

November 2024

SULPHUR
SPRINGS
UNION
SCHOOL
DISTRICT

FACILITIES IMPLEMENTATION PLAN 2024

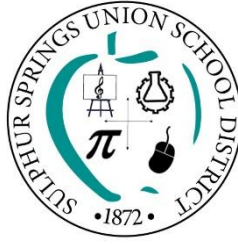
Report to the Board of Trustees on Analysis,
Recommendations, and Financing of School
Improvements

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SECTION 1

EXECUTIVE SUMMARY

Caldwell Flores Winters, Inc. (CFW) is pleased to present the 2024 Facilities Implementation Plan to the Sulphur Springs Union School District (District) Board of Trustees (Board). This report reviews the integration of the District's educational goals and initiatives with the current educational and facilities program and provides an analysis of existing and proposed programs and facilities to enhance the scope of the District's improvement and construction. The plan recommends 21st Century learning environments at school sites, addresses the expansion of transitional kindergarten (TK) enrollment, and presents results for Board consideration of improvements by type of improvement, estimated costs, and phasing.

The District operates a core educational program for transitional kindergarten through sixth (TK-6) grade students through the implementation of the California State Standards (CSS) and the Next Generation Science Standards (NGSS) as well as a variety of programs to meet students' educational needs. The District is the regional provider for special education students across four school districts (including their own) and provides Deaf and Hard of Hearing and Orthopedically Handicapped itinerant services for eligible students. The District seeks to expand learning opportunities at all the schools in addition to ongoing educational programs to promote academic focus and student engagement. In conjunction with the expansion of academic foci, the District is implementing academic science and music programs at all community TK-6 schools. Some of the schools have dedicated classrooms to support the current science and music programs, but the District will benefit from classrooms designed to fulfill the academic purposes of these programs. A goal of the District is for each school to have one science lab and one music room to support these programs. The District has begun the implementation of 21st Century learning environments in general purpose classrooms, promoting modern, flexible, and equitable classrooms that work to keep students actively engaged in their learning. A goal of the District is to continue the implementation of 21st Century learning environments across all permanent classroom facilities.

The District operates transitional kindergarten/kindergarten (TK/K) through sixth grade at all nine community schools. State Preschool and Special Education preschool programs are offered at select school sites. The District's permanent school facilities have been built over different generations including the 1940s, 1950s, 1960s, 1980s, 1990s, and 2000s. The District received State modernization grant funding in 1999, 2003, 2005, and 2006 for six schools—Canyon Springs, Leona Cox, Mint Canyon, Mitchell, Sulphur Springs, and Valley View. Permanent and portable classroom facilities have been added to various school sites since their original construction year to accommodate enrollment needs over time. Moreover, the

District has begun upgrading school playgrounds to accommodate inclusive play for all students. As a result, another goal of the District is to upgrade all playgrounds to inclusive playgrounds across all schools.

A detailed assessment and proposed plan of improvements is provided for each school, including a sequencing plan for multiple projects at each school that minimizes disruption to the ongoing educational program during construction. All permanent classrooms will receive 21st Century upgrades at school sites when the school qualifies for modernization. A music room will be constructed or repurposed at each school; science labs will be constructed at schools that do not have one. Libraries will be transformed into 21st Century Learning Centers at schools that do not have one. Permanent classrooms will be constructed to replace old, aging portable classrooms. New Title 5 TK/K classrooms will be constructed to house currently enrolled TK/K students in Title 5 TK/K standard classrooms at select school sites.

The District has previously benefited from the State's School Facility (SFP) Program from the receipt of prior modernization and new construction grants. The District is currently eligible for approximately \$7.5 million in SFP new construction grants. Collectively, there is a total cost of approximately \$172.3 million for District projects to be assessed, designed, and constructed. This includes approximately \$121.7 million in G.O. Bonds, \$31.7 million in state aid modernization, \$7.5 is state aid new construction, and \$11.4 million in Developer Fee collections.

Overall, a \$172.3 million plan of improvement and funding for schools is proposed for consideration to be implemented over time. This plan includes estimated State Aid eligibility, projected Developer Fee collections, and the successful passage of a general obligation bond measure by local voters to fund the required local district match for state grants and provide additional funding to complete required associated projects that are not eligible for state aid.

Recommendations are provided for specifications to be adopted for the design and construction of school facilities, proposed improvements, method of funding and sequencing, preparation of proposed State grant funding applications, and for the periodic review of the proposed implementation plan.

SECTION 2

ACADEMIC PROGRAM & 21ST CENTURY SPECIFICATIONS

In August 2023, Caldwell Flores Winters, Inc. (CFW) was retained by the Sulphur Springs Union School District (District) to provide an update to the 2016 Facilities Assessment and Implementation Plan (hereafter, “Implementation Plan”) to assess facilities needs at the District’s nine school sites and guide a facilities improvement and financing program to accommodate those needs. A team of professionals in planning, educational program development, facilities design and construction, finance, and demographics was assembled and coordinated to work closely with District staff over a four month period on the development of a strategy to prepare for anticipated future enrollment growth, maintain, and improve existing school facilities, and plan for financing the cost of improvements.

The Implementation Plan addresses these considerations based on data from District, local, and State sources, verification of existing conditions through site assessments, collaborative visioning of school site improvements, and consideration of available resources and timelines for implementation.

2.1 DISTRICT VISION AND GOALS

The District offers a robust educational experience for preschool through sixth grade students. The District’s vision is “Empowering all students through a relevant and personalized education, supporting them as critical thinkers, and providing the tools, supports, and learning environments need to be creative innovators.” The District has continued to make academic progress even through the pandemic years as measured by the California Assessment of Student Performance and Progress (CASPP), the annual state test of student achievement for both English Language Arts and Math.

In support of delivering its educational program and preparing students for opportunities in high school and beyond, the District’s Board has adopted a Local Control and Accountability Plan (LCAP) focused around four core goals which include:

Goal 1: In order to continue to strengthen student engagement and involvement for all students, including Low Income, English Learners, and Foster Youth, all students will learn from properly credentialed administrators and teachers in their authorized areas of instruction utilizing standards aligned instructional materials in safe school facilities that are in good repair.

Goal 2: Increase all student achievement by providing high quality instruction and curriculum that promotes college and career readiness, with academic interventions and enrichments in place to foster student success.

Goal 3: All families and the broader community are welcomed and are partners in supporting the whole child.

Goal 4: All students, including Low Income, English Learners, and Foster Youth, will be provided a safe and healthy learning environment to achieve social, emotional, and academic success.

For each of these goals to be fully pursued, developed, and advanced, it is necessary to provide learning spaces that promote collaboration, creativity, ability to easily communicate, engage in problem solving and develop creative solutions to complex problems. This requires a teacher to act as a facilitator of learning, not just a presenter of facts and information. Students need to be able to participate in small collaborative groups that are quickly and easily able to create and change so that there is very little loss of learning time. Students need to be engaged in hands-on learning by creating projects to demonstrate mastery of the curriculum and standards. To provide the necessary learning environments to support these goals, the District has built new classrooms designed to foster collaboration, creativity, engage students in problem solving and creating solutions to complex problems. These new classrooms have become the District basis of design for the construction and modernization of classrooms.

2.2 EDUCATION PROGRAM

The District has nine schools that operate in either a preschool to sixth grade or transitional kindergarten (TK) to sixth grade configuration. The District provides an educational program with a standards aligned curriculum based on the California State Standards (CSS) and the Next Generation Science Standards (NGSS). Each school has a combination of general purpose classrooms, which generally consist of a learning environment of approximately 960 square feet, and specialty classrooms to provide instruction for TK/K, special day classes (SDC), and science in rooms of varying sizes. Some of the schools have Title 5 TK/K classrooms.

The District presently offers a Universal TK program and will expand the program in the coming years as the State guidelines allow for additional enrollment with full enrollment by 2025-26. This creates a need for additional Title 5 TK/K classrooms that are 1,350 square feet with an accessible restroom and work/storage room. The District would like to have all young children in a classroom with a restroom. However, due to enrollment numbers, this is not always possible and some of the TK/K children are housed in general purpose classrooms that do not have a restroom. When this is the situation, TK/K students have access to a restroom nearby.

Each school offers enrichment programs including art and music. These enrichment programs expose students to highly engaging hands-on learning activities. While many of these enrichment programs can

be offered in the regular classroom, it is best when they have a dedicated space in which the appropriate classroom learning tools and equipment are available to teachers and students.

The District has a strong commitment to art and music instruction. This year, the District began to offer music and choir at all nine schools. As a part of the program, students engage in at least one performance each year. At some sites, the music program is offered in a former classroom and at others it is offered in a space on a stage. There is a need for a dedicated space for the music program at each of the schools.

To support science and engineering instruction, the District created science classrooms at the schools. Each science classroom is furnished with science tables and lab stools for student use and cabinets to hold the necessary science equipment needed for science experiments. The science classrooms typically have an above average amount of data connections and electrical outlets to facilitate the needs of the students in these spaces. At some schools, the science classroom was needed for other instructional programs requiring the science instruction to be held in the regular classroom. Where this has occurred, the school needs a science lab. At other schools, the science classroom is small, and the students would benefit from having science instruction in a science lab.

The District has made technology readily available to all students and has integrated the use of technology into the classroom instruction. One SMART board and one monitor have been installed in most classrooms. Each child in TK through sixth grade has access to a device, either an iPad or a Chromebook. The technology remains in the classroom, and students do not take the devices home. Classrooms are equipped with a sound system to amplify the teacher's voice. This sound system has proven to be beneficial for all students, with added benefit for English Language Learners (ELL's) as well as hard of hearing children. Seven schools have a library media center. Two of the schools, Mint Canyon and Pinetree, have transformed the former library media center into a Learning Center. The District desires to have Learning Centers at all the schools that have an inviting feeling with soft seating, with an area for a Maker's Space, to encourage children to collaborate, create, and engage in critical thinking activities. These Learning Centers have traditional book stacks around the perimeter of the room with the center space designed for collaboration using tables and chairs or soft seating that is easily moved to create large open spaces when needed. There is a circulation desk near the entrance to the Learning Center. Each school site has a library resource technician that supports the libraries or the Learning Center.

2.2.1 SPECIAL EDUCATION

The Sulphur Springs Union School District provides Special Day Class (SDC) programs for students identified as having mild-to-moderate support needs (M/M) and extensive support needs (ESN). (The Office of Public School Construction refers to SDC programs using the categories SDC Non-Severe and SDC Severe respectively.) Additionally, the District is the regional provider of special education services for qualifying students within the District as well as students from the neighboring Castaic, Newhall, and Saugus school districts for students with extensive support needs (ESN) who are medically fragile and/or have multiple disabilities. The District also provides Deaf and Hard of Hearing (DHH) itinerant services,

Educational Audiologist services, and Orthopedic Impairment (OI) itinerant services for all eligible students in the Santa Clarita Valley.

The District is committed to providing an equitable learning environment for all children. Students in the SDC M/M classroom have the same classroom environment as students in the general education program but with fewer students in the room. Students in the SDC ESN program have specialized equipment and learning aids in the classroom that are required to provide for their educational needs. Whenever possible, students are mainstreamed into the least restrictive learning environment.

The District has created inclusive learning environments and opportunities for students who have special needs. Five of the schools have inclusive playgrounds enabling students to have access to the playground. Fair Oaks, Pinetree and Sulphur Springs have both a primary and upper grade inclusive playground, while Valley View and Mint Canyon have only a primary level inclusive playground. Inclusive playgrounds have play structures that allow for students in wheelchairs or who use other devices for walking to access the play equipment. Children who have ambulatory limitations are able to “play” alongside normally developing peers. The District would like to have a primary and upper grade inclusive playground at each of the schools.

Table 1 lists the number of current special education programs housed at each school site. These are the numbers of classrooms at each school site and are not a reflection of the number of full-time employees required for the programs. Overall, to meet the educational needs of the children in the special education program in the District, 50 classrooms are needed.

Table 1: District Special Education Programs

School	Special Education			
	SDC M/M	SDC ESN	Motor Room	Sp Ed Total
Canyon Springs	2	2	1	5
Fair Oaks Ranch	3	0	1	4
Golden Oak	0	0	1	1
Leona Cox	3	3	2	8
Mint Canyon	3	0	1	4
Mitchell	3	0	1	4
Pinetree	4	3	1	8
Sulphur Springs	3	5	2	10
Valley View	0	5	1	6
Total Grade TK-6	21	18	11	50

The District has found it optimal for the SDC M/M and SDC ESN programs to be in clusters at select schools and to aggregate children of various grade levels into one or more classrooms. This provides a continuum of services for students with significant handicapping conditions through their elementary school years.

All schools have SDC M/M except Golden Oak and Valley View. Five of the schools have SDC ESN programs.

Four of the schools, Canyon Springs, Leona Cox, Pinetree and Sulphur Springs have both SDC M/M and SDC ESN programs. Canyon Springs has two SDC M/M and two SDC ESN; Fair Oaks Ranch has three SDC M/M, Leona Cox has three SDC M/M and three SDC ESN; Mint Canyon has three SDC M/M; Pinetree has four SDC M/M and three SDC ESN; Sulphur Springs has three SDC M/M and five SDC ESN; Valley View has five SDC ESN. Mitchell has three SDC M/M classes. All the schools have a motor room, Leona Cox and Sulphur Springs each have two motor rooms (one for fine motor and one for large motor). Each of the schools needs additional classrooms beyond those called for in the educational specification to meet the needs of the special education students housed at the site.

In addition to the classrooms needed for the students in the special education program, additional support programs are also provided. Each school has one resource specialist (RSP) and one speech language pathologist. However, schools that house multiple SDC programs have one or more additional speech language pathologist. Also needed are the services of a psychologist, social worker, and sometimes counselors. Additional spaces are required to house the individual who provides these services. The District also desires to have additional space for counseling services, psychology services and a Wellness Room at each school.

2.2.2 PRESCHOOL

The District provides both State Preschool programs and Special Education Preschool. Preschool programs have different funding sources and different regulations. State Preschool programs are provided at Leona Cox, Mint Canyon, and Canyon Springs. The Special Education Preschools are at Leona Cox, Valley View and Pinetree. The District also integrates the preschool programs with the State preschool programs by providing joint training sessions to implement inclusive practices between the preschool teachers and State preschool staff. State Preschool programs are required to meet Title 22 licensing requirements while Special Education Preschool programs do not need to meet these requirements. The District houses State Preschool students in classrooms that meet the Title 22 licensing requirements for preschool students. These requirements include a minimum of 35 square feet per child of activity space must be available based on the total licensed capacity with individual storage space for each child, a restroom facility for every 15 children, and a separate restroom facility for teachers, staff, or ill children. A drinking fountain must also be installed inside and outside for child use. The playground must have 75 square feet per child of outdoor activity area based on the total licensed capacity that is easily and safely accessible to children, a shaded rest area with equipment and activities arranged so as not to interfere with each other, and a four-foot fence enclosing the outdoor area.

2.3 PROPOSED EDUCATION SPECIFICATIONS

Education specifications for facilities are required by California's Education Code sections 14001 and 14030. Although school districts have wide latitude in the design of school facilities, they must ensure that all facilities are consistent with the standards of Title 5 of the California Code of Regulations. These standards include quantifiable minimums for various school site attributes, from site acreage to classroom

square footage. Education specifications outline essential educational concepts and detailed facility requirements so that the “form” of school facilities effectively follows the “function” required by the education program. They also help to anticipate activities and costs associated with the modernization and construction of school facilities.

A set of proposed specifications for K-6 school sites in the District were adopted by the Board with the approval of the 2017 Facilities Implementation Plan. Since that time, a new grade level, TK, has been added requiring the Educational Specifications to be revised to a total of six TK/K classrooms per school based on the State’s loading standard of 25 students per classroom. This provides for three grades to matriculate through the school beginning with TK. The District typically loads its TK classes at 24:1 student/teacher ratio, K-3 at 26:1, and 4-6 grades at an average of 31:1 ratio. In 2025-26, the State may require the TK to load at a 20:1 ratio.

As shown in Table 2, the Education Specifications are presented for use to evaluate current deficiencies and to better plan for the design and construction of new school facilities or improvements while modernizing existing District facilities or constructing new facilities in the future.

Table 2: Proposed Educational Specifications for a TK-6 School (650 Student Capacity)

Description	Qty	Area per Unit sq.ft.	Total Area sq.ft.	Description	Qty	Area per Unit sq.ft.	Total Area sq.ft.
INSTRUCTIONAL AREAS				LIBRARY MEDIA LEARNING CENTER			
TK/K Classroom	6	1,185	7,110	Media Learning Center	1	2,700	2,700
TK/K Restroom	6	65	390	Breakout Room	1	225	225
TK/K Work/storage	6	100	600	Maker's Room	1	480	480
Standard Classroom	20	960	19,200	Electrical and Server Room	1	65	65
Special Day Classroom	3	960	2,880	Total			3,470
STEM/Science lab	1	1200	1,200	MULTIPURPOSE			
Music Room: Band/Choir	1	1200	1,200	Multipurpose Room	1	3,500	3,500
Intervention Room	1	960	960	Presentation/Serving Area	1	1,250	1,250
RSP Room	1	480	480	Changing Rooms	2	75	150
Speech Therapy Room	1	250	250	Toilets	2	75	150
Afterschool Office	1	480	480	Storage	1	400	400
Psychologist	1	150	150	Kitchen	1	650	650
Total			34,900	Dry Storage	1	75	75
ADMINISTRATIVE AREAS				Custodial	1	100	100
Lobby and Reception	1	300	300	Staff Restroom	2	75	150
Principal's Office	1	200	200	Office Work Station	1	75	75
Assistant Principal Office	1	150	150	Walk-in Freezer	2	75	150
Admin Assistant's Office	3	75	225	Electrical and Server Room	1	70	70
Flex Office	1	150	150	Total			6,720
Conference Room	1	250	250	RESTROOMS			
Nurse's Area	1	100	100	Student and Staff Restrooms	1	2200	2,200
Nurse's Toilet	1	65	65	Total			2,200
Storage Room	2	100	200	BUILDING SUBTOTALS			
Electrical and Server Room	1	150	150	Total Classrooms	32		32,550
Work and Copy Room	1	250	250	Other Instructional Areas			2,350
Teachers' Lounge/Kitchenette	1	600	600	Administrative Areas			2,640
Total			2,640	Multipurpose			6,720
				Media Center			3,470
				Restrooms			2,200
				TOTAL AREA (SQ FT)			49,930

The Educational Specification has been changed to include the addition of the TK program as well as the music program now being implemented in the District. Classrooms include six TK and K, 20 first through sixth grade general purpose classrooms, one science, and one music instructional space. It is proposed that each school have an intervention room, and three SDC classrooms. In addition, the District desires to provide a space for collaboration between rows or pods of general-purpose classrooms.

Also considered during the review and development of Educational Specifications were the support facilities at District schools. Administrative and main office spaces at District schools are currently sufficient to serve the needs of site staff, students, and parents and generally match the proposed educational specifications listed above. Multipurpose rooms are currently adequate to serve the existing student populations at each school site, except for Valley View, and based on their size and configuration appear sufficient to handle future student populations throughout the life of this plan. Where future new schools are required to mitigate new development, it is recommended that multipurpose rooms be designed with sufficient indoor space to serve all students in a total of three lunch periods, ceiling heights and room configurations that accommodate occasional indoor athletics, and performance spaces that accommodate school and community events.

In addition to creating specifications that define the size and quantity of facility space within school facilities, the District also has an opportunity to incorporate additional specifications that promote the design of learning spaces such that they are developed from the “inside-out” wherein architectural plans match the needs of educational programs. Accordingly, the proposed 21st century standards that follow have been developed to provide guidance to architectural and space planning considerations of future District improvement projects.

2.4 ACADEMIC IMPACT ON FACILITIES

With the initiatives that the District has implemented and the programs mandated by the state, students will be creating projects and products that demonstrate mastery of the CSS and NGSS. While most of the teaching will be in general purpose classrooms, these classrooms need to be flexible and have the technology to support students actively engaged in their own learning. Moreover, some of the curriculum units and projects could benefit from a classroom that is designed to meet these academic objectives more specifically. For example, a science lab with proper materials and equipment for students to carry out experiments would benefit curriculum programs that have a science focus. Likewise, having a dedicated classroom with musical equipment that meets the specific needs of a music program supports a performing arts and music focus.

A goal for the District is for each school to have at least one room that supports the music program and one room that is used for Science. These learning environments provide students the opportunity to actively participate in learning through hands-on activities and creating projects that demonstrate mastery of the CSS or NGSS. Where available, existing rooms can be repurposed, for example, to become STEM (Science, Technology, Engineering, or Math), music, drama, robotics rooms, art classrooms or specific science focused labs. The goal of these learning environments is for students to have a place in

which they collaborate with others to identify problems, create solutions for the problems, and then construct projects related to the standards they are learning. Some of the schools have a science lab and music room while others need these facilities.

The District desires classrooms at its schools that support students in learning the CSS and NGSS by providing learning environments that foster creativity, problem solving, communication and collaboration. These environments need to provide the flexibility and mobility required for learning environments to promote 21st Century instructional strategies such as collaboration, creativity, communications, and problem solving. The District has built new classrooms at Pinetree and Sulphur Springs that have 21st Century amenities and desires for those classrooms to be the standard for the District. Each of the schools has a new 12 classroom building that has approximately 2,640 square feet of collaboration space between the classrooms. Each classroom has a glass door that opens into the collaboration space. This area has flexible soft seating and moveable tables and chairs that encourage students to work together in groups. These 21st Century improvements need to be expanded to classrooms at all schools to provide equity in classroom environments for all teachers to have the tools to provide the instructional shifts necessary to affect the implementation of the standards aligned curriculum and improve the instructional core in the classroom which is the educational focus of the District. When used to the fullest potential, the provision of 21st Century Learning Environments provide a setting for teachers to become the facilitators of learning, guiding students to learning mastery and providing opportunities for students to engage with other students in projects that require application of knowledge and skills, seek out answers to questions and problems, and create projects that demonstrate mastery of the standards thereby becoming masters of their own learning.

All students in the District have one-to-one devices while teachers use laptops. The District does not use computer labs. The District desires to have additional wireless options for integration of a digital environment with modern teaching methods that can be utilized with existing educational programs, increasing teacher and program flexibility.

In the modern classroom, digital technology can be leveraged in two complementary ways: first, by fitting rooms with interactive digital displays (and the technology required to connect them to the Internet and to local networks); and second, by providing students and teachers with devices that communicate wirelessly with those displays. The desire is to provide the teacher with greater flexibility and choice in providing students with visual examples, virtual field trips, interactive lessons, and engaging curriculum. To be most effective, however, efforts must be made to supply the furniture, fixtures, and equipment within the existing classroom to best support these efforts.

Recent state mandates and requirements to the educational program are also impacting the District's programs and facility's needs. The state has elected to further expand TK enrollment at public schools by allowing all four-year-old children to attend TK by 2025-26 school year. It is also allowing districts to phase their implementation over a three-year period for five-year-old children born after September 2 to enroll in TK classrooms. The implementation of the program begins with students eligible for enrollment when

they turn five between September 2 and February 2 of the 2022-23 school year, turn five by April 2 for 2023-24 and turn five by June 2 for 2024-25.

The State's goal is to expand and enhance the educational experience, increase equity in children's opportunities and learning outcomes, address bias, and promote equitable opportunities for early learners to sustain and accelerate the improved childhood outcomes associated with high-quality, early learning experiences. Collectively, this will require all districts to add a full new grade level to their staff and facilities programs at each school to comply. Therefore, educational specifications for these classroom facilities must be created or updated to meet this need and to preserve the District's vision for all students and grades to engage in 21st Century Learning Environments.

The District will fully implement TK across the District. While some of the TK classrooms meet the States Title 5 TK/K requirement, many do not. Many TK students are currently housed in general purpose rooms that do not meet this standard. The District would like to provide classrooms that meet the Title 5 TK/K standard wherever possible while accommodating a student's school of residency where possible.

The State's specifications for the new construction and funding of TK classrooms require a 1,350 square foot classroom that meets Title 5 requirements, including a teacher prep area, storage, and age-appropriate furniture, fixtures, equipment, and bathroom facilities. Similar square footage and appropriate occupancy requirements apply to K and Special Day Class (SDC) Extensive Support Needs (ESN). In anticipation of the expansion of the TK grade level at some point, all such new and reconstructed facilities should be designed and built by the District as "kinder-flex" facilities capable of meeting the Title 5 requirements for TK, K, and SDC ESN classrooms to meet the current and their future use in anticipation of fluctuations in enrollment and program needs at the beginning and over time. These classrooms can further be designed to accommodate 21st Century Learning Environments. In addition, Title 22 requirements for housing of pre-school children, as currently desired by the state, can also be designed as "kinder-flex" facilities at a student's school of residency or, if clustering is required, as part of Early Childhood Development Centers (ECDC) at select locations within the District allowing for a continuum of use should specific program requirements fluctuate over time.

As the State moves to implement full day preschool, the District has elected to operate preschool programs directly. The District operates both State Preschool programs and Special Education Preschool programs at various schools. The desire of the District is to place the preschools at school sites in the District. Once again, the District's preschool facilities will need to comply with Title 5 and Title 22 requirements.

The District provides special education programs to students coming from surrounding districts to enroll in Sulphur Springs for these programs. Currently, the special education program is offered at all schools except for Golden Oak. All the schools have a motor room; Leona Cox and Sulphur Springs each have two motor rooms (one for fine motor and one for large motor). All schools have SDC M/M except Golden Oak and Valley View. The SDC ESN programs are housed at Canyon Springs, Leona Cox, Pinetree, Sulphur Springs and Valley View.

Per State requirements, students in regional or SDC ESN programs are to be housed in classrooms that meet the needs of their handicapping condition. For example, students in the regional program for medically fragile students with multiple disabilities require ambulatory equipment or other sources of support that may require extra classroom space. The District also has 13 SDC ESN classrooms for students who may need a larger learning area as well as a restroom that is accessible from the classroom.

The District has found it optimal for the SDC ESN program to be in clusters at select schools and to aggregate children of various grade levels into one or more classrooms. This provides a continuum of services for students with disabilities through their elementary school years. The kinder/flex classrooms previously discussed are designed to meet the housing needs of the SDC ESN student program, giving the District maximum flexibility in the use of classroom space for educational programs that have unique needs.

As further discussed later in this report, the District has constructed 13 permanent Title 5 classrooms throughout the District. At this time, 45 Title 5 classrooms are required to house the current TK/K enrollment, requiring approximately 32 additional Title 5 TK/K classrooms to be made available to fully house the current TK/K enrollment. The District has some TK/K classroom space available, but substantial additional Title 5 facilities will be required to properly house all TK/K students. The District may elect to place TK/K students in general purpose classrooms if there are not enough Title 5 TK/K classrooms available.

For the District, 21st Century Learning Environments must be integrated with the State requirements for specific school facilities as defined by the California Department of Education (CDE). They must also be integrated into a District's educational programs and desires to expand its opportunities and to eliminate its deficiencies in existing facilities. The following addresses these issues in terms of opportunities to achieve these goals and methods to address the shortfalls for improved educational program and facility options. These requirements have been incorporated into the District's educational specifications which are presented later in this section to be utilized in the transformation of the District and as corollaries in the implementation of 21st Century Learning Environments.

2.5 21ST CENTURY LEARNING ENVIRONMENTS

A learning environment geared for modern learning and rigorous instructional methods requires thoughtful consideration for the features and amenities in that environment. CFW has assembled a trademarked assembly of 21st Century Learning Environments to be used in conjunction with CSS and NGSS which has been adopted by districts in the design and construction of modern school facilities. It focuses on the integration of a digital environment with modern teaching methods that can be utilized with existing educational programs. The following is a summary description of 21st Century Learning Environments available for consideration in meeting the design and construction of the District's options for its schools, including classrooms, media/learning centers, administrative and support spaces, and multipurpose rooms. All these facilities have been approved by the Office of Public-School Construction (OPSC) for state grants, the California Department of Education (CDE) for compliance with state requirements, and the Department of the State Architect (DSA) for building code compliance. In addition,

these standards have been incorporated into the construction drawings of multiple firms throughout the state.

For improvements to existing facilities, a finer distinction is required to adequately interpret the proposed level of recommended 21st Century Learning Environment improvements. For this purpose and as used in the following sections, there are three main types of 21st Century Learning Environment improvements to existing or repurposed facilities: 1) upgrades to a 21st Century facility, 2) modernization to become a 21st Century facility, and 3) new construction or retrofitting of an existing space into a 21st Century facility. The upgraded 21st Century facility is generally in good condition and needs only upgrades of furniture, fixtures, and equipment to provide students or teacher/staff with mobile, flexible learning environments that have high technology capacity. The modernized 21st Century facility is generally older and needs upgrades for furniture, fixtures and equipment, new technology and additional improvements, or changes to the physical support systems to the facility such as roofing, HVAC, or electrical systems. The newly constructed or retrofitted 21st Century facility requires all new construction or retrofitting of an existing area that might require moving of walls, changes to windows, and redesign of structural elements. These elements also recognize the built environment of existing schools and the need to adapt accordingly in the implementation of recommended 21st Century Learning Environment improvements to such spaces. Often in elementary schools, art labs, STEM labs, digital labs are in a 960 square foot room rather than a 1,200 square foot room.

2.5.1. Classroom Furniture, Fixtures and Equipment (FF&E)

The functionality of a classroom space is heavily dependent on its furnishings and equipment and the integration of their use in meeting educational objectives for a particular use or grade level. The following are descriptions of the 21st Century Learning Environment specifications for furniture, fixtures and equipment for classrooms and similar learning environments.

Flexible Space and Adaptable Furnishings: Flexible space and adaptable furnishings are two of the keys that unlock the full potential of the classroom in the 21st century. Flexible rooms are designed to be as open as possible, so that the furniture inside can be configured for different purposes as needed, including arrangement for small groups, a class activity, or in traditional rows and columns for when students are testing. An open-plan room requires flexible furniture to be able to achieve this simply and efficiently. The arrangement of adaptable furniture lends itself to the creation of small learning communities within classrooms or whole group instruction within a matter of minutes. Students can read, write, design, create, or discuss in a variety of arrangements, all of which can be reconfigured at the instructor's discretion.

