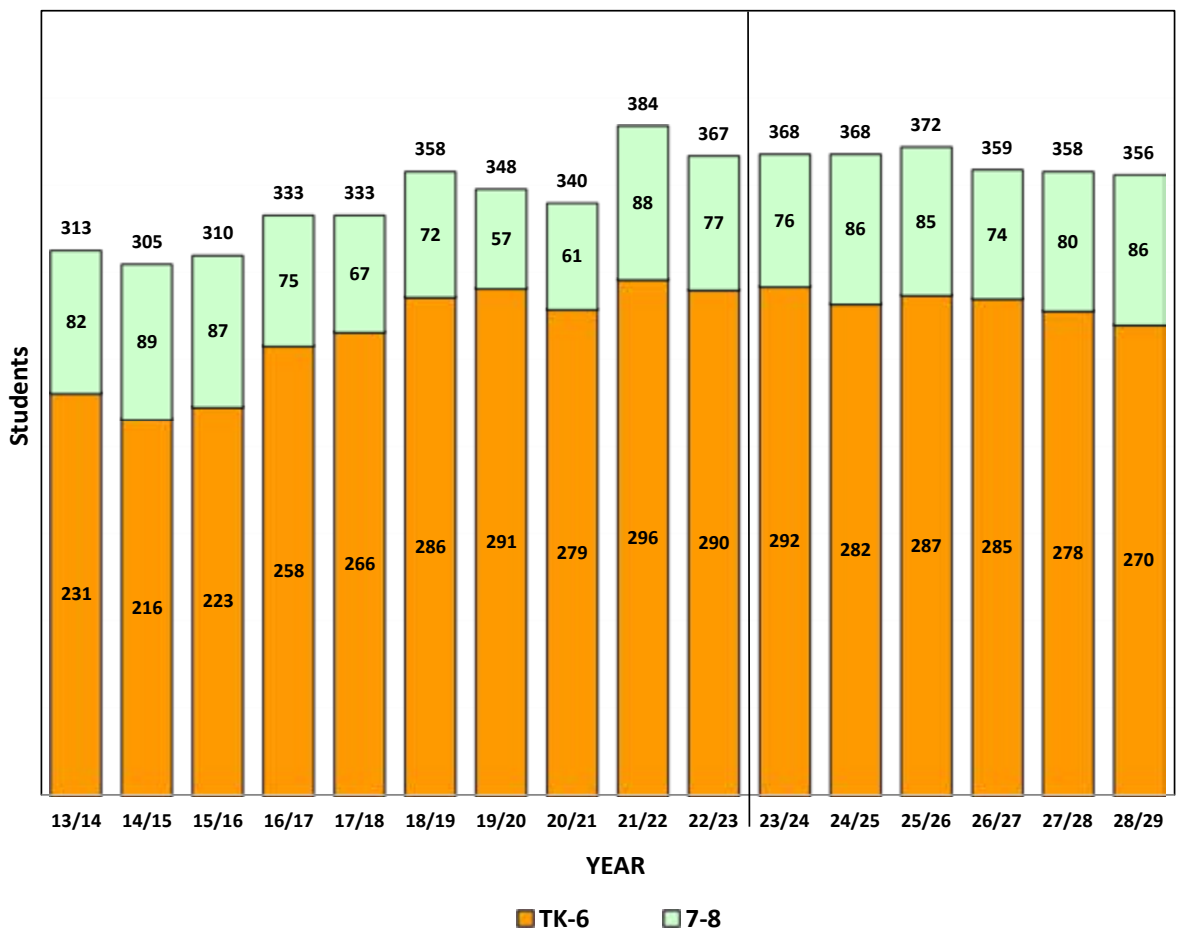


Library	★★★★★	3.7 ★
Multipurpose/Cafeteria	★★★★★	3.7 ★
Kitchen/Food Services	★★★★☆	3.1 ★
Staff and Administrative Spaces	★★★★☆	2.9 ★
General Education Classroom Spaces	★★★★☆	2.7 ★
Physical Education/Indoor Athletic Spaces	★★★★☆	2.5 ★
Outdoor Play Equipment, Hardcourts, Playfields	★★★★☆	2.4 ★
Special Education Classrooms	★★★☆☆	2.1 ★
Restrooms	★★★☆☆	2.0 ★
Student Counseling Spaces	★★★☆☆	1.9 ★
Specialized Classrooms (Science, Music, Labs, Etc.)	★★☆☆☆	1.7 ★
<b>Total Score</b>	★★★☆☆	<b>2.6 ★</b>



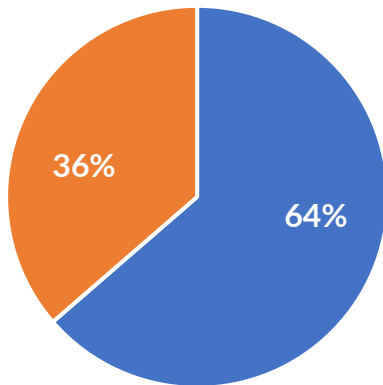
This graph shows a summary of the projections for the entire District. It shows the current enrollment for 2022/23, the historic enrollment for the past nine years, and the projected enrollment for the next six years. The end result is a total of 356 students in the District in 2028/29.

### 10 Year Enrollment History & 6 Year Enrollment Projection



Orange represents the historic and projected enrollment for the elementary school grades TK-6. Green represents the historic and projected enrollment for the middle school grades 7-8. The entire District enrollment is shown at the top of each bar.

## CLASSROOMS BY BUILDING TYPE



- Permanent Classrooms
- Portable Classrooms

The State School Facilities Program (SFP) considers all available teaching stations excluding physical education facilities and core facilities (e.g., libraries, multipurpose rooms, and administrative spaces) as part of the site capacity and classroom count.

Another method for calculating capacity and number of classrooms is based on local standards of class size and what is considered a full-day teaching station. The District may set aside classroom spaces defined by the SFP for specialized programs or pull-out spaces.

The District has a gross classroom count of 22. 36% of classrooms are located in portable buildings. The District should be complimented for taking measures to reduce the number of portable classrooms over the years by replacing aging portables that have reached the end of their intended life cycle.



