I. REACHING CONSENSUS ON “PRIORITY RANKING”

II. LRFMP “FOCUS GROUP” RANKING DISCUSSION
   A. District-Wide Standards
      • Educational Specifications
      • Construction Standards
   B. Safety & Security
   C. Technology
   D. Facility Assessments & Campus Improvements
   E. Transportation
   F. NextGen and 21st Century Learning Environments
   G. VAPA (Fine Arts) / CTE
   H. Nutrition Services
   I. District-wide Athletic Improvements

III. DISTRICT UPDATE

IV. UNIFYING THEME & BRANDING

V. ADJOURN
## LONG-RANGE FACILITY MASTER PLAN

Reaching Consensus on Priority Ranking

### CONSENSUS – GRADIENTS OF AGREEMENT

<table>
<thead>
<tr>
<th></th>
<th>1</th>
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<th>3</th>
<th>4</th>
<th>5</th>
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<tr>
<td>1</td>
<td>Disagree</td>
<td>Grave Concerns</td>
<td>Decision is OK</td>
<td>Support Decision</td>
<td>Whole Heartedly</td>
</tr>
<tr>
<td></td>
<td>Oppose</td>
<td>Not Comfortable</td>
<td>Some Concerns</td>
<td>Basically Like It</td>
<td>Support Decision</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Many Reservations</td>
<td>Can “Live With” It</td>
<td></td>
<td></td>
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</table>

How important is this area of emphasis? Necessary to achieve District Goals and Priorities? Mission-critical?
LRFMP “FOCUS GROUP” RANKING DISCUSSION
DISTRICT-WIDE STANDARDS
Educational Specifications serve as the link between the educational program and the school facilities. They translate the physical requirements into words and describe the educational activity to be conducted so that the built environment support the stated educational program.

How important is this area of emphasis? Necessary to achieve District Goals and Priorities? Mission-critical?
TWIN RIVERS UNIFIED SCHOOL DISTRICT

DISTRICT-WIDE STANDARDS

MEETINGS UPDATE
- February 10, 2015
- March 9, 2015
- April 13, 2015

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

How important is this area of emphasis? Necessary to achieve District Goals and Priorities? Mission-critical?
SAFETY AND SECURITY
SAFETY AND SECURITY

TRENDING NEEDS IDENTIFIED

- Lighting, Signage, Perimeter Fencing and Gates
- District Police Department Building to be Centrally Located
- Improve Vehicular Stacking Space and Student Circulation
- Address Parity Issue Across All 4 District Area Regions

How important is this area of emphasis? Necessary to achieve District Goals and Priorities? Mission-critical?
TECHNOLOGY
MEETING UPDATE
– February 10, 2015
– March 10, 2015
– Follow-up Meeting: (TBD)

TRENDING NEEDS IDENTIFIED
– PA/ Intercom/ Communication
– Intrusion Alarm/ Security
– Exterior Lighting (Safety & Security)
– Fire Alarm
– Data/ Network/ Audio Video

How important is this area of emphasis? Necessary to achieve District Goals and Priorities? Mission-critical?
TWIN RIVERS UNIFIED SCHOOL DISTRICT

FACILITY ASSESSMENTS

PROGRESS UPDATE
- Site Walks: January – February, 2015
- Data upload: February – March, 2015
- Prioritization Findings: April, 2015

TRENDING NEEDS IDENTIFIED
- Interior Improvements: Flooring, Painting, Ceilings
- Exterior Improvements: Roofing, Windows, Wall Repair

ED PROGRAMS
- Academic needs as established in Ed Specs
- Modernization vs. New Construction

How important is this area of emphasis? Necessary to achieve District Goals and Priorities? Mission-critical?
MADISON ELEMENTARY SCHOOL

TWIN RIVERS UNIFIED SCHOOL DISTRICT

5241 HARRISON STREET
NORTH HIGHLANDS, CALIFORNIA 95680

ORIGINAL BUILDING COMPLETED: 1962, 67
ADDITIONS COMPLETED:
RENOVATIONS COMPLETED:
BUILDING AREA: 12,385 SF

TOTAL ACRES: 10
# Facility Assessments

## Madison Elementary School

### Proposed Work Items

All costs are shown in 2015 dollars. The cost of all work items after this date should be adjusted accordingly.