Desks, Tables and Seating: In recent years, advances have been made in the ergonomic quality, build quality, flexibility, and sustainability of classroom furniture. From student desks and chairs to modular soft seating and collaborative tables for small groups, the innovation in the industrial design of furniture has made configuring classrooms for almost any purpose easier than ever. Lightweight, durable, foldable, stackable, and adjustable, the new generation of desks, seating, and teaching stations is a key element of the model 21st Century Learning Environment. Student desks and chairs are easily moveable and provided

at a size appropriate for TK through sixth grade age students. Both the desks and chairs have casters that can be locked to provide easy movement and flexibility. Desks and seating can be adjusted to accommodate State or local classroom loading standards.

Tack Boards and Markerboards: There is a need for some wall spaces throughout the room that may be utilized by the instructor to pin student work, learning concepts, and other materials to the wall. Tack boards are preferably placed at age-appropriate level height to provide maximum utility to available wall space. A typical wall panel may be 4 feet in height by 8 feet in width or vice-versa and be interspersed with similarly sized wall panels that provide a writable surface.

Multiple write-erase surfaces are found on walls throughout the room, preferably at appropriate application heights to maximize space for drawing, writing, or similar activities. Maximum flexibility of such surfaces is available on each of the four walls of the room. Markerboards should also be magnetic to allow materials (papers posters, etc.) to be magnetically “pinned” to the surface. Markerboards should encompass approximately 45 percent of the total wall space in a general purpose classroom.

High-Definition Displays: In the modern classroom, digital technology can be leveraged in two complementary ways: first, by fitting rooms with interactive digital displays (and the technology required to connect them to the Internet and to local networks); and second, by providing students and teachers with devices that communicate wirelessly with those displays.

For each classroom, two flat-screen displays (one SMART board and one monitor) measuring at least 60 inches diagonally are found to provide easy visual access from any place in the classroom or to provide the ability to have students in three different groups receive three different sets of content for smaller group instruction. In student resource centers or school libraries, a substitution of one 100” high-definition display monitor is usually used to present one set of information to the entire group. All displays should have at least three HDMI inputs and built-in Wi-Fi equipment or an attached accessory device that enables Wi-Fi access so that the teacher can use multiple kinds of equipment (handheld device, computer, DVD player, etc.) on each monitor.

Monitors are mounted to the wall by way of adjustable hydraulic brackets. The bottom edge of the display should be about six feet above the floor, but the adjustable mounting bracket will permit the display to be repositioned—e.g., to extend the display out from the wall and lowered approximately two or three feet to table height for better use by students and teachers.

Each room is equipped with a handheld video/audio source selection switching device to allow the instructor to adjust the video or audio source fed to the displays. As an option, audio enhancing equipment may be added independently to further enhance the oral communication from the instructor to students, where needed. The same image may be fed to all displays in a room, or a different image can be fed to each display. Additionally, the instructor will be able to control the source of the feed from the switch. For example, sources may include laptops or tablets used by students or teachers, DVD players, media streaming devices (e.g., Apple TV), document cameras, and digital microscopes. This feature allows the teacher to provide an unlimited amount of information to students providing students with visual examples, virtual field trips, interactive lessons, and engaging curriculum.

2.5.2. General purpose Classrooms

Under state standards and proposed District 21st Century Learning Environment specifications, general-purpose classrooms must be 960 square feet or more and provide the space in which students study and learn the CSS in core subject areas such as English language arts, math, social studies, and enrichment courses. Figure 1 depicts a sample general purpose classroom floor plan designed to meet state standards and proposed 21st Century Learning Environment specifications. These standards can be applied to permanent facilities built in place, modular buildings brought and erected on site, or portable classrooms. 21st Century specifications for classroom furniture, fixtures and equipment outlined above, including wireless connectivity, high-definition display monitors, sliding markerboards, and alcoves to store movable furniture are accommodated within these facilities.

Each classroom has markerboards on two walls. Markerboards should be magnetic and support removable adhesive materials to allow instructors to attach student exemplars where needed for instruction. These surfaces are designed to accept hand removable adhesive materials. On walls without markerboards, mineral fiber core tackable panels may be installed to maximize presentation space and help modulate acoustic reverberation. Age appropriate modern and flexible classroom furnishings in the form of modular tables and ergonomic chairs are available to be easily reconfigured as needed to accommodate alternate teaching configurations, content or smaller or joint use areas. The classroom includes a teaching station and a multimedia presentation shuttle so that the teacher can maneuver easily around the room. Broadband-connected high-definition displays are attached to hydraulic wall mounts which allow easy adjustment of the displays' viewing angle and height to allow students to view content from any point in the room. Media interface devices, students, and teachers can project content from a computer or mobile device to the mounted displays as needed.

Figure 1: Sample General purpose Floor Plan



2.5.3. Preschool Classrooms

In order to meet State licensing requirements, a preschool facility must be Title 5 compliant, provide a minimum of 1,350 square feet, and conform to Title 22 of the California Code of Regulations. Title 22 outdoor requirements include: 75 square feet per child of outdoor activity area based on the total licensed capacity that is easily and safely accessible to children, a shaded rest area with equipment and activities arranged so as not to interfere with each other, and a four-foot fence enclosing the outdoor area. Indoors, a minimum of 35 square feet per child of activity space must be available based on the total licensed capacity with individual storage space for each child, a restroom facility for every 15 children, and a separate restroom facility for teachers, staff, or ill children. A drinking fountain must also be installed inside and outside for child use. These standards are to be integrated within in the proposed specifications of Title 5 classrooms with 21st Century Learning Environments for TK/K facilities, expanding the potential use of “flex-classrooms” district wide to better accommodate fluctuations in program and enrollment requirements over time. Figure 2 below provides a sample preschool floor plan. This classroom will allow for the preschool facility to meet licensing requirements for up to 30 students.

The classroom area is a large open space that has different student learning centers to include art activities, dress up and “make believe”, early childhood kitchens, and a building area. The storage is flexible and mobile with one specific storage unit to contain cubbies for each individual child. There are age-appropriate student tables and chairs that are used for classroom activities as well as eating. The tables are mobile and can be moved to provide large open areas as needed. A sink is accessible to the classroom for cleaning up after learning activities as well as hand washing. The restroom is accessible from the main classroom and is divided into two components: a private toilet and a common sink area for hand washing. There is an additional bathroom that is used for staff and for sick children that is located near the work/storage room. In the work/storage room one wall of counter space with a sink is provided for clean up after snacks or meals or from required learning activities. There are storage shelves on the other walls of the storage room.

The outside play area is accessible from the main classroom and is designed to provide supervision. A four-foot fence separates the playground from other areas of the school, has a drinking fountain, age-appropriate play structure, and shade. The playground is designed to provide a variety of activities for the development of large motor skills with associated impact resistant surfaces where elevated play structures are located.

To provide maximum flexibility, preschool classrooms have multiple markerboards that are magnetic and support removable adhesive materials to allow instructors to attach student exemplars where needed for instruction. These surfaces are designed to accept hand removable adhesive materials. On walls without markerboards, mineral fiber core tackable panels are installed to maximize presentation space and help modulate acoustic reverberation. The classroom includes a multimedia presentation shuttle so that the teacher can maneuver easily around the room. Broadband-connected high-definition displays are attached to hydraulic wall mounts which allow easy adjustment of the displays’ viewing angle and height

to allow students to view content from any point in the room. Media interface devices, students, and teachers can project content from a computer or mobile device to the mounted displays as needed.

Figure 2: Sample Preschool Floor Plan



2.5.4. Transitional Kindergarten/Kindergarten Classrooms (TK/K)

Under State standards and proposed District 21st Century Learning Environment specifications, TK/K classroom must incorporate Title 5 mandates of not less than 1,350 square feet, including required in-classroom restrooms, storage, teacher preparation areas, and wet and dry facilities. The restrooms are self-contained within the classroom, with access from the play area, if possible, and are designed to allow for supervision from all areas of the classroom and play yards. It is divided into two components: a private toilet and a common sink area for washing their hands. A fenced play yard is designed to provide a variety of activities for the development of large motor skills with associated impact resistant surfaces where elevated play structures may be located. There is a sink that is needed for science and art projects and for washing hands prior to lunch that is independent of the restroom facility. Mobile bookshelves are provided for the storing of manipulatives, small books, and group activity supplies. There are also “cubbies” for the students to store their coats, backpacks, and other treasures. Tables, if desired, are 2 feet by 4 feet, can be arranged into various configurations, and collapsible into storage areas to support additional group space when needed for classroom activities. Seating is stackable and provided at a size appropriate for TK/K aged students.

Figure 3: Sample Transitional Kindergarten/Kindergarten Classrooms (TK/K) Floor Plan



Like general purpose classrooms, TK/K classrooms have markerboards on two walls. Markerboards should be magnetic and support removable adhesive materials to allow instructors to attach student exemplars where needed for instruction. These surfaces are designed to accept hand removable adhesive materials. Markerboards should also be magnetic and support removable adhesive materials to allow instructors to attach student exemplars where needed for instruction. On walls without markerboards, mineral fiber core tackable panels may be installed to maximize presentation space and help modulate acoustic reverberation. The classroom includes a teaching station and a multimedia presentation shuttle so that the teacher can maneuver easily around the room. Broadband-connected high-definition displays are attached to hydraulic wall mounts which allow easy adjustment of the displays' viewing angle and height to allow students to view content from any point in the room. Media interface devices, students, and teachers can project content from a computer or mobile device to the mounted displays as needed.

2.5.5. Early Childhood Development Centers (ECDC)

Early Childhood Development Centers are designed to meet the needs of very young children enrolled in the District and usually are four or more classrooms. The facilities are designed and built to meet State Title 5 and District 21st Century Learning Environment specification for TK/K classrooms as well as the Title 22 licensing requirements for preschool classrooms. They may also be built to support SDC ESN specifications. To the extent possible, the classrooms are grouped around an early childhood playground which is fenced and shared by all the children. Additional exterior storage space is provided to house outdoor play or group materials with a readily accessible hose bib to wash off equipment or materials on an established schedule. Student drop-off and pick-up are usually segregated from other parking activity at the site and is located near the ECDC to facilitate parents bringing and picking up their children.

Figure 4: Sample Early Childhood Development Centers (ECDC) Floor Plan



These centers are generally built to meet the developmental and educational needs of three- to five-year-old children as established for Preschool and TK/K facilities, especially when there are space constraints at their school of residence to house very young learners. When children matriculate to kindergarten or first grade, they leave the ECDC and go to attend their school of residence, where possible. School sites with sufficient land area or excess Title 5 facilities can be designated as an ECDC center or they may be built free standing or repurposed from prior excess school facilities, if needed. Normally, they operate independent of the school site administration with their own director who seeks to maximize the staff and program cohesion, collaboration, creativity, and communication.

2.5.6. Special Education – Mild/Moderate and Extensive Support Needs

The District has two categories of Special Day Class (SDC) programs: 1) SDC M/M programs, and 2) SDC ESN programs. Students in these programs are mainstreamed per their Individual Education Plan (IEP). The District has one or more Mild to Moderate SDC M/M classrooms at seven school sites, and one or more SDC ESN classrooms at five school sites. Only one school site does not have any SDC classrooms.

The District will continue to provide services for SDC ESN students that meet State standards and district specifications. The State standard for a classroom for students with SDC ESN requires space that meets the needs of their handicapping condition and the required educational instructional materials necessary for the students. This includes a minimum classroom of 1,100 square feet with an adjoining toilet and shower (100 square feet) and changing room (100 square feet). The District's educational specifications provide 21st Century improvements with mobile, flexible furnishings that meet the needs of the handicapping conditions of the students, wireless connectivity throughout the room and a wall mounted monitor for visual presentations and activities. There are various types of student desks and/or tables and chairs in the classroom to meet the specific needs of the students. For example, some students are in

wheelchairs and need a desk that accommodates a wheelchair. In the classroom, there is specific equipment needed to aid student mobility and to provide for students learning independent living skills such as cooking, cleaning, laundry, hygiene, and dressing. In some classrooms, there will be specific medical equipment needed to support the student's medical condition and the required electricity for this equipment. Classroom computers are provided along one wall with learning assisted software to meet the special needs of students. The computers will be on mobile workstations, however, there will be electrical outlets and connectivity along the wall.

Children in a SDC ESN program need a classroom that is comparable to the general education classroom specifications at the school. It is important that this classroom has the same type of furniture and amenities as the general purpose classroom so that the students feel they are a part of the school and have the same classroom options as other students. The State standard for classrooms for the mild to moderate students is 960 square feet. There are two monitors on the walls, markerboards on at least two of the walls, Wi-Fi connectivity throughout the room. The furniture is mobile and flexible to allow for different room configurations and to provide individual student workstations as well as small group instruction.

**Figure 5: Sample Special Education –
Mild/Moderate and Extensive Support Needs Classrooms Floor Plan**



2.5.7. Professional Support Spaces (Speech, Psychology, RSP & OT)

The District offers the full range of support programs to students who have additional learning needs and can benefit from additional services. These programs include speech and language services, psychological services, and a Resource Specialist Program (RSP) with every school expected to provide comparable speech, psychologist, and RSP rooms. The proposed specification calls for Speech Rooms to be 200 square feet as the speech language pathologist generally works with small groups ranging from one to six students. Similar specifications for a psychologist office are proposed at 150 square feet to generally accommodate meetings with one or two students at a time and to use for individual student testing. In addition, each school also needs an office for a counselor and a flex office of 150 square feet for itinerant

The District embraces the push-in model for the RSP program with the RSP teacher working with the general education teacher to provide instructional strategies within the general education classroom. There are times, however, when the RSP teacher works with small groups of students on a pull-out basis which calls for a specification for one room of 480 square feet to meet this need. The State requires 480 square feet if 9-28 students are on the RSP caseload. The room has 21st Century improvements including mobile, flexible furnishings, mobile single student desks and chairs that can be reconfigured into small group instruction or individual instruction as needed, markerboard on one wall, a monitor on the wall, and wireless connectivity.

Figure 6: Sample Resource Specialist Program Floor Plan



The state standard for a Learning Center (formally a Library Media Center) is quite dated and focused on a more analog approach to a static repository space of knowledge. It requires the size of the library to be proportional to the maximum planned school enrollment but not less than 960 square feet. It should provide security for technology and media equipment, contain space and capability for computer terminals for students to use for research and report writing, and be designed for open and closed-circuit television. It must have a dedicated phone line, electrical outlets for stand-alone computers, and conduit connecting all instructional areas.

The proposed 21st Century Learning Environment specifications build upon the State standards by providing 21st Century amenities that create an open and inviting area that can accommodate both large and small groups designed to encourage students to want to seek information and collaborate with others. The main area is proposed to be 1,200 square feet with an open design that can have its element components arranged in a variety of ways to meet differing uses of the space. Where feasible, there are two or three breakout rooms of approximately 150 square feet each in newly created areas in which students can work in small groups or with a teacher or at least two breakout rooms in renovated or limited space. The furniture is inviting, comfortable, moveable, and flexible so that the space is easily reconfigured to meet the needs of the various groups using the space. Books are on bookshelves around the perimeter of the room and on sturdy moveable shelves. There is wireless internet connectivity throughout. There is a variety of furniture so that different kinds of arrangements are possible and different kinds of uses of the space are encouraged. A large 85-inch flat-screen display is mounted on one wall for group activity use with furniture that can be arranged to support the lesson plan of the day.

Figure 7: Sample Library Media Center Floor Plan



Learning Centers can also feature attached maker's spaces of approximately 480 square feet that can support spaces for hands-on projects and small group study rooms where appropriate. These rooms can be set up to support investigations of curriculum projects shared by grade levels such as science projects (e.g., insect studies, leaf collections, vulcanism, etc.) or special library sponsored events or video field trips (e.g., national parks, seal herds, sea exploration, etc.) The design and furnishings provide settings that inspire students to actively pursue knowledge and create their own experiences and are a focal point of dynamic 21st Century learning, which supports the District's educational programs.

Learning Centers are structured as a hub for students to be empowered with 21st Century skills referred to as the four C's – critical thinking, communication, collaboration, and creativity skills. The Learning

Centers are considered an extension of the classroom, a place where utilizing an integrated approach, innovative practices and effective strategies can empower students to learn, think critically, communicate effectively, work collaboratively with peers, and become creative in their approach to analyze information and solve problems.

2.5.9 Intervention Rooms

There are no state standards for an Intervention Room. This room is used in a variety of different ways depending on the interventions being taught. Often these rooms are used for programs that pull-out students from their general education program to come into the room for extra help with English Language Development (ELD), English language arts or math. The students sit at tables in groups and work with a reading or math specialist. Often, two or three specialists share the room and work with different groups of students at the same time. The intervention room is usually the same size as a classroom, 960 square feet, and is divided into small areas by mobile storage units, not walls. The mobile storage units also serve to store instructional curriculum and equipment and may be stored in alcoves with movable markerboards. It is important that the classroom space is open so that it can be configured differently as the intervention needs change for the students. In each of the two small learning areas have mobile table, six age-appropriate student chairs and a teacher chair and desk. These rooms have 21st Century mobile furniture and fixtures, including up to two monitors, where possible, and two markerboards on different walls with wireless connectivity throughout the room. Intervention rooms are to be provided at all school sites.

2.5.10 Music Rooms

The Music Room is designed as an open space to accommodate different music programs the school might offer. There are acoustical panels on the walls and ceiling as needed to meet the acoustical needs of the room and to minimize disruption to adjoining classrooms. The room is approximately 1,200 square feet of large open space with approximately 150 square feet of attached storage with specific storage units for the kinds of instruments or FF&E students are using in the program. Specific ergonomic chairs are used to support the intended program (e.g., Band, Choir, etc.). Students sit in such chairs and use music stands when practicing or playing their instruments or for choir practice. There are fold-up tables in the room for students to use when doing seat work such as music theory. These tables can be folded-up and placed against a wall when band, orchestra or choir are practicing. There is a large SMART board at the front of the room so that students can view a video of an exemplary performance, view their own performance to use as feedback for improved technique, or for the teacher to demonstrate specific techniques or instruction. Markerboards are limited to the front of the room. The lab has wireless connectivity and mobile storage unit, teacher chair and movable workstation. The music room is designed to accommodate band, orchestra, and choir programs as well as music theory classes.

Figure 8: Sample Music Room Floor Plan



2.5.11 Science Labs

Science labs provide a space for students to engage in science experiments that require multiple pieces of equipment, specialized equipment, or messy speciesism that may be dissected or examined. The 21st Century Learning Environment science lab specifications and state standards require 1,200 square feet of open space, equipped with Wi-Fi connectivity, mobile group science tables with chemical resistant tops, and stools and workstations that can be moved as needed to support the instructional needs of the day. A mobile demonstration table is provided to the teacher for instruction or to provide demonstrations to all or a select group of students. Storage and work areas are to be used as described and specified below.

The science lab provides a learning environment for students to actively engage with science and perform science experiments, to observe and investigate, both physically as well as digitally. Students have space in which to record their observations and investigations into the wonders of science. Most often, they work in groups of four to six students. Sometimes, when a lesson is being introduced by the teacher, the students are watching a large flat-screen display that is mounted on the wall near their group. The displays all show a live image from the instructor's table, where, for example, the instructor is pointing out the equipment that will be used in an upcoming lab activity. At other times, the student groups are working on different science curriculum: some looking up information on their hand-held device, others assembling a lab experiment or a model. Students project onto the monitor near their work group information, pictures, or videos they have found on the internet to support their research or curriculum they are learning. At other times, they watch as the teacher projects onto the monitor information necessary for the curriculum they are studying. With a remote control and digital camera, the instructor can adjust the zoom on a detail for all students to see how to correctly carry out experiments or other directions.

Students sit at science tables with chemical resistant tops. Seating is height-adjustable and, if possible, stackable, and is either provided as a chair or lab stool. The teacher has a mobile demonstration table that allows it to be moved as needed. Standard science lab safety fixtures are also provided including a fume hood, and eye wash station. There are two monitors with WIFI accessibility that are at least 60 inches diagonally and are mounted on reliable adjustable arms that provide the option of extending the display out from the wall one to two feet and thus permitting the display to pivot to the left or right for an approximate turning angle of 45-90 degrees. There are markerboards on multiple walls that allow for additional student work and collaboration areas.

A water supply is required as a component of lab work, as well as drain access for the disposal of safe liquids during lab cleanup. In order to minimize queuing by students, a trough sink with multiple faucets is provided. Casework above the sink is eliminated in favor of a water-resistant backsplash. An open shelf should be placed above the sink for students to place lab items on prior to rinsing or filling them with water.

There is one wall of built-in storage with a combination of tall storage and counter height storage. There is a lockable storage room of 100 square feet for every 1,200 square foot science lab with shelves for the equipment and supplies. Markerboards are available on most walls. On one wall, a long trough sink with six faucets for student use to clean science equipment at the conclusion of an experiment is provided. Standard fixtures required for safety, including a mobile fume hood, and an eye wash station are also in the room. Sufficient open floor space is needed to allow a cart to be rolled into the room, loaded with supplies by the instructor, and then rolled back out into the classroom for student instructional use.

Figure 9: Sample Science Lab Floor Plan



SECTION 3

DISTRICT SCHOOL SITES AND CAPACITY

This section provides an overview and background on available school sites within the District and student housing capacity. Enrollment impacts a district’s capacity to house students and inform local policy decisions for school site specifications, classroom loading standards, and required resources. School site enrollment, capacity, and age of facilities serve as a basis for determining the level of eligibility for State funding assistance when establishing the level of need for additional or modernized school facility improvements. The estimated capacity of a district to house its students is provided by comparing the total student enrollment with the number of classrooms available at each school site based on the standards used to load or populate classrooms.

3.1 DISTRICT OVERVIEW

The Sulphur Springs Union School District (District) was formed in 1872 and is located in northern Los Angeles County. Covering approximately 75 square miles, the District serves a portion of the City of Santa Clarita as well as certain unincorporated areas of the County including a major portion of the community of Canyon Country and part of the community of Newhall. The District operates TK/K through grade 6 educational program across 9 school sites with preschool programs offered at select schools. Table 3 provides a listing of the District’s existing schools by site. The District had a total enrollment of 5,296 students (enrollment data not certified and includes the preschool enrollment) for the FY2023-24 school year across its 9 schools. The District’s permanent school facilities have been built over different generations and reflect the design principles and standards of their time. Many of the District’s schools have added new classroom facilities and/or have been reconstructed or modernized. The District received State modernization grant funding in 1999, 2003, 2005, and 2006 for improvements across six school sites.

Table 3: Existing School Sites

School	2023-24 Enrollment ¹	Site Acreage	Year Built ²	Last Modernized ³
1 Canyon Springs	498	9.01	1964, 1993	2005
2 Fair Oaks Ranch	856	10.29	2003	
3 Golden Oak	537	8.00	2006	
4 Leona Cox	480	7.05	1964, 2002	2003
5 Mint Canyon	491	12.60	1962	2005
6 Mitchell	591	10.38	1969	1999
7 Pinetree	688	10.46	1987, 2020	
8 Sulphur Springs	599	11.65	1940, 1958, 1993, 2020	2005
9 Valley View	556	13.58	1966, 2014	2006
Total Grade TK-6	5,296			

Notes:

1. 2023-24 enrollment is not certified and includes preschool enrollment

2. Includes Division of State Architect approval dates

3. Includes dates of when last modernization funding received from the State

3.2 SCHOOL CAPACITY

The capacity of a district to house its students is determined by comparing the total student enrollment with the number of classrooms available at each school site based on the facility standards and specifications used to load or populate those classrooms. This information is used to evaluate the availability, timing and need for additional school facilities to be constructed, modernized, or repurposed to house pupils effectively and efficiently.

There are two broad categories of loading standards to consider. The first is State standards and the second is local standards. State standards do not count portable classrooms as being available on a permanent basis to house students and are used by state agencies to evaluate the design, construction, and joint funding of facilities, where applicable. Local standards assume permanent and portable classrooms are available to house students. Under the proposed facilities improvement program and specifications for school facilities, all students are intended to be housed in permanent classrooms that meet state standards and maximize the use of state funding with any remaining portable classrooms to be removed as soon as permanent facilities are made available. Portable classrooms that are located in the area of the proposed new facilities will also be removed. These specifications also establish the number and type of classrooms to be provided in support of the educational program at each site by grade configuration.

State standards utilize a uniform loading standard across grades to determine school capacities for the purpose of designing, constructing, modernizing, or funding school facilities. For elementary grades, the State standard is 25 students for each permanently constructed classroom. Physical education and core facilities are not included in this calculation, nor does the State generally consider portable classrooms as being available to permanently house students. When a school has a greater number of students than what the State deems that school can house (the State loading standard multiplied by the number of

permanent classrooms), the State considers the remaining students as “unhoused” and in need of additional facilities.

Table 4 illustrates the need for additional Title 5 TK/K classrooms to house the additional TK students that will now be enrolling in the District. The District currently has 12 permanent Title 5 TK/K classrooms. However, based on the enrollment of TK/K students in the FY2023-24, a total of 45 Title 5 TK/K classrooms are needed. To fully house all TK/K students in classrooms that meet the Title 5 standard, an additional 33 Title 5 classrooms are needed.

Table 4: District Total TK/K Classrooms Needed

School	2023-24 Total Enroll	2023-24 TK/K Enroll	Title 5 Needed	Title 5 Have	Title 5 Delta
Canyon Springs	498	94	4	2	2
Fair Oaks Ranch	856	136	6	0	6
Golden Oak	537	98	5	1	4
Leona Cox	480	95	5	2	3
Mint Canyon	491	91	4	0	4
Mitchell	591	109	6	3	3
Pinetree	688	130	6	2	4
Sulphur Springs	599	109	5	2	3
Valley View	556	82	4	0	4
District Totals	5296	944	45	12	33

Table 5 presents an analysis of the District’s existing capacity to house students in permanent classrooms based on State loading standards, current enrollment, and district educational specifications. As presented, the District has approximately 262 permanent classrooms over 9 school sites. Specifications for the number, type and use of classrooms are provided pursuant to the specifications proposed in Section 1 of this report. It does not take into consideration, however, the further equipping, furnishing or spatial requirements that would allow a room to function as intended. It is merely meant to be a room count. In addition to general purpose classrooms, the analysis takes into consideration the need to house students in designated specialty classrooms for special education, music, science, and intervention rooms in support of the District’s educational program. As shown in the table below, the District requires 295 classrooms to support its educational programs plus 17 classrooms for support programs, for a total need of 312 classrooms. The District has a total of 262 permanent classrooms which is not enough permanent classrooms capacity to house all the students and programs so it must rely on portable classrooms to meet the shortfall. In addition, there are several new housing developments in the District with anticipated growth in student enrollment.

Table 5: District Total Classrooms Needed

			Classrooms (CRs) Needed								
School	2023-24 Enroll	Total Perm. CRs	General Purpose	Special Education	Music	Science	Intervention	TK/K	Total	Total Support CRs	Total CRs Required
1 Canyon Springs	498	21	17	5	1	1	1	4	29	3	32
2 Fair Oaks Ranch	856	30	29	4	1	1	0	6	41	1	42
3 Golden Oak	537	23	18	1	1	1	1	5	27	1	28
4 Leona H. Cox	480	29	14	8	1	1	1	5	30	3	33
5 Mint Canyon	491	25	16	4	1	1	1	4	27	3	30
6 Mitchell	591	28	20	4	1	1	1	6	33	1	34
7 Pinetree	688	32	21	8	1	1	1	6	38	0	38
8 Sulphur Springs	599	37	20	10	1	1	1	5	38	0	38
9 Valley View	556	37	19	6	1	1	1	4	32	5	37
Total	5,296	262	174	50	9	9	8	45	295	17	312

Notes:

1. 2023-24 enrollment is not certified
2. Total proposed classrooms are based on enrollment at each school site

Sources: Sulphur Springs Union School District, CFW

SECTION 4

SITE REVIEWS

The District has directed CFW to assess the general condition of facilities, their ability to meet the current and envisioned educational program and the need for improvements to be made to house and educate its students. In preparation, the review has taken into consideration the District's educational program, State, and local requirements for housing its students, and a set of proposed educational specifications by which to evaluate existing facilities and plan for future improvements. An assessment of existing facilities and capacity to house students in permanent and portable classrooms has also been undertaken. There is a desire to accommodate all teaching spaces in dedicated permanent school facilities and to provide 21st Century Learning Environments throughout the District, where feasible.

On that basis, an investigation of District needs and areas of interest was conducted. Site visits to all school sites were conducted by a team of experienced engineers, planners, and school administrators in August 2023. Areas of interest included the physical conditions of classroom and support facility interiors with specific focus on how existing facilities may be improved to meet the District's goal to house its students in 21st Century Learning Environments. Discussions were held with District staff on the recent completion of facility improvements by the District, to review observations, areas of potential interest, and educational program changes under further consideration. This information was then distilled into summaries of work that may be required at each site and is provided below.

4.1 CANYON SPRINGS COMMUNITY SCHOOL

Figure 10: Canyon Springs Existing Conditions



Canyon Springs Community School is located at 19059 Vicci Street in Canyon Country, California. Originally built in 1964, the school sits on a 9.01-acre plot and serves students from preschool through sixth grade. The school had an enrollment of 498 students in the 2023-24 school year. It is bounded by Pleasantdale Street to the north, Vicci Street to the south, Walnut Springs Avenue to the west, and Plumwood Avenue to the east. The campus consists of six buildings, which include 21 permanent classrooms and 17 portable classrooms. There are also two Title 5 TK/K rooms. Additionally, the school has two parking lots located along Vicci Street, one adjacent to the administration office and the other is adjacent to the MPR and Rooms 1 through 6. Buses enter the site from the front parking lot entrance on Vicci Street and students enter the school from a gate located by the administration office. Parent drop-off occurs in the parking lot at the front of the school.