The capacity utilization chart refers to the maximum number of students a campus can house based on the number of net classrooms identified by District administration as designated full-time teaching stations and the District loading standards.

This analysis is based off the net classroom count and may not take into consideration other rooms which could be used as full-time teaching stations but are needed for other programs offered by the District.

The following chart shows the current and projected utilization rates for Sequoia Union Elementary School. The utilization indicates the long-term impacts of the changes in enrollment as compared to the school capacities.



Sequoia Union Elementary	Classroom Inventory			Capacity	Enrollment Analysis		Utilization Analysis		District Loading Standards		
	Gross Count	Not Loaded	Net Count		Net Capacity	Current 2022	Projected 2028	Current 2022	Projected 2028	Grade	Loading Standard
Elementary Schools											
Sequoia Union Elementary	22	1	21	548	367	356	67.0%	65.0%	TK-K	24	
									1-3	24	
									4-6	28	
									7-8	28	

The FMP has identified several key recommendations. Although the District has achieved many capital facilities projects over the last couple of decades, it is clear from the findings in this report that there is work still to be done. Unforeseen changes in priorities, unexpected failures of certain systems, and even new funding opportunities can have a significant impact on the suggested recommendations.



## Prioritize Projects

The goal of this document is to provide administration and leadership with the appropriate documentation to build a sustainable and equitable list of priorities. These include short-term and long-term projects that are flexible and adaptable to unforeseen circumstances. Due to the shortfall in funding revenues, and the continued increased cost of construction, not all projects outlined in this document will be accomplished within the next three to five years. Therefore, it is recommended the District revisit key components that make up this document by updating the FMP accordingly.

Top priority projects identified in the scope of work include:

- 4 new TK/K classrooms with restrooms and playground
- New 300 building classrooms (x4)
- New 400 building classrooms (x4 with restrooms)
- Modernize classrooms
- Modernize restrooms
- Safety & security
- Upgrade sports fields, basketball courts and track
- Build farm agriculture facilities
- Expand administration offices
- Replace or remove the remaining portables once the addition of 12 new classrooms is completed

### Deferred Maintenance Plan

The State of California does not provide funding to assist school districts with ongoing general facilities maintenance. All districts are responsible for setting aside dollars to pay for basic school maintenance and repairs. The FMP recommends the District establish an annual deferred maintenance plan to account for repairs. Per our recommendations from the Deferred Maintenance Pacing Guide, it is suggested that Sequoia Union Elementary School District annually invest a minimum of **\$178,814.67** in its Deferred Maintenance budget.

### State School Facility Program (SFP)

The District currently has several SFP applications pending. These projects include:

- New Construction application to build four (4) new TK and K Classrooms
- New Construction application to build additional new elementary and middle grade classrooms
- Modernization application to update and modernize existing facilities and infrastructure.

In total, the District should receive an estimated **\$12,453,274** in State funding. When comparing the estimated future funding revenue from the State, with the projects identified in the Facilities Master Plan, there is a shortfall of available funding. The FMP has identified a total of **\$25,012,900** in projects. Therefore, additional capital will be needed in order to complete the projects outlined in this report.

### Future General Obligation Bond

To offset certain costs, provide immediate funding and match dollars needed to access future State funds, the District may need to consider a future local General Obligation Bond. While this plan does not set aside a specific time frame, there are certain projects identified in the FMP that will require additional local funding. It is recommended that the District consult with its financial advisor to discuss the feasibility of a future local bond.





The purpose of this phasing plan is to outline a possible scenario involving the currently identified scope of work, potential funding resources and estimated timelines. This plan is meant to serve as a guideline based off known information gathered during the Facilities Master Plan process. Unforeseen circumstances and changes are likely to occur, therefore, this phasing plan should be reviewed on an annual basis.

YEAR	PROJECT	FUNDING
1/2024	RECEIVE FUNDING: Four (4) New TK/K Classrooms	<ul style="list-style-type: none"> <li>State TK/K Program</li> <li>State Contribution: \$3,922,113</li> <li>Local Contribution: \$47,384</li> <li>Project Total: \$3,969,497</li> </ul>
9/2024	RECEIVE FUNDING: Partial Campus Modernization Project	<ul style="list-style-type: none"> <li>State Modernization</li> <li>State Contribution: \$2,818,716</li> <li>Local Contribution: \$0</li> <li>Project Total: \$2,818,716</li> </ul>
11/2024	VOTERS APPROVE: General Obligation Bond Measure	<ul style="list-style-type: none"> <li>Local Bond: \$2,700,000</li> </ul>
1/2025	COMPLETION: Four (4) New TK/K Classrooms	<ul style="list-style-type: none"> <li>State TK/K Program</li> </ul>
4/2026	Local Bonds need to be sold and encumbered	
8/2026	COMPLETION: Partial Campus Modernization Project	<ul style="list-style-type: none"> <li>State Modernization</li> <li>Projects TBD based on priorities and funding</li> </ul>
8/2026	FUNDING: New Construction Project of 8 Eight (8) Classrooms	<ul style="list-style-type: none"> <li>State New Construction</li> <li>State Contribution: \$5,712,445</li> <li>Local Contribution: \$0</li> <li>Project Total: \$5,712,445</li> </ul>
7/2028	COMPLETION: New Construction Project of 8 Eight (8) Classrooms	



SEQUOIA UNION | ELEMENTARY SCHOOL

# SECTION 2

## PLANNING PROCESS

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### FACILITIES MASTER PLAN

Sequoia Union Elementary  
School District





**Stakeholder & Staff Input**  
District Administration Meetings  
Board of Education Meetings  
Staff & Teacher Surveys  
Site Principal Meeting

**School Needs Assessments**  
Facility Equity Analysis  
Modernization Projects  
Deferred Maintenance Projects  
Future New Construction Projects  
Cost Estimates

**Funding Analysis**  
Historic Funding Review  
Future Funding Analysis  
State Modernization  
State New Construction  
Local General Obligation Bonds  
Other Programs or Grants

**Demographic Analysis**  
Historic Enrollment  
Projected Enrollment  
New Housing Impacts  
Birth Rates

**Documentation & Reports**  
Classroom Capacity Analysis  
Site Utilization Report  
Facility Inventory for Eligibility  
Existing Site Diagrams  
Master Plan Diagrams

The site assessment is the foundation of the master plan process and is key in developing a priority list of projects that establish short- and long-term goals and objectives. It is especially important for planning budgets, obtaining funding, and creating both District and public awareness of overall facility conditions and needs.

