Updated Long-Range Facility Master Plan – 2017

Board of Trustees Workshop
November 7, 2017
Updated from September 15, 2015

Inspiring each student to extraordinary achievement every day!
Agenda

I. Highlights from 2015 LRFMP
II. Totals from 2017 LRFMP Update
III. Individual Schools Priority 1 and 2
IV. Example of Priorities
V. Available Funding for Projects
Long-Range Master Plan / Timeline

Steering Committee Meeting #5
Community Town Hall Meeting #3
(Rio Linda Preparatory Academy)
*May 11, 2015*

Steering Committee Meeting #6
Community Town Hall Meeting #4
(Highlands High School)
*June 1, 2015*

Financial Planning Meeting
*May 12, 2015*

Steering Committee Meeting #7
Final Review of Pricing - Committee reviews Final Recommendation to Board of Trustees
*June 22, 2015*

Board Workshop
LRFMP Findings & Recommendations presented to the Board of Trustees
*July 1, 2015*

Board Workshop
LRFMP is updated according to the results of the Board Study Session
*July 2015*

The District and the Facilities Assessment Team continue to refine LRFMP Data & Material
*August 2015*

Board Meeting
LRFMP presented to Board of Trustees for Approval
*September 15, 2015*

May 2015
Debriefing on Community Town Hall
*May 12, 2015*

May 2015
Focus Meeting
"NextGen" Learning Environments
*May 12, 2015*

June 2, 2015
Debriefing on Community Town Hall Meeting #4
*June 2, 2015*

June 23, 2015
Debriefing on Steering Committee Meeting #7
*June 23, 2015*

July 2015
Remaining Chapters of the LRFMP deliverable continue to be developed
*July 2015*

August 2015
Remaining chapters of the LRFMP deliverable
*August 2015*
2015 – Priority 1 and 2

PRIORITY 1 - RECOMMENDATION

PROPOSED DURATION / TIME FRAME:

5 Years / 2016 – 2020

ESTIMATED COST OF PROPOSED WORK ITEMS:

$77,447,000
(No inflation)

PROPOSED FUNDING PLAN:

Current Funding Available: $19,500,000
Additional Funding Required: $58,000,000

*Total Available Funding: $77,500,000

*Requires passage of $230M G.O. Bond in November 2016

PRIORITY 2 - RECOMMENDATION

PROPOSED DURATION / TIME FRAME:

10 Years / 2021 – 2030

ESTIMATED COST OF PROPOSED WORK ITEMS:

$161,995,000
(Includes 5% inflation)

PROPOSED FUNDING PLAN:

Current Funding Available: $47,267,000
Additional Funding Required: $116,000,000

*Total Available Funding: $163,267,000

*Requires passage of $230M G.O. Bond in November 2016
PRIORITY 3 - RECOMMENDATION

PROPOSED DURATION / TIME FRAME:
5 Years / 2031 - 2035

ESTIMATED COST OF PROPOSED WORK ITEMS:
$1,699,764,000

PROPOSED FUNDING PLAN:
Current Funding Available: $0
Additional Funding Required: TBD
*Total Available Funding: $0

PRIORITY 4 - RECOMMENDATION

PROPOSED DURATION / TIME FRAME:
5 Years / 2036 - 2040

ESTIMATED COST OF PROPOSED WORK ITEMS:
$973,271,000

PROPOSED FUNDING PLAN:
Current Funding Available: $0
Additional Funding Required: TBD
*Total Available Funding: $0

PRIORITY 1-4 GRAND TOTAL

$2,912,475,000
## Long-Range Master Plan / The Assessment

$2.6B + PRIORITIES + 25 YEARS

<table>
<thead>
<tr>
<th>PRIORITY TIMEFRAME</th>
<th>PRIORITY 1 WORK ITEMS 2016-2020</th>
<th>PRIORITY 2 WORK ITEMS 2021-2030</th>
<th>PRIORITY 3 WORK ITEMS 2031-2035</th>
<th>PRIORITY 4 WORK ITEMS 2036-2040</th>
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</table>