Rooms 9 and 10 serve as the school's K classrooms. Both classrooms are approximately 1,500 square feet and have an 8'0" suspended tiled ceiling with recessed lighting, and vinyl/carpet combination flooring. Each room's north wall is painted and equipped with a single markerboard and a mounted SMART board. A sink and built-in storage with both lower and upper cabinets are situated on the west wall of Room 9, and the east wall of Room 10. A flat-screen monitor display is situated on the east wall of Room 9 and the west wall of Room 10. The classrooms also share a storage room and student restrooms. To accommodate students, both classrooms are furnished with double student tables and plastic chairs with metal legs. Teachers are equipped with a desk, chair, and laptop for instructional purposes. The school was designed and built prior to the implementation of the school's transitional kindergarten program; therefore, additional classrooms must be constructed to fully implement the TK/K programs. A total of four TK/K classrooms are needed to house the current enrollment for the TK/K students. The existing TK/K classrooms lack 21st Century features such as sliding markerboards, monitor displays, and 21st Century teacher and student furnishings which are necessary for achieving a flexible, adaptable, and equitable learning environment.

The permanent classroom facilities of Canyon Springs Community School were built in a unique hexagon shape. There are typically five or six classrooms in each permanent classroom building. The classrooms maintain a uniform pentagon shape while a shared workroom is situated in the middle of the building for teachers to collaborate or store learning materials. Rooms 1 through 6 serve as third and fourth grade special day classrooms. Rooms 7, 8, and 11 serve as fifth grade, sixth grade, and speech classrooms. Classrooms 12-17 serve as first grade, second grade, and science lab spaces. Though Room 12 is the designated science lab space, it lacks the necessities a typical science lab should be equipped with—sinks, lab benches, and standard lab equipment. Rooms 20-24 also serve as fifth grade, sixth grade, and speech classrooms. Generally, the classrooms are 960 square feet and feature 8-foot-tall suspended tiled ceilings, recessed lighting, and a blend of vinyl and carpet flooring. Windows and aluminum doors with key lock features are situated on the outer walls of the classrooms while there is a door inside the classroom leading to a shared workspace for teachers. Each room is typically equipped with one or two markerboards and a mounted SMART board. Each classroom has a sink attached to built-in storage cabinets. Student furniture includes individual desks and tables paired with plastic chairs with metal legs. Additionally, teacher furniture includes a desk and chair; teachers use laptops for instructional purposes. The current classroom layouts limit the student's abilities to learn with modern 21st Century methods and tools. The school lacks 21st Century features such as sliding markerboards, multiple monitor displays, and 21st Century teacher and student furnishings throughout all classrooms. Additionally, 21st Century furnishings are lightweight, durable, and can easily be moved for classroom arrangements. These features are necessary to create flexible, adaptable, and equitable learning environments for students.

There are 17 portable classrooms on the site, Rooms 26-32 and 34-42. Two additional portable classrooms, Rooms 33 and 49 are State Preschool rooms. All portable classrooms are 960 square feet with an 8-foot suspended tiled ceiling, recessed lighting, and carpeted flooring. Additionally, the classrooms have tack panel walls and a sink. Windows and aluminum doors with key lock features doors are normally situated on the east or the west walls of the classrooms. Each room is typically equipped with one or two markerboards and a mounted SMART board. Room 36 has painted walls as opposed to tack panels and features windows on the west and east walls and does not have a SMART board. Room 40 houses the music program, Room 41 houses the art program, Room 28 houses the speech program, Room 31 houses the deaf and hard of hearing program, Room 36 houses the OT program, Rooms 32 and 37 are used by social workers, Rooms 26, 27, 29, 30, and 39 house the afterschool program, and the PTA uses Room 42. There are two generations of portable classrooms at Canyon Springs Community School; thirteen were built in the 1990s and three were built in the early 2000s. All portable classrooms at this school have exceeded the 20-year usage period.

The library at Canyon Springs Community School is located in the main building, situated behind the administration office. With a total area of approximately 1,640 square feet, the library features an 11'6" high suspended tiled ceiling, recessed lighting, and carpeted flooring. Notably, there is a markerboard on the east wall. Aluminum doors with key lock features serve as the library's entry points on the north, south, and east walls. It has traditional built-in perimeter bookstacks on each of the four walls and additional bookshelves in the middle of the space. There is a built-in circulation desk on the right-hand side of the main room. Student seating consists of circular tables and chairs made of plastic with metal legs. Learning

Center features such as mobile bookstacks, monitor displays, and 21st Century student and librarian furniture are lacking in this space. These features are needed to convert the library into a Learning Center.

The multipurpose room (MPR) at Canyon Springs Community School is approximately 3,000 square feet. The room is predominantly used as a cafeteria and assembly space. The space features an 11'10" suspended tiled ceiling, recessed lighting, and tiled flooring. Aluminum doors with key lock features are situated on the north and south walls. The room also features a permanent wooden stage equipped with a sound system. Adjacent to the stage at the back of the MPR is the kitchen, which measures 870 square feet and is attached to the MPR. The kitchen has a serving window and tiled flooring. The MPR can accommodate up to three lunch periods a day. There are rectangular foldable tables with attached chairs and self-storage to accommodate students.

The administration area at Canyon Springs Community School is strategically located in the main building adjacent to the school parking lot. Covering a total area of approximately 7,200 square feet, the administration features a 9'8" suspended tiled ceiling, recessed lighting, and tiled flooring. The east wall has an aluminum door with key lock features serving as an entrance into the lobby. There are two staff restrooms and a nurse's office with its own individual restroom. There is also a break room, conference room, workroom, and two offices, one for the principal and the other for the vice principal. The lobby also features built-in workstations for staff. Visitors gain access to the school site from the administration office. Visitors to the school enter through the administration office and check-in with the school reception. Once visitors are checked-in, access to the site is granted through exit points in the lobby.

The site has approximately 0.77 acres of blacktop play surfaces featuring four square courts, basketball courts, ball walls, tether ball courts, hopscotch. There are approximately 2 acres of grass play fields including a play structure for grades 1-6. A separate play structure for the K students is located adjacent to the designated K classroom where it is easily accessible for the K students. The school does not have an inclusive playground.

4.2 FAIR OAKS RANCH COMMUNITY SCHOOL

Figure 11: Fair Oaks Existing Conditions



Fair Oaks Ranch Community School is located at 26933 North Silverbell Lane in Santa Clarita, California. The school was constructed in 2003 and sits on a 10.29-acre lot. It serves grades from TK through sixth grade, with an enrollment of 856 students in the 2023-24 school year. The school's northern boundary is Lost Canyon Road, while its southern boundary is Cape Jasmine Road. Wren Drive marks the western boundary, and Silverbell Lane delineates the eastern boundary. The campus is comprised of seven buildings in total, including 30 permanent and 12 portable classrooms. The school parking lot extends along Cape Jasmine Road providing parking spaces at both ends of the school. Buses enter the site from the parking lot entrance on Silverbell Lane to drop students off in front of the 800 Building where students enter the school from entry gates. Parent drop-off occurs in front of the 600 and 800 Buildings where gates are opened for students to enter the school.

The 300 Building houses Rooms 301 through 307. Rooms 301, 302, and 303 house first grade while Room 304 is an SDC classroom and Room 305 is allocated for second grade. Additionally, Room 306 serves as a first-grade classroom while Room 307 is used as a science lab. Room 307 is centrally located in the building between the two rows of classrooms and features a mix of vinyl and carpet flooring, with no built-in storage options. This room does not function well as a science lab. The 400 Building houses Rooms 401 through 407. Room 401 is designated as an SDC classroom, Room 402 and 403 are not used as classrooms at this time. Rooms 403 to 406 house fifth and sixth graders. The 600 Building houses Rooms 601 through 607. Rooms 601 to 604 house fifth grade students, Rooms 605 and 606 house second grade students; Room 607 is an intervention room. The 700 Building houses the library, computer lab, and Rooms 702 through 708. Rooms 702 through 704 are the only classrooms in the building; Rooms 702 and 703 are RSP classrooms and Room 704 is empty. The 800 Building features Rooms 801 through 807. Rooms 801, 803, 805, 806, and 807 serve as the school's K classrooms. Room 802 is designated for the District nurse and Room 804 is an SDC classroom. Overall, the permanent classroom buildings, 300, 400, 600, 700, and 800, have been well maintained. The buildings maintain a consistent architectural design of two rows of three

960 square foot classrooms and one 960 square foot classroom in the middle of the two rows of classes. Generally, the classrooms feature an 8'10" suspended tiled ceiling and recessed lighting. The rooms also feature tack panel walls and a combination of vinyl and carpet flooring. Each class is typically equipped with one or two markerboards and a SMART board. Sinks with lower built-in storage cabinets are located on the same wall where the aluminum exit doors are situated. Student furniture is individual desks, rectangular tables, and double-student tables paired with plastic chairs with metal legs. Loose ceiling tiles require maintenance in Buildings 300, 600, 700, and 800. The school lacks 21st Century features such as sliding markerboards, multiple monitor displays, and 21st Century teacher and student furnishings throughout all classrooms. Additionally, 21st Century furnishings are lightweight, durable, and can easily be moved for classroom arrangements. These features are necessary to create flexible, adaptable, and equitable learning environments for students.

Portable classrooms, Rooms 501 through 510, serve as the school's third and fourth grade classrooms; they are located adjacent to the 400 and 600 Buildings. Rooms 501 and 504 through 506 are third grade classrooms while Rooms 502 and 503 are fourth grade classrooms. Built-in storage and sinks are situated on the south walls of Rooms 501 through 506. Rooms 507 through 510 house fourth grade students; Rooms 511 and 512 are not used as classrooms at this time. These classrooms have many similarities, such as 8'5" suspended tiled ceilings, recessed lighting, tack panel walls, and carpeted flooring. Each class is typically equipped with one or two markerboards and one or two mounted SMART boards. Each room also features a window on the north and south walls; aluminum doors with key lock features are on the south wall. Student furniture is comprised of individual desks and rectangular tables paired with plastic chairs with metal legs. Teachers use laptops for instructional purposes and their furniture is comprised of a desk and chair. Generally, the portable classrooms are in good condition; however, they have exceeded the 20-year usage period.

The school's library is situated near Falco's Quad and across from the multipurpose room (MPR) and is 2,385 square feet. It is in a stand-alone building. The ceiling height is 12'5" and features an inverted tiled ceiling design, track lighting, painted walls, and carpeted flooring. The north and west walls feature multi-pane windows without any coverings. Both walls also have aluminum doors with key lock features serving as entry points for students and teachers. The south wall has a wooden door with a window and a key lock leading to a storage room. Traditional perimeter built-in bookstacks are on all four walls. The librarian's furniture is built-in, and the circulation desk is located at the front of the main room. Student furniture is comprised of rectangular tables and plastic chairs with metal legs. The Learning Center features such as mobile bookstacks, monitor displays, and 21st Century student and librarian furniture are lacking in this space. These features are needed to convert the library into a Learning Center. There is a computer lab, a workroom, and four small rooms that house the psychologist, social worker, speech language pathologist, and a conference room in the 700 Building. The offices are approximately 105 square feet while the speech therapy room is approximately 300 square feet.

The multipurpose room (MPR) has a square footage of 4,320 and is utilized as both a cafeteria and an assembly space. The space features a 15'5" inverted ceiling, recessed lighting, and tiled flooring. All four walls in the MPR are painted; there is a permanent vinyl stage and sound system. The kitchen is situated at the back of the MPR and is 1,030 square feet. It is attached to the MPR and has a serving window and tiled flooring. The kitchen has stainless steel counters on the north, south, and east walls, but no cabinets.

The MPR can accommodate up to three lunch periods per day. It is furnished with mobile rectangular folded tables that have self-storage, and the chairs are attached to the tables.

The administration office covers approximately 3,268 square feet and is situated at the front of the school site. The space features a 12-foot suspended tiled ceiling, recessed lighting, tack panel walls, and carpeted flooring. The west wall has an aluminum door with a window and key lock features serving as the entrance and exit for the administration office. The lobby furniture is built-in, and staff have laptops and computers for work purposes. The office has two staff restrooms and there is an additional restroom in the nurse's office. The office space comprises a lounge, a workroom, and three individual offices, including those for the principal and vice principal. Visitors gain access to the school site from administrative staff after checking in with reception.

The site has approximately 0.7 acres of blacktop play surfaces featuring four square courts, basketball courts, ball walls, tether ball courts, and hopscotch. There are approximately 2.4 acres of grass play fields near a play structure for grades 1-6. A separate play structure for the K students is located between the 700 and 800 Buildings where it is easily accessible from the K classrooms. There is both a primary and upper grade inclusive playground at the school.

4.3 GOLDEN OAK COMMUNITY SCHOOL

Figure 12: Golden Oak Existing Conditions



Golden Oak Community School is an elementary school located at 25201 Via Princessa in Santa Clarita, California. Built in 2006, the school is located on an 8-acre campus. It serves students in TK through sixth grade, with a total enrollment of 537 students. The school's campus is bounded by Golden Valley Road to the north, residential areas to the south and west, and Via Princessa to the east. The school has a total of three buildings that house 23 permanent classrooms with one of these classrooms meeting the standard for Title 5 TK/K classrooms. There are no portable classrooms on the campus. The school has two parking lots: a staff parking lot adjacent to the administration building, and a parent parking lot adjacent to the 200 Building and play area.

The classrooms at Golden Oak Community School are in either the 200 Building or the 300 Building and have a uniform size of 960 square feet and feature an 8'10" suspended tiled ceiling, recessed lighting, painted walls, and vinyl/carpet combination floors. The 200 Building houses 12 classrooms and the library; there are six classes and the library on the first floor while the other six classrooms are on the second floor. Classrooms on the first-floor house Rooms 201 through 207. Room 203 and Rooms 205 through 207 are used for TK/K classrooms. Room 203 is a general-purpose size classroom. Rooms 205 through 207 feature larger classroom sizes and have a student bathroom. Room 205 is 1,180 square feet, Room 206 is 985 square feet, and Room 207 is 1,030 square feet. Rooms 205 and 206 share a storage room located in the middle of them. These classrooms are equipped with one or two markerboards and a mounted SMART board. The wooden doors featured in the rooms lead to shared spaces or other classrooms while the aluminum doors serve as the main entry and exit point. For student furniture, all three classrooms are furnished with rectangular tables and chairs made of plastic with metal legs.

Additional classrooms on the first-floor houses are Rooms 201, 202 and 204. Rooms 201 and 204 are used for the Learning Support Teachers (LST) while the library is in Room 202. Rooms 221 through 226 are on the second floor. Rooms 221 and 226 house sixth grade, Room 222 houses fifth grade, and Room 223 houses fourth grade. Rooms 224 and 225 house combination classes of fourth, fifth and sixth grade students. Generally, each classroom is equipped with one or two markerboards and two mounted SMART boards. There is a wooden door with key lock features situated on the north or south wall of each classroom serving as the entrance/exit for the classroom. A sink and built-in storage are provided on the same wall as the entrance/exit of the classroom. All student chairs are made of plastic with metal legs. Laptop carts are found in Rooms 221, 222, and 223. Teachers in all rooms have access to a laptop for instructional purposes and are equipped with a desk and chair.

In the 300 Building, Rooms 301, 302, 303, 304, 305 and 306 house first and second grades, Room 321 serves as a science lab, Rooms 322 and 323 house third grade students, Room 324 houses the RSP program, and Room 325 houses a combination class of third and fourth grade students. Room 326 is not used currently. Each classroom is equipped with one or two markerboards and two mounted SMART boards. There is a wooden door with key lock features situated on the north or south wall of each classroom serving as the entrance/exit for the classroom. A sink and built-in storage are provided on the same wall as the entrance/exit of the classroom. The student furniture in this building is traditional: Room 321 has rectangular tables, and Rooms 322 through 326 have individual desks, and Rooms 301-306 have double-desk tables. Each classroom has plastic chairs with metal legs. Laptop carts are in Rooms 301, 303, 304, 322, 323, 325, and 326 while the remaining rooms do not have one. Teachers in all rooms have access to a laptop for instructional purposes and there is a teacher's desk and chair. The school lacks 21st Century features such as sliding markerboards, multiple monitor displays, and 21st Century teacher and student furnishings throughout all classrooms. Sliding markerboards can be utilized as learning and safety tools while monitor displays allow each student to see the material they are learning comfortably; this helps keep students engaged. Additionally, 21st Century furnishings are lightweight, durable, and can easily be moved for classroom arrangements. These features are necessary to create flexible, adaptable, and equitable learning environments for students.

The library is located inside the 200 Building. The space is 2,255 square feet and features an 8'10" suspended tiled ceiling, recessed lighting, painted walls, and carpeted flooring. On the west wall, there is

a wooden door with a window, which can be locked with a key, that leads to Room 203. The south wall has a fixed window with blinds. The east wall features wooden doors, which can be locked by key, that lead to the librarian's office and storage spaces. Additionally, this wall has an aluminum door with key lock features, located past the circulation desk at the back of the room, that serves as an entrance/exit. There are traditional built-in bookstacks on all four walls of the library. The librarian has a built-in circulation desk, which is located adjacent to the student seating area and in front of the librarian's office. Student seating consists of circular tables accompanied by chairs that are made of plastic with metal legs. Features such as mobile bookstacks, monitor displays, and 21st Century student and librarian furniture are lacking in this space. These features are needed to convert the traditional library into a Learning Center.

The multipurpose room (MPR) is situated inside the main building and is adjacent to the 300 Building. The MPR is 5,350 square feet and features a 13'5" suspended tiled ceiling, recessed lighting, painted walls, and tiled flooring. It serves a dual role, functioning both as a cafeteria and an assembly area. The north and east walls each feature an aluminum door with key lock features serving as entry and exit points for the space. The south and west walls are similar but have wooden doors, which lead backstage and to various storage spaces. The space is equipped with a projector screen, projector, sound system, and a permanent wooden stage. The MPR can accommodate three lunch periods a day. The tables are rectangular and foldable, with self-storage capabilities. The tables are mobile, and chairs are attached to the tables. Attached to the MPR is a kitchen, which is 1,325 square feet. The kitchen is accessible through the main area of the building and has a serving window.

The administration office is located adjacent to the school parking lot and is part of the main building. It has an approximate area of 5,400 square feet and features an 8'5" suspended tiled ceiling, recessed lighting, painted walls, and vinyl flooring. The east wall, like the south wall, has a fixed window with blinds and has an aluminum door with a window. All doors are locked with a key in this space. The administration office includes two staff restrooms, and an additional restroom in the nurse's office. The lobby furniture is built-in, and the office is equipped with laptops and computers for administration faculty and staff. The building has four offices: one for the principal, vice principal, speech language pathologist, and itinerant personnel. The building also features a conference room, staff workroom, and a lounge area. Visitors gain access to the school through the administration office after checking in with reception.

The site has approximately 1.1 acres of blacktop play surfaces featuring four square courts, basketball courts, ball walls, tether ball courts, and hopscotch. There are approximately 1.4 acres of grass play fields near a play structure for grades 1-6. A separate play structure for the K students is located adjacent to the 200 Building and is accessible from the K classrooms. The school does not have an inclusive playground.

4.4 LEONA COX COMMUNITY SCHOOL

Figure 13: Leona Cox Existing Conditions



Leona Cox Community School is located at 18643 Oakmoor Street in Santa Clarita, California. The school was originally built in 1964 and last modernized in 2003. It serves grades preschool through sixth with a current enrollment of 480 students in the year 2023-24. The campus is bounded by mountains to the north, Oakmoor Street to the south, Bernina Avenue to the west, and Eaglecrest Avenue to the east. The school sits on a 7-acre lot with 37 classrooms, consisting of 29 permanent and 8 portable classrooms. The main parking lot is located off Oakmoor Street on the south side of the school. It can accommodate up to 55 cars and provides access to the school's main office. The parking lot is also used for student drop-off and is fenced in for security and safety.

Rooms 101 and 102 house preschool students. They each have 8'5" suspended and tiled ceilings and are 1,224 square feet in size. The lighting in both rooms is recessed, tack panel walls, and the flooring is mainly carpeted with vinyl flooring located at the entrance to the playground, workroom, and restrooms. The two classrooms are identical in layout and features. Both rooms have a sink area with built-in cabinets, tack panel surfaces, mounted SMART boards, projectors, and markerboards. Each room has a restroom accessible from the classroom. Each room is furnished with a mix of rectangular and half-circular tables, accompanied by plastic chairs. The classrooms share a common workroom, and each has its own tiled restroom.

General purpose permanent classrooms 201 through 207 are located surrounding the library. They all have an 8-foot ceiling height, suspended and tiled ceilings, recessed lighting, tack panel walls, and carpet flooring. There is vinyl flooring at the exterior entrance of the classrooms and at the sinks. There are two main entrances into the classrooms, the exterior and interior. The exterior is an aluminum door whereas the interior door is wooden. Rooms 201 through 203 are each approximately 784 square feet and are designated for occupational therapy (OT) and TK/K classes. These rooms feature built-in storage, sinks, and upper and lower cabinets. Projectors and projector screens are also present. Room 204 is relatively smaller than the other rooms, with 561 square feet of space. It is used for the Learning Support Teacher

(LST). It has built-in lower storage cabinets on the north wall. Moreover, Room 205 through 207 are 840 square feet and house K students. It has a window on the north wall, built-in lower storage cabinets with a sink on the west wall. It also features a flat-screen monitor display on the south wall. It has a markerboard on the north wall with built-in storage with a sink on the west wall. It also has a projector and projector screen on the west wall. In terms of furnishing, the rooms have a mix of individual desks and tables for student furniture and plastic chairs with metal legs. There is a teacher's desk and chair in each room as well as a laptop for instructional use.

The two-story building next to the library has Rooms 301 through 306 on the first floor and Rooms 307 through 312 on the second floor. Room 301 through 304 are all 836 square feet and house first grade students. Room 305 houses first grade students and Room 306 houses the MM/SDC students. All have an 8'5" ceiling height, suspended tiled ceilings, recessed lighting, and multi-pane windows on the west wall and a small clerestory window on the east. The entrance is located on the west wall with vinyl flooring. The rest of the classrooms are carpeted. Also located on the west walls are sinks with lower cabinet storage. Rooms 301, 302 and 304 have one or two markerboard on the south wall, including a projector and project screen.

The second floor, which houses Rooms 307 through 312, these classrooms are designated for second grade, third grade and the speech language pathologist. Each room is approximately 880 square feet and shares similar characteristics to the first-floor classrooms. Most of the flooring is carpet, with vinyl at the entrances and around the sinks. Doors and windows are located on the east wall, and an additional window is found on the west wall. Each room has built-in storage and a sink on the east wall. Common teaching tools include two markerboards, a projector, and a screen, usually located on the north wall. However, Room 308 has a projector on the south wall and a monitor display on the west wall. The student furniture primarily consists of rectangular wooden desks, although some classrooms also have semi-circular desks. The chairs are made of plastic with metal legs.

Rooms 401 through 411 are located adjacent to the 300s building and serve a range of functions, including accommodating students from grades third to sixth. These rooms are equipped with two doors, a wooden door and an aluminum door. Windows in Rooms 403 and 404 face west, while Rooms 405 and 407 have windows on the north wall. Rooms 408 and 409 have windows on the east wall. The science lab and computer lab are centrally located and are accessible from all surrounding classrooms. Most of these rooms are similar in size, approximately 860 square feet, and share uniform features. All have an 8'4" ceiling height, tack panel walls, suspended ceilings, and recessed lighting. The standard flooring is mainly carpet with vinyl at the entrance of the classroom and at the base of the sinks, except for Room 402, an office, and Room 406, a workroom, which are carpeted.

Markerboards are found on the north wall in Rooms 401, 402, and 409. Flat screen monitor displays are found in all the rooms except Room 406. In addition, a projector and projector screen are present in all the rooms. Student furniture consists of a mix of individual desks and tables with plastic chairs with metal legs. There is built-in storage with sinks in Rooms 401, 403, 405, 407, 408, 409, and 411. There are laptop carts in Rooms 405, 406, and 409. The classrooms lack the amenities found in the 21st Century learning environments.

Portable classrooms are located on the west side of the school. There are eight portable classrooms, Rooms 103 through 110. Rooms 103, 104 and 105 are for State preschool programs. Room 106 houses TK/K students with autism. Room 107 serves as a Maker's Space and is equipped with a flat-screen monitor display mounted on the wall and markerboards. There are built-in lower cabinets for storage and soft seating furniture. Room 108, 109 and 110 are used for the RISE program. All the classrooms have similar structural features, including a raised foundation and a ceiling height of 8'5". The ceilings are suspended, made of tiled materials, and have recessed lighting. The flooring in both rooms is carpeted with vinyl at the entrance. The walls are covered with tack panel material. The windows in these classrooms are multi-pane windows and the doors are made of aluminum. The rooms have markerboards, projectors, and flat-screen monitor displays and built-in storage cabinets. Student furniture is a mix of individual desks and tables and plastic chairs with metal legs. There is a teacher's desk and chair in each room and a laptop for instructional use. Of the eight portable classrooms on the site, three were put in service in 2017. The remaining five portable classrooms are over 20 years old.

Overall, Leona Cox Elementary School currently has 33 TK and 62 K students and requires five TK/K classrooms to accommodate them. There are an additional 33 preschool students. The school was originally built with two permanent classrooms that meet the standard for Title 5 TK/K and are now used for preschool students with autism. A general-purpose classroom, Room 106, houses TK/K students with autism. General purpose classrooms 203, 204, and 205 house the remaining TK/K students. The school could benefit from adding additional Title 5TK/K classrooms to accommodate the preschool and TK/K students.

The school's library is 1,179 square feet with a suspended tile ceiling with a height of 9 feet and recessed lighting. The flooring in the space is a mix of vinyl and carpet. The walls in the library are spackled. The north and east walls have a wooden door with a key lock. The south wall features a multi-pane window and a lock-secured aluminum door. Traditional built-in bookshelves are on the north and east walls. The librarian's furniture is mobile, and the circulation desk is located to the south, in front of the entrance door. The library has a mix of traditional individual desks and tables with plastic chairs with metal legs.

The multipurpose room (MPR) serves as both a cafeteria and gym and is defined by its high ceiling height of 18 feet. The ceiling is suspended and made of tiled materials, with recessed lighting. The flooring is made of vinyl. The west wall has clerestory windows. The room is designed to accommodate up to three lunch periods per day and is equipped with tables and seating that can be easily stored in compartments against the walls. There is a built-in wooden stage with a sound system. At the north end of the MPR is a kitchen of 1,050 square feet with tile flooring. Stainless steel counters are on the west, south, and west walls. Lower cabinets are seen on the west and south walls, while both lower and upper cabinets are found on the east wall.

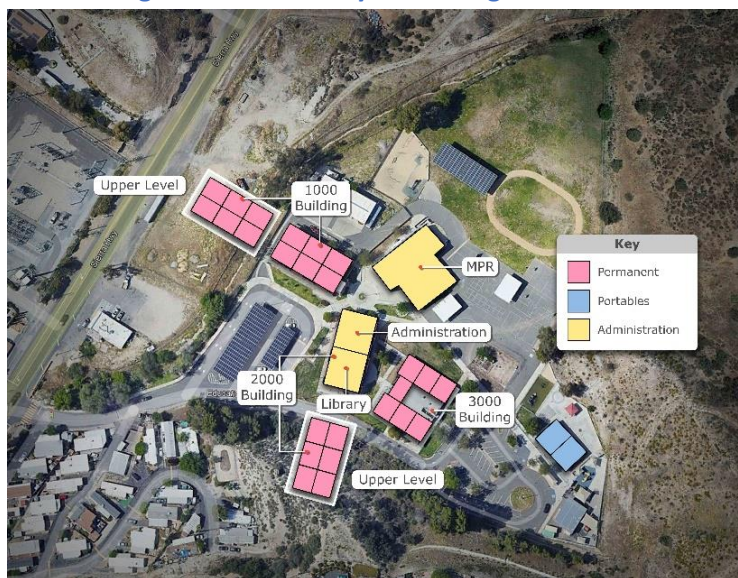
The administration building is centrally located within the school and is 2,100 square feet. It has a ceiling height of 8 feet 10 inches, with a suspended, tiled ceiling and recessed lighting. The flooring is a mix of vinyl and carpet. Visitors enter through the secured aluminum door on the east side of the building and check in with the school reception prior to entering the school. The building has three restrooms with tiled flooring and walls. There is a nurse's office with its own individual restroom and a teacher's lounge with a kitchenette. In addition, the facility includes a conference room with built-in storage, offices for both the principal and the assistant principal, a lactation room, and a storage room. The psychologist's office is

situated in a different building, in Room 402, which measures 384 square feet and is part of the administrative department.

The site has approximately one acre of blacktop play surfaces featuring four square courts, basketball courts, ball walls, tether ball courts, and hopscotch. There are approximately 2.5 acres of grass play fields near a play structure for grades 1-6. The K play areas are near the K classrooms and next to the portable and permanent structures. The play structures are surrounded by soft surfacing and are in fair condition. However, the play areas do not meet the standards for inclusive playgrounds.

4.5 MINT CANYON COMMUNITY SCHOOL

Figure 14: Mint Canyon Existing Conditions



Mint Canyon Community School is located at 16400 Sierra Highway in Canyon Country, California. The school was originally built in 1962 and was last modernized in 2005. The school sits on 12.6 acres. Serving students in preschool through sixth grade, the school currently has an enrollment of 491 students. The school's southern boundary is Education Highway, western boundary is Sierra Highway with the northern and eastern boundaries overlooking the hills of the valley. The school has five main buildings, three classroom buildings, a multipurpose room (MPR), and an administration building with a total of 25 permanent classrooms and two portable classrooms. The school is safely situated away from the main thoroughfare on Sierra Highway. Education Highway serves as the main entry point to the school. Upon entering, the parking lot with solar carports is the first thing parents, students, and faculty see as they drive toward the school. Drop-off zones are located both within the parking lot and further east, next to the K classrooms and playground. Visitors can safely make a U-turn on the north side of the school, where additional parking spaces are located.