Through a collaborative team effort, SchoolWorks, Inc., conducted a comprehensive needs assessment of each campus. We encouraged stakeholder participation, including site principals, maintenance, operations, facilities staff and other key stakeholders to join our team during our visits.

Walking the school site provided the team with a high-level opportunity to review past projects, identify age of facilities, and assess crucial infrastructure components such as HVAC, utilities, roofing, health, safety and security.

Sequoia Union Elementary was also assessed on the ability of facilities to accommodate the educational and support programs. This involves determining which instructional spaces and support facilities (i.e., library, cafeteria, gym, office space) meet the minimum required area based on State and local District standards.

The new facilities assessment provides an overview of potential future new master-planned projects on campus. This includes identifying new facilities to accommodate growth, technology, changes in educational specifications, replacing existing facilities that can no longer provide a safe or functional experience for students and staff, or building facilities that are entirely absent from a campus altogether.





Cost estimates for projects in the Facilities Master Plan were identified using the current edition of Saylor's Construction Cost Estimating Guidelines, the system utilized by the State of California and the Office of Public School Construction for its cost guidelines.

These cost estimates were then modified through discussions with District staff and local construction contractors to reflect particular local conditions, such as a lack of qualified subcontractors in particular specialties, or the impact of State apprenticeship and prequalification requirements, which can affect construction pricing in a particular area. SchoolWorks, Inc., then produced a project cost matrix which covers costs for all identified proposed work.

The proposed cost estimates outlined in the plan are intended to be used as a guide to assist in developing a long-range plan. Certain unexpected or unforeseen scope of work variances could have a significant impact on costs. Estimate totals include both construction costs and various support costs.

Cost estimates for new facilities are based on a per-square-foot calculation and not on a particular design. It is recommended the District consult with the architect and project manager before finalizing any budgets.

Facilities Master Plan projects can be funded from several different resources. The State of California provides funding assistance to eligible public school districts through the School Facilities Program (SFP).

As facilities age and construction costs increase, it is important that the District develop a plan to utilize all available funding resources. In addition to State assistance, the District should implement a strong deferred maintenance plan and consult with its financial advisor to determine if certain local funding options, such as a General Obligation Bond measure, is a viable resource.

SchoolWorks, Inc., completed an in-depth review and analysis of how the District has historically funded facilities projects and identified future potential State and local funding resources. It should also be noted that as programs and regulations change, new resources may become available, such as the Federal CARES ACT and the School Energy Efficiency Stimulus Program.

STATE FUNDING OPTIONS

- Modernization Funding
- Full Day Kindergarten/Universal TK Funding
- New Construction Funding
- Financial Hardship Funding/Facility Hardship

LOCAL FUNDING OPTIONS

- Developer Fees
- Deferred Maintenance
- RRMA/RMA
- LCAP (Local Control and Accountability Plan)
- Certificates of Participation (COP)
- General Obligation Bonds (“G.O. Bonds”)

Some of these references may not be applicable to Sequoia Union Elementary School District.





SchoolWorks, Inc., coordinated with staff to review all existing as-builts, blueprints and 1A diagrams. We then scanned this information into a digital library creating a valuable resource of inventory information. Our drafting team then created current computer aided design (CAD) diagrams which can be used for a multitude of different applications such as campus classroom maps and safety diagrams.

Once completed, the inventory provided a matrix identifying each building by construction type (permanent or portable), year built, interior square footage, roofline square footage, and number of State defined teaching stations.

This matrix can also provide valuable reporting information for State Modernization eligibility, deferred maintenance budgeting, and Facility Inspection Tool (FIT) reports.

Modernization eligibility is generated by the age of a building. Permanent building eligibility is generated for buildings over the age of 25 years or 25 years from the last State modernization funding for that building. Portable building eligibility is generated for buildings over the age of 20 years.

The demographic study provides a comprehensive enrollment analysis. The district-wide and school-specific enrollment projections are meant to serve as a planning tool to help with both long-term and short-term enrollment planning.

Demographic studies examine the factors that influence school enrollments, namely trends in demographics, birth rates, and new housing development.

The study is also used as a tool to identify certain facility planning requirements such as capacity utilization of existing facilities, planning for modernization or new construction, and attendance boundary redistricting.

Each school attendance area was input into our GIS (Geographic Information System) Software. Students were analyzed in each area based on their residential address. Attendance pattern maps analyzed impacts of intra-district and inter-district transfers.

Birth rates data is used to project future kindergarten enrollment. It is assumed if the births indicate there was an increase of 4% one year, then there will be a corresponding 4% increase in the kindergarten class five years later.

New housing can have a significant impact on future facility and demographic planning. A complete analysis of all current and future new housing was included. A student yield rate analysis was also conducted using the most current census data.





The Facilities Master Plan process is successful only if the entire school community understands the planning process and has input into both the District's needs and proposed solutions to address those needs.

As part of the standard process, we engaged designated stakeholders, such as the Board of Trustees, Administration, Staff and school site Principals throughout the process.

Standard stakeholder input includes:

- Board Meetings
- Preliminary District Administration Meeting
- Online Surveys
- Principal Meetings (During Site Assessment)



SEQUOIA UNION | ELEMENTARY SCHOOL

# SECTION 3

## FUNDING ANALYSIS

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### FACILITIES MASTER PLAN

Sequoia Union Elementary  
School District



Securing major funding for Facilities Master Plan projects is often a difficult task. Most districts lack sufficient funds to pay for large-scale projects and rely heavily on the State School Facility Program (SFP) and local bonds.

Projects identified in the modernization category of the Facilities Master Plan are generally funded through the SFP, local developer fees, local bonds, deferred maintenance, or other capital facility funds. Projects identified in the new construction category are generally funded through the SFP New Construction Program or local bonds.

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

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

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

Securing a local match often presents a financial burden to school districts. In many cases, the only viable option to come up with matching funds is to pass a local General Obligation Bond measure.