### SUMMARY OF PROPOSED WORK ITEMS

- **Safety + Security Improvements (District-Wide)**
  - Be a key at exterior doors to form "Master" System
  - Card Reader "Restrict" Access on [specific access point]
  - Auto/Night announcer: Chalk Ball System Operation
  - Beams in Driveways and Walks: Parking Signage (planning to classrooms)
  - Campus Emergency Signage
  - Fire-Store Upgrades
  - Security "Silk" Lighting: Building/Parking
  - Emergency Eyeglass Lighting
  - Parking Repair and Repainting: Parking/Play Areas: multiple schools
  - General Campus of Disengaged Auto and Bus Pick-up: Drop-off
  - Site Drawings: multiple schools

- **Improvements Directly Impacting Students (District-Wide)**
  - Roof Repairs and Carriages
  - HVAC Upgrades: multiple schools
  - Modular Kindergarten Rooms
  - Modular: Student Staff Rooms: multiple schools
  - Library: Paint and Repair
  - Gym (Booster Repair)

- **Proposed New District-Wide Special Projects**
  - BREC: Phase I - Provide Site Access and Control
  - Ray "D" - Professional Learning Community Center

### FACILITY ASSESSMENT PROJECT COST

| 2016 LRFMP GRAND TOTAL | $77,446,559.00 | $154,280,667.00 | $1,545,239,044.00 | $846,323,024.00 |

### INFLATION

| 2016 LRFMP GRAND TOTAL | $77,446,559.00 | $161,994,700.00 | $1,699,762,948.00 | 973,271,478.00 |

### AVAILABLE FUNDS

| 2016 LRFMP GRAND TOTAL | $77,500,000.00 | $163,267,000.00 | **Funding Required** | **Funding Required** |

### LONG-TERM DEBT PAYMENT

| 2016 LRFMP GRAND TOTAL | $16,750,000.00 | $31,500,000.00 | $24,500,000.00 | MEASURE G DEBT PAYOFF: $27,985,000.00 |
What Has Changed?

Increased Cost Escalation

- $9 Billion passed in State Bonds
- $28 Billion passed in Local Bonds
- Material cost increases
- Labor force demand increases costs
- Contractor work force can be selective
- Additional State regulations

New Projects

- Greenbriar Elementary School
- ENEC – East Natomas Education Complex – In Priority 2

Less – Projects Completed 2015 – 2017
PRIORITY 1 - RECOMMENDATION

PROPOSED DURATION / TIME FRAME:
5 Years / 2018 – 2022

ESTIMATED COST OF PROPOSED WORK ITEMS:
$173,667,000 (No inflation)
+ $100,000,000*

PROPOSED FUNDING PLAN:
Current Funding Available: $0
Additional Funding Required: $173,667,000
Total Available Funding: $0

*increase due to escalation, new district projects, and priority shifts

PRIORITY 2 - RECOMMENDATION

PROPOSED DURATION / TIME FRAME:
10 Years / 2023 – 2032

ESTIMATED COST OF PROPOSED WORK ITEMS:
$235,866,000 (Includes 7% inflation)
+ $70,000,000*

PROPOSED FUNDING PLAN:
Current Funding Available: $0
Additional Funding Required: $235,866,000
Total Available Funding: $0

*increase due to escalation, new district projects, and priority shifts
2017 - Priority 1 and 2, Totals by Discipline

- Civil: $26,843,480
- Building Envelope: $12,432,263
- Architectural: $17,382,090
- Mechanical: $5,530,479
- Electrical: $4,731,753
- Plumbing: $0
- Technology: $0
- Fire & Life Safety: $0
- Security: $30,026,287
- Athletics/Activities: $72,353,808
- Nutrition Services: $13,729,375
- Other: $0

Total: $211,502,494
**PRIORITY 3 - RECOMMENDATION**

**PROPOSED DURATION / TIME FRAME:**
5 Years / 2033 - 2037

**ESTIMATED COST OF PROPOSED WORK ITEMS:**
$1,908,577,000
(Includes 10% inflation)

**PROPOSED FUNDING PLAN:**
Current Funding Available: $0
Additional Funding Required: TBD
*Total Available Funding: $0

**PRIORITY 4 - RECOMMENDATION**

**PROPOSED DURATION / TIME FRAME:**
5 Years / 2038 - 2042

**ESTIMATED COST OF PROPOSED WORK ITEMS:**
$1,269,972,000
(Includes 18% inflation)

**PROPOSED FUNDING PLAN:**
Current Funding Available: $0
Additional Funding Required: TBD
*Total Available Funding: $0
PRIORITY 3 - RECOMMENDATION