Portable Classrooms 5001 and 5002 are located on the far east side of the school site and each have a 1,368 square-foot area. These are the only two portable classrooms on the school site. Both are used for K, featuring 9-foot suspended tiled ceilings, recessed lighting, and mainly carpeted flooring with vinyl at

the main entrances and restrooms. The walls are tack paneled and have multi-pane windows on the north and south walls. The main entrance doors are located on the south and north walls with interconnected doors on the wall between the classrooms. Each has one markerboard and a mounted SMART board on the west wall or east wall. There are built-in storage cabinets with a sink next to the restroom in each room. Each room has a flat-screen monitor on the south wall and a laptop cart. Both rooms are approximately 1,350 square feet and have individual restrooms. However, there is no shared workroom. Student furniture in Room 5001 consists of individual desks, and Room 5002 has a mix of desks and tables. The chairs are plastic with metal legs, and teachers in both rooms have mobile furniture and access to a laptop.

Building 3000 is a permanent structure with general purpose classrooms and houses K and first grade in Rooms 3001, 3003, 3004, and 3005. Room 3002 is used for the Learning Support Teacher (LST) program, a program designed to give academic and emotional support to struggling students, and Room 3006 is a science lab. Room 3001 is 990 square feet, and all the other rooms (3002 through 3006) are consistent in size at approximately 896 square feet. The rooms share common features such as 9-foot tiled ceilings, recessed lighting, tack panel walls, and carpet for flooring with vinyl at the two entrances of the classrooms. A mini workroom is located in the center of the building. Rooms 3001 and 3002 have multi-pane windows on the south wall. Room 3005 has windows with blinds on the north wall. Rooms 3003 and 3004 have multi-pane windows on the east walls. Rooms 3005 and 3006 have windows with blinds on their north walls. Each classroom has a sink located by the interior entrance of the classroom with lower and upper cabinets. Room 3006 is a science lab and is equipped with wooden stools paired with chemical resistant tables. Each classroom has a markerboard, a projector, and a flat-screen display. All but classroom 3006 have rectangular tables and individual desks paired with plastic chairs with metal legs. There is a teacher's desk and chair as well as a laptop to be used for instructional purposes.

General purpose Classrooms 1101 through 1106 are located on the first floor in Building 1000 and are all 850 square feet and houses first, second and SDC students except for Rooms 1103, used for the LST program, and Room 1103, used for the RISE (afterschool) program. All rooms feature 8'7" suspended tiled ceilings, recessed lighting, tack panel walls and main carpet flooring. There is vinyl flooring in front of the sink in each classroom. Each classroom has a sink located next to the main entrance of the classroom. Each classroom has a mounted SMART board with a markerboard next to it, a flat-screen monitor, and a laptop cart. The classrooms have additional built-in storage cabinets. Student furniture is a mix of individual desks and tables or rectangular tables. All student chairs are made of plastic with metal legs and the teachers are equipped with a desk and laptop.

Rooms 1201 through 1206 are on the second floor of Building 1000. Each classroom is 884 square feet and houses third and fourth students, with Room 1205 housing the RISE program and Room 1202 housing the Scholar's @ Home program. They have the same features as the classrooms on the first floor. The ceilings are all suspended tiled, 8'10" high with recessed lighting, tack panel walls, mainly carpeted flooring, and some vinyl next to the built-in sink with lower cabinets. The main entrances are either on the north or south wall. Room 1206 has additional projectors on the north and south walls, and Room 1202 does not have monitor display and SMART boards. The remaining classrooms have a mounted SMART board with a markerboard and a flat-screen display. All rooms except Room 1202 have a laptop cart. The student furniture is mostly rectangular tables, except Room 1206, which has a mix of individual desks and tables.

Chairs are universally made of plastic with metal legs. Teachers have laptops in all rooms except Room 1202, which has a computer. There is a teacher's desk and chair in each room.

Rooms 2201 through 2206 are located on the second floor of the main administrative building and consist of classrooms for fourth to sixth grade students. The rooms have a ceiling height is 8'4", recessed lighting, and tack panel walls. Rooms 2201, 2202, and 2203 house SDC, fifth grade, and sixth grade students. These rooms have doors on their east walls and windows with horizontal blinds on their west walls. The rooms are equipped with 21st Century desks and plastic chairs with metal legs. The flooring is mainly carpeted with vinyl in front of the sinks. The sinks have built-in lower cabinets and are located next to the entrance of the classrooms. Each room has a projector, markerboards, and two flat-screen monitor displays.

Rooms 2204, 2205, and 2206 are across the hall. They share similar characteristics as the other three rooms such as ceiling height, wall types, and lighting. These rooms house fourth and fifth graders, Scholars @ Home and Rise programs. Their doors are located on the west side and windows with blinds on the east side. The flooring in these rooms is vinyl and carpet. There are built-in upper and lower storage cabinets with a sink on the west wall. The rooms are also equipped with projectors, markerboards, laptop carts, and student furniture. The student furniture is a mix of rectangular desks and plastic chairs with metal legs. These rooms also have additional mobile storage units that are movable and can be rearranged.

Overall, Mint Canyon has 91 students, 26 TK and 65 K, enrolled and requires four TK/K classrooms to house the students. Two general purpose classrooms are being used to house K students. The general-purpose classrooms are well-equipped with technology but lack other amenities found in 21st Century learning environments. The classrooms could benefit from 21st Century upgrades. Additionally, some rooms, like classroom 2204, have suspended ceilings and window blinds that are showing signs of deterioration.

The school Learning Center is located on the first floor of the main building, adjacent to the office. It occupies an area of approximately 2,160 square feet and includes an area that can be used as a maker's space. The furniture in the Learning Center consists of 21st Century desks and chairs and a variety of soft seating in the form of couches. The ceiling is 8'6" high with suspended tile and recessed lighting. The flooring is mainly carpeted with vinyl flooring in the maker's space. Doors are located on the south, north, and east sides of the main room. The west wall features a multi-pane window covered with blinds. There is a restroom on the north side of the main room. The Learning Center is equipped with flat-screen monitor displays on the north, west, and east walls, and also features speakers. There are built-in bookstacks on all four walls and mobile bookstacks in the center of the main room. A built-in circulation desk is located on the south side. This Learning Center meets the requirements established by the District for a 21st Century Learning Center.

The multipurpose room (MPR) has a square footage of 3,570 and is used as a cafeteria. It features a ceiling height of 13'2", with a suspended, tiled ceiling and recessed lighting. The flooring is made of vinyl. All walls are tack paneling and have no windows. Doors are present on all walls, made of either wooden or aluminum materials. There is a projector on the north wall and a projector screen on the stage. The MPR is large enough to accommodate three lunch periods a day. The tables are rectangular and foldable, with self-storage capabilities. The student chairs are made of plastic with metal legs. There is a built-in stage with wood flooring and a sound system. On the east side of the main area is a kitchen of 1,292 square feet. There is no serving window. The kitchen flooring is tiled. The south and east walls feature stainless steel

counters with lower cabinets, while the north and west walls either have lower/upper cabinets or just lower cabinets.

The administration office is located on the southwest corner of the school, adjacent to the parking lot. There are multiple entrance doors on the west and east sides of the building. The flooring is mainly carpet with vinyl flooring in the nurse's office and lobby entrance. The walls are tack paneled and the ceilings are tiled with suspended 8'7" ceilings with recessed lighting. Visitors can enter the building through the west side, check in at the reception, and gain access to the school. The building also includes a nurse's room with its own dedicated restroom. Additional spaces in the administration building include a psychologist's and counseling room, the principal's office, the assistant principal's office, two additional restrooms, a staff lounge, a workroom, storage rooms, Speech Language Pathologist room, English Language (EL), and Resource Specialist Program (RSP) programs.

The site has approximately 1.04 acres of blacktop play surfaces featuring four square courts, basketball courts, ball walls, and tether ball courts. There are approximately 2.45 acres of grass play fields near a play structure for grades 1-6. The play areas on the northeast side of the school are located next to two K classrooms and feature age-appropriate play structures surrounded by soft surfacing. The playgrounds are in good condition, but only the primary playground has inclusive playground features. The upper playground needs inclusive playground features.

4.6 MITCHELL COMMUNITY SCHOOL

Figure 15: Mitchell Existing Conditions



Mitchell Community School is located at 16821 W. Goodvale Street in Canyon Country, California. The school was originally built in 1969 and last modernized in 1999. The school sits on 10.38 acres and serves students in TK through sixth grade with a current enrollment of 591 students. The campus is bounded by Nearview Drive to the north, Goodvale Road to the south, Winterdale Drive to the west, and Kenroy Avenue to the east. The school consists of five main buildings with a total of 28 permanent classrooms, of

which three are Title 5 TK/K classrooms, and 10 portable classrooms. The main parking lot is located off Winterdale Drive, which intersects with Goodvale Road, the main entry point to the school. The drop-off zone is adjacent to the main parking lot and includes markings on the ground for bus parking, accommodating up to four bus drop-offs. The staff parking lot is on the far east side of the campus.

General purpose Classrooms 101B, 102B, and 103B, are in Building A and each has a square footage of 1,100. These rooms are designated for TK/K classes. Adjacent to these classrooms are rooms 104A, 104B, and 105, which are not large enough to serve as general purpose classrooms. Instead, they are being used for counseling and as a K office. Each of the rooms have a ceiling height of 9 feet, suspended ceilings made of tiled materials, and recessed lighting. Rooms 101B and 103B have carpeted flooring as well as vinyl flooring at the entrances of the classrooms and the base built-in lower cabinets with a sink along the west wall. Room 102B also has carpeted flooring, with vinyl on the eastern side of the classroom which leads to the three offices in the building and a built-in sink with lower cabinets. Each of the classrooms has a projector, a SMART board, and monitor display. Additionally, each classroom has a mix of individual desks and tables for student furniture, with chairs made of plastic with metal legs. Teachers have a mobile laptop for instructional use.

General purpose Classrooms 201 through 210 are in Building B. These rooms are approximately 900 square feet, except for Room 206, which is 414 square feet and houses the speech and language program, and Room 204, which is 950 square feet. Rooms 201 and 202 are used for K students, Rooms 203 and 207 are used for second and third grade, and Rooms 208 and 209 are used for first grade. All rooms have a 9-foot ceiling height, suspended tiled ceilings, and recessed lighting. The rooms are mainly carpeted, but there is vinyl flooring at the entrances of the exterior doors and at the base of the sinks. However, Room 206 is fully carpeted. All rooms have markerboards on the north wall, and more markerboards are seen on the east wall of Rooms 201 through 204 and on the west walls of Rooms 206 through 209. All rooms are equipped with a SMART board and flat-screen display monitors mounted on one wall. Built-in storage with a sink is present in all classrooms. All rooms have a mix of individual desks and tables for student seating, with chairs made of plastic with metal legs. Room 204, the learning lab, is unique in having 21st Century soft seating. There is a teacher's desk and chair in every room, with a laptop for instructional use.

General purpose Classrooms 301 through 307 are in Building C. As with the classrooms in Building B, each room has 840 square feet of space, 9-foot ceilings, and recessed lighting. The flooring consists of carpet, with vinyl near the sink. All the walls are tack panels. Each of the classrooms houses students in first through fourth grade except for Room 307, which houses the SDC program. In Rooms 301 through 304, SMART boards are located on the east wall and flat-screen monitor displays are on the north wall. In Rooms 305 through 307, SMART boards are on the west wall and monitor displays are on either the north or west wall. All these rooms also feature built-in storage with sinks. Room 308 is a room in the center of the other classrooms. It has similar features to other rooms in the building, including lighting, ceiling height, and type of flooring. It has built-in storage with a sink on the north wall and doors on all sides of the walls because it opens to other classrooms in the same building. The flooring has vinyl around the perimeter of the room with carpet in the middle. The furniture consists of rectangular tables and chairs made of plastic with metal legs. There are markerboards and a projector in the room.

Additional general-purpose Classrooms 401 through 408 are in Building D. They are all 930 square feet with 9'4" ceilings made of suspended tiles. Every room is equipped with recessed lighting and vinyl/carpet flooring, and all walls are tack panels. All classrooms house fourth through sixth grades except for Room 407, which has the RISE program. Rooms 401 through 403 have a SMART board located on the east walls. In Room 404, the SMART board is on the south wall, while in Rooms 405 through 407, the SMART board is on the west wall. Flat screen monitor displays are also present in these rooms, and markerboards are found on the north and south walls. Each room has built-in storage with a sink. In Rooms 401 through 403, the storage is located next to the west-facing doors. In Rooms 405 through 407, it's next to the east-facing doors. Room 404 has its storage on the south wall. All rooms provide laptops for students and teachers, except for Room 408, which has a computer for the teacher. The student furniture is traditional tables and chairs made of plastic with metal legs. There is a teacher's desk and chair in each room. Finally, Room 408 is designated as a science lab. It has windows on both the north and south walls, as well as built-in storage on both the north and south walls and a sink. It is equipped with chemical-resistant science tables with wooden chairs with metal legs. The flooring is a combination of vinyl and carpet. There are multiple markerboards and a projector. Room 409 is a commons area and accessible from the other classrooms. It has the same aesthetic characteristics as the rest of the building, with built-in storage with a sink on the north wall and doors on all four sides. There is a flat-screen monitor display on the south wall and a markerboard on the west wall. The room has triangular chemical-resistant science desks and plastic chairs with metal legs. There are no windows in this room.

There are 10 portable classrooms on the north side of the school. Rooms 500 through 509 are used for occupational therapy (OT), Parent Teacher Association (PTA), Learning Support Teacher (LST), intervention, the Sunshine program, and third grade. All rooms have a ceiling height of 8'8", with suspended, tiled ceilings and recessed lighting. The flooring is carpeted with vinyl at the entrances of the classrooms. The walls have tack panels. The north walls have built-in storage with lower, upper, and full cabinets with a sink. The west walls in these rooms feature a markerboard, projector, and projector screen. The rooms have a window on the south wall. The student furniture consists of individual desks and chairs that are plastic with metal legs. Teacher furniture is mobile. The 10 portable classrooms were put into service in 1998 and though they have been well-maintained, they have exceeded the 20-year usage period.

The school's library is in Building B and has a total of 1,800 square feet. The ceiling is 9'2" high with suspended tiled ceiling and recessed lighting. The flooring is carpet, and the walls are tack panels. All the walls are equipped with traditional built-in bookstacks. The south wall features a multi-pane window without coverings and an aluminum door that is windowless and locked by a key. Additionally, it has two restrooms with tiled flooring and walls. The librarian's furniture is mobile, and the circulation desk is situated on the east side of the room. The student furniture consists of individual rounded desks with plastic chairs with metal legs. Soft seating, mobile bookshelves and other 21st Century amenities are necessary to transform this traditional "library" into a Learning Center as established by the District.

The multipurpose room (MPR) is located on the west side of the building and covers 4,500 square feet, making it large enough to accommodate three lunch periods per day. It has a 14-foot suspended ceiling made of tiled material with recessed lighting. The flooring is vinyl. There is a dedicated restroom for the kitchen staff within the kitchen area. Additional restrooms outside are in the hallway of the MPR. The walls are tack panels. The north and west walls feature aluminum doors that are windowless and use key locks.

The north wall has a projector and a projector screen. The south and east walls also feature aluminum doors with windows, locked by keys, and the south wall includes a clerestory window with no coverings. Students eat at rectangular folded tables with self-storage and use plastic chairs with metal legs. There is a built-in wooden stage with a sound system. The kitchen is at the east end of the main room and is 1,271 square feet. It has a serving window and tiled flooring. Countertops are made of stainless steel and are located on the north, west, and east walls. The west and south wall have both lower and upper cabinets, while the north and east walls feature only lower cabinets.

The administration office is located on the west side of the school, covering a total area of 4,818 square feet. The building features a 10-foot suspended ceiling made of tiles, recessed lighting, and vinyl flooring. The lobby walls are tack panel material. There are three restrooms with tiled flooring and painted walls. There is a nurse's office with an individual restroom. Visitors to the school can check-in at reception and get access granted to the office services. The building houses offices for the principal, assistant principal, administrative assistant, and has a storage room, mail room, workroom, conference room and staff lounge. All workspaces have mobile furniture.

The school has two playground areas: one on the west side and another in the middle of the quad. Both areas feature age-appropriate play structures surrounded by soft surfacing. The site has approximately 1.2 acres of blacktop play surfaces featuring four square courts, basketball courts, ball walls, tether ball courts, and hopscotch. There are approximately 2.87 acres of grass play fields on the east side of campus adjacent to a play structure for grades 1-6. There is a K playground located next to the K classrooms on the west side of the school. Though the playgrounds are in good condition, they do not have inclusive playground features.

4.7 PINETREE COMMUNITY SCHOOL

Figure 16: Pinetree Existing Conditions



The Pinetree Community School, established in 1988, is situated on a 10.46-acre plot at 29156 Lotusgarden Drive in Santa Clarita, California. Serving students from TK through sixth grade, the school has an enrollment of 688 students. The site's northern and southern boundaries abut to residential areas, with Lotusgarden Drive delineating the western edge and an undeveloped hillside marking the eastern side. Positioned within a housing development alongside the Antelope Valley Freeway, the school encompasses seven buildings including three classroom buildings, a building labeled as preschool, a Learning Center, a multipurpose room (MPR), and an administrative office. In total, there are 32 permanent classrooms, of which two are Title 5 TK/K classrooms and 30 are general purpose classrooms, and 11 portable classrooms on the site. The permanent buildings on the school site are connected by covered walkways. The site has one parking lot which is accessible from Lotusgarden Drive as well as a drop-off zone immediately in front of the administration building. Additionally, a pathway from Gladiolus Drive on the school's west end leads to the newly erected building. Notably, both the parking space and the pathway are provided shade by solar panels. The site has ample play fields as well as multiple play structures that serve the various grade levels.

There are two classrooms labeled as preschool buildings, PS Room 11 and PS Room 12, housing SDC students. These rooms feature a suspended tile ceiling and recessed lighting. The walls of these classrooms are painted, and the floors are carpeted. Entrances to these rooms can be found on their north and south walls. Both rooms are equipped with a mounted SMART board, a wall mounted display, and two markerboards. Storage facilities in these rooms include built-in cabinets with lower, upper, and full sections, along with an integrated sink. Notably, PS Room 11 has two individual restrooms, while PS Room 12 has one. Both classrooms provide students with rectangular tables and plastic chairs with metal legs. There is also mobile furniture available for teachers. PS Room 11 and PS Room 12 are newly constructed and do not need any improvements currently.

Building 1 houses two TK/K classrooms, Room 1 and Room 2. These classrooms are used for SDC students in the primary grades. These rooms are adjoined by two shared student restrooms situated between the classrooms, and their features largely mirror one another. They have suspended tile ceilings and recessed lighting. Tackable panels are the primary wall finish and the flooring consists of carpet with vinyl sections installed near room entrances and wet areas (sink). The wall that separates the two classrooms features built-in cubby shelving and a mounted SMART board, while the opposite wall offers two markerboards and built-in storage with both lower and upper sections. A unique feature of Room 1 is an additional storage room. Both classrooms offer students rectangular tables and plastic chairs that rest on metal legs, and educators have access to mobile furniture in each room.

The balance of Building 1 comprises 10 general purpose classrooms serving SDC and Non-SDC TK/K students. Room 3 serves SDC students from TK through first grade. Rooms 4 and 5 are designated for TK students, Rooms 6 through 8 for K students, and Room 10 functions as a motor room for SDC students. These classrooms encircle a central common area and benefit from additional storage space in the hallway. Because these programs are housed in classrooms originally built for general purpose uses, these classrooms range from 728 to 960 square feet. Similar to Rooms 1 and 2, these rooms have suspended tile ceilings, recessed lighting, tack panel walls, and carpet flooring with vinyl flooring near the sink and exterior entrance of each room. Each room has windows overlooking the common area. Storage in these rooms includes built-in lower cabinets with an integrated sink. They also possess a markerboard with

additional storage options, encompassing both lower and upper cabinets. Every room, except for Room 6, features two or more markerboards, while Room 10 has dual sets of markerboards with built-in cabinets. Moreover, all classrooms, apart from Room 11, are equipped with a display monitor and a SMART board. The furnishings in these rooms consist of rectangular tables and plastic chairs on metal legs for students, and mobile furniture for educators. If possible, these programs should be placed in purpose-built facilities that better support the educational needs of each program.

Building 2 houses eight classrooms currently assigned to first and second-grade instruction. Specifically, Rooms 11, 12, 13, and 16 house first and second graders. Rooms 14, 15, and 17 serve as support program spaces. Room 18 is for SDC students in second, third, and fourth grades. There is a common area in Building 2, used as an RSP support space and additional storage for educators. Rooms 13 to 20 are all in Building 2. The rooms vary in size from 756 to 1,056 square feet and have suspended tile ceilings. Each room features recessed lighting, tack panel walls, carpet flooring, and vinyl at the exterior entrances and sink bases. Windows are present on the exterior walls, the common area, and the shared workroom. Classrooms have a SMART board, a markerboard, and a monitor display. Storage is provided by built-in lower cabinets with an integrated sink and a full cabinet. The common area also provides storage. Most classrooms use rectangular tables, but Room 16 has a mix of desks and tables. Student chairs in most rooms are plastic with metal legs, while Room 19 has a different chair design. Every classroom contains a mobile teacher's desk and a laptop for instructional uses.

Classroom Building 3 is constructed based on 21st Century learning environment principles. Rooms 21 to 32 serve students from second to sixth grade. Each classroom features suspended tile ceilings, recessed lighting, painted walls, and carpeted floors. Classrooms can be accessed via three entrances: an aluminum door from the outside or an adjoining classroom, and two sliding glass doors from the hallway. The rooms are furnished with a display monitor opposite the interior entrance, two markerboards, and a mounted SMART board. Opposite the SMART board, there's built-in storage comprising lower, upper, and full-size cabinets with an integrated sink. The building's center has a lengthy hallway, functioning as a common area furnished with stools and couches designed for 21st Century seating. Classrooms are equipped with 21st Century desks and chairs, facilitating easy grouping by teachers and students.

Overall, the school's general-purpose classrooms may need to be reconfigured or new purpose-built classrooms constructed to better serve the educational program for SDC and TK/K. In addition, the school will benefit from the installation of mobile furniture allowing for more flexible learning spaces as well as additional writing and presentation spaces for collaborative and engaging work. Elsewhere, several classrooms could benefit from incorporating sliding markerboards and monitor displays to help promote group activities and in-class participation as well as enabling teachers to tailor their spaces for distinct lesson plans.

The portable classrooms are situated in the southern section of the school, with a total of 11 rooms, Rooms 19 to 26. Portable classrooms 21 and 23 are designated for music instruction. The remaining portable classrooms serve as support spaces, speech language pathologist, social work, and afterschool programs. Both Rooms 21 and 23 span 960 square feet and feature a suspended tile ceiling with recessed lighting, tack panel walls, and carpeted floors. Room 21 has a markerboard and a projector screen and is the only portable classroom equipped with a sink. Given their musical function, these portable classrooms

primarily require chairs and music stands for students, while the teachers utilize mobile furniture. Though the portable classrooms have been well-maintained, all of them are over 20 years old.

The Learning Center is positioned between Buildings 1 and 2, covering 2,574 square feet. It has modern 21st Century furnishings and design principles. The interior features a vaulted ceiling complemented by recessed lighting, painted walls, and carpet flooring. Vinyl covers the floor at the main entrances and the librarian circulation desk. The primary entrances are situated on the north and south sides, both of which are adorned with windows. There are also mounted SMART boards on either side, and the library is furnished with 21st Century tables, chairs, and plush soft seating. Bookshelves line the library's perimeter, while mobile shelving units can be found scattered throughout. On the east side, there's a maker's room equipped with its own SMART board and movable tables with stools. Adjacent to the west, an office space can comfortably fit two desks and features built-in bookstacks. Currently, the center meets all requirements and does not necessitate any improvements.

Located on the east side of campus, the multipurpose room (MPR) spans 5,440 square feet and serves primarily as a cafeteria and assembly space. It boasts an 11-foot vaulted ceiling, pendant lighting, vinyl flooring, and freshly painted walls. The space accommodates three lunch periods, with students eating at rectangular foldable tables with attached chairs. The cafeteria tables have self-storage along the north and south walls. A wooden stage anchors the east side, which opens to a covered patio, complemented by a roll-up door situated behind the stage. Directly to the MPR's north is a 792-square-foot kitchen, equipped for cooking, featuring vinyl flooring and sleek stainless-steel countertops. A strategically positioned hallway separates the serving window from the MPR, optimizing traffic flow.

The school's administrative office is situated to the west of the library. While it's set a bit away from the parking lot and main entrance path, the entire school perimeter is securely fenced, effectively directing visitors, staff, and students to the administration building. Spanning roughly 5,670 square feet, this space features a suspended ceiling, recessed lighting, and carpeted floors. The entrance opens to a spacious reception area that accommodates four desks. Within the building, there are offices for the principal, assistant principal, and nurse. Additionally, there's a teacher's lounge, conference room, psychologist's office, RSP, speech language pathologist room, and two storage rooms.

The school has three play areas: two on the north side of the quad (one for primary students and the other for preschool students) while the other is on the south side. Both areas feature age-appropriate play structures surrounded by soft surfacing. The site has approximately 1.16 acres of blacktop play surfaces featuring four square courts, basketball courts, ball walls, and tether ball courts. There are approximately 3.07 acres of grass play fields on the east side of campus, housing a play structure for grades 1-6. There is a K playground located next to the K classrooms on the east side of the school. This school has inclusive playground structures.

4.8 SULPHUR SPRINGS COMMUNITY SCHOOL

Figure 17: Sulphur Springs Existing Conditions



Sulphur Springs Community School is located at 16628 Lost Canyon Road in Canyon Country, California. It was originally built in 1940. The school is 11.65 acres and currently serves 599 students in grades TK-6. The school is bounded by Lost Canyon Road to the north, railroad tracks to the south, a Resource Center on the west, and a residential area on the east. The school campus consists of 13 distinct buildings, 37 permanent classrooms, of which three are Title 5 TK/K classrooms, nine portable classrooms, administrative offices, and a multipurpose room. The school utilizes three parking areas for site staff and visitors. Two of these are located on the school premises: one offering a dedicated drop-off zone for buses, parents, and visitors, while the other is positioned east of the school, adjacent to the science and art lab building. The third parking area is a dirt lot situated across from the school and serves visitors and parents. The school's play areas include a racetrack, fields, a baseball diamond, and basketball courts.

On the west side of the campus, there are two Title 5 TK/K classrooms: Rooms 1 and 3. Room 1 is in its own building, whereas Room 3 shares a building with Room 2. Although Room 2 does not meet the specification for TK/K classroom, it is used as a TK/K classroom due to the accessibility of the restroom in Room 3. These structures are located around the playground designated for kindergarten use. Room 1 covers 1,316 square feet and is used for SDC. It has a suspended tile ceiling, recessed lighting, painted walls, and carpeted flooring. Vinyl flooring is present at the exterior doors, restroom entrances, and the base of the sink. There are entrances on the west and east walls and windows on the east and north walls. The north wall has a mounted SMART board and projector. Storage is available on the south and east walls, with the south wall having both upper and lower cabinets and an integrated sink. The room includes two student restrooms, with one offering a changing table. Students use rectangular tables and plastic chairs with metal legs, and there is mobile furniture for teachers. Room 3 has suspended tile ceiling, recessed lighting, tack paneling, and carpeted flooring. Vinyl flooring is found at the main exterior door

on the north wall, the entrances to the two restrooms, and around the sinks. There's an additional entrance on the south wall, with windows next to the main entrances. The west wall contains two restrooms, and there's a connecting door on the east wall to Room 2. Storage in Room 3 includes full-height cabinets on the north wall and a lower cabinet with an integrated sink. The south wall has lower cubby cabinets beneath the window. The room is equipped with a mounted SMART board and a markerboard. Students in Room 3 use rectangular tables and plastic chairs with metal legs, and the available furniture for the teacher is mobile. Room 2, adjacent to Room 3, occupies 1,140 square feet and has suspended tile ceiling, recessed lighting, tacked panel walls, and carpet flooring. The main entrance on the south wall, the connecting door to Room 3, and the area near the sink have vinyl flooring. The south wall has built-in storage with lower cabinets beneath the windows, while the east wall has full-height built-in cabinets. A markerboard, projector, and mounted SMART board are found on the west wall.

There are 33 permanent classrooms in nine buildings throughout the school site which are Rooms 4 through 36 as well as Rooms G1 and G2. Room 4 is used for kindergarten students and Room 5 for SDC students. Situated southwest of Room 2 are Rooms 4 and 5, both contained in a shared building. These classrooms are 900 square feet and have suspended tile ceiling, recessed lighting, carpet flooring, and tack panel walls. Vinyl flooring is present at the entrances and near sinks with lower cabinets. Windows are present on the east and west walls. Room 4 offers lower cabinets along the east and north walls and additional storage on the south wall. In contrast, Room 5 provides built-in lower cabinets on the east wall and a full cabinet on the north. Room 4 is equipped with a single markerboard, while Room 5 has three, and both rooms feature two mounted SMART boards. Furnishings include rectangular tables and plastic chairs with metal legs. Teachers in both rooms are provided with a mobile desk and laptop for instructional use.

Rooms 6 through 8 are located east of Rooms 4 and 5 and serve SDC students. Similar to other rooms on the campus, each room has suspended tile ceilings, recessed lighting, and tack panel walls. Room 6 and 7 are approximately 1,000 square feet each and Room 8 being 850 square feet. The flooring in Rooms 6 and 7 is primarily carpet with vinyl flooring near entrances and sinks. Room 8 features predominantly vinyl flooring with a central carpeted strip extending from the south to the north wall. Rooms 6 and 7 have two primary entrances on the south wall, while Room 8 has entrances on both the south and east walls. Built-in storage with lower cabinets is consistent across the south walls of all three rooms. The north walls of Rooms 6 and 7 feature mounted SMART boards, while Room 8 has its SMART board on the south wall. Each room is furnished with 21st Century student desks and chairs as well as mobile furniture for teachers and a laptop for instructional use.

The two central buildings at the school have identical layouts. Each consists of four classrooms and a shared space. The first building contains Rooms 9 to 12, consisting of a support room, first-grade, and two K classrooms, while the adjacent building houses Rooms 14 to 17, accommodating a support room, first and second grades, and a SDC classroom. Rooms 9 to 12 are sized between 812 and 975 square feet with suspended tile ceilings, recessed lights, tack panel walls, and carpeted floors with vinyl flooring near doors

and sinks. These rooms have two entrances: one exterior with vinyl flooring and another leading to the communal area, accompanied by windows. Storage in these rooms includes both upper and lower cabinets, with added full-height cabinets. Standard instructional features in each classroom include markerboards, mounted SMART boards, rectangular student tables, plastic chairs with metal legs, and resources such as laptops and mobile furniture for educators. The adjacent building mirrors these specifications, except for Room 17 which is furnished with 21st Century desks and chairs.