State funding often falls far short of the dollars needed to fund Facilities Master Plan Projects. Therefore, many districts rely on the ability to pass a local General Obligation Bond. Local bonds provide immediate funding instead of waiting often over four years to receive funding through the SFP. These bonds also provide the matching resources needed to access State dollars. In some cases by passing a local bond, a district may assume enough capital facilities debt to qualify under the State Financial Hardship Program.

There is currently not enough funding revenue through the State Building Program to accomplish the projects identified in the FMP document. The District will need to find additional resources to accomplish its long-term goals and objectives.

It is recommended that Sequoia Union Elementary School District continue to develop a long-term deferred maintenance plan and work closely with its team of facility planners, financial advisors and architects to maximize the amount of local funding opportunities with any future State programs.

**School Facility Program (State)**

**Modernization Funding**

60% State  
40% Local

**New Construction Funding**

50% State  
50% Local

**Financial Hardship**

100% State

**Facility Hardship**

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

**Special One-Time Programs**

TK/K Program



**Local Funding Options (District)**

**General Obligation Bond**

Voter Approved

**Certificates of Participation**

Lease Financing

**General Fund**

**Developer Fees**

**Mello-Roos**

**Deferred Maintenance**

**Routine Maintenance Account**

The above examples are meant to serve as a sampling of the typical resources used to fund school facility projects. Some may not be applicable to Sequoia Union Elementary.

HISTORIC FUNDING 1998-2023 (STATE AND GENERAL OBLIGATION BONDS)						
Date	Site	Project Number	Description	State Modernization	State New Construction	Total Funds
1/24/2008	Sequoia Union Elementary	57/72116-00-001	Modernization	\$332,547	\$0	\$332,547
4/12/2013	Sequoia Union Elementary	50/72116-00-001	New Construction	\$0	\$4,140,578	\$4,140,578
1/14/2021	Sequoia Union Elementary	50/72116-00-002	Design Funds (New Construction)	\$0	\$794,881	\$794,881
1/14/2021	Sequoia Union Elementary	57/72116-00-002	Design Funds (Modernization)	\$315,481	\$0	\$315,481
<b>Totals</b>				<b>\$648,028</b>	<b>\$4,935,459</b>	<b>\$5,583,487</b>

FUTURE STATE FUNDING 2023 ANALYSIS						
Date	Site	Project Number	Description	State Modernization	State New Construction	Total Funds
	Sequoia Union Elementary	50/72116-00-002	Future New Construction Application	\$0	\$5,712,445	\$5,712,445
	Sequoia Union Elementary	57/72116-00-002	Future Modernization Application	\$2,818,716	\$0	\$2,818,716
	Sequoia Union Elementary	70/72116-00-002	Future TK and K Classrooms (4) Application	\$0	\$3,922,113	\$3,922,113
<b>Future Funding Totals</b>				<b>\$2,818,716</b>	<b>\$9,634,558</b>	<b>\$12,453,274</b>
<b>Facilities Master Plan Assessment</b>						<b>\$25,012,900</b>
						<b>-\$12,559,626</b>

The above analysis provides an overview of the major funding revenues since 1998 and illustrates the importance of using the State School Facility Program (SFP) in conjunction with local resources such as General Obligation Bonds or Deferred Maintenance budgets.

Since 1998 the District has received **\$5,583,487** in Modernization and New Construction funding through the SFP. Sequoia Union Elementary School District has not passed a General Obligation Bond.

The District currently has several applications pending through the SFP. These include a New Construction application to build four (4) new TK and K Classrooms, a New Construction application to building additional classrooms, and a Modernization application to update and modernize existing facilities and infrastructure. In total, the District should receive an estimated **\$12,453,274** in State funding.

When comparing the estimated future funding revenue from the State with the projects identified in the Facilities Master Plan, there is a shortfall of available funding. The FMP has identified a total of **\$25,012,900** in projects. Therefore, additional capital will be needed in order to complete the projects outlined in this report.



## State Modernization

Under current regulations the standard State share is 60% of the eligible project amount, and the District share is 40% of the eligible project amount.

- Eligible project amount (through 2030): **\$332,551 (not including current application)**
- State match 60%: \$199,531
- Local match 40%: \$133,020

<u>State Match (60%)</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2026</u>	<u>2027</u>	<u>2028</u>	<u>2029</u>	<u>2030</u>
Sequoia Union Elem	\$199,531	\$199,531	\$199,531	\$199,531	\$199,531	\$199,531	\$199,531	\$199,531
<b>Totals</b>	<b>\$199,531</b>	<b>\$199,531</b>	<b>\$199,531</b>	<b>\$199,531</b>	<b>\$199,531</b>	<b>\$199,531</b>	<b>\$199,531</b>	<b>\$199,531</b>

<u>Local Match (40%)</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2026</u>	<u>2027</u>	<u>2028</u>	<u>2029</u>	<u>2030</u>
Sequoia Union Elem	\$133,020	\$133,020	\$133,020	\$133,020	\$133,020	\$133,020	\$133,020	\$133,020
<b>Totals</b>	<b>\$133,020</b>	<b>\$133,020</b>	<b>\$133,020</b>	<b>\$133,020</b>	<b>\$133,020</b>	<b>\$133,020</b>	<b>\$133,020</b>	<b>\$133,020</b>

<u>Project Totals</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2026</u>	<u>2027</u>	<u>2028</u>	<u>2029</u>	<u>2030</u>
Sequoia Union Elem	\$332,551	\$332,551	\$332,551	\$332,551	\$332,551	\$332,551	\$332,551	\$332,551
<b>Totals</b>	<b>\$332,551</b>	<b>\$332,551</b>	<b>\$332,551</b>	<b>\$332,551</b>	<b>\$332,551</b>	<b>\$332,551</b>	<b>\$332,551</b>	<b>\$332,551</b>

## Financial Hardship

The State may fund up to 100% of the eligible project amount if the District meets one of the following criteria:

- Local bonding capacity is less than \$5 million
- Over 60% of bonded indebtedness in capital facilities debt
- Passed a Proposition 39 bond in the last two years

Sequoia Union Elementary currently has a bonding capacity less than \$5 million and qualifies for Financial Hardship. It is recommended the District review with its State eligibility consultant how the passage of a future local General Obligation Bond will impact timing of future projects.