PROPOSED DURATION / TIME FRAME:
5 Years / 2033 - 2037

ESTIMATED COST OF PROPOSED WORK ITEMS:
$1,908,577,000 (Includes 10% inflation)

PROPOSED FUNDING PLAN:
Current Funding Available: $0
Additional Funding Required: TBD

*Total Available Funding: $0

PRIORITY 4 - RECOMMENDATION

PROPOSED DURATION / TIME FRAME:
5 Years / 2038 - 2042

ESTIMATED COST OF PROPOSED WORK ITEMS:
$1,269,972,000 (Includes 18% inflation)

PROPOSED FUNDING PLAN:
Current Funding Available: $0
Additional Funding Required: TBD

*Total Available Funding: $0

PRIORITY 1-4 GRAND TOTAL
$3,588,082,000
## 2017 Long-Range Master Plan / The Assessment

### $3.6B + PRIORITIES + 25 YEARS

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<th>SUMMARY OF PROPOSED WORK ITEMS</th>
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<td><strong>FUNDING REQUIRED</strong></td>
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| PRIORITY TIMEFRAME | PRIORITY 1 WORK ITEMS 2018-2022 | PRIORITY 2 WORK ITEMS 2023-2032 | PRIORITY 3 WORK ITEMS 2033-2037 | PRIORITY 4 WORK ITEMS 2038-2042 |

- **Safety + Security Improvements (District-Wide)**
  - New Fire Alarms for All New Buildings
  - Site Security Solutions
  - Site Security Cameras
  - Site Security Gatehouse
  - Site Security Gatehouse Upgrades
  - Site Security Gatehouse Upgrades

- **Improvements Directly Impacting Students (District-Wide)**
  - New Classroom Furniture
  - New Classroom Technology
  - New Classroom Technology Upgrades
  - New Classroom Technology Upgrades

- **Proposed New District-Wide Special Projects**
  - New Classroom Furniture
  - New Classroom Technology
  - New Classroom Technology Upgrades
  - New Classroom Technology Upgrades

### LRFMP - SUMMARY REPORT

<table>
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<tr>
<th>FACILITY ASSESSMENT PROJECT COST</th>
<th>2016 LRFMP GRAND TOTAL</th>
<th>AVAILABLE FUNDS</th>
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<td><strong>$173,667,000.00</strong></td>
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<td><strong>$0 Funding Required</strong></td>
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*INFLATION:
- 7%: $13,431,600.00
- 12%: $219,570,000.00
- 18%: $193,725,000.00*
Elementary Schools A to M - Priority 1 and Priority 2

- Allison Elementary School: $3,582,631
- Babcock Elementary School: $0
- Caston Elementary School: $1,000,000
- Del Paso Heights Elementary School: $2,295,184
- Dry Creek Elementary School: $4,797,918
- Fairbanks Elementary School: $4,172,877
- Foothill Oaks Elementary School: $6,156,681
- Frontier Elementary School: $6,907,885
- Garden Valley Elementary School: $4,065,496
- Hagginwood Elementary School: $2,397,243
- Hillsdale Elementary School: $4,222,350
- Johnson Elementary School: $1,476,009
- Joyce Elementary School: $3,564,512
- Kohler Elementary School: $3,139,778
- Madison Elementary School: $2,734,076

Total: $3,582,631 + $5,051,371 + $4,797,918 + $2,295,184 + $4,797,918 + $6,156,681 + $6,907,885 + $4,065,496 + $2,397,243 + $4,222,350 + $1,476,009 + $3,564,512 + $3,139,778 + $2,734,076 = $35,826,311
Elementary Schools - Update

Elementary Schools N to Z - Priority 1 and Priority 2

- Norralo Elementary School: $2,958,553
- Northwood Elementary School: $2,727,356
- Oakdale Elementary School: $3,451,655
- Orchard Elementary School: $2,862,805
- Pioneer Elementary School: $2,156,746
- Regency Park Elementary School: $2,156,746
- Ridgepoint Elementary School: $1,636,685
- Sierra View Elementary School: $4,054,078
- Strauch Elementary School: $3,469,640
- Village Elementary School: $3,229,191
- Westside Elementary School: $3,079,587
- Woodlake Elementary School: $2,848,873
- Woodridge Elementary School: $2,882,444
- Nolton Elementary School: $2,552,001
High Schools and Middle Schools