Room 18 is in a standalone building and is used for TK/K SDC program. The building is approximately 1,062 square feet and has suspended tile ceilings, recessed lighting, tack panel walls, and carpet flooring with vinyl flooring at the foot of each door. The third entryway is unique, providing the only access from outside the enclosed perimeter of the building. The classroom is equipped with lower built-in cabinets and additional full-height cabinets situated diagonally across from them. For instructional purposes, a mounted SMART board and a markerboard are available. The room also includes a restroom. Students use half-circle tables paired with plastic chairs that have metal legs.

Two building clusters, located east of the library, each encompass three permanent classrooms. Rooms 19 to 21 function as support program spaces, whereas Rooms 22 and 24 address the Sensory and OTC requirements of SDC students. Rooms 19, 20, and 21 are approximately 928 square feet and have suspended tile ceilings, recessed lights, and tack panel walls. Carpet is the primary flooring with vinyl flooring used around the entrances to each room. By the exterior door, a sink is paired with lower cabinets. Built-in lower cabinets are set beneath the west wall windows, and the opposing wall presents two full cabinets. Room 20 is unique as it has two interior doors linking it to the adjacent rooms, one northward and the other southward. Each of these rooms have two SMART boards and at least two markerboards. Although every room possesses windows, door layouts vary. Students have individual desks and plastic chairs with metal supports, while teachers use laptops and movable furnishings. The subsequent building cluster mirrors the features of Rooms 19 to 21, with Room 23 as an outlier. It lacks the lower built-in cabinets beneath the windows and is devoid of furniture, being designated for the OTC Clinic.

Rooms 25 through 36 are state-of-the-art classrooms, infused with 21st Century design principles and furnishings. This building serves grades two through six and includes three support rooms. Each room is approximately 960 square feet and has suspended tile ceilings, recessed lighting, painted walls, and carpet flooring. Vinyl flooring is typically found near the entrances to each room as well as around the sink area in each classroom. The rooms are primarily accessed through a common space hallway through sliding glass doors. Room 25 serves as a TK/K classroom as it has a restroom immediately accessible from the hall. Rooms 26-29 and 32-35 have additional interior doors connecting them to adjacent classrooms. Convenient built-in storage, including lower, upper, and full cabinets, is situated next to the exterior door. Standard amenities in each classroom consist of a flat-screen monitor, a SMART board, and three markerboards. Both students and teachers are furnished with contemporary resources; students have 21st Century desks, chairs, and a laptop cart, while teachers have access to a computer and versatile mobile furniture.

Rooms G1 and G2 serve as a science lab and art room respectively. While both rooms share similarities such as an 8'5" ceiling height, recessed lighting, and vinyl flooring, they also exhibit distinct features. Room G1 spans 1,232 square feet and is more spacious than Room G2, which occupies approximately 841 square feet and has tack panel walls. Both rooms have entrances on the west and east sides. In terms of storage, Room G1 offers built-in cabinets and a separate section featuring lower cabinets with an integrated sink, complemented by mobile full cabinet storage. Room G2 incorporates extra built-in lower cabinets on its east wall, and another sink with upper and lower cabinets on the south wall. Unique to Room G2 is the presence of two restrooms, with the girls' restroom featuring lockers. Room G1 is furnished with individual desks and plastic chairs, while Room G2 is equipped with 21st Century tables and metal stools. In both rooms, teachers are provided with laptops and movable furniture.

On the southeast corner of the school campus, there are six portable classrooms. Rooms 37, 38, and 42 serve as storage spaces, while Rooms 39, 40, and 41 are allocated for afterschool programs, PTA meetings, and school psychologists. Each of these rooms have suspended tile ceilings, and recessed lighting. The interiors are characterized by tack panel walls and carpeted floors. Entrances to these rooms are found on the south wall, and they are each outfitted with a markerboard, projector, and a mobile SMART board on the west wall. Though the portable classrooms are in good condition, they have exceeded the 20-year usage period.

The Library is approximately 2,925 square feet and is in a standalone structure with an exposed beam ceiling and recessed lighting. The interior space is punctuated by four columns. Carpeted flooring covers the majority of the space and there are built-in bookstacks lining the room's perimeter, with additional stacks nestled between the columns. The main entrance is situated on the north wall, with the librarian's circulation desk and adjoining office located directly opposite on the south wall. To the east there are two restrooms. The room is furnished with rectangular tables paired with metal chairs. Beyond the circulation desk to the south is a maker's room, equipped with a SMART board, two markerboards, and ample built-in storage featuring lower, upper, and full cabinets. This room also features rectangular tables and metal chairs.

The multipurpose room (MPR) is located on the west side of campus and is approximately 5,670 square feet. The building is mainly used as a cafeteria and for assemblies. It has a 12-foot high suspended tile ceiling, recessed lighting, and vinyl flooring. The room's walls are painted, with openings for windows or doors of various sizes and configurations. The MPR can accommodate three lunch periods daily and is furnished with self-storing rectangular tables with attached chairs and a stationary wooden stage. Adjacent to the MPR is a 769 square-foot kitchen with tiled flooring and a serving window.

The school's administrative building is located directly in front of the drop-off loop accessible from Lost Canyon Road. The building is approximately 2,688 square feet and has a tiled ceiling, recessed lighting, and painted plaster walls. While the majority of the space has carpeted flooring, areas like the main entrance, nurse's office, teacher's lounge, and workroom have vinyl flooring. The facility houses two tiled restrooms, a dedicated nurse's office with its own restroom, and a conference room. Every office is

equipped with built-in lower and upper cabinets, and the lobby prominently displays a built-in reception desk. The building comprises various specialized rooms, including the principal's and assistant principal's offices, nurse's office, conference room, storage area, teacher's lounge, and a workroom.

The play area is located on the southwest side of the school. The site has approximately 0.89 acres of blacktop play surfaces featuring basketball courts and ball walls. There are approximately 2.26 acres of grass play fields on the south side of campus, near the blacktop play area. There is a K playground located next to the K classrooms on the northwest side of the school. The playgrounds are in good condition, and they have inclusive playground features.

4.9 VALLEY VIEW COMMUNITY SCHOOL

Figure 18: Valley View Existing Conditions



Valley View Community School, situated at 19414 Sierra Estates Drive in Santa Clarita, California was built in 1966 and spans 13.58 acres. The school has a current enrollment of 556 students and serves grades TK through sixth grade. The site is bordered by Sierra Estates Drive to the north, Hillside on the south and west, and Friendly Valley Parkway to the east. The school provides specialized programs for SDC students who have orthopedic impairments, medical fragility, and other health concerns. In 2017, the school unveiled the Tommye D. Warner Annex, dedicating ample space to its comprehensive special education initiative. Collaboratively, Valley View leases a portion of the first floor in its two-story classroom edifice to the Regional Multiple Disabilities (MD) Special Education Program Classes. Additionally, the California Children's Services medical therapy unit offers both physical and occupational therapy services on-site. A significant portion of the students are medically fragile. The school infrastructure comprises three structures, housing 37 permanent classrooms, a library, a multipurpose room, and administrative offices. There are three portable classroom facilities on the campus. Parking provisions include two lots, with the area for drop-offs, visitors, and parents featuring solar panels. Valley View has a field to the east of the school. There are two play structures that are ADA compliant on the west and east side of the Tommye D. Warner Annex.

The primary structure resembles a four-leaf clover and houses 16 classrooms and administrative offices. Each leaf of the clover comprises four classrooms, all of which encircle a central courtyard. Hallways also serve as added storage spaces. Classrooms numbered 2, 3, 5-7, and 9-13 house students in grades TK through third. Rooms 4, 8, and 14 function as support spaces, such as speech therapy and social worker rooms, while Room 1 is a computer lab. Room 15 is dedicated to music, and room 16 is a science lab. The external classrooms: 1, 4, 5, 8, 9, 12, 13, and 16 are approximately 960 square feet each, whereas the inner classrooms: 2, 3, 6, 7, 10, 11, 14, and 15 are approximately 1,065 square feet. The classroom features and finishes in this building typically consist of exposed beam ceilings with recessed lights, tack panel walls, and carpeted floors. Vinyl flooring is used at entry points and wet areas such as near the sinks. Each room is equipped with markerboards, SMART board, flat-screen monitor, and mobile storage cabinets. All rooms, except for Room 4, which features individual desks, are furnished with rectangular tables paired with plastic chairs having metal legs. Room 16, the science lab, utilizes metal stools.

The Tommye D. Warner Annex serves as the second classroom building. Its first-floor houses eight specialized SDC classrooms, designated for the Regional Multiple Disabilities Special Education Program. These classrooms are numbered 209, 212, 226, 230, 231, 237, 250, and 251. Of the eight classrooms, five are used as classroom space and the other three are used for large ambulatory equipment and an OT APE motor room. Additionally, the first floor includes specialized restrooms, offices, a library, and a section used by the California Children's Services on its west side. All classrooms share consistent design elements: suspended tile ceilings with recessed lighting, painted walls, and primary entrances on the northern and southern walls. The eastern and western walls feature built-in upper and lower cabinets, equipped with a sink and refrigerator. Opposite these cabinets, each room has a storage area. Room 237 is an exception: its lower cabinets with an integrated sink are placed on the eastern wall, and the western wall features a movable panel connecting the classroom to the California Children Services area. Each of these rooms is furnished and equipped to cater to students with varying needs, including those with multiple impairments and orthopedic challenges.

The second floor comprises a workroom and 13 classrooms, specifically Rooms 260-264, 267, and 271-277. These classrooms house students in third through sixth-grade, as well as support services. Each classroom measures 960 square feet and shares consistent design elements. They feature suspended tile ceilings with recessed lighting, painted walls, and main entrances leading from the hallway. The flooring predominantly consists of carpet, complemented by vinyl flooring near the entrances and sinks. Adjacent to the entrance, each room has a built-in storage unit, comprising lower, upper, and full-sized cabinets with an integrated sink. Every classroom is equipped with two SMART boards, two markerboards, individual desks, and chairs made of plastic with metal legs.

The classrooms within the main building and on the second floor require updated 21st Century furnishings, notably desks and chairs. While many of these rooms are equipped with modern technology, the unique room shapes in the main building pose challenges for implementation.

The Library is housed on the first floor of the Tommye D. Warner Annex within the main building. Occupying 1,294 square feet, this room features a distinctive coffered ceiling that rises from 8' to 19', featuring tiled materials and accentuated by recessed lighting. The walls, painted in a neutral tone, complement the carpeted flooring. The center offers a tiled restroom, storage room, and a circulation desk.

with upper cabinet storage behind it on the south wall. The room is furnished with rectangular tables and modern 21st Century chairs. Traditional bookstacks line the room's perimeter. The library could benefit from additional 21st Century amenities such as mobile tables, soft seating and mobile shelving units centrally positioned in the main library area.

The multipurpose room, located to the east of the school campus, covers 2,888 square feet and is used for cafeteria and assembly functions. The room has a 19-foot vaulted ceiling with glue-on materials, recessed lighting, painted walls, and vinyl flooring. It is furnished with rectangular folding tables with self-storage and chairs attached to the tables. A stationary wooden stage is on the west side, and there is no sound system. Adjacent to the MPR on the east is a kitchen that measures 1,180 square feet. The kitchen has a cement floor, is attached to the multipurpose room, and has a serving window. Stainless steel counters are present on the west, south, and east walls of the kitchen.

The administrative offices cover an area of 3,558 square feet. The building has suspended tile ceilings, recessed lighting, carpet flooring in the primary spaces, and vinyl flooring at the main entrance. The built-in reception desk is complemented by two desks situated behind it. The office suite includes the nurse's office, principal's office, assistant principal's office, a conference room, teacher's lounge, workroom, and three restrooms.

There are two play areas: one just outside the two classroom buildings and the other on the hill near the grass playfield. The site has approximately 0.5 acres of blacktop play surfaces featuring four square courts, a basketball court, ball walls, and tether ball courts. There are approximately four acres of grass play fields on the east side of campus featuring a play structure and blacktop surfaces for grades 1-6. There is a K playground located next to the classrooms that house K students on the southwest side of the school. The playgrounds are in good condition, with the primary playground having inclusive playground features. The upper grade playground lacks inclusive features.

SECTION 5

PROPOSED IMPROVEMENTS

Based on State requirements, proposed 21st Century educational specifications, existing enrollment, and the mandated expansion of TK enrollment at all elementary school sites, the following facilities to accommodate preschool and TK-6 grade students is proposed for each site. All sites, except for Fair Oaks, are proposed to house students in permanent school facilities and remove aging portable classrooms. The construction of Title 5 TK/K permanent classrooms as well as general purpose, music and science labs are proposed to replace existing aging portable classrooms. All school sites are proposed to be sized to accommodate the current student enrollment except for Mitchell which has additional classrooms proposed to be constructed to meet the expected student growth generated by several developments, including Spring Canyon and Sand Canyon Plaza. In addition, all sites are proposed to have sufficient classrooms to support both science and music programs, beyond the core instruction program at each school pursuant to proposed educational specifications accordingly for all schools. Support facilities (offices, MPRs, libraries, etc.) are proposed to accommodate their school's existing enrollment, but not to exceed the maximum educational specification for that grade configuration. Collectively, proposed improvements shall be constructed pursuant to the specification requirements contained in this report for each type of facility, unless noted by exception due to site specific constraints, if any.

The assessments took into consideration previous reviews and recommendations, site visit evaluations, as-built conditions, revised State requirements, escalations of costs, and prescribed improvements to meet District equity concerns. In addition, a plan for sequencing of proposed improvements at each site was reviewed to accommodate the student population given the need to improve occupied school sites during construction while minimizing associated costs for the construction of interim facilities. Each school summary contains a graphic representation of proposed improvements. A consequent estimate of the cost associated with such improvement is summarized and a detailed cost estimate contained in Appendix "B".

The following section begins with a summary of existing schools, enrollment, and grade level. It further provides the summary findings as to the type and number of existing classrooms and as to the type and number of proposed improvements as established by the scope of the work effort contained in this report. Thereafter, a detailed discussion of proposed improvements is provided as well as a plan as to how to sequence the proposed construction scheduled at each site, including the use of existing on-site spaces as "swing" space to accelerate construction, reduce total cost and minimize interruptions to the ongoing education program during construction.

Many things have changed since the schools were originally constructed, including the global economy, technology, and the approach to education. In response, Table 6 reflects the anticipated outcome by the District of the major changes that are proposed to the current facilities at each site in order to:

- Ensure equity, safety, and educational program goals
- Provide permanent 21st Century Learning Environments that foster student agency, choice, inclusion, and connection
- Provide facilities to add a new grade configuration to fully implement TK instruction
- Transform Library Media Centers to 21st Century Learning Centers
- Consider additional facility needs to support its science and music programs
- Provide additional classrooms at Mitchell for anticipated student growth to be generated by several developments, including Spring Canyon and Sand Canyon
- Remove aging portable classrooms and restore the original open space and designed inclusive playgrounds for its schools and neighborhoods

Table 6 illustrates the total classrooms by school site after the proposed improvements are implemented totaling 316 classrooms. Proposed improvements include a combination of repurposing classrooms, constructing new classrooms, and the use of existing portable classrooms. A total of 56 new classrooms are proposed to be constructed, and the use of three existing portable classrooms each at Fair Oak Ranch and Sulphur Springs to meet the total need of 316 classrooms.

Table 6: Proposed Total Classrooms

			Classrooms (CRs) Needed								Classrooms After Program Implementation				
School	2023-24 Enroll	Total Perm. CRs	General Purpose	Special Education	Music	Science	Intervention	TK/K	Total	Total Support CRs	Total CRs Required	Perm. CRs After Repurpose	New CRs Constructed	Port. CRs Needed	Total CRs
1 Canyon Springs	498	21	17	5	1	1	1	4	29	3	32	21	11	0	32
2 Fair Oaks Ranch	856	30	29	4	1	1	0	6	41	1	42	27	12	3	42
3 Golden Oak	537	23	18	1	1	1	1	5	27	1	28	22	6	0	28
4 Leona H. Cox	480	29	14	8	1	1	1	5	30	3	33	29	6	0	35
5 Mint Canyon	491	25	16	4	1	1	1	4	27	3	30	25	5	0	30
6 Mitchell	591	28	20	4	1	1	1	6	33	1	34	26	10	0	36
7 Pinetree	688	32	21	8	1	1	1	6	38	0	38	32	6	0	38
8 Sulphur Springs	599	37	20	10	1	1	1	5	38	0	38	35	0	3	38
9 Valley View	556	37	19	6	1	1	1	4	32	5	37	37	0	0	37
Total	5,296	262	174	50	9	9	8	45	295	17	312	254	56	6	316

Notes:

1. 2023-24 enrollment is not certified
2. Total proposed classrooms are based on enrollment at each school site

Table 7 illustrates the number of Title 5 TK/K classrooms needed to house the TK/K students that are currently enrolled in the District. There are a total of 944 TK/K students requiring a total of 45 Title 5 TK/K classrooms, 15 for TK and 30 for K students. The District currently has 13 permanent classrooms that meet the Title 5 TK/K standard. To fully house all TK/K students in classrooms that meet the Title 5 standard, an

additional 32 Title 5 TK/K classrooms are needed. It is proposed to begin to meet this need by constructing 28 Title 5 TK/K classrooms to replace portable classrooms at select school sites.

Table 7: Title 5 TK/K Classrooms Needed Based on Enrollment

School	2023-24 TK Enroll	2023-24 K Enroll	Based on Enrollment		
			TK CRs	K CRs	Total CRs
Canyon Springs	24	70	1	3	4
Fair Oaks Ranch	32	104	2	4	6
Golden Oak	26	72	2	3	5
Leona H. Cox	33	62	2	3	5
Mint Canyon	26	65	1	3	4
Mitchell	28	81	2	4	6
Pinetree	45	85	2	4	6
Sulphur Springs	25	84	1	4	5
Valley View	27	55	2	2	4
Total Grade TK-6	266	678	15	30	45

Table 8 illustrates the number of Title 5 TK/K classrooms that will be available at every site at the end of the building program. The Educational Specification calls for three TK and three K Title 5 classrooms for a total of six Title 5 TK/K standard classrooms at each school site. Four schools, Canyon Springs, Fair Oaks Ranch, Leona Cox, and Pinetree will have the full matriculation of TK and K students in Title 5 TK/K standard classrooms. The District desires to have an Early Childhood Village concept at Leona Cox for preschool as well as TK/K students requiring additional classrooms that meet the Title 5 standard. Golden Oak, Mint Canyon, Mitchell, Sulphur Springs, and Valley View will have enough Title 5 TK/K classrooms for the current number of enrolled TK/K students. At the end of the construction program, all TK/K students currently enrolled in the District will be in a Title 5 TK/K classroom. As more funds become available and enrollment increases in the TK grade level, the District may elect to construct additional Title 5 TK/K classrooms at Golden Oak, Mint Canyon, Mitchell, Sulphur Springs and Valley View.

Table 8: Total TK/K Title 5 Classrooms At Completion of Construction Program

School	2023-24 TK Enrollment	2023-24 K Enrollment	State Loading	Existing TK/K Perm CRs	TK/K Constructed or Repurposed	Total Title 5 CRs
Canyon Springs	24	70	25	2	4	6
Fair Oaks Ranch	32	104	25	0	6	6
Golden Oak	26	72	25	1	4	5
Leona H. Cox	33	62	25	2	6	8
Mint Canyon	26	65	25	0	4	4
Mitchell	28	81	25	3	2	5
Pinetree	45	85	25	2	4	6
Sulphur Springs	25	84	25	2	3	5
Valley View	27	55	25	0	4	4
Total Grade TK-6	266	678		12	37	49

5.1 LEVEL OF IMPROVEMENTS

Based on the 21st Century classroom descriptions provided in Section 2.3 of this report, available sources of funds, school site conditions, and educational program facility needs, the following are levels of improvements were developed. The goal is that all students are in some level of 21st century learning environment.

- **Modernization** entails the total improvement to a classroom or other space on a school site. It includes new wall finishes, lighting (where needed), flooring, electrical upgrades, HVAC upgrades or replacement (where needed), window upgrades (where needed), upgrades to electrical systems and plumbing systems, and fire alarm upgrades. It also includes ADA upgrades to meet current code requirements.

In addition, classrooms and Library Media Centers will receive the 21st Century amenities to include mobile and flexible furniture and storage units, additional or sliding markerboards as appropriate, multiple wall mounted monitors, and technology upgrades as needed. The cost of mobile and flexible furnishings varies depending on the flexibility of the furniture to create different configurations within a learning environment. For example, some student desks are of a shape that allows them to be configured in a circular format or groups of varying sizes. Other student desks allow for easy movement but are can only be configured into groups that form squares or rectangles.

- **21st Century Upgrades** are designed to bring classrooms up to the 21st Century design standard without doing the entire modernization of the room. These upgrades are intended only for permanent classrooms that are either recently constructed or recently modernized. These classrooms are in good condition but lack 21st Century amenities.

The 21st Century amenities differ based on the built environment. In many cases, the existing casework and cabinetry is in excellent condition and should be maintained where possible. To bring these classrooms up to the 21st Century standard, they will receive the following amenities: two monitors, additional or sliding markerboards depending on the built environment, electrical upgrades as needed, and 21st Century mobile and flexible student desks and chairs.

5.2 CANYON SPRINGS (PS-6) SCHOOL SITE IMPROVEMENTS

Figure 19: Canyon Springs Proposed Site Improvements



Canyon Springs Community School serves 498 students in grade levels preschool through sixth. The school has five buildings including permanent classroom buildings, the library, the multipurpose room (MPR), and the administration building. There are currently 21 permanent general-purpose classrooms, of which two are Title 5 TK/K classrooms, and 16 portable classrooms at the school. To accommodate the school's current enrollment, 17 general purpose classrooms, five SDCs, one music room, one science room, one intervention room, and four TK/K classrooms are needed. There is an additional need for three support spaces at the site. The school is currently eligible for modernization.

As part of the improvement strategy, four TK/K classrooms will be constructed to meet the educational specifications. Additionally, five general purpose classrooms, one music room, and one science lab will be constructed. The school requires three support spaces. Part of the construction improvements includes the removal of portable classrooms when no longer needed as they are over 20 years old. Furthermore, 21 permanent classrooms will be modernized to receive modern furniture and technology. The library will be repurposed into a 21st Century Learning Center. The school's playgrounds will be upgraded to be an inclusive playground. The site map depicts a potential location for the new classroom buildings. The exact location will be determined during the design phase.

Sequencing of Improvements

1. Modernize and provide 21st Century upgrades to 21 general purpose classrooms (use portable classrooms for interim housing) in two phases
2. Provide 21st Century upgrades to the Learning Center
3. Remove 3 portable classrooms and construct five general purpose classrooms, a Science Lab, a Music Room and four TK/K classrooms

4. Upgrade playground to an inclusive primary and upper grade playground

5.3 FAIR OAKS (TK-6) SCHOOL SITE IMPROVEMENTS

Figure 20: Fair Oaks Proposed Site Improvements



Fair Oaks Ranch Community School serves approximately 856 students in grade levels TK through sixth. The school has nine buildings including permanent classroom buildings, the library, the MPR, and the administration building. There are currently 30 permanent general-purpose classrooms and three support rooms as well as 12 portable classrooms at the school. To accommodate the school's current enrollment, 29 general purpose classrooms, four SDCs, one music room, one science room, and six TK/K classrooms are needed. An intervention room is provided as a support space near the Learning Center. The school is currently eligible for modernization.

As part of the improvement strategy, nine general purpose classrooms Rooms 801-806 and Rooms 301-303 will be repurposed into TK/K classrooms as these rooms are near the kindergarten playground, pick-up and drop-off area. Additionally, a new 12 classroom building will be constructed that includes 10 general-purpose classrooms, a music room, and a lab will be constructed. Furthermore, 21 classrooms will be modernized and receive 21st Century upgrades. Part of the construction improvements include the removal of six portable classrooms that are over 20 years old. The school will need to keep three portable classrooms for general purpose use. The site map depicts a potential location for the new classroom buildings. The exact location will be determined during the design phase.

Sequencing of Improvements

1. Modernize and provide 21st Century upgrades to 21 permanent classrooms
2. Repurpose general purpose Rooms 801-806 and Rooms 301-303 into six TK/K classrooms
3. Remove eight portable classrooms and construct 12 classroom building to include 10 general-purpose classrooms, a Music Room, and a Science Lab

4. Provide 21st Century upgrades to Learning Center

5.4 GOLDEN OAK (TK-6) SCHOOL SITE IMPROVEMENTS

Figure 21: Golden Oak Proposed Site Improvements



Golden Oak Community School serves approximately 537 students in grade levels TK through sixth. The school has three buildings including the permanent classroom buildings, the MPR, and administration building. There are currently 23 permanent general-purpose classrooms of which one is a Title 5 TK/K classroom, and no portable classrooms at the school. To accommodate the school's current enrollment, 18 general purpose classrooms, one SDC, one music room, one science room, one intervention room, and five TK/K classrooms are needed. The school is eligible for modernization in 2028.

As part of the improvement strategy, four TK/K classrooms will be constructed. Additionally, two new classrooms will be constructed—one science room and one music room. Twenty-two classrooms will receive modernization. The library will be repurposed into a 21st Century Learning Center. Furthermore, the playgrounds will be upgraded to inclusive playgrounds. The site map depicts a potential location for the new classroom buildings. The exact location will be determined during the design phase.

Sequencing of Improvements

1. Construct four TK/K classrooms, a Science Lab and a Music Room
2. Modernized and provide 21st Century upgrades to 22 classrooms
3. Provide 21st Century upgrades to the Learning Center
4. Upgrade playground to inclusive primary and upper grade playground

5.5 LEONA COX (PS-6) SCHOOL SITE IMPROVEMENTS

Figure 22: Leona Cox Proposed Site Improvements



Leona Cox Elementary School educates approximately 480 students in grade levels preschool through sixth. The school comprises of five permanent structure buildings and a series of eight portable classrooms lined along the west side of the school. Additionally, there are 29 permanent classrooms. To house the school's TK through sixth grade enrollment, the school requires a total of 30 classrooms, which consists of 14 general purpose classrooms, eight SDCs, one music room, one science room, one intervention room, and five TK/K Title 5 classrooms. The school is currently eligible for modernization and will become eligible again in 2027.

As part of the improvement strategy, six preschool/TK/K classrooms will be constructed to form an Early Childhood Center. A general-purpose classroom will be repurposed into a Music Room. The existing 28 permanent classrooms will be modernized and receive 21st Century upgrades to include furniture and technology. The school's library will also receive 21st Century upgrades, incorporating furniture and technology to create a Learning Center. Upon completion of the building program, eight portable classrooms will be removed. Furthermore, three permanent classrooms will be used for support programs. Additionally, the existing playground will be upgraded to become an inclusive playground. The site map depicts a potential location for the new classroom buildings. The exact location will be determined during the design phase.

Sequencing of Improvements

1. Modernize and provide 21st Century upgrades to 28 permanent classrooms
2. Provide 21st Century upgrades to the Learning Center
3. Remove eight portable classrooms and construct six preschool/TK/K classrooms
4. Repurpose a general-purpose classroom into a Music Room
5. Upgrade playground to inclusive primary and upper grade playground

5.6 MINT CANYON (PS-6) SCHOOL SITE IMPROVEMENTS

Figure 23: Mint Canyon Proposed Site Improvements



Mint Canyon Community School educates approximately 491 preschool through sixth grade students. The school has four buildings which include 25 permanent classrooms, the administration office, and the MPR. Additionally, the school has two portable classrooms located on the east side of the lot. To accommodate the school's current enrollment, 16 general purpose classrooms, four TK/K classrooms, four SDCs, one Music Room, one Science Lab, and one Intervention room are needed. The school is eligible for modernization in 2024 and 2030.

As part of the improvement strategy, four TK/K classrooms and one Music Room will be constructed while demolishing the portable classrooms 5001 and 5002. Both portable classrooms are over 20 years old. A total of 25 classrooms will receive 21st Century modernization to accommodate modern technology and furniture. Additionally, the existing upper grade playground will be upgraded to become an inclusive playground. The site map depicts a potential location for the new classroom buildings. The exact location will be determined during the design phase.

Sequencing of Improvements

1. Demolish portable classrooms 5001 and 5002 and construct four TK/K classrooms and one Music Room
2. Modernize and provide 21st Century upgrades to 25 permanent classrooms
3. Update playground into inclusive upper grade playground

5.7 MITCHELL (TK-6) SCHOOL SITE IMPROVEMENTS

Figure 24: Mitchell Proposed Site Improvements



Mitchell Community School educates approximately 591 TK through sixth grade students. The school has five buildings which include 28 permanent classrooms, the administration office, and the MPR. It also has 10 portable classrooms on the north side of the lot. To accommodate the school's current enrollment, 20 general purpose classrooms, six TK/K classrooms, four SDCs, one Music Room, one Science Lab, and one Intervention room are needed. The school is eligible for modernization in 2024.

As part of the improvement strategy, a 10-classroom building will be constructed to accommodate the current enrollment and provide for future growth. Part of the construction improvements includes the removal of 10 portable classrooms on the school site that are over 20 years old. Moreover, 22 permanent classrooms will be modernized and receive 21st Century upgrades. One general purpose classroom will be repurposed into a Music Room and Rooms 201-204 will be repurposed into two TK/K classrooms. The school's library will also receive 21st Century upgrades, incorporating furniture and technology to create a Learning Center. Additionally, the school's playgrounds will be upgraded to become inclusive playgrounds. The site map depicts a potential location for the new classroom buildings. The exact location will be determined during the design phase.