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

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

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

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



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

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

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



SEQUOIA UNION ELEMENTARY		LIFE	SCHOOL	UNIT	ANNUAL	ANNUAL	
BUILDING		EXPECTANCY	SITE	UNIT OF	REPLACEMENT	REPLACEMENT	
SYSTEM	TYPE	YEARS	QUANTITY	MEASURE	COST	QUANTITY	BUDGET ALLOCATION
Roofing	Shingle Roof	30	39,675	Sq Ft	\$30.00	1,587.00	\$47,610.00
Roofing	Relocatable classroom roof	25	6,480	Sq Ft	\$25.00	324.00	\$8,100.00
Flooring	Carpet, VCT, LVT	10	36,188	Sq Ft	\$10.00	3,618.80	\$36,188.00
Paving	Asphalt Paving (Seal Coat)	4	26,000	Sq Ft	\$2.00	6,500.00	\$13,000.00
Paving	Flatwork	30	20,000	Sq Ft	\$16.00	666.67	\$10,666.67
Paint	Exterior paint	12	38,000	Sq Ft	\$10.00	3,800.00	\$38,000.00
Paint	Interior Paint	10	20	Classroom	\$5,000.00	2.00	\$10,000.00
HVAC	HVAC dual-pack rooftop	20	15	HVAC unit	\$15,000.00	0.75	\$11,250.00
HVAC	HVAC wall hung bard unit	20	6	HVAC unit	\$10,000.00	0.40	\$4,000.00
							<b>\$178,814.67</b>

Per our recommendations from the Deferred Maintenance Pacing Guide, it is suggested that the Sequoia Union Elementary School District annually invest a minimum of **\$178,814.67** in its Deferred Maintenance budget.



**SEQUOIA UNION | ELEMENTARY SCHOOL**

# SECTION 4

## SITE ASSESSMENT

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### FACILITIES MASTER PLAN

Sequoia Union Elementary  
School District





Throughout the State of California one of the most common themes facing school districts today is the challenge of maintaining aging sites and infrastructure while dealing with increased construction costs and limited funding resources. In most cases, the scope of projects identified in a Facilities Master Plan (FMP) far exceed the amount of available funding.

So how do you decide which projects are the highest priority and need immediate attention and which can be deferred until additional funding is available? There is no simple answer to this question, and it often comes down to the individual District's short-term and long-term goals and objectives. This FMP will establish a base criteria of categories identified during the school site assessments.

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

While interchangeable, most Health, Safety & Security, Building Modernization and Site Improvements are funded partially through the School Facility Program (SFP), local developer fees, local bonds, deferred maintenance funds or other capital facility funds. New Additions and Enhancements are often large-scale master-planned projects that will require significant capital and are generally funded from local General Obligation Bonds or the State New Construction Program.

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

**HEALTH, SAFETY  
& SECURITY**

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

**MAJOR BUILDING  
MODERNIZATION**

HVAC, Roofing, Window Replacement, Restroom Refresh, Interior Reconfiguration

**BASIC BUILDING  
MODERNIZATION**

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

**SITE IMPROVEMENTS**

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

**NEW ADDITIONS &  
ENHANCEMENTS**

Portable Classroom Replacement, New Classrooms, New Support Facilities.

# SEQUOIA UNION ELEMENTARY



Sequoia Union Elementary School’s original permanent buildings date from 1950, and consist of the administration building, a small room that now houses the IT services, and two wings of 10 classrooms. A multipurpose room was added in 1992. All of these buildings are now eligible for Modernization funding. In 2007, a library was added. The most recent additions were the expansion of the multipurpose room and a third wing of four classrooms, both dating from 2012. There are also six portable classrooms, ranging in age from 31-33 years old, and therefore all are eligible for Modernization.

The District is currently eligible for more than \$5.7 million in New Construction funding, largely due to a favorable growth trend in enrollment. In addition, the aging permanent and portable buildings have generated more than \$2.8 million in Modernization eligibility.

Finally, growth in TK/K has generated \$3.9 million in eligible funds through the Universal TK/K grant program. All told, the District is eligible for more than \$12 million in funding to augment and upgrade their school facilities.





## SITE DETAILS

23958 Avenue 324  
 Lemon Cove, CA 93244  
 P: 559.564.2106

Date Built: 1950  
 Acreage: 18.4  
 Grade Levels: TK-8

## PERMANENT

- 1 Administration
- 2 Multipurpose
- 3 Multipurpose Addition
- 4 Classroom Wing 1-5
- 5 Classroom Wing 6-10
- 6 Library
- 7 Information Technology (IT)
- 8 Classroom Wing 17-20

## PORTABLE

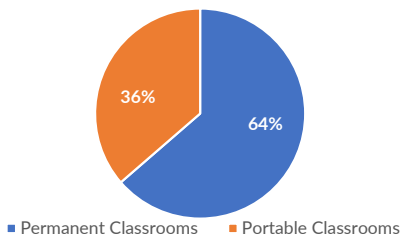
- 9 Portable 11
- 10 Portable 12
- 11 Portable 13
- 12 Portable 14
- 13 Portable 15
- 14 Portable 16
- 16 New Portable Summer 2023
- 17 New Portable Summer 2023

## OTHER

- 15 Bus Barn Maintenance

ID	Building Name/Classrooms	Construction Type	Interior Area	Roof Area	Classrooms	Date Built	Age
1	Administration	Permanent	1,811	1,811	0	1950	73
2	Multipurpose	Permanent	4,488	4,488	0	1992	31
3	Multipurpose Addition	Permanent	6,009	6,009	0	2012	11
4	Classroom Wing 1-5	Permanent	7,959	8,068	5	1950	73
5	Classroom Wing 6-10	Permanent	7,959	8,068	5	1950	73
6	Library	Permanent	3,274	4,214	0	2007	16
7	IT	Permanent	377	377	0	1950	73
8	Classroom Wing 17-20	Permanent	4,560	6,640	4	2012	11
9	Portable 11	Portable	960	1,080	1	1991	32
10	Portable 12	Portable	960	1,080	1	1991	32
11	Portable 13	Portable	960	1,080	1	1991	32
12	Portable 14	Portable	960	1,080	1	1989	34
13	Portable 15	Portable	960	1,080	1	1989	34
14	Portable 16	Portable	960	1,080	1	1992	31
15	Bus Barn Maintenance	Other	4,273	4,273	0		0
16	New Portable Summer 2023	Portable	960	1,080	1	2023	0
17	New Portable Summer 2023	Portable	960	1,080	1	2023	0
<b>Building Statistics</b>			<b>Interior Area</b>	<b>Roof Area</b>	<b>Classrooms</b>	<b>Average Age</b>	
Permanent			36,437	39,675	14	45	
Portable			7,680	8,640	8	24	
Other			4,273	4,273	0		
<b>Totals</b>			<b>48,390</b>	<b>52,588</b>	<b>22</b>		