<table>
<thead>
<tr>
<th>DISCIPLINE</th>
<th>ITEM</th>
<th>ITEM DESCRIPTION</th>
<th>PRIORITY</th>
<th>SOURCE CODE</th>
<th>CLASS CODE</th>
<th>TOTAL COST</th>
</tr>
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<td>Batrooms area ADA compliant</td>
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<td>FR</td>
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<td></td>
<td>424</td>
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<td>FR</td>
<td>PUR</td>
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<td>FR</td>
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<tr>
<td></td>
<td>427</td>
<td>Remodel or replace proj. overhead tile</td>
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<td>FR</td>
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<td>FR</td>
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<tr>
<td></td>
<td>429</td>
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<tr>
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<td>Roof system - Flash joint</td>
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<td>432</td>
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<td>FR</td>
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<tr>
<td></td>
<td>433</td>
<td>Finish ADA - Remodel and replace sink per ADA codes</td>
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<td>FR</td>
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<tr>
<td></td>
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<td>Hand Rails - Remodel and replace</td>
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<tr>
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<td>435</td>
<td>Draining fixtures are generally new condition throughout campus but RPD not ADA compliant - provide ADA compliant drinking fixtures as required</td>
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<td>FR</td>
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<tr>
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<td>Interim support- seek</td>
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<td>FR</td>
<td>OTH</td>
<td>$0.00</td>
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<td>Repair limited classroom gravity relief needs</td>
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<td>441</td>
<td>Draining fixtures are ADA compliant</td>
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<td>CODE</td>
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<td>442</td>
<td>Draining fixtures are ADA compliant</td>
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<td>FR</td>
<td>CODE</td>
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<tr>
<td></td>
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<td>FR</td>
<td>PUR</td>
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<tr>
<td></td>
<td>444</td>
<td>Casework - Remodel and replace VCT</td>
<td>4</td>
<td>FR</td>
<td>OTH</td>
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<tr>
<td></td>
<td>445</td>
<td>Replace tank ceiling</td>
<td>4</td>
<td>FR</td>
<td>OTH</td>
<td>$0.00</td>
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<tr>
<td></td>
<td>446</td>
<td>Floor - Timber floor</td>
<td>4</td>
<td>FR</td>
<td>PUR</td>
<td>$0.00</td>
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<tr>
<td></td>
<td>447</td>
<td>Floor - Remodel and replace VCT</td>
<td>4</td>
<td>FR</td>
<td>OTH</td>
<td>$0.00</td>
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<tr>
<td></td>
<td>448</td>
<td>Floor - Timber floor</td>
<td>4</td>
<td>FR</td>
<td>PUR</td>
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<td>449</td>
<td>Ceiling - Remodel and replace VCT</td>
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<td>PUR</td>
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<td>Casework - Remodel and replace casework</td>
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<td>OTH</td>
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<tr>
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<td>451</td>
<td>Ceiling - Remodel and replace ceiling tiles to match other floor</td>
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<td>FR</td>
<td>OTH</td>
<td>$0.00</td>
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<tr>
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<td>452</td>
<td>Draining fixtures are generally new condition throughout campus but RPD not ADA compliant - provide ADA compliant drinking fixtures as required</td>
<td>4</td>
<td>FR</td>
<td>OTH</td>
<td>$0.00</td>
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</tbody>
</table>

### Technical

<table>
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<th>DISCIPLINE</th>
<th>ITEM</th>
<th>ITEM DESCRIPTION</th>
<th>PRIORITY</th>
<th>SOURCE CODE</th>
<th>CLASS CODE</th>
<th>TOTAL COST</th>
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<tr>
<td></td>
<td>51</td>
<td>HVAC system not working correctly</td>
<td>3</td>
<td>FR</td>
<td>HAVC</td>
<td>$0.00</td>
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<tr>
<td></td>
<td>52</td>
<td>Replace air outlet boxes</td>
<td>3</td>
<td>FR</td>
<td>HAVC</td>
<td>$0.00</td>
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<tr>
<td></td>
<td>53</td>
<td>Replace drain discharge diffusors with horizontal discharge diffusors in lieu of conceptual control device</td>
<td>3</td>
<td>FR</td>
<td>HAVC</td>
<td>$0.00</td>
</tr>
<tr>
<td></td>
<td>54</td>
<td>Majority of indoor fan heater equipment installed in 2017. Replace units after expected 15 year lifespan</td>
<td>3</td>
<td>FR</td>
<td>HAVC</td>
<td>$0.00</td>
</tr>
<tr>
<td></td>
<td>55</td>
<td>Portable building have had interior wall mounted evaporative misting in 2016. Replace unit after expected 15 year lifespan</td>
<td>3</td>
<td>FR</td>
<td>HAVC</td>
<td>$0.00</td>
</tr>
<tr>
<td></td>
<td>56</td>
<td>Furnace 17 through 18 are not able able to providing sufficient heat</td>
<td>3</td>
<td>FR</td>
<td>HAVC</td>
<td>$0.00</td>
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<tr>
<td></td>
<td>57</td>
<td>Provide flexibility in operation of existing package rooftop units due to high indoor loads</td>
<td>3</td>
<td>FR</td>
<td>HAVC</td>
<td>$0.00</td>
</tr>
</tbody>
</table>