Sequencing of Improvements

1. Modernize and provide 21st Century upgrades to 22 permanent classrooms
2. Repurpose Room 407 into a Music Room and Rooms 201-204 into two Title 5 TK/K classrooms
3. Remove 10 portable classrooms and construct a 10-classroom building
4. Provide 21st Century upgrades to the Learning Center
5. Upgrade playground to an inclusive primary and upper grade playground

Figure 25: Pinetree Proposed Site Improvements



Pinetree Community School serves approximately 688 students from preschool through sixth grade levels. The school has seven buildings including permanent classroom buildings, the library, the MPR, and the administration building. The school has 32 permanent classrooms and 12 portable classrooms. To accommodate the school's current enrollment, 21 general purpose classrooms, six TK/K classrooms, eight SDCs, one Music Room, one Science Lab, and one Intervention Room are required. This school is currently eligible for modernization.

As part of the improvement strategy, four TK/K classrooms, one Music Room, and one Science Lab will be constructed. Additionally, 18 permanent classrooms will be modernized and receive 21st Century upgrades. At the end of construction, portable classrooms no longer needed will be removed as they are over 20 years old. The site map depicts a potential location for the new classroom buildings. The exact location will be determined during the design phase.

Sequencing of Improvements

1. Construct four TK/K classrooms, a Science Lab and a Music Room
2. Modernize and provide 21st Century upgrades to 18 permanent classrooms using portable classrooms as interim housing
3. Remove portable classroom not needed for support programs

5.9 SULPHUR SPRINGS (TK-6) SCHOOL SITE IMPROVEMENTS

Figure 26: Sulphur Springs Proposed Site Improvements



Sulphur Springs Community School serves approximately 599 students in grade levels TK through sixth. The school has 14 buildings including permanent classroom buildings, the library, the MPR, and the administration building. There are currently 37 permanent general-purpose classrooms and six portable classrooms at the school. To accommodate the school's current enrollment, 20 general purpose classrooms, ten SDCs, one music room, one science room, one intervention, and five TK/K classrooms are needed. The school is currently eligible for some modernization and will become eligible for additional modernization funds in 2030.

As part of the improvement strategy, Rooms 4-5 and 19-21 will be repurposed into Title 5 TK/K classrooms and 20 permanent classrooms will be modernized. While classrooms undergo modernization construction, portable classrooms will be used as interim housing. The school's library will also receive 21st Century upgrades, incorporating furniture and technology to create a Learning Center. At the end of construction, portable classrooms no longer needed will be removed as they are over 20 years old.

Sequencing of Improvements

1. Modernize and provide 21st Century upgrades to 20 classrooms (including the Music Room and Science Room) using portable classrooms for interim housing
2. Repurpose Rooms 4-5 and 19-21 into three TK/K classrooms
3. Provide 21st Century upgrades to the Learning Center
4. Remove portable classrooms when no longer needed

5.10 VALLEY VIEW (PS-6) SCHOOL SITE IMPROVEMENTS

Figure 27: Valley View Proposed Site Improvements



Valley View Community School serves approximately 556 students in preschool through sixth grade levels. The school has three buildings, two of which house permanent classrooms, the library, and the administration office; the third building is the MPR. There are currently 37 permanent general-purpose classrooms at the school. To accommodate the school's current enrollment, 19 general purpose classrooms, six SDCs, one music room, one science room, one intervention room, and four TK/K classrooms are needed. The school is eligible for modernization in 2031.

As part of the improvement strategy, 11 permanent classrooms will be modernized and receive 21st Century upgrades. One general purpose classroom will be repurposed into a music room and four classrooms in the main building will be repurposed into four Title 5 TK/K classrooms. Furthermore, the upper grade playground will be upgraded to an inclusive playground.

Sequencing of Improvements

1. Modernize and provide 21st Century upgrades to 11 permanent classrooms
2. Repurpose one general purpose classroom into a Music Room and four classrooms into Title 5 TK/K classrooms
3. Upgrade upper grade playground to inclusive playground

5.11 SUMMARY OF PROPOSED IMPROVEMENTS

The estimated cost for the proposed improvements is approximately \$149.8 million. An estimated 15 percent reserve for escalation in costs, unforeseen contingencies, or regulatory agency approval requests of approximately \$22.5 million is proposed, for a combined program total of approximately \$172.3 million. A detailed cost estimate is contained in Appendix "A".

Table 9: Estimated Cost of Proposed Improvements

School Name	21st Century Upgrades	Classroom Repurposing	Classroom Modernizations	New Buildings	Total
Canyon Springs Community School	\$ 125,000	\$ -	\$ 8,894,323	\$ 12,575,605	\$ 21,594,928
Fair Oaks Community School	\$ 212,535	\$ 4,062,106	\$ 6,538,426	\$ 11,513,440	\$ 22,326,506
Golden Oaks Community School	\$ 212,535	\$ -	\$ 6,860,363	\$ 8,967,175	\$ 16,040,073
Leona Cox Community School	\$ 416,697	\$ 284,968	\$ 9,698,761	\$ 8,751,316	\$ 19,151,743
Mint Canyon Community School	\$ -	\$ -	\$ 7,313,761	\$ 7,249,852	\$ 14,563,613
Mitchell Community School	\$ 225,492	\$ 1,825,903	\$ 8,341,554	\$ 11,266,141	\$ 21,659,091
Pinetree Community School	\$ -	\$ -	\$ 4,921,869	\$ 7,953,558	\$ 12,875,427
Sulphur Springs Community School	\$ 232,466	\$ 2,095,029	\$ 10,689,236	\$ -	\$ 13,016,731
Valley View Community School	\$ 125,000	\$ 2,053,984	\$ 4,857,764	\$ 1,573,151	\$ 8,609,899
Project Subtotal:	\$ 1,549,725	\$ 10,321,990	\$ 68,116,057	\$ 69,850,238	\$ 149,838,010
Program Reserve (15%)	\$ 232,459	\$ 1,548,299	\$ 10,217,409	\$ 10,477,536	\$ 22,475,701
Project Total:	\$ 1,782,183	\$ 11,870,289	\$ 78,333,466	\$ 80,327,773	\$ 172,313,711

SECTION 6

PROPOSED FUNDING & PHASING

In California, school facility improvements are generally funded by a combination of sources which need to be identified, integrated, and ultimately sequenced in order to maximize their use. In almost all cases, the need for improvements exceeds the general availability of funding at any one time, requiring the prioritizing, sequencing, and phasing of improvements. Successful outcomes often rely on establishing an educational vision and specification for desired facilities, assessing existing facilities through that lens, integrating those components with available identified sources of funding and curating those outcomes within a facilities improvement plan that is ultimately presented to the Board for adoption and implementation.

This section reviews the identified sources of funds for proposed improvements. An assessment of the District's eligibility State School Facility Program (SFP) funding is provided, including an assessment of the amounts that may be received by school site over time and suggested methods to optimize and use such funding. An analysis of potential local funding sources available to the District to meet its match requirements is provided including a review of estimated local Developer Fee collections. In addition, the use of a local general obligation bond program is reviewed, including the District's assessed valuation, bonding limit, and projected rates by which funds may be made available over time to meet the District's facility improvement program.

In combination, a proposed phasing program of proposed improvements scaled to meet the Board's goals to provide a 21st Century Learning Environments is presented. It takes into consideration the needs of the educational program, the status of existing school facilities, and proposed improvements. Further consideration is presented as to the required sequencing, and the ability to leverage projected State matching grants with local bond proceeds. A phased program is presented that takes into consideration the maximizing of benefits to the District yet minimizes the impact of construction to the sites and to the ongoing educational program during construction. To assist, a proposed sources and uses of available funds is presented linked to a proposed phasing schedule that integrates the proposed improvements by school site, phase, and amount.

6.1 STATE AID AND ELIGIBILITY

Through the Office of Public School Construction (OPSC), the State of California (State) provides funding assistance to eligible school districts through the School Facility Program (SFP). OPSC administers various programs pursuant to State law and provides projects to be considered by the State Allocation Board (SAB)

for funding. Funding for OPSC programs is provided periodically by voter approved state-wide ballot measures and/or by direct general fund appropriations as authorized by the legislature and approved by the governor. The disbursement of funds is allocated to school districts in the form of per pupil grants, with supplemental grants for site development, site acquisition, and other project-specific costs. Individual pupil grant amounts are periodically reviewed for adjustment by the SAB. To receive State grants, a district is required to match the grant portion from available district funds. Under certain specific conditions, a district may qualify and apply for a release of its local match requirement through a financial hardship review (Financial Hardship) and approval by the OPSC and the SAB, subject to additional constraints and requirements.

At this time, the OPSC has reported that all authorized funds for new construction and modernization applications under the SFP have been fully allocated. Received applications after September 12, 2018, for new construction and after March 1, 2019, for modernization are now being placed on an “Applications Received Beyond Bond Authority” waiting list in the order of date received, which is presented to SAB for acknowledgement, but not approval, and are slated for review once additional funds are made available. To qualify for this waiting list for State funds, districts are required to adopt a Board resolution acknowledging the shortfall and the application’s inclusion under the “Applications Received Beyond Bond Authority List.”

In May 2022, Governor Newsom released the May Revision of the 2022-23 State of California (State) budget for K-12 education allocating additional funds to the SFP. The State’s historic revenue surplus at that time presented an opportunity for the State to further support K-12 education on one-time programs and services. The May Revision included approximately \$4 billion in one-time General Fund monies for the SFP allocating \$2.2 billion in 2021-22, \$1.2 billion in 2023-24, and \$625 million in 2024-25 to support new construction and modernization projects. The May Revision also included approximately \$1.8 billion in one-time funds for deferred maintenance, HVAC, and energy improvements. This is anticipated to be applied against the “Applications Received Beyond Bond Authority” waiting list allowing most of these to anticipate funding in the years ahead.

In July 2024, the State announced a new facilities bond measure, Proposition 2 on the November 2024 ballot, that would allow the state to borrow \$10 billion to help fund repairs and upgrades at thousands of public elementary, middle and high schools and community colleges across California. If successful, the measure will fund eligible projects on the “Applications Received Beyond Bond Authority” waiting list, and provide additional funding for new projects.

The following provides an overview of applicable State aid programs and estimated District eligibility for the modernization of existing facilities and the construction of permanent classrooms. Opportunities for one-time facilities grants currently available are also presented. Jointly, they are used to project the total amount of grant funding available and any local match of district funds that may be required.

6.1.1 STATE AID MODERNIZATION

An analysis indicates the District may be eligible for grant funding under the State's modernization program for existing school facilities. The SFP Modernization Program provides funds on a 60-40 State and local sharing basis for improvements that extend the life of existing school facilities. Eligible projects include modification or improvements such as air conditioning, plumbing, lighting, and electrical systems. Applications are submitted to the OPSC in two stages:

1. **Eligibility:** Modernization eligibility is established separately for each school site and requires that permanent facilities be at least 25 years old and portable facilities be at least 20 years old. Students must be enrolled in those facilities based on State classroom loading standards of 25 per classroom for elementary grades and 27 per classroom for middle school grades. Once established, site eligibility is not subject to annual review.
2. **Funding:** A district with modernization eligibility may request funding on a 60-40 State grant/local match basis. The 2023 pupil grant amount is currently \$6,086 for elementary grades. A higher per pupil grant amount is provided for classrooms that are in buildings 50 years or older which includes \$8,454 for elementary grades. Eligible costs include design, construction, educational technology, testing, inspection, furniture, and equipment. Limited supplemental funding is available for excessive costs such as fire safety and accessibility improvements. Grant levels are periodically reviewed by the State. Program funding is subject to project performance and certification at the completion of construction.

Modernization eligibility requires that the enrollment per site support the estimated number of students that may be housed in eligible classrooms for modernization. For example, if all classrooms at a school site are deemed eligible, the site would need to have a corresponding enrollment to support the use of all classrooms towards the eligibility assuming the appropriate State general classroom loading standard discussed above. If enrollment is less than the total State loading of all eligible classrooms, the total eligible enrollment grant amount would be reduced on a per pupil basis to the number of students required to fill the eligible classrooms, resulting in less eligibility. If enrollment is higher, the total State loading from all eligible classrooms would be used to fully fund the maximum number of eligible classrooms. Eligibility is evaluated annually and adjusted for changes in enrollment, in the growing age of classrooms, and in the deduction for any pupil grants that have been applied to that school since it was last built or modernized under the program. Absent a finding of financial hardship as defined later in this report, a local match of district funds is required.

Table 10 identifies the estimated current eligibility from permanent classrooms based on enrollment and age and the projected pupil grant eligibility (eligible enrollment) pursuant to state loading standards less any pupil grants previously utilized towards prior OPSC approved modernization grants. In 1999, 2003, 2005, and 2006, the District received grants across six school sites totaling approximately \$7.8 million. This reduces the current amount of pupil grants available from the 2023 enrollment by the previous amounts received in these earlier years by the District for these schools. Not included in Table 10 are 200

prior pupils used at Mint Canyon for grants received in 2003-2005. Mint Canyon classrooms were reconstructed in 2005 and is therefore assumed that those previous grants were utilized for prior classrooms that have since been replaced. The analysis also considers available pupil grants utilizing the higher per pupil grant amount for 50-year-old buildings, where applicable. An additional 5% is estimated for supplemental grants above the base pupil grant for site development or other eligible improvements (e.g., fire sprinklers). As indicated below, the District is currently eligible for approximately \$4.4 million in modernization grants from permanent classrooms requiring approximately \$3.1 million in matching local district funds, for total improvement projects that may be funded of \$7.6 million.

Table 10: Estimated Current (2023) Modernization Eligibility from Permanent Classrooms

		2023											
	School	FY2023-24 Enroll ¹	Pupil Grant	Perm. CRs 25yrs+	Elig. Pupils ²	Prior Pupils ³	Elig. Enroll	Elig. CRs	Base Grant	Addtl. Grants (5%)	Total State Grant (60%)	Required Match (40%)	Total
1	Canyon Springs	492	\$6,086	21	492	470	22	1	\$133,892	\$6,695	\$140,587	\$93,724	\$234,311
2	Fair Oaks Ranch	860	\$6,086	0	0	0	0	0	\$0	\$0	\$0	\$0	\$0
3	Golden Oak	532	\$6,086	0	0	0	0	0	\$0	\$0	\$0	\$0	\$0
4	Leona Cox	442	\$8,454	17	425	350	75	3	\$634,050	\$31,703	\$665,753	\$443,835	\$1,109,588
5	Mint Canyon	476	\$6,086	0	0	0	0	0	\$0	\$0	\$0	\$0	\$0
6	Mitchell	587	\$6,086	24	587	594	(7)	0	\$0	\$0	\$0	\$0	\$0
7	Pinetree	658	\$6,086	18	450	0	450	18	\$2,738,700	\$136,935	\$2,875,635	\$1,917,090	\$4,792,725
8	Sulphur Springs	597	\$6,086	25	597	457	140	6	\$852,040	\$42,602	\$894,642	\$596,428	\$1,491,070
9	Valley View	554	\$6,086	16	400	503	(103)	0	\$0	\$0	\$0	\$0	\$0
	Total	5,198		121	2,951	2,374	577	27	\$4,358,682	\$217,934	\$4,576,616	\$3,051,077	\$7,627,694

Notes:

1. 2023-24 enrollment is not certified

2. If 2023/24 enrollment is less than eligible pupils, assumes the lesser enrollment number as eligible pupils

3. Prior pupils used for OPSC funded applications less than 20/25 years

Table 11 presents a similar analysis for the current eligibility of portable classrooms to qualify for modernization grants. For the purposes of this analysis, available enrollment is first allocated towards the eligibility of permanent classrooms and the balance, if any, is thereafter allocated to portable classrooms at each site based on State loading standards. Collectively, it is estimated that the District is currently eligible for \$3.4 million in modernization pupil grants from portable classrooms that currently exceed their 20-year life and can be supported from the current enrollment at each site. This eligibility would require a \$2.3 million local district match towards total project funding of approximately \$5.7 million.

Table 11: Estimated Current (2023) Modernization Eligibility from Portable Classrooms

				2023								
	School	FY2023-24 Enroll ¹	Pupil Grant	Port. CRs 20yrs+	Less Perm Pupils	Elig. Enroll ²	Elig. CRs	Base Grant	Addtl. Grants (5%)	Total State Grant (60%)	Required Match (40%)	Total
1	Canyon Springs	492	\$6,086	16	22	0	0	\$0	\$0	\$0	\$0	\$0
2	Fair Oaks Ranch	860	\$6,086	12	0	300	12	\$1,825,800	\$91,290	\$1,917,090	\$1,278,060	\$3,195,150
3	Golden Oak	532	\$6,086	0	0	0	0	\$0	\$0	\$0	\$0	\$0
4	Leona Cox	442	\$6,086	5	75	0	0	\$0	\$0	\$0	\$0	\$0
5	Mint Canyon	476	\$6,086	1	0	25	1	\$152,150	\$7,608	\$159,758	\$106,505	\$266,263
6	Mitchell	587	\$6,086	10	(7)	0	0	\$0	\$0	\$0	\$0	\$0
7	Pinetree	658	\$6,086	12	450	208	8	\$1,265,888	\$63,294	\$1,329,182	\$886,122	\$2,215,304
8	Sulphur Springs	597	\$6,086	6	140	0	0	\$0	\$0	\$0	\$0	\$0
9	Valley View	554	\$6,086	0	(103)	0	0	\$0	\$0	\$0	\$0	\$0
Total		5,198		62	577	533	21	\$3,243,838	\$162,192	\$3,406,030	\$2,270,687	\$5,676,717

Notes:

1. 2023-24 enrollment is not certified
2. If 2023/24 enrollment is less than eligible pupils, assumes the lesser enrollment number as eligible pupils

Table 12 provides a combined view of current permanent and portable classroom eligibility. In summary, the District may be eligible for approximately \$8 million in combined permanent and portable classroom eligibility. A local match of approximately \$5.3 million would be required by the District to access these grants towards total improvement projects of approximately \$13.3 million. However, should enrollment significantly decrease, the amount of eligible grants receipts may be substantially reduced.

Table 12: Estimated Current (2023) Modernization Eligibility from Permanent and Portable Classrooms

				2023							
	School	FY2023-24 Enroll ¹	Pupil Grant	CRs 20/25yrs+	Elig. Enroll ²	Elig. CRs	Base Grant	Addtl. Grants (5%)	Total State Grant (60%)	Required Match (40%)	Total
1	Canyon Springs	492	\$6,086	37	22	1	\$133,892	\$6,695	\$140,587	\$93,724	\$234,311
2	Fair Oaks Ranch	860	\$6,086	12	300	12	\$1,825,800	\$91,290	\$1,917,090	\$1,278,060	\$3,195,150
3	Golden Oak	532	\$6,086	0	0	0	\$0	\$0	\$0	\$0	\$0
4	Leona Cox	442	\$6,086	22	75	3	\$634,050	\$31,703	\$665,753	\$443,835	\$1,109,588
5	Mint Canyon	476	\$6,086	1	25	1	\$152,150	\$7,608	\$159,758	\$106,505	\$266,263
6	Mitchell	587	\$6,086	34	(7)	0	\$0	\$0	\$0	\$0	\$0
7	Pinetree	658	\$6,086	30	658	26	\$4,004,588	\$200,229	\$4,204,817	\$2,803,212	\$7,008,029
8	Sulphur Springs	597	\$6,086	31	140	6	\$852,040	\$42,602	\$894,642	\$596,428	\$1,491,070
9	Valley View	554	\$6,086	16	(103)	0	\$0	\$0	\$0	\$0	\$0
Total		5,198		183	1,110	49	\$7,602,520	\$380,126	\$7,982,646	\$5,321,764	\$13,304,410

Notes:

1. 2023-24 enrollment is not certified
2. If 2023/24 enrollment is less than eligible pupils, assumes the lesser enrollment number as eligible pupils

After 2023, the modernization eligibility at school sites may once again increase as existing additional classrooms eligible for modernization reach 25/20 years of age, assuming the current enrollment stays constant or increases. Each school site would need to have sufficient enrollment based on state loading standards to fill all the qualifying classrooms at the time of eligibility. Table 13 below assumes enrollment is updated annually but remains constant as the District's classrooms continue to age annually until their next respective 25/20-year term of eligibility is reached. As indicated below, the District may be eligible

for up to \$31.7 million in successive periods as its current classrooms age through 2031. However, should enrollment significantly decrease, the amount of eligible grants receipts may be substantially reduced.

Table 13: Estimated Future Modernization Eligibility (2023 -2031)

				2023	2024	2027	2028	2031	Combined
	School	FY2023-24 Enroll ¹	Pupil Grant	Total State Grant (60%)	Total State Grant (60%)	Total State Grant (60%)	Total State Grant (60%)	Total State Grant (60%)	Total State Grant (60%)
1	Canyon Springs	492	\$6,086	\$140,587	\$0	\$0	\$0	\$0	\$3,144,028
2	Fair Oaks Ranch	860	\$6,086	\$1,917,090	\$0	\$0	\$3,578,568	\$0	\$5,495,658
3	Golden Oak	532	\$6,086	\$0	\$0	\$0	\$0	\$3,399,640	\$3,399,640
4	Leona Cox	442	\$6,086	\$665,753	\$0	\$1,917,090	\$428,150	\$0	\$3,010,993
5	Mint Canyon	476	\$6,086	\$159,758	\$159,758	\$0	\$0	\$0	\$3,041,783
6	Mitchell	587	\$6,086	\$0	\$3,706,374	\$0	\$0	\$0	\$3,706,374
7	Pinetree	658	\$6,086	\$4,204,817	\$0	\$0	\$0	\$0	\$4,204,817
8	Sulphur Springs	597	\$6,086	\$894,642	\$0	\$0	\$0	\$0	\$3,815,009
9	Valley View	554	\$6,086	\$0	\$0	\$0	\$0	\$1,897,919	\$1,897,919
	Total	5,198		\$7,982,646	\$3,866,132	\$1,917,090	\$4,006,718	\$5,297,559	\$31,716,220

Notes:

1. 2023-24 enrollment is not certified

2. If 2023/24 enrollment is less than eligible pupils, assumes the lesser enrollment number as eligible pupils

Under the traditional match program, the District must design and receive Division of State Architect (DSA) and California Department of Education (CDE) project approval prior to the submittal of an application for modernization funding of a facility. Under Financial Hardship, applications may be filed prior to receipt of DSA and CDE project approval if an application is requesting an advance of the funds required to design the project. Moreover, Prop. 51 funding of the SFP program sets a minimum limit of 101 pupil grants for each modernization application to be submitted for consideration. This may severely restrict applications to be submitted for districts that have designed their modernization projects and much smaller increments of improvement. This may also cause delays, if the required minimum threshold requires the delay of applications until enough smaller projects can perhaps be bundled together to meet the threshold requirement.

Under Senate Bill 50 (SB 50), the State provides the option of a “Like for Like” approach towards utilizing available modernization eligibility towards new construction. The “Like for Like” approach allows school districts to utilize modernization funding for new construction projects, if the new construction is replacing a facility with a similar facility that requires modernization. These funds do not affect a district’s new construction pupil grant eligibility and are in addition to any available new construction funding. Funds allocated under “Like for Like” would be based on the modernization grant eligibility on a site-by-site basis. Like for Like funding is proposed to be utilized where possible to fund proposed improvements.

6.1.2 STATE AID NEW CONSTRUCTION

The State’s New Construction Program currently provides State funds on a 50/50 State and local sharing

basis for eligible projects that add permanent classroom capacity to a school district. The goal is to add capacity to school districts to house students, including the construction of a new school or the addition of classrooms to an existing school. Applications are submitted to the OPSC in two stages:

1. **Eligibility:** Eligibility for new construction funding is not site specific and is determined by the gap between a district's projected enrollment and its existing permanent classroom capacity. Classroom capacity is based on State loading standards of 25 students per classroom for elementary grades. Historical and projected student enrollment, plus approved, but not yet built residential units, are utilized to estimate the gap between the number of future students and the current ability to house students in permanent facilities. Portable classrooms are not counted by the State as being permanently available to house pupils. Until approved for construction, eligibility is subject to annual review.
2. **Funding:** Once eligibility is approved, a district may apply for funding on a 50/50 State grant/local match basis. The 2023 pupil grant is currently \$15,983 for elementary grades and is counted based on each student found to exceed a district's permanent capacity to house students. Eligible costs include design, construction, testing, inspection, furniture and equipment, and other costs closely related to the actual construction of school buildings. Supplemental grants are available for site acquisition, utilities, on/off-site and general site development, and other excessive costs. Grant levels are periodically reviewed by the State.

For eligibility purposes, the State also takes into consideration the number of approved, but not yet built residential units that have been recorded by the local planning agency within the boundaries of a school district to augment enrollment eligibility. For purposes of the SFP, the number of such approved tract mapped residential units can be added to current enrollment, regardless of grade level, to augment new construction eligibility.

The OPSC uses a formula to project enrollment five years or ten years into the future to determine eligibility for new construction funding. The method of projecting enrollment into the future involves current and historical enrollment data for a district. The data is projected into the future for five years or ten years using a method provided by OPSC and referred to as the "Cohort Survival Method". Districts may elect to use the five-year or ten-year enrollment projection, based on what is most advantageous. The State also allows the ability to factor in approved residential developments within the District's boundaries for the five-year enrollment projection, which may result in additional projected students. The District's April 2023 School Facilities Needs Analysis identified 2,361 new residential units within the District's boundaries anticipated over the next five years.

Pursuant to this model, Table 14 provides a summary of the District's estimated new construction eligibility based on a review of the District's projected fifth year enrollment projection utilizing the fifth year enrollment projection of 6,895 provided in the April 2023 School Facilities Analysis - SAB 50-01 Enrollment Certification/Projection Appendix. Enrollment was then compared to the District's established

classroom capacity filed at the State in 2000 and State loading standards of 25 students per grade for elementary grades, then adjusted for K-6 new construction pupil grants used since 2000.

As shown in Table 14, the District may be eligible for approximately \$7.5 million in new construction funding. The State requires an annual assessment of districts seeking new construction funding; thus, the District's eligibility may vary annually, based on the rate of enrollment increase or decline. This requires continuous annual review of the District's new construction eligibility and should thus be assessed accordingly.

Table 14: Estimated New Construction Eligibility by Capacity and 5 Year OPSC Enrollment Projection

Fifth Year Enrollment Projection (2027-28)								
	A	B	A - B	C	(A - B) - C			
Grade	Projected Fifth-Year Enroll¹	Existing Facility Capacity²	Eligibility	Pupils Used³	Estimated Remaining Eligibility	2023 Pupil Grant	50% Est. Total Grant	50% Required Match
K-6	6,895	3,867	3,028	2,621	407	\$15,983	\$6,505,081	\$6,505,081
Total	6,895	3,867	3,028	2,621	407		\$6,505,081	\$6,505,081
<i>Estimated Site Development Grants (15%)</i>							\$975,762	\$975,762
Total Estimated New Construction Grants							\$7,480,843	\$7,480,843

Notes:

1. Projected Fifth-Year Enrollment as presented per the District's 2023 School Facilities Needs Analysis
2. Existing Facility Capacity based on "Form 50-02" filed with the State in September 2000
3. New construction pupils used since September 2000

6.1.3 FINANCIAL HARDSHIP FUNDING

The State also provides the Financial Hardship Program to assist districts that cannot provide all or part of their local match for an approved modernization or new construction project based on their financial position. In Financial Hardship, the State funds its normal grant amount, and if a district is found to be eligible, provides an additional grant amount equal to the portion of the match that would have been required to be funded by a district. This in effect increases the amount of grant funding a district would otherwise receive. To qualify, a district must be charging the maximum developer fee and have a bonded indebtedness of 60 percent or greater, or a total bonding capacity of less than \$5 million. Under the current Financial Hardship Program, a district must exhaust all unencumbered capital fund balances available for modernization or new construction at the time of application. In addition, any funds that become available during the time the District is in Financial Hardship will reduce the amount of the State's grant in lieu of the District's match, proportionally. Audits of available capital facilities funding (e.g., Funds 21, 25, 35) are required throughout the project period that a district is in Hardship funding and at "close out", or completion of the project. Until approved for construction, eligibility is subject to review every 6 months. A district can apply for Financial Hardship for site acquisition, planning and DSA submittals, and construction.

Except for land acquisition and some site service costs, 100 percent hardship grant funding does not typically equate to 100 percent of the total development costs associated with the design and construction of an eligible project. Often projects must be phased, alternate methods of construction

(e.g., modular) must be employed to achieve the desired space requirement for housing students or additional bond funding must be provided thereafter to complete a hardship project. Moreover, the Hardship period begins on the date of application, regardless of the date it is reviewed by OPSC or approved by the SAB. This requires that the District sequence projects proposed for Financial Hardship after all anticipated and available capital funds are encumbered. Based on an analysis of the District's General Obligation Bond and General Fund debt in Section 6.3 of this report, the District currently does meet the threshold to qualify for Financial Hardship. This assessment must be conducted for every six-month period that a district participates in the Financial Hardship Program.

6.1.4 PRESCHOOL/TK/KINDERGARTEN FACILITIES FUNDING

At various times, the State provides limited funds for competitive applications to fund specific school facilities. The State's Full Day Kindergarten Facilities Grant Program was initiated in 2019 to provide one-time grants to construct new or retrofit existing facilities for the purpose of providing kindergarten classrooms to support full-day kindergarten instruction.

The Governor's budget for FY2021-22 expanded the program, including \$490 million in one-time grants to construct new or retrofit existing facilities for the purpose of providing classrooms to support full-day preschool, transitional kindergarten, or kindergarten instruction. A state/local match of 75/25 is required for transitional kindergarten and preschool projects or half-day kindergarten programs converting to full day. Districts that already have full-day kindergarten programs require a 50/50 match (state/district) for new construction and a 60/40 (state/district) match for retrofit projects.

Proposed facilities at a minimum will be subject to meet current California Department of Education (CDE) and Title 5 requirements such as classrooms of 1,350 square feet with a restroom and storage/workroom accessible from the main classroom area. Preschool projects will need to meet Title 22 requirements, which are similar to Title 5 requirements for kindergarten, however there are some nuances specific to preschool such as one toilet per 15 pupils and an outdoor activity space with at least 75 square feet per child. Districts will be required to certify on the application for funding that prior to occupancy of the classrooms, the District has obtained a Child Care Center License from the California Department of Social Services (CDSS). As part of the license requirements, the CDSS will verify compliance with Title 22. The school district must provide evidence of licensure status at the time of project audit.