CLASSROOMS BY BUILDING TYPE



Classrooms can be used for a multitude of types of instruction. The number of classrooms used in the building inventory is based on a gross count and used to calculate eligibility through the School Facility Program (SFP).

Certain SFP defined classroom spaces used for pull-out programs, county programs, or other specialized uses that meet the criteria of a classroom space are included in the gross classroom count.

INVENTORY

<b>HEALTH, SAFETY &amp; SECURITY</b>	<ul style="list-style-type: none"><li>• Replace fire alarm system (Main board &amp; devices)</li><li>• Replace clock/bell/intercom system</li><li>• Upgrade video surveillance system (x30)</li><li>• Add perimeter security fence around farm property/field</li><li>• Hold allowance for path of travel improvements</li></ul>
<b>MAJOR BUILDING MODERNIZATION</b>	<ul style="list-style-type: none"><li>• Replace leaking roofs</li><li>• Remodel restrooms</li><li>• Replace rooftop HVAC units (Library)</li><li>• Replace original window systems</li></ul>
<b>BASIC BUILDING MODERNIZATION</b>	<ul style="list-style-type: none"><li>• Modernize classrooms</li><li>• Upgrade interior lights to LED</li><li>• Resurface interiors (flooring, paint, casework)</li><li>• Paint building exteriors</li><li>• Replace doors and door hardware</li></ul>
<b>SITE IMPROVEMENTS</b>	<ul style="list-style-type: none"><li>• Add digital marquee and relocate flag poles (x3)</li><li>• Repave east parking lot and maintenance driveway</li><li>• Patch and seal west parking lot</li><li>• Install shade structure and patio to improve outdoor eating area</li><li>• Replace clay/DG track</li><li>• Replace sports field turf with new sod</li><li>• Upgrade exterior site lights to LED fixtures</li></ul>
<b>NEW ADDITIONS &amp; FUTURE ENHANCEMENTS</b>	<ul style="list-style-type: none"><li>• New exterior basketball courts will be installed as a grant funded project</li><li>• New construction of 4 new TK/K classrooms</li><li>• New construction of new classroom buildings (300 &amp; 400)</li><li>• Expand administration office</li><li>• Build farm facilities with restrooms</li><li>• Replace aging portables with new construction</li></ul>



Replace roofs



Upgrade lighting to LED



Patch and seal parking lot



Replace classroom flooring



Paint exterior



Paint exterior



# ASSESSMENT PHOTOS

SEQUOIA UNION ELEMENTARY



Refresh classroom interiors



Replace door hardware



Remodel restrooms



Add shade over eating area



Replace original window systems



Upgrade track and sports fields turf



## SITE & INFRASTRUCTURE

- A** • Repave east parking lot & maintenance drive
- B** • Patch & seal west parking lot
- C** • Shade structure over outdoor eating area
- D** • Replace sports field turf with new sod
- E** • Replace clay/DG track
- F** • New 4 classroom TK/K (State Funded)
- G** • New 4 classroom building (State Funded)
- H** • New 4 classroom building w/restrooms (State Funded)
- I** • Future expansion administration office
- J** • Future Ag/Farm facilities

### ADDITIONAL SITE PROJECTS

- Upgrade exterior site lighting to LED
- Replace fire alarm system
- Replace clock/bell/intercom
- Add surveillance cameras (x30)
- Add digital marquee, relocate flag poles
- Add perimeter security fence around farm

## EXISTING BUILDINGS

- 1** • Replace roof  
• Paint exterior  
• Paint interior  
• Interior lighting
- 2** • Replace roof  
• Paint exterior
- 3** • Replace roof  
• Doors & hardware  
• Exterior paint  
• Replace windows  
• Paint interior  
• Flooring  
• Interior lighting  
• Casework  
• Walls & drop ceiling  
• Remodel restrooms
- 4** • HVAC  
• Exterior paint  
• Interior lighting

## EXISTING BUILDINGS

- 5** • Exterior paint  
• Interior lighting
- \* **6** • Replace roof  
• Exterior paint  
• Flooring  
• Interior lighting
- \* **7** • Replace roof  
• Exterior paint  
• Paint interior  
• Flooring  
• Interior lighting
- 8** • Exterior paint  
• Interior lighting  
• Remodel staff restroom

\* Depending on future needs, portables may be removed or replaced upon completion of 12 new classrooms