## Facility Condition Index

The Facility Condition Index (FCI) is a metric used throughout the facility condition assessment industry as a general indicator of a building’s health. The FCI is calculated by dividing the Facility Condition Repair Cost by the Replacement Value. As a rule of thumb, an FCI of 10% or less is considered Excellent, 11%–30% is Very Good, 31%–40% is Good, 41%–50% is Average, and 60% or more is considered Poor.

<table>
<thead>
<tr>
<th>PRIORITY</th>
<th>TOTAL</th>
<th>0.00</th>
<th>0.00%</th>
<th>$0.00</th>
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<tbody>
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<td>PRIORITY 1 TOTAL</td>
<td>0.00</td>
<td>100.00%</td>
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<td>PRIORITY 2 TOTAL</td>
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<td>100.00%</td>
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<td>PRIORITY 3 TOTAL</td>
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<td>PRIORITY 4 TOTAL</td>
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<td>50.00%</td>
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<tr>
<td>PRIORITY 5 TOTAL</td>
<td>0.00</td>
<td>25.00%</td>
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</tbody>
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**Facility Condition Repair Cost (SUM of PRIORITY TOTAL X LIFE EXPECTANCY)**: $0.00

**Facility Replacement Value (SUM of all replacement cost + % soft costs + IG - $10,000)**: $0.00

**Facility Condition Index**
TRANSPORTATION
How important is this area of emphasis? Necessary to achieve District Goals and Priorities? Mission-critical?

**TRENDING NEEDS IDENTIFIED**

- Aging facilities and equipment
- Inadequate size
- Consolidate and relocate vs. maintaining existing facilities locations

**MEETING UPDATE**

- March 9, 2015
- Follow-up Meeting: (TBD)
NEXTGEN AND 21st CENTURY LEARNING ENVIRONMENTS
TWIN RIVERS UNIFIED SCHOOL DISTRICT

NEXTGEN AND 21ST CENTURY LEARNING ENVIRONMENTS

MEETING UPDATE
– March 11, 2015
– Follow-up Meeting: (TBD)

TRENDING NEEDS IDENTIFIED
– Furniture that allows for varied types of instruction and collaboration.
– Adaptable Features that allow sharing between teachers and instruction
– Enhancement of instruction using digital media and mobile devices
– Impact of optimizing lighting and acoustics in the learning environment.

How important is this area of emphasis? Necessary to achieve District Goals and Priorities? Mission-critical?
VAPA (FINE ARTS) / CTE
TWIN RIVERS UNIFIED SCHOOL DISTRICT

VAPA (FINE ARTS) / CTE

MEETING UPDATE
– March 9, 2015
– Follow-up Meeting: (TBD)

TRENDING NEEDS IDENTIFIED
– Visual and Performing Arts: Importance of parity across District
– CTE: Importance of parity across District

How important is this area of emphasis? Necessary to achieve District Goals and Priorities? Mission-critical?
NUTRITIONAL SERVICES
TWIN RIVERS UNIFIED SCHOOL DISTRICT
NUTRITIONAL SERVICES

MEETING UPDATE:
- March 9, 2015
- Follow-up Meeting: (TBD)

TRENDING NEEDS IDENTIFIED
- Size of Cafeteria
- Size function of kitchen
- Kitchen equipment needs

How important is this area of emphasis? Necessary to achieve District Goals and Priorities? Mission-critical?
DISTRICT-WIDE ATHLETIC IMPROVEMENTS
TWIN RIVERS UNIFIED SCHOOL DISTRICT

DISTRICT-WIDE ATHLETIC IMPROVEMENTS

MEETING UPDATE:
– February 10, 2015
– Follow-up Meeting: (TBD)

TRENDING NEEDS IDENTIFIED
– Indoor Athletics: Gymnasium, locker rooms, wrestling, weight room
– Outdoor Athletic Spaces: Stadium and field house, baseball/softball complexes, track and field, practice fields, after-hours parking

How important is this area of emphasis? Necessary to achieve District Goals and Priorities? Mission-critical?
UNIFYING THEME AND BRANDING
GOAL
— Develop high quality learning environments for students throughout the District

DISCUSSION:
— Common theme and messaging
  — Example: “Unifying for 2025”