Three funding rounds have been completed for the program and the application submittal period for the fourth funding round application closed on March 2, 2023. The fourth funding round was oversubscribed with the State receiving approximately \$1.5 billion in applications for approximately \$367 million in available funds. A fifth funding round was planned to provide \$550 million in additional funds for the program; however, the 2024-25 State Budget eliminated this allocation. The State has set aside an allocation within the proposed State Bond Measure (Proposition 2) to fund a limited number of transitional kindergarten construction and improvement projects.

6.1.5 SUMMARY

The District has previously benefited from the State's School Facility (SFP) Program from the receipt of prior modernization and new construction grants. The District is currently eligible for approximately \$7.9 million in modernization grants requiring approximately \$5.3 million in matching funds, for total improvement projects that may be funded of \$13.3 million. By 2031, the District may be eligible for an additional \$23.7 million in grant funds requiring \$15.8 million in additional local matching dollars, assuming enrollment is sufficient to support eligible classrooms at time of eligibility. Using State eligibility projection enrollment models identified in the District's April 2023 School Facilities Analysis and capacity to house students, the District is projected to be eligible for \$7.5 million in new construction eligibility. This is subject to an annual assessment for districts seeking new construction funding; thus, the District's eligibility may vary annually, based on the rate of enrollment increase or decline. The District was found eligible for Financial Hardship funding based on an analysis of the District's General Obligation and General Fund debt.

Table 15 provides a summary of estimated State aid grants from the SFP program. Collectively, there is the potential for approximately \$28.3 million of District projects to be vetted, designed, and constructed at a cost of approximately \$15.5 million from the State and \$12.8 million estimated from the District. By 2031, the District may be eligible for an additional \$39.6 million in projects including \$23.7 million from the State with a \$15.8 million required match. However, should enrollment significantly decrease, the amount of eligible grants receipts may be substantially reduced.

Table 15: Summary of Estimated State Aid Grants

Program	State Grant	District Match	Total
2023 Modernization	\$7,982,646	\$5,321,764	\$13,304,410
New Construction	\$7,480,843	\$7,480,843	\$14,961,686
Subtotal	\$15,463,489	\$12,802,607	\$28,266,096
2024-2031 Modernization	\$23,733,574	\$15,822,383	\$39,555,957
Subtotal	\$23,733,574	\$15,822,383	\$39,555,957
Total	\$39,197,063	\$28,624,990	\$67,822,053

6.2 DEVELOPER FEES

Developer fees levied on new residential and commercial construction in a school district attendance area are permissible under State Education Code, Section 17620 and may be used to meeting the District's match requirement for eligible State assistance projects. The purpose of these fees is to mitigate the student enrollment impact that would be generated by new development. Fees may be used to fund the construction of new school facilities, the modernization of existing facilities, or the reopening of closed facilities. The regulations also permit an inflation-based increase in developer fees every two years based on changes in the Class B construction index. There are three levels of developer fees that can be assessed:

- **Level 1** fees are established by statute and adjusted by the State Allocation Board and are currently \$5.17 per square foot of residential development and \$0.84 per square foot of commercial and industrial development
- **Level 2** fees constitute up to 50% of the State allowed cost for construction and sites, if the school district meets specified eligibility tests and assumes that the will State pay for the other 50% of cost through the SFP
- **Level 3** fees are the same as Level 2, but include the State's 50% share as well, but only when the State declares it is out of funds for new construction

A Developer Fee justification study must be completed in order to levy Level 1 or Level 2 fees and in the event that the State declares that it is out of new construction state grant funds, the same report may allow the District to levy Level 3 fees.

An March 2024 School Facilities Needs Analysis, prepared by SchoolWorks, Inc. established the justification for the District to levy Level 2 fees of \$2.74 per square foot for new future residential units built within the District's boundaries. The study projected that the District could experience the construction of 2,572 new residential units over the next five years with a total of 4,166,660square feet. Based on the estimated square footage of these 2,572 units, at the Level 2 fee of \$2.74 per square foot, the District could collect approximately \$11,416,648 million over the next five-year period.

The District is required to complete a biennial update to a Level 1 Study to continue collecting Level 1 fees for the next two years. Similarly, the District is also required to complete an annual update to continue to collect Level 2 fees.

6.3 GENERAL OBLIGATION BONDS

General Obligation (G.O.) bonds are the most widely used and efficient method of financing school facility improvements locally in California. More than 600 California school districts, including the Sulphur Springs Union School District and other K-14 districts in Los Angeles County have issued G.O. bonds to finance necessary improvements. These bonds are secured by an annual levy on all taxable parcels within the boundaries of a school district. The levy is based on the assessed value of a parcel as determined by the county, pursuant to Proposition (Prop.) 13. Traditionally, G.O. bonds carry lower interest and issuance costs than other financing options. Buyers of most California school bonds receive an exemption from state and federal taxes on the interest portion of the bonds purchased, allowing for a lower rate of interest to a district to finance improvements over time.

The District has used G.O. bonds previously to fund school facility improvements and has been successful in garnering community support to improve school facilities.

6.3.1 MELLO-ROOS/COMMUNITY FACILITIES DISTRICTS

A Mello-Roos Community Facilities District (CFD) allows for financing of school improvements. The CFD levies a special tax on taxable properties within the boundaries that may benefit from the improvements

constructed utilizing the special tax revenues. A CFD requires a two-thirds majority vote of landowners by acre, or of residents living within the proposed boundaries. Once approved, a special tax lien is placed against each property in the CFD and property owners pay a special tax. Four CFDs have been formed within the District's boundaries to mitigate the impacts of housing developments:

- CFD 2002-01, Fair Oaks – This CFD is fully built out, and all bonds under the \$35 million authorization have been issued. The surplus special tax collections, after paying the CFD bond debt service, are currently pledged to paying a portion of the District's COP Debt Service. No additional funds are anticipated to be available from this CFD, other than for some minimal annual excess special tax collections attributable to debt service coverage.
- CFD 2006-1, Golden Oak – The CFD is authorized to issue up to \$35 million in bonds. To date, approximately \$23.1 million in proceeds have been issued to reimburse the developer for the completed construction of Golden Oak Community School, and to fund school improvements. Approximately \$11.9 million in authorized but unissued bonds remain, and it is estimated that approximately \$2.5 million in additional bonds may be issued now based on the current tax roll. These bonds would need to be issued entirely as Capital Appreciation Bonds (CABs). This CFD is fully build out, so additional bonds beyond the abovementioned amounts may only be issued if additional land is annexed into the CFD.
- CFD 2014-1, Vista Canyon – The CFD is authorized to issue up to \$32 million in bonds. To date, approximately \$18.7 million in proceeds have been issued to fund school improvements. Approximately \$13.3 million in authorized but unissued bonds remain, and it is estimated that approximately \$3 million in additional bonds may be issued now. These bonds would need to be issued primarily as Capital Appreciation Bonds (CABs). Currently, a parcel representing 375 apartment units remains undeveloped. If development commences on that project, an additional \$3.6 million could be issued. It is unlikely that the District will be able to issue the full authorization pursuant to the tax rate constraints, unless additional land is annexed in.
- CFD 2019-1, Skyline Ranch – The CFD is authorized to issue up to \$48 million in bonds. No bonds have been sold to date; however, the District is considering the issuance of the first series of bonds in late 2024. The actual amount of bonds anticipated to be issued is at this time is limited to approximately \$34 million due to the prevailing special tax revenue constraints. additional bonds up the authorized amount may be sold in the future, subject to a sufficient amount of additional building permits being issued.

The District may enter into developer mitigation agreements with the principals of future developments located within the boundaries of the District. Each developer mitigation agreement authorizes the developer to request the creation of a CFD. These mitigation agreements, and subsequent CFDs, may provide for school facilities to mitigate students generated from the developments.

6.3.2 CERTIFICATES OF PARTICIPATION

The District had issued Certificates of Participation (COPs) in 2010 to refinance some COPs previously issued in 2006 and 2008. The 2010 COP was structured with no lease payments until 2015, and subsequent lease payments totaled approximately \$2.9 million per year. The District determined in 2015 that it would be difficult for the general fund to make the required payments, and the Board voted to restructure the debt. The restructuring involved a partial paydown utilizing Measure CK general obligation bond proceeds and pledging surplus CFD No. 2002-1 special tax collections to support the COP lease payments. This reduced the general fund liability to approximately \$500,000 per year.

The District refinanced a portion of the 2010 COPs in 2021 to avail itself of lower interest rates, and also issued the remaining Measure CK general obligation bond authorization in 2022 to further pay down the COPs. As a result, the remaining COP payments are anticipated to be covered by surplus CFD No. 2002-1 special tax collections, and no impact to the general fund is anticipated.

The two outstanding COPs are:

- 2010 COP – As of November 1, 2023 the outstanding balance of original principal is approximately \$10.0 million. The COP will fully mature, and payments will cease in 2037
- 2021 COP – As of November 1, 2023 the outstanding balance is approximately \$15.1 million. The COP will fully mature, and payments will cease in 2037

No additional COP issuances are planned by the District at this time.

6.3.3 EXISTING G.O. BOND AUTHORIZATIONS & PAST ISSUANCES

The District successfully passed a local G.O. bond authorizations most recently in 2012. The 2012 authorization (Measure “CK”) was approved by voters and authorized the sale of \$72 million in G.O. bonds. To date, all \$72 million in bonds have been sold, leaving no remaining authorization from Measure “CK”. The 2012 Election was approved pursuant to Proposition 39 which set a maximum annual tax rate of \$30 per \$100,000 assessed valuation for the purposes of issuing bonds from the Measure “CK” authorization. Table 16 summarizes the District’s past G.O. bond issuances and provides data for each issuance’s sale date, original principal, current outstanding principal, original repayment ratio, and remaining term.

Table 16: Summary of District G.O. Bond Authorizations and Past Issuances

2012 Election Measure "CK" (Authorization: \$72 million; Remaining Authorization: \$0)						
Series	Type	Dated Date	Principal Issued	Principal Outstanding ⁽¹⁾	Years Remaining	Repayment Ratio ⁽²⁾
New Money Issuances						
2014A	Tax-Exempt GO Bond	5/14/2014	\$2,498,086	\$2,220,090	14	2.09
2015B	Federally Taxable GO Bond	10/14/2015	\$10,740,000	\$10,450,000	17	2.01
2016C	Tax-Exempt GO Bond	6/9/2016	\$29,690,000	\$29,160,000	25	2.17
2017D	Tax-Exempt GO Bond	6/13/2017	\$5,695,000	\$5,695,000	22	2.22
2019E	Tax-Exempt GO Bond	11/21/2019	\$10,000,000	\$9,075,000	25	1.82
2022F	Tax-Exempt GO Bond	11/3/2022	\$13,375,000	\$13,125,000	17	1.69
2023-24 Tax Rate: \$27.31			Total	\$71,998,086	\$69,725,090	25
						2.01

Sources: Electronic Municipal Market Access (EMMA), Thomson Reuters, County

⁽¹⁾ Principal outstanding is estimated as of August 2, 2024 based on scheduled principal payments

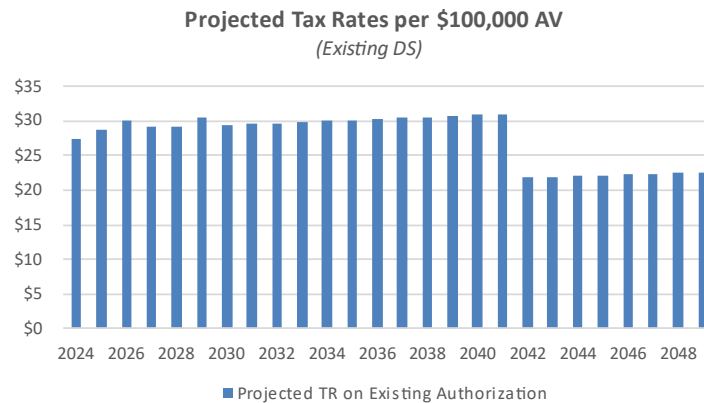
⁽²⁾ Repayment ratio upon issuances of securities

*Tax rates expressed per \$100,000 in Assessed Valuation (AV)

The District's currently outstanding bonds account for approximately \$69.7 million in outstanding principal, estimated as of August 2, 2024 based on scheduled principal payments. All outstanding bonds are scheduled to be repaid by fiscal year (FY) 2049-50.

Figure 28 indicates that the tax rate required to pay the principal and interest on the 2012 Election bonds is projected to remain stable until FY2040-41, decrease in FY2041-42, and then eliminated in FY2049-50 following the final scheduled payment. The tax rate on the 2012 Election bonds is projected to average approximately \$27 per \$100,000 AV until final maturity in FY2049-50.

**Figure 28: Projected Tax Rates per \$100,000 AV on Existing Debt
(Assumes 4.00% Annual AV Growth)**

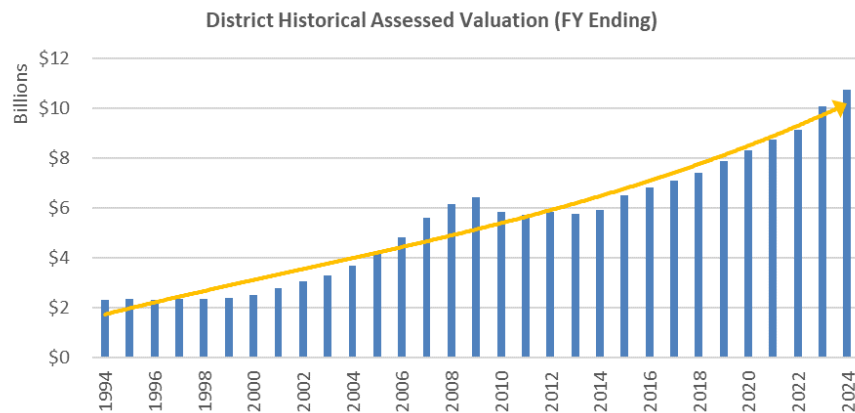


6.3.4 DISTRICT HISTORICAL ASSESSED VALUE & BONDING CAPACITY

Table 17 demonstrates the current assessed valuation for the District and the historical pattern of growth since 1993. The District experienced substantial annual increases in assessed valuation (AV) between 1999 and 2009 with an average annual AV growth of approximately 7.5% during that period. The District's AV then experienced declines in 2010, 2011, and 2012 attributable to the Great Recession and has since stabilized with an average annual growth of 7.2% over the last ten years. The District has averaged 5.0% annual growth over the 30-year period since 1993. County data shows the District's assessed valuation increased by approximately \$1.88 billion in fiscal year 2022-23, a 9.1% increase from the prior year.

Table 17: Historic District Total Assessed Valuation

Historical Assessed Valuations		
FYE	Total	% Change
1994	\$2,332,172,467	6.78%
1995	\$2,340,056,911	0.34%
1996	\$2,324,935,826	-0.65%
1997	\$2,343,457,453	0.80%
1998	\$2,351,209,158	0.33%
1999	\$2,387,386,289	1.54%
2000	\$2,515,527,711	5.37%
2001	\$2,776,203,885	10.36%
2002	\$3,050,803,898	9.89%
2003	\$3,307,390,653	8.41%
2004	\$3,697,670,597	11.80%
2005	\$4,141,947,438	12.02%
2006	\$4,834,664,340	16.72%
2007	\$5,595,431,598	15.74%
2008	\$6,173,894,057	10.34%
2009	\$6,416,590,801	3.93%
2010	\$5,855,431,393	-8.75%
2011	\$5,742,369,242	-1.93%
2012	\$5,825,619,668	1.45%
2013	\$5,763,188,372	-1.07%
2014	\$5,918,049,700	2.69%
2015	\$6,504,194,593	9.90%
2016	\$6,824,570,808	4.93%
2017	\$7,100,116,171	4.04%
2018	\$7,415,737,115	4.45%
2019	\$7,893,211,118	6.44%
2020	\$8,305,291,156	5.22%
2021	\$8,750,019,498	5.35%
2022	\$9,144,720,172	4.51%
2023	\$10,064,378,865	10.06%
2024	\$10,731,735,822	6.63%
5-Year Average		6.34%
15-Year Average		3.49%
30-Year Average		5.22%



Education Code 15102 limits the amount of outstanding principal bonded indebtedness a school district may have outstanding when considering the sale of additional G.O. bonds. For an elementary school district, bonded indebtedness cannot exceed 1.25% of the District's total assessed valuation at the time bonds are to be sold. The bond limit may be exceeded by obtaining a waiver from the State. As calculated in Table 18, using the District's latest publicly available total assessed value and Statutory debt limit, the District has a gross bonding capacity of approximately \$134.1 million. Table 18 indicates that the District had approximately \$70.3 million in total outstanding G.O. bonded indebtedness as of June 2024 and does not factor in the District's principal payments scheduled to be paid on August 1, 2024.

Table 18: District's Bonding Capacity

BONDING CAPACITY ANALYSIS	
Fiscal Year 2023-24	
ASSESSED VALUATION	
Secured Assessed Valuation	\$10,611,374,584
Unsecured Assessed Valuation	\$120,361,238
DEBT LIMITATION	
Total Assessed Valuation	\$10,731,735,822
Applicable Bond Debt Limit	1.25%
Overall Bonding Capacity	\$134,146,698
Outstanding Bonded Indebtedness	\$70,320,617
GO NET BONDING CAPACITY	\$63,826,081
% of GO Capacity Currently Used	52.42%
Outstanding General Fund Debt	\$28,880,000
Total Outstanding Indebtedness	\$99,200,617
TOTAL NET BONDING CAPACITY	\$34,946,081
% of Capacity Currently Used	73.95%

In order to qualify for Financial Hardship status with regards to the local match requirement to receive State funding, the District must be utilizing more than 60% of its statutory bonding capacity. The State includes both General Obligation bond debt as well as General Fund debt in its calculation of total outstanding indebtedness, and the District has an additional \$28,880,000 in outstanding General Fund debt. As of 2023-24, the District's indebtedness is above the 60% threshold. The District's bonding capacity utilization may increase with additional debt or a decrease in assessed valuation.

Additional bonding capacity requires an increase in the assessed valuation of the District over time and/or the repayment of the scheduled outstanding principal on bonds. For example, Table 19 demonstrates the scheduled repayment of outstanding principal for the District's G.O. bonds and the effect of principal repayment and assessed valuation growth on the percent of projected bonding capacity available over time, assuming no future bond issuances. When no assessed valuation growth is modeled, the District's bonding capacity is projected to increase as scheduled principal is repaid. When a sustained increase in annual assessed valuation growth of 4.0% is modeled, the District's bonding capacity is projected to accelerate over time. Alternatively, the District's bonding capacity could be increased at any time through a formal request for an additional waiver of the District's bonding capacity by the State, which is reviewed and granted on a case-by-case basis.

Table 19: Remaining G.O. Bond Principal Outstanding Over Time

FYE	Outstanding Principal	Assuming No (0.0%) Annual AV Growth		Assuming 4.0% Annual AV Growth	
		Est. Bonding		Est. Bonding	
		Projected AV	Capacity	Projected AV	Capacity
2024	\$70,320,617	\$10,731,735,822	52.42%	\$10,731,735,822	52.42%
2025	\$69,725,090	\$10,731,735,822	51.98%	\$11,161,005,255	49.98%
2026	\$68,983,417	\$10,731,735,822	51.42%	\$11,607,445,465	47.54%
2027	\$68,755,994	\$10,731,735,822	51.25%	\$12,071,743,284	45.56%
2028	\$68,493,165	\$10,731,735,822	51.06%	\$12,554,613,015	43.64%
2029	\$68,080,226	\$10,731,735,822	50.75%	\$13,056,797,536	41.71%
2030	\$67,342,432	\$10,731,735,822	50.20%	\$13,579,069,437	39.67%
2031	\$66,570,000	\$10,731,735,822	49.62%	\$14,122,232,215	37.71%
2032	\$65,475,000	\$10,731,735,822	48.81%	\$14,687,121,503	35.66%
2033	\$64,135,000	\$10,731,735,822	47.81%	\$15,274,606,363	33.59%
2034	\$62,530,000	\$10,731,735,822	46.61%	\$15,885,590,618	31.49%
2035	\$60,635,000	\$10,731,735,822	45.20%	\$16,521,014,242	29.36%
2036	\$58,425,000	\$10,731,735,822	43.55%	\$17,181,854,812	27.20%
2037	\$55,875,000	\$10,731,735,822	41.65%	\$17,869,129,005	25.02%
2038	\$52,960,000	\$10,731,735,822	39.48%	\$18,583,894,165	22.80%
2039	\$49,645,000	\$10,731,735,822	37.01%	\$19,327,249,931	20.55%
2040	\$45,895,000	\$10,731,735,822	34.21%	\$20,100,339,929	18.27%
2041	\$41,680,000	\$10,731,735,822	31.07%	\$20,904,353,526	15.95%
2042	\$36,965,000	\$10,731,735,822	27.56%	\$21,740,527,667	13.60%
2043	\$33,740,000	\$10,731,735,822	25.15%	\$22,610,148,774	11.94%
2044	\$30,170,000	\$10,731,735,822	22.49%	\$23,514,554,725	10.26%
2045	\$26,225,000	\$10,731,735,822	19.55%	\$24,455,136,913	8.58%
2046	\$21,885,000	\$10,731,735,822	16.31%	\$25,433,342,390	6.88%
2047	\$17,115,000	\$10,731,735,822	12.76%	\$26,450,676,086	5.18%
2048	\$11,895,000	\$10,731,735,822	8.87%	\$27,508,703,129	3.46%
2049	\$6,200,000	\$10,731,735,822	4.62%	\$28,609,051,254	1.73%

6.3.5 ADDITIONAL G.O. BOND SALES

The District has issued all bonds from the 2012 Election authorization, so there is no remaining authorization from those previous elections. A new election would be required to approve additional authorization and issue additional debt.

6.3.6 ADDITIONAL G.O. BOND AUTHORITY

Proposition 39 authorizes school districts to issue new bonds upon a 55% affirmative vote by the electorate in a regularly scheduled election. For an elementary school district, the maximum tax rate projection at the time bonds are sold must not exceed \$30 per \$100,000 of assessed value. In addition, districts must agree to be subject to certain conditions, including an established project list, an independent citizens' oversight committee, and annual performance and financial audits. The Sulphur Springs Union School District has previously established a Proposition 39 election and has issued bonds consistent with these requirements.

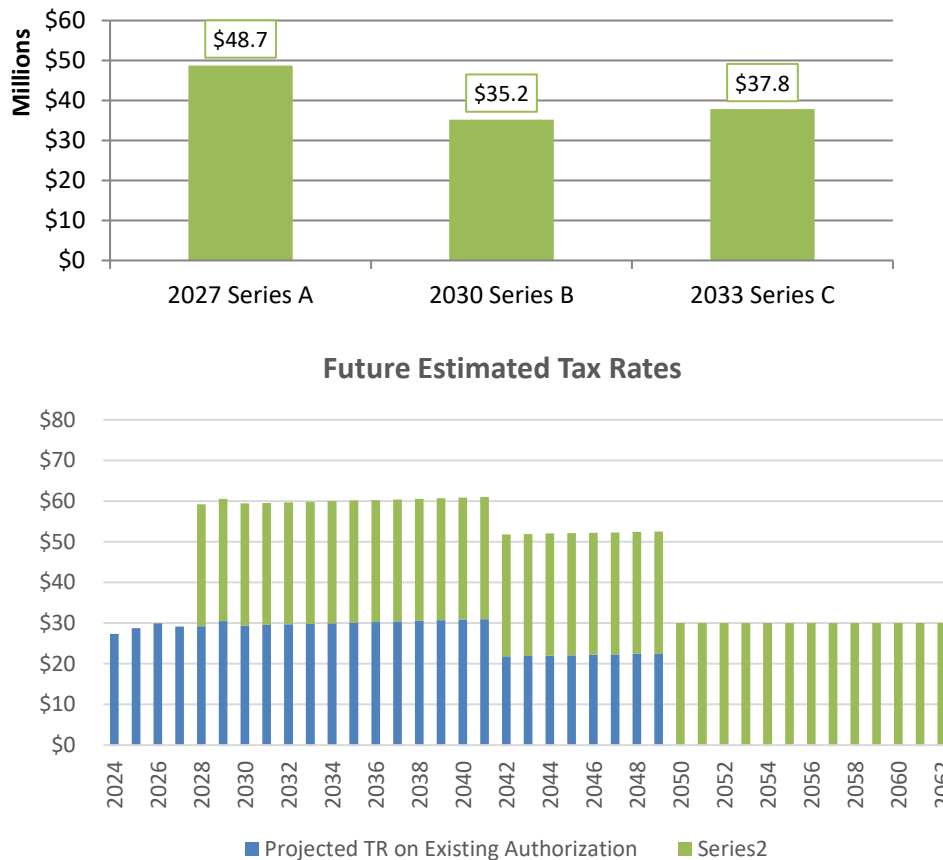
The District has not declared any intent to establish a new bond program at this time. However, a sample bond program incorporating a 2026 bond election is incorporated into this plan to as an example.

The sample 2026 election bond program shown below is estimated to generate a total of approximately \$121.7 million in bond proceeds over time to fund projects in the District. The next opportunity to call a Proposition 39 election would be in either March 2026 or November 2026. Figure 29 illustrates a sample Proposition 39 bond program over time, assuming the District’s assessed valuation continues to grow at an annual average of 4.0 percent.

In this example, the tax levied for the new bond program would begin in FY2027-28 and could generate approximately \$121.7 million in bond proceeds over a projected 6-year period, based on an assumed interest rate of approximately 4.7%, which represents historical market conditions.

The bond series are structured to allow projected assessed valuation growth between bond issuances so the estimated tax rates for bonds stay within the Proposition 39 rate of \$30 per \$100,000 of assessed valuation. Recognizing that AV and market conditions may change over time, the actual timing and sizing of the bond sales may vary.

Figure 29: Estimated Timing and Sizing of Sample 2026 Election Bond Program



6.4 PROPOSED SOURCES & USES

A proposed sources and uses statement for facilities improvements has been developed and is presented in Tables 20 and 21. A total of \$172.3 million in project improvements is proposed to be implemented over three phases which includes a fifteen percent reserve fund for each project. The program reserve can be used to address potential regulatory code compliance issues that arise during design and construction as well as provide contingency for inflation in future construction costs.

Table 20 summarizes the estimated sources of funding that are projected to be available based on the analysis conducted above. Approximately \$11.4 million is estimated in Developer Fee collections and \$39.2 million in estimated State modernization and new construction grants. A new \$121.7 million General Obligation (G.O.) bond authorization is proposed to fund the proposed cost of improvements and provide the local match requirements. The actual amount of bond proceeds may vary depending on factors including timing, structure, and prevailing interest rates at the time of the actual bond approval consideration by voters and subsequent sale of bonds. In total, approximately \$172.3 million is projected.

Table 20: Estimated Sources of Funding

Funding	Total
GO Bonds	\$ 121,700,000
State Aid Modernization	\$ 31,716,220
State Aid New Construction	\$ 7,480,843
Developer Fees	\$ 11,416,648
Total	\$ 172,313,711

Table 21 presents an estimated use of projected funding for proposed projects based on their estimated costs contained in Appendix "A". In total, approximately \$149.8 million in proposed projects are proposed to fully implement 21st Century Learning Environments at district classrooms and expand the TK/K program. A 15 percent program reserve of \$22.5 million is also proposed, for a total program of \$172.3 million. The proposed program is based on an assessment of the general condition of facilities, their capacity to accommodate the current and envisioned educational program, and the need for improvements to be made to house and educate district students.

In preparation, the proposed improvements have taken into consideration the district's educational program, State, and local requirements for housing its students, and a set of proposed educational specifications by which to evaluate existing facilities and plan for future improvements. It represents a concerted effort to meet the District's desire to accommodate as many teaching stations as possible in dedicated permanent school facilities and to provide 21st Century Learning Environments throughout the District, where feasible.

Table 21: Estimated Uses of Funds

Schools	Total
Mitchell	\$ 21,659,091
Pinetree	\$ 12,875,427
Fair Oaks Ranch	\$ 22,326,506
Leona Cox	\$ 19,151,743
Mint Canyon	\$ 14,563,613
Sulphur Springs	\$ 13,016,731
Canyon Springs	\$ 21,594,928
Golden Oak	\$ 16,040,073
Valley View	\$ 8,609,899
Total Projects	\$ 149,838,010
Reserve of 15%	\$ 22,475,701
Total Amount	\$ 172,313,711

6.5 PROPOSED PHASING

Table 22 summarizes the estimated sources of funding that are projected to be available by phase. Phase 1 includes \$60.1 million in estimated funding sources. Approximately \$48.7 million is estimated in the issuance of G.O. Bonds while \$11.4 million is projected for developer fee collections. Phase 1 is estimated to have an ending fund balance of \$554,147 to be made available for Phase 2 improvements. Phase 2 includes \$59.7 million in estimated funding sources, including \$554,147 in carry over balance from Phase 1 sources. Approximately \$35.2 million is estimated in the issuance of G.O. Bonds while \$16.4 and \$7.5 million is estimated in state aid modernization and new construction. Phase 3 concludes the program with the remaining \$53.2 million in funding sources, including an estimated carry over balance of \$83,257 from Phase 2 sources. Approximately \$37.8 million is estimated in the issuance of G.O. Bonds while \$15.3 million is estimated for state aid modernization grants. In total, \$172.3 million is projected over time, consisting of \$121.7 million in anticipated G.O. Bonds, \$11.4 million in Developer Fee collections, \$31.7 million in state aid modernization, and \$7.5 million in state aid new construction.

As further presented in Table 22, the proposed improvements are suggested to be implemented over three funding phases beginning in FY2026-27. The projected phasing has taken into consideration the amount of projected SFP funding and projected future G.O. bonds that may become available. Phase 1 provides improvements to Mitchell and Pinetree. Completion of the new classrooms at Fair Oaks Ranch is proposed during Phase 1 as well as an estimated allowance for the planning and design activities associated with the Leona Cox improvements. Phase 2 completes Fair Oaks Ranch, Leona Cox, Mint Canyon and Sulphur Springs. Phase 3 concludes the program with improvements to Canyon Springs, Golden Oak, and Valley View.