# COST DETAILS

<b>UTILITIES</b>	<b>SCOPE OF WORK DESCRIPTION</b>	<b>AREA/UNITS</b>	<b>TOTAL COST</b>
Lighting	Upgrade exterior site lights to LED fixtures	54	\$31,200
			<b>\$31,200</b>
<b>FLATWORK</b>	<b>SCOPE OF WORK DESCRIPTION</b>	<b>AREA/UNITS</b>	<b>TOTAL COST</b>
Parking Lots	Repave East parking lot and maintenance driveway	38,000 sf	\$1,235,000
Parking Lots	Patch and seal West parking lot	11,000 sf	\$14,300
Parking Lots	Add on-site parking to West side of future TK/K bldg, include curb & gutter off-site improvements		\$650,000
			<b>\$1,899,300</b>
<b>PLAYGROUND</b>	<b>SCOPE OF WORK DESCRIPTION</b>	<b>AREA/UNITS</b>	<b>TOTAL COST</b>
Cloth Shade Cover	Install shade structure and patio to improve outdoor eating area		\$208,000
Equipment	Add dedicated playground for future TK/K area		\$390,000
			<b>\$598,000</b>
<b>PLAYFIELDS</b>	<b>SCOPE OF WORK DESCRIPTION</b>	<b>AREA/UNITS</b>	<b>TOTAL COST</b>
Play Fields	Replace sports field turf inside track with new sod	105,000 sf	\$338,000
			<b>\$338,000</b>
<b>SECURITY &amp; SAFETY</b>	<b>SCOPE OF WORK DESCRIPTION</b>	<b>AREA/UNITS</b>	<b>TOTAL COST</b>
Fire Alarm	Replace fire alarm system (Main board & devices)		\$364,000
Communications	Replace clock/bell/intercom system		\$273,000
Surveillance Cameras	Upgrade video surveillance system (x30 cameras)	30	\$78,000
Signage & Marquee	Add digital marquee and relocate flag poles (x3)		\$71,500
Fencing & Gates	Add perimeter security fence around farm property/field	2400 LF	\$218,400
			<b>\$1,004,900</b>
<b>ADA COMPLIANCE</b>	<b>SCOPE OF WORK DESCRIPTION</b>	<b>AREA/UNITS</b>	<b>TOTAL COST</b>
Path of Travel	Hold allowance for path of travel improvements		\$65,000
			<b>\$65,000</b>
<b>OUTDOOR FACILITIES</b>	<b>SCOPE OF WORK DESCRIPTION</b>	<b>AREA/UNITS</b>	<b>TOTAL COST</b>
Track	Replace clay/DG track	38,000 sf	\$247,000
			<b>\$247,000</b>
<b>ROOFING</b>	<b>SCOPE OF WORK DESCRIPTION</b>	<b>AREA/UNITS</b>	<b>TOTAL COST</b>
Administration	Replace roof	1811 sf	\$54,149
Multipurpose	Replace roof	10,497 sf	\$313,860
Classroom Wing 1-5	Replace roof	8068 sf	\$241,233
Classroom Wing 6-10	Replace roof	8068 sf	\$241,233
Portable 11	Replace roof	1080 sf	\$26,000
Portable 12	Replace roof	1080 sf	\$26,000
Portable 13	Replace roof	1080 sf	\$26,000
Portable 14	Replace roof	1080 sf	\$26,000
Portable 15	Replace roof	1080 sf	\$26,000
Portable 16	Replace roof	1080 sf	\$26,000
Bus Barn Maintenance			\$0
			<b>\$1,006,476</b>
<b>HVAC</b>	<b>SCOPE OF WORK DESCRIPTION</b>	<b>AREA/UNITS</b>	<b>TOTAL COST</b>
Library	Replace rooftop HVAC units (x4)	4	\$78,000
			<b>\$78,000</b>
<b>DOORS &amp; HARDWARE</b>	<b>SCOPE OF WORK DESCRIPTION</b>	<b>AREA/UNITS</b>	<b>TOTAL COST</b>
Classroom Wing 1-5	Replace doors and door hardware	10	\$39,000
Classroom Wing 6-10	Replace doors and door hardware	10	\$39,000
			<b>\$78,000</b>

<b>EXTERIOR PAINT</b>	<b>SCOPE OF WORK DESCRIPTION</b>	<b>AREA/UNITS</b>	<b>TOTAL COST</b>
Administration	Paint building exterior	2040 sf	\$15,912
Multipurpose	Paint building exterior	8400 sf	\$65,520
Classroom Wing 1-5	Paint building exterior	4040 sf	\$31,512
Classroom Wing 6-10	Paint building exterior	4040 sf	\$31,512
Library	Paint building exterior	2620 sf	\$20,436
Classroom Wing 17-20	Paint building exterior	3200 sf	\$24,960
Portable 11	Paint building exterior	1280 sf	\$9,984
Portable 12	Paint building exterior	1280 sf	\$9,984
Portable 13	Paint building exterior	1280 sf	\$9,984
Portable 14	Paint building exterior	1280 sf	\$9,984
Portable 15	Paint building exterior	1280 sf	\$9,984
Portable 16	Paint building exterior	1280 sf	\$9,984
Bus Barn Maintenance	Paint building exterior	5760 sf	\$44,928
			<b>\$294,684</b>

<b>WINDOWS</b>	<b>SCOPE OF WORK DESCRIPTION</b>	<b>AREA/UNITS</b>	<b>TOTAL COST</b>
Classroom Wing 1-5	Replace windows	640 sf	\$58,240
Classroom Wing 6-10	Replace windows	640 sf	\$58,240
			<b>\$116,480</b>

<b>INTERIOR PAINT</b>	<b>SCOPE OF WORK DESCRIPTION</b>	<b>AREA/UNITS</b>	<b>TOTAL COST</b>
Administration	Paint building interior		\$9,360
Classroom Wing 1-5	Paint interior		\$20,800
Classroom Wing 6-10	Paint interior		\$20,800
Portable 16	Resurface interior (paint)		\$5,200
			<b>\$56,160</b>

<b>FLOORING</b>	<b>SCOPE OF WORK DESCRIPTION</b>	<b>AREA/UNITS</b>	<b>TOTAL COST</b>
Classroom Wing 1-5	Resurface interior (floors)	4000 sf	\$31,200
Classroom Wing 6-10	Resurface interior (floors)	4000 sf	\$31,200
Portable 11	Replace carpet	960 sf	\$6,500
Portable 12	Replace carpet	960 sf	\$6,500
Portable 13	Replace carpet	960 sf	\$6,500
Portable 14	Replace carpet	960 sf	\$6,500
Portable 15	Replace carpet	960 sf	\$6,500
Portable 16	Replace carpet	960 sf	\$6,500
			<b>\$101,400</b>

<b>INTERIOR LIGHTING &amp; ELECTRICAL</b>	<b>SCOPE OF WORK DESCRIPTION</b>	<b>AREA/UNITS</b>	<b>TOTAL COST</b>
Administration	Upgrade interior lights to LED		\$11,700
Classroom Wing 1-5	Upgrade interior lights to LED		\$28,600
Classroom Wing 6-10	Upgrade interior lights to LED		\$28,600
Library	Upgrade interior lights to LED		\$27,300
Classroom Wing 17-20	Upgrade interior lights to LED		\$28,600
Portable 11	Upgrade interior lights to LED		\$5,200
Portable 12	Upgrade interior lights to LED		\$5,200
Portable 13	Upgrade interior lights to LED		\$5,200
Portable 14	Upgrade interior lights to LED		\$5,200
Portable 15	Upgrade interior lights to LED		\$5,200
Portable 16	Upgrade interior lights to LED		\$5,200
Bus Barn Maintenance	Upgrade interior lights to LED		\$26,000
			<b>\$182,000</b>