High Schools and Middle Schools - Priority 1 and Priority 2

- Foothill High
- Grant Union High (Main)
- Grant Union High (West)
- Highlands High
- Rio Linda High
- Foothill Ranch Middle
- Martin Luther King Jr. Technology Academy
- Norwood Junior
- Rio Linda Preparatory Academy
- Rio Tierra Junior

- $36,733,090
- $26,283,147
- $7,799,546
- $22,105,565
- $16,494,115
- $7,477,985
- $9,742,528
- $8,317,663
- $7,149,168
- $7,201,005
- $0
- $5,000,000
- $10,000,000
- $15,000,000
- $20,000,000
- $25,000,000
- $30,000,000
- $35,000,000
- $40,000,000
Charter Schools - Dependent

Charter Schools Dependent - Priority 1 and Priority 2

- Creative Connections Art Academy (7-12): $7,159,473
- Creative Connections Art Academy (K-6): $3,553,000
- Smythe Academy of Arts and Sciences (7-8): $5,342,046
- Smythe Academy of Arts and Sciences (K-6): $5,588,756
Alternative/Special Program Facilities - Update

Alternative Special Program Facilities - Priority 1 and Priority 2

- Adult School-Murchison Center: $1,513,224
- Miles P. Richmond School: $1,546,741
- Morey Avenue ECE: $1,915,370
- Keema High School: $235,125
- Pacific Career & Tech High School: $5,363,531
- Vineland Preschool: $1,588,125
- Vista Nueva Career & Tech High School: $4,613,159

Total: $14,640,261
Support Facilities - Update

Support Facilities - Priority 1 and Priority 2

- District Office: $41,250
- Grand Avenue Complex: $0
- Transportation Yard A: $550,000
- Transportation Yard B: $0
- TRUSD Police Department: $165,000
- Winona Center: $660,000

District Office Grand Avenue Complex Transportation Yard A Transportation Yard B TRUSD Police Department Winona Center
Districtwide Special Projects

District Wide Special Projects - Priority 1 and Priority 2

- East Natomas Educational Complex: $44,185,153
- Greenbriar School Site: $44,166,413
- Bay D- Professional Learning Center: $4,215,244
- Next Gen Learning Environment Project: $5,097,339
LONG-RANGE FACILITIES MASTER PLAN

Examples
Priority 1 Project Examples

Keeping students warm, safe, and dry!

- HVAC
- Roofing
- Paving
- Card readers
- Security systems/cameras
- Security locksets
- Clocks, bells, intercom systems
- Fire alarm systems
- Egress lighting
- Lighting upgrades
Priority 2 Project Examples

Keeping students warm, safe, and dry!

- Security lighting
- Fire sprinkler systems
- Site drainage improvements
- Campus marquee
- Site signage
- Restroom upgrades
- Electrical system upgrades
- Security fencing
- ADA upgrades\Bleacher repairs
- Cafeteria/MP modernizations
- CTE modernizations
- Special District wide projects
Available Funding
Priority 1 and 2: Available Funding

- 27 State Modernization Projects
  - $16.8 Million Local - $25 Million State
    - State Funding not currently available
    - $11.2 Million remaining of Local Funds – Not enough to complete projects

- Board Approved Projects (S/C Funds)
  - $10 Million – Allocated in 2015-16 for Spring/Summer 2018 Projects
    - $1 Million Contingency down to $800 K

- Deferred Maintenance Funding and Projects
  - $3.5 Million Allocated - $3.5 in Approved Projects

- Prop 39 Energy Projects
  - $4.5 Million Allocated - $4.5 in Process

- Developer Fees – Growth Related Projects
  - $5.2 Million - Regency Park, Greenbriar, ENEC, Portable Projects
For more Information, including past Meeting Agendas, please visit the TRUSD – District Master Plan Website:

twinrivers.org/misc/masterplan

THANK YOU

Inspiring each student to extraordinary achievement every day!