Schools selected for Phase 1 projects are schools that were originally built in the 1960s and 1980s and qualify for state aid modernization grants. Mitchell and Pinetree need modernization and new construction. Constructing new classrooms prepares the District for student enrollment generation due to new housing developments underway. Mitchell was last modernized in 1999; Pinetree has not been

modernized, but a new permanent classroom building was constructed in 2020. Mitchell currently qualifies for modernization while Pinetree will qualify in 2024. Fair Oaks Ranch was built in 2003 and is currently eligible for modernization; however, the school will become eligible for modernization in 2028. Based on estimated availability of funding during Phase 1, it is proposed that the new classroom buildings at Fair Oaks Ranch be completed during Phase 1 with remaining improvements at the school to be completed in Phase 2. Leona Cox was last modernized in 2003 and is currently eligible; however, the school will become eligible for grants again in 2027 and 2028. An estimated allowance for the planning and design activities associated with the Leona Cox improvements is proposed for Phase 1 with the construction of the improvements to be implemented in Phase 2. Schools selected for Phase 2 were schools (Fair Oaks Ranch, Leona Cox, Mint Canyon, and Sulphur Springs) originally built between the 1940s and 2000s and will qualify for state aid modernization grants between 2024 and 2030. Mint Canyon and Sulphur Springs were last modernized in 2005 and are currently eligible; however, the schools will become eligible again in 2030. Phase 3 schools include Canyon Springs, Golden Oak, and Valley View. Canyon Springs and Valley View were built in 1960s and Golden Oak was built in the 2000s. Canyon Springs was last modernized in 2005 while Valley View was last modernized in 2006 and both become available in 2030 and 2031. Golden Oak was built in 2006 and will become eligible for modernization in 2031.

Table 22: Proposed Phasing of Improvements

		2027-2029	2030-2032	2033-2035
Funding	Total	Phase 1	Phase 2	Phase 3
Beginning Balance		\$ -	\$ 554,147	\$ 83,257
GO Bonds	\$ 121,700,000	\$ 48,700,000	\$ 35,200,000	\$ 37,800,000
State Aid Modernization	\$ 31,716,220	\$ -	\$ 16,417,842	\$ 15,298,378
State Aid New Construction	\$ 7,480,843	\$ -	\$ 7,480,843	\$ -
Developer Fees	\$ 11,416,648	\$ 11,416,648	\$ -	\$ -
Total	\$ 172,313,711	\$ 60,116,648	\$ 59,652,832	\$ 53,181,635

		2027-2029	2030-2032	2033-2035
Schools	Total	Phase 1	Phase 2	Phase 3
Mitchell	\$ 21,659,091	\$ 21,659,091	\$ -	\$ -
Pinetree	\$ 12,875,427	\$ 12,875,427	\$ -	\$ -
Fair Oaks Ranch	\$ 22,326,506	\$ 11,513,440	\$ 10,813,067	\$ -
Leona Cox	\$ 19,151,743	\$ 5,745,523	\$ 13,406,220	\$ -
Mint Canyon	\$ 14,563,613	\$ -	\$ 14,563,613	\$ -
Sulphur Springs	\$ 13,016,731	\$ -	\$ 13,016,731	\$ -
Canyon Springs	\$ 21,594,928	\$ -	\$ -	\$ 21,594,928
Golden Oak	\$ 16,040,073	\$ -	\$ -	\$ 16,040,073
Valley View	\$ 8,609,899	\$ -	\$ -	\$ 8,609,899
Total Projects	\$ 149,838,010	\$ 51,793,480	\$ 51,799,631	\$ 46,244,899
Reserve of 15%	\$ 22,475,701	\$ 7,769,022	\$ 7,769,945	\$ 6,936,735
Total Amount	\$ 172,313,711	\$ 59,562,501	\$ 59,569,575	\$ 53,181,634

RECOMMENDATIONS

7.1 CONCLUSION & RECOMMENDATIONS

It is proposed that the Governing Board of the Sulphur Springs Union School District:

- Review and adopt the proposed specifications, improvement projects, and method of funding and phasing for those facilities to be funded
- Continue the preparation of proposed State grant funding applications for review and approval by the Board for submission to the State
- Commence necessary steps to further consider the implementation of the plan

APPENDIX A – ESTIMATED COSTS



Project:

Sulphur Springs Union Elementary School District

Program Budget

**Budget
Cost Estimate**

Estimate Date:

October 8, 2024

Prepared for:

Caldwell Flores Winters, Inc.
2163 Harbor Bay Parkway
Alameda, CA 94502

Prepared by:

Stone Creek Engineering, Inc.
1244 Dupont Court
Manteca, CA 95336

408-489-8853
jeff.threet@stonecreekengineering.com

Stone Creek Engineering, Inc.**Prepared for: Caldwell Flores Winters, Inc.****Project Owner: Sulphur Springs Union Elementary School District****Program Budgets for Implementation Plan****Location: Santa Clarita, CA****Designed by: N/A****Program Cost Summary****Date: October 8, 2024**

School Name	21st Century Upgrades	Classroom Repurposing	Classroom Modernizations	New Buildings	Total
Canyon Springs Community School	\$125,000	\$0	\$8,894,323	\$12,575,605	\$21,594,928
Fair Oaks Community School	\$212,535	\$4,062,106	\$6,538,426	\$11,513,440	\$22,326,506
Golden Oaks Community School	\$212,535	\$0	\$6,860,363	\$8,967,175	\$16,040,073
Leona Cox Community School	\$416,697	\$284,968	\$9,698,761	\$8,751,316	\$19,151,743
Mint Canyon Community School	\$0	\$0	\$7,313,761	\$7,249,852	\$14,563,613
Mitchell Community School	\$225,492	\$1,825,903	\$8,341,554	\$11,266,141	\$21,659,091
Pinetree Community School	\$0	\$0	\$4,921,869	\$7,953,558	\$12,875,427
Sulphur Springs Community School	\$232,466	\$2,095,029	\$10,689,236	\$0	\$13,016,731
Valley View Community School	\$125,000	\$2,053,984	\$4,857,764	\$1,573,151	\$8,609,899
Project Subtotal:	\$1,549,725	\$10,321,991	\$68,116,057	\$69,850,238	\$149,838,010
Program Reserve (15%)	\$232,459	\$1,548,299	\$10,217,409	\$10,477,536	\$22,475,701
Project Total:	\$1,782,183	\$11,870,289	\$78,333,466	\$80,327,773	\$172,313,711

Stone Creek Engineering, Inc.

Prepared for: Caldwell Flores Winters, Inc.

Project Owner: Sulphur Springs Union Elementary School District

Project: Program Budget

Tab Name: CS Project Cost Summary

Date: October 8, 2024

Canyon Springs Community School					
Description	CS 21st Century Upgrades	CS Classroom Repurpose	CS Classroom Modernizations	CS New Buildings	Total
Construction Cost (See next page for detail)	\$0	\$0	\$6,238,800	\$9,292,340	\$15,531,140
Soft Costs:					
Architect/Designer (AOR)	\$0	\$0	\$561,492	\$836,311	\$1,397,803
Surveying	\$0	\$0	\$0	\$46,462	\$46,462
CEQA Consultant	\$0	\$0	\$0	\$0	\$0
Geotechnical Engineer (Design Phase)	\$0	\$0	\$0	\$55,754	\$55,754
Geotechnical Engineer (Construction Phase)	\$0	\$0	\$0	\$55,754	\$55,754
Preconstruction Services	\$0	\$0	\$93,582	\$139,385	\$232,967
Construction Manager	\$0	\$0	\$421,119	\$628,851	\$1,049,970
DSA Plan Check Fees	\$0	\$0	\$62,388	\$92,923	\$155,311
CDE Plan Check Fees	\$0	\$0	\$15,597	\$23,231	\$38,828
Construction Inspection (IOR)	\$0	\$0	\$74,866	\$111,508	\$186,374
Special Testing and Inspection	\$0	\$0	\$12,478	\$18,585	\$31,062
State Aid Fee	\$0	\$0	\$187,008	\$282,528	\$469,536
Program Management Implementation Fee	\$0	\$0	\$383,366	\$579,182	\$962,548
Furniture, Furnishings, and Equipment (FF&E)	\$125,000	\$0	\$843,628	\$412,792	\$1,381,420
Total PROJECT Cost	\$125,000	\$0	\$8,894,323	\$12,575,605	\$21,594,928
Program Reserve (15%)	\$18,750	\$0	\$1,334,148	\$1,886,341	\$3,239,239
Total PROGRAM Cost	\$143,750	\$0	\$10,228,471	\$14,461,946	\$24,834,167

Stone Creek Engineering, Inc.
Prepared for: Caldwell Flores Winters, Inc.
Project Owner: Sulphur Springs Union Elementary School District
Project: Program Budget
Tab Name: CS Construction Cost Summary
Date: October 8, 2024

CSI	Description	Tab Name:	CS 21st Century Upgrades	CS Classroom Repurpose	CS Classroom Modernizations	CS New Buildings	Total
		New Construction:	0 sf	0 sf	0 sf	12,960 sf	12,960 sf
		Renovation:	0 sf	0 sf	20,160 sf	0 sf	20,160 sf
		Total GSF:	0 sf	0 sf	20,160 sf	12,960 sf	33,120 sf
2	Existing Conditions		\$0	\$0	\$226,800	\$0	\$226,800
3	Concrete		\$0	\$0	\$158,760	\$0	\$158,760
4	Masonry		\$0	\$0	\$0	\$0	\$0
5	Metals		\$0	\$0	\$0	\$0	\$0
6	Wood, Plastics & Composites		\$0	\$0	\$285,053	\$0	\$285,053
7	Thermal & Moisture Protection		\$0	\$0	\$219,713	\$0	\$219,713
8	Openings		\$0	\$0	\$710,168	\$0	\$710,168
9	Finishes		\$0	\$0	\$589,680	\$0	\$589,680
10	Specialties		\$0	\$0	\$528,858	\$0	\$528,858
11	Equipment		\$0	\$0	\$0	\$0	\$0
12	Furnishings		\$0	\$0	\$0	\$0	\$0
13	Building Construction		\$0	\$0	\$0	\$3,943,152	\$3,943,152
14	Conveying Systems		\$0	\$0	\$0	\$0	\$0
21	Fire Suppression		\$0	\$0	\$0	\$0	\$0
22	Plumbing		\$0	\$0	\$56,700	\$0	\$56,700
23	HVAC		\$0	\$0	\$793,800	\$0	\$793,800
26	Electrical		\$0	\$0	\$680,400	\$0	\$680,400
27	Communications		\$0	\$0	\$485,163	\$0	\$485,163
28	Electronic Safety and Security		\$0	\$0	\$65,772	\$0	\$65,772
31	Substructure and Earthwork		\$0	\$0	\$0	\$0	\$0
32	Exterior Improvements		\$0	\$0	\$0	\$3,207,468	\$3,207,468
33	Infrastructure		\$0	\$0	\$0	\$0	\$0
34	Other		\$0	\$0	\$0	\$0	\$0
	Subtotal		\$0	\$0	\$4,800,866	\$7,150,620	\$11,951,486
Mark-ups	General Conditions	9.00%	\$0	\$0	\$432,078	\$643,556	\$1,075,634
	General Contractor Markup	5.50%	\$0	\$0	\$287,812	\$428,680	\$716,492
	General Contractor Bond & Insurance	2.50%	\$0	\$0	\$138,019	\$205,571	\$343,590
	Design Contingency	5.00%	\$0	\$0	\$282,939	\$421,421	\$704,360
	GC's Construction Contingency and E&O	5.00%	\$0	\$0	\$297,086	\$442,492	\$739,578
	Construction Cost -- October 2024		\$0	\$0	\$6,238,800	\$9,292,340	\$15,531,140

Stone Creek Engineering, Inc.

Prepared for: Caldwell Flores Winters, Inc.

Project Owner: Sulphur Springs Union Elementary School District

Project: Program Budget

Tab Name: CS Classroom Modernizations

Date: October 8, 2024

Design Level: Budget

Total: 20,160 sf

TRADE	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL COST - SUB
02 41 00	SITE DEMOLITION				
02 41 00	Interior Demolition	20,160	sf	\$9.00	\$181,440
02 41 00					
02 41 00	SITE DEMOLITION			\$9.00	\$181,440
02 70 00	FACILITY REMEDIATION				
02 70 00	Hazardous Materials Demoliton (Building)	20,160	sf	\$2.25	\$45,360
02 70 00					
02 70 00	FACILITY REMEDIATION				\$45,360
03 30 00	FOUNDATION CONCRETE				
03 30 00	Foundation Upgrades	20,160	sf	\$5.63	\$113,400
03 30 00					
03 30 00	FOUNDATION CONCRETE			\$5.63	\$113,400
03 30 00	SLAB ON GRADE CONCRETE				
03 30 00	Repair (E) Concrete	20,160	sf	\$2.25	\$45,360
03 30 00					
03 30 00	SLAB ON GRADE CONCRETE			\$2.25	\$45,360
06 10 00	ROUGH CARPENTRY				
06 10 00	Rough Carpentry	20,160	sf	\$6.19	\$124,740
06 10 00					
06 10 00	ROUGH CARPENTRY			\$6.19	\$124,740
06 41 00	CASEWORK				
06 41 00	Casework	19	ea	\$8,437.50	\$160,313
06 41 00					
06 41 00	CASEWORK			\$7.95	\$160,313
07 21 00	INSULATION - INTERIOR				
07 21 00	Interior Wall Insulation	10,080	sf	\$1.58	\$15,876
07 21 00					
07 21 00	INSULATION - INTERIOR			\$0.79	\$15,876
07 24 00	EXTERIOR WALL SYSTEMS AND INSULATION				
07 24 00	Exterior Wall Insulation	25,200	sf	\$1.97	\$49,613
07 24 00	Roof Insulation	20,160	sf	\$2.81	\$56,700
07 24 00					
07 24 00	EXTERIOR WALL SYSTEMS AND INSULATION			\$5.27	\$106,313
07 31 00	ROOFING AND SHEET METAL				
07 31 00	Roofing Repairs	20,160	sf	\$4.50	\$90,720
07 31 00					
07 31 00	ROOFING AND SHEET METAL			\$4.50	\$90,720
07 92 00	SEALANTS				
07 92 00	Sealants	20,160	sf	\$0.34	\$6,804
07 92 00					
07 92 00	SEALANTS			\$0.34	\$6,804
08 12 00	DOORS / FRAMES / HRDWR - EXTERIOR				
08 12 00	Exterior Doors	42	ea	\$3,206.25	\$134,663
08 12 00					
08 12 00	DOORS / FRAMES / HRDWR - EXTERIOR			\$6.68	\$134,663
08 51 13	WINDOW SYSTEMS, GLASS & GLAZING - EXTERIOR				
08 51 13	Upgrade (E) Windows	3,528	sf	\$163.13	\$575,505
08 51 13					
08 51 13	WINDOW SYSTEMS, GLASS & GLAZING - EXTERIOR			\$28.55	\$575,505
09 20 00	LATH & PLASTER - EXTERIOR				
09 20 00	Exterior Cement Plaster Repairs	18,144	sf	\$5.63	\$102,060
09 20 00					
09 20 00	LATH & PLASTER - EXTERIOR			\$5.06	\$102,060
09 20 00	DRYWALL				
09 20 00	Drywall Repairs	25,200	sf	\$9.00	\$226,800
09 20 00					
09 20 00	DRYWALL			\$11.25	\$226,800
09 51 00	ACOUSTICAL SYSTEMS				
09 51 00	2x4 Acoustic Ceiling System - Repairs	20,160	sf	\$2.25	\$45,360

09 51 00				
09 51 00	ACOUSTICAL SYSTEMS		\$2.25	\$45,360
09 64 00	FLOORING AND BASE			
09 64 00	Flooring	20,160 sf	\$7.88	\$158,760
09 64 00				
09 64 00	FLOORING AND BASE		\$7.88	\$158,760
09 90 00	PAINTING AND WALLCOVERING			
09 90 00	Interior Painting	25,200 sf	\$2.25	\$56,700
09 90 00				
09 90 00	PAINTING AND WALLCOVERING		\$2.81	\$56,700
10 20 00	INTERIOR SPECIALTIES			
10 20 00	White Boards - Wall Mounted	63 ea	\$3,937.50	\$248,063
10 20 00	White Boards - Sliding	19 ea	\$14,062.50	\$267,188
10 20 00	Interior Specialties	20,160 sf	\$0.68	\$13,608
10 20 00				
10 20 00	INTERIOR SPECIALTIES		\$26.23	\$528,858
22 10 00	PLUMBING			
22 10 00	Plumbing Modifications	20,160 sf	\$2.81	\$56,700
22 10 00				
22 10 00	PLUMBING		\$2.81	\$56,700
23 30 00	HVAC			
23 30 00	HVAC - Equipment Repairs	20,160 sf	\$39.38	\$793,800
23 30 00				
23 30 00	HVAC		\$39.38	\$793,800
26 00 00	BUILDING POWER			
26 00 00	Building Power Modifications	20,160 sf	\$9.00	\$181,440
26 00 00				
26 00 00	BUILDING POWER		\$9.00	\$181,440
26 50 00	LIGHTING & LIGHTING DISTRIBUTION			
26 50 00	Light Fixtures	20,160 sf	\$24.75	\$498,960
26 50 00				
26 50 00	LIGHTING & LIGHTING DISTRIBUTION		\$24.75	\$498,960
27 30 00	VOICE AND DATA COMMUNICATIONS			
27 30 00	Data/Communications System - Modifications	20,160 sf	\$1.80	\$36,288
27 30 00				
27 30 00	VOICE AND DATA COMMUNICATIONS		\$1.80	\$36,288
27 40 00	AUDIO-VIDEO COMMUNICATIONS			
27 40 00	A/V System - Raceways and Boxes Only (Cabling and Equipment are included in Soft Costs)	21 ea	\$2,812.50	\$59,063
27 40 00	A/V System - Monitors/Brackets	63 ea	\$6,187.50	\$389,813
27 40 00				
27 40 00	AUDIO-VIDEO COMMUNICATIONS		\$22.27	\$448,875
28 30 00	FIRE ALARM SYSTEM			
28 30 00	Fire Alarm System - Modifications	20,160 sf	\$3.26	\$65,772
28 30 00				
28 00 00	FIRE ALARM SYSTEM		\$3.26	\$65,772
Total	Subtotal subcontractor cost		\$238.14	\$4,800,866
	General Conditions	9.00%	\$21.43	\$432,078
	General Contractor Markup	5.50%	\$14.28	\$287,812
	General Contractor Bond & Insurance	2.50%	\$6.85	\$138,019
	Design Contingency	5.00%	\$14.03	\$282,939
	GC's Construction Contingency and E&O	5.00%	\$14.74	\$297,086
	Current Construction Cost		\$309.46	\$6,238,800

Stone Creek Engineering, Inc. Prepared for: Caldwell Flores Winters, Inc. Project Owner: Sulphur Springs Union Elementary School District Project: Program Budget Tab Name: CS New Buildings Date: October 8, 2024					
Design Level: Budget					Total: 12,960 sf
TRADE	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL COST - SUB
13 30 00	BUILDING CONSTRUCTION				
13 30 00	Construct (4) New Title 5 Classroom	5,760	sf	\$290.00	\$1,670,400
13 30 00	Construct (5) General Purpose Classrooms	4,800	sf	\$290.00	\$1,392,000
13 30 00	Construct (1) New Classrooms - Science Lab	1,200	sf	\$325.00	\$390,000
13 30 00	Construct (1) New Classrooms - Music Room	1,200	sf	\$315.00	\$378,000
13 30 00	Modular Design & Engineering Costs	12,960	sf	\$8.70	\$112,752
13 30 00					
13 30 00	BUILDING CONSTRUCTION				\$3,943,152
32 00 00	GENERAL SITE IMPROVEMENTS				
32 00 00	Demolish Existing Portables	16	ea	\$9,500.00	\$152,000
32 00 00	Demolish Existing Site Paving	22,680	sf	\$6.00	\$136,080
32 00 00	Rough Grade Site	22,680	sf	\$1.10	\$24,948
32 00 00	Site Paving (Concrete Walkways)	9,720	sf	\$25.00	\$243,000
32 00 00	Play Structures and Play Areas	2	ea	\$125,000.00	\$250,000
32 00 00	Fencing/Gates	1	ls	\$50,000.00	\$50,000
32 00 00	Domestic and Fire Water	2	ea	\$10,000.00	\$20,000
32 00 00	Storm System Modifications	2	ea	\$25,000.00	\$50,000
32 00 00	Sanitary Sewer System	2	ea	\$20,000.00	\$40,000
32 00 00	Electrical and Communications System	2	ea	\$250,000.00	\$500,000
32 00 00	Modular Foundation System	12,960	sf	\$40.00	\$518,400
32 00 00	Modular C/B/PA and Fire Alarm	12,960	sf	\$15.00	\$194,400
32 00 00	Fire Suppression	12,960	sf	\$4.50	\$58,320
32 00 00	Renewable Energy Requirements	12,960	sf	\$17.00	\$220,320
32 00 00	Miscellaneous Site Improvements	1	ea	\$750,000	\$750,000
32 00 00					
32 00 00	GENERAL SITE IMPROVEMENTS				\$3,207,468
Total	Subtotal Subcontractor Cost				\$7,150,620
	General Conditions	9.00%			\$643,556
	General Contractor Markup	5.50%			\$428,680
	General Contractor Bond & Insurance	2.50%			\$205,571
	Design Contingency	5.00%			\$421,421
	GC's Construction Contingency and E&O	5.00%			\$442,492
	Current Construction Cost				\$9,292,340

Stone Creek Engineering, Inc.

Prepared for: Caldwell Flores Winters, Inc.

Project Owner: Sulphur Springs Union Elementary School District

Project: Program Budget

Tab Name: FO Project Cost Summary

Date: October 8, 2024

Fair Oaks Community School					
Description	FO 21st Century Upgrades	FO Classroom Repurpose	FO Classroom Modernizations	FO New Buildings	Total
Construction Cost (See next page for detail)	\$67,834	\$2,999,601	\$4,271,744	\$8,426,058	\$15,765,236
Soft Costs:					
Architect/Designer (AOR)	\$6,105	\$269,964	\$384,457	\$758,345	\$1,418,871
Surveying	\$0	\$0	\$0	\$42,130	\$42,130
CEQA Consultant	\$0	\$0	\$0	\$0	\$0
Geotechnical Engineer (Design Phase)	\$0	\$0	\$0	\$50,556	\$50,556
Geotechnical Engineer (Construction Phase)	\$0	\$0	\$0	\$50,556	\$50,556
Preconstruction Services	\$1,018	\$44,994	\$64,076	\$126,391	\$236,479
Construction Manager	\$4,579	\$202,473	\$457,856	\$568,759	\$1,233,667
DSA Plan Check Fees	\$678	\$29,996	\$42,717	\$84,261	\$157,652
CDE Plan Check Fees	\$170	\$7,499	\$10,679	\$21,065	\$39,413
Construction Inspection (IOR)	\$814	\$35,995	\$51,261	\$101,113	\$189,183
Special Testing and Inspection	\$136	\$5,999	\$8,543	\$16,852	\$31,530
State Aid Fee	\$2,033	\$89,913	\$132,283	\$256,152	\$480,382
Program Management Implementation Fee	\$4,168	\$184,322	\$271,181	\$525,112	\$984,783
Furniture, Furnishings, and Equipment (FF&E)	\$125,000	\$191,350	\$843,628	\$486,089	\$1,646,067
Total PROJECT Cost	\$212,535	\$4,062,106	\$6,538,426	\$11,513,440	\$22,326,506
Program Reserve (15%)	\$31,880	\$609,316	\$980,764	\$1,727,016	\$3,348,976
Total PROGRAM Cost	\$244,415	\$4,671,422	\$7,519,189	\$13,240,456	\$25,675,482

Stone Creek Engineering, Inc.
Prepared for: Caldwell Flores Winters, Inc.
Project Owner: Sulphur Springs Union Elementary School District
Project: Program Budget
Tab Name: FO Constr Cost Summary
Date: October 8, 2024

CSI	Fair Oaks Community School	Tab Name:	FO 21st Century Upgrades	FO Classroom Repurpose	FO Classroom Modernizations	FO New Buildings	Total
		New Construction:	0 sf	0 sf	0 sf	12,000 sf	12,000 sf
		Renovation:	2,000 sf	8,640 sf	20,160 sf	0 sf	30,800 sf
		Total GSF:	2,000 sf	8,640 sf	20,160 sf	12,000 sf	42,800 sf
2	Existing Conditions		\$1,688	\$145,800	\$226,800	\$0	\$374,288
3	Concrete		\$0	\$160,380	\$0	\$0	\$160,380
4	Masonry		\$0	\$0	\$0	\$0	\$0
5	Metals		\$0	\$0	\$0	\$0	\$0
6	Wood, Plastics & Composites		\$2,588	\$61,084	\$517,388	\$0	\$581,059
7	Thermal & Moisture Protection		\$0	\$83,835	\$6,804	\$0	\$90,639
8	Openings		\$0	\$352,350	\$134,663	\$0	\$487,013
9	Finishes		\$23,063	\$318,330	\$697,410	\$0	\$1,038,803
10	Specialties		\$9,225	\$161,858	\$556,983	\$0	\$728,066
11	Equipment		\$0	\$0	\$0	\$0	\$0
12	Furnishings		\$0	\$0	\$0	\$0	\$0
13	Building Construction		\$0	\$0	\$0	\$3,656,400	\$3,656,400
14	Conveying Systems		\$0	\$0	\$0	\$0	\$0
21	Fire Suppression		\$0	\$0	\$0	\$0	\$0
22	Plumbing		\$0	\$24,300	\$56,700	\$0	\$81,000
23	HVAC		\$0	\$437,400	\$680,400	\$0	\$1,117,800
26	Electrical		\$5,850	\$388,800	\$90,720	\$0	\$485,370
27	Communications		\$9,788	\$152,240	\$307,976	\$0	\$470,003
28	Electronic Safety and Security		\$0	\$21,870	\$11,340	\$0	\$33,210
31	Substructure and Earthwork		\$0	\$0	\$0	\$0	\$0
32	Exterior Improvements		\$0	\$0	\$0	\$2,827,600	\$2,827,600
33	Infrastructure		\$0	\$0	\$0	\$0	\$0
34	Other		\$0	\$0	\$0	\$0	\$0
	Subtotal		\$52,200	\$2,308,247	\$3,287,183	\$6,484,000	\$12,131,629
Mark-ups	General Conditions	9.00%	\$4,698	\$207,742	\$295,846	\$583,560	\$1,091,846
	General Contractor Markup	5.50%	\$3,129	\$138,379	\$197,067	\$388,716	\$727,291
	General Contractor Bond & Insurance	2.50%	\$1,501	\$66,359	\$94,502	\$186,407	\$348,769
	Design Contingency	5.00%	\$3,076	\$136,036	\$193,730	\$382,134	\$714,976
	GC's Construction Contingency and E&O	5.00%	\$3,230	\$142,838	\$203,416	\$401,241	\$750,725
	Construction Cost -- October 2024		\$67,834	\$2,999,601	\$4,271,744	\$8,426,058	\$15,765,236

Stone Creek Engineering, Inc. Prepared for: Caldwell Flores Winters, Inc. Project Owner: Sulphur Springs Union Elementary School District Project: Program Budget Tab Name: FO 21st Century Upgrades Date: October 8, 2024 Upgrades to the Library Only					
				Design Level: Budget	
				Total:	2,000 sf
TRADE	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL COST - SUB
02 41 00	SITE DEMOLITION				
02 41 00	Interior Demolition	2,000	sf	\$0.84	\$1,688
02 41 00					
02 41 00	SITE DEMOLITION			\$0.84	\$1,688
06 10 00	ROUGH CARPENTRY				
06 10 00	Blocking and Backing	2,000	sf	\$1.29	\$2,588
06 10 00					
06 10 00	ROUGH CARPENTRY			\$1.29	\$2,588
09 20 00	DRYWALL				
09 20 00	Drywall Repairs	2,000	sf	\$3.38	\$6,750
09 20 00					
09 20 00	DRYWALL			\$3.38	\$6,750
09 51 00	ACOUSTICAL SYSTEMS				
09 51 00	Ceiling - Repairs	2,000	sf	\$2.53	\$5,063
09 51 00					
09 51 00	ACOUSTICAL SYSTEMS			\$2.53	\$5,063
09 64 00	FLOORING AND BASE				
09 64 00	Flooring Repairs	2,000	sf	\$1.69	\$3,375
09 64 00					
09 64 00	FLOORING AND BASE			\$1.69	\$3,375
09 90 00	PAINTING AND WALLCOVERING				
09 90 00	Interior Painting	2,000	sf	\$3.94	\$7,875
09 90 00					
09 90 00	PAINTING AND WALLCOVERING			\$3.94	\$7,875
10 20 00	INTERIOR SPECIALTIES				
10 20 00	White Boards - Wall Mounted	2	ea	\$3,937.50	\$7,875
10 20 00	Interior Specialties	2,000	sf	\$0.68	\$1,350
10 20 00					
10 20 00	INTERIOR SPECIALTIES			\$4.61	\$9,225
22 10 00	PLUMBING				
22 10 00	Plumbing Modifications	2,000	sf	\$0.00	\$0
22 10 00					
22 10 00	PLUMBING			\$0.00	\$0
23 30 00	HVAC				
23 30 00	HVAC Modifications	2,000	sf	\$0.00	\$0
23 30 00					
23 30 00	HVAC			\$0.00	\$0
26 00 00	BUILDING POWER				
26 00 00	Building Power Modifications	2,000	sf	\$2.93	\$5,850
26 00 00					
26 00 00	BUILDING POWER			\$2.93	\$5,850
27 30 00	VOICE AND DATA COMMUNICATIONS				
27 30 00	Data/Communications System - Modifications	2,000	sf	\$1.80	\$3,600
27 30 00					
27 30 00	VOICE AND DATA COMMUNICATIONS			\$1.80	\$3,600
27 40 00	AUDIO-VIDEO COMMUNICATIONS				
27 40 00	A/V System - Raceways and Boxes Only