# COST DETAILS

<u>CABINETS &amp; COUNTERS</u>	<u>SCOPE OF WORK DESCRIPTION</u>	<u>AREA/UNITS</u>	<u>TOTAL COST</u>
Classroom Wing 1-5	Replace casework		\$156,000
Classroom Wing 6-10	Replace casework		\$156,000
			<b>\$312,000</b>

<u>WALLS &amp; CEILING</u>	<u>SCOPE OF WORK DESCRIPTION</u>	<u>AREA/UNITS</u>	<u>TOTAL COST</u>
Classroom Wing 1-5	Resurface interior (walls, drop ceiling)		\$52,000
Classroom Wing 6-10	Resurface interior (walls, drop ceiling)		\$52,000
Portable 16	Resurface interior (walls, ceiling)		\$10,400
			<b>\$114,400</b>

<u>RESTROOMS &amp; SHOWER/LOCKER</u>	<u>SCOPE OF WORK DESCRIPTION</u>	<u>AREA/UNITS</u>	<u>TOTAL COST</u>
Classroom Wing 1-5	Remodel student restrooms for ADA (x2)	2	\$260,000
Classroom Wing 6-10	Remodel student restrooms for ADA (x2)	2	\$260,000
Bus Barn Maintenance	Remodel staff restrooms for ADA (x2)	2	\$130,000
			<b>\$650,000</b>

<u>NEW ADDITIONS</u>	<u>SCOPE OF WORK DESCRIPTION</u>	<u>AREA/UNITS</u>	<u>TOTAL COST</u>
TK/K Classrooms	Add TK/Kindergarten classrooms	5435 sf	\$4,239,300
Classrooms	Add classroom building 300 (no restrooms)	4260 sf	\$3,322,800
Classrooms	Add classroom building 400 (include restrooms)	4860 sf	\$3,790,800
Administration	Expand Administration office to create new lobby and offices on West side of building	1200 sf	\$897,000
Ag/Farm Facilities	Build farm agriculture facilities and restrooms	2000 sf	\$1,300,000
Classrooms	Replace portable classrooms with modular construction (x6)	6	\$4,290,000
			<b>\$17,839,900</b>





# SEQUOIA UNION | ELEMENTARY SCHOOL



**SchoolWorks, Inc.**

8700 Auburn Folsom Road, #200  
Granite Bay, CA 95746 (916) 300-0590



# SEQUOIA UNION | ELEMENTARY SCHOOL

Mr. Ken Horn  
Superintendent/Principal

**5. DISCUSSION & REPORTS: 5.2 Consideration of a school improvement bond measure study for the Sequoia Union Elementary School District presentation by Rex Despain from Isom Advisors**

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*Small School, Big Heart*

23958 AVE 324/P.O. Box 44260  
LEMON COVE, CA 93244-4260

PHONE: 559-564-2106  
FAX 559-564-2136





# SEQUOIA UNION | ELEMENTARY SCHOOL

Mr. Ken Horn  
Superintendent/Principal

**6: ACTION ITEM: 6.1 Approve a School Improvement Bond Measure Study for the Sequoia Union Elementary School District and Authorize Isom Advisors to Survey the Community and Explore if the Bond is Supported**

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*Small School, Big Heart*

23958 AVE 324/P.O. Box 44260  
LEMON COVE, CA 93244-4260

PHONE: 559-564-2106  
FAX 559-564-2136

**Subject: Agenda language**

Discussion/Action - Consideration of a school improvement bond measure study for the Sequoia Union Elementary School District.

**BACKGROUND:** It has been discussed that the District could improve facilities, technology, and construct and/or modernize /renovate classrooms, portables and other school facilities. There are numerous options for districts to fund these items including Federal dollars, State-matching grants, local General Obligation Bonds, and potentially joint-use monies.

**FISCAL IMPACT:** If a local bond measure is unsuccessful or does not make the ballot, there is no cost associated with the financial advisor as Isom Advisors works on a contingent basis. The only cost is that of the survey which will be done at a cost not to exceed \$5,000. If the measure is successful, financial advisor fees would be paid from bond proceeds.

**EDUCATIONAL IMPACT:** Modernized, renovated and/or improved facilities are beneficial to the learning environment for all students.

**RECOMMENDATION:** Authorize Isom Advisors to survey the community and explore if this is something that would be supported.



# SEQUOIA UNION | ELEMENTARY SCHOOL

Mr. Ken Horn  
Superintendent/Principal

**6. ACTION ITEMS: 6.2 Approve Zamora's Electric Invoice 2252 for \$8321.18**  
**This invoice is for storm damage done to the 2<sup>nd</sup> wing of the school during the great flood of 2023.**

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*Small School, Big Heart*

23958 AVE 324/P.O. Box 44260  
LEMON COVE, CA 93244-4260

PHONE: 559-564-2106  
FAX 559-564-2136

# Zamora's Electric, Inc.

752 S Farmersville Blvd.  
Farmersville, CA 93223

## Invoice

**Bill To:**

Sequoia Union School  
23958 Ave 324  
Lemoncove, CA 93244  
(559) 564-2106  
Jerrv (559) 779-8312

Date	Invoice No.	P.O. Number	Terms	Project
04/10/23	2252			

Item	Description	Quantity	Rate	Amount
11	3/13/2023 Trouble Shoot  3/14/2023 100ft of 12/2 MC 3-20amp Receptacle 2-4sq Boxes 1-Industrial cover 1-4sq Blank  4/6/2023 - 4/7/2023 1roll-12/2 wire 16-Receptacles 25ft of 12/4 wire  Labor/Material		8,327.18	8,327.18
<i>Please make all checks payable to Zamora's Electric Inc. and please print invoice number on check.</i>			<b>Total</b>	<b>\$8,327.18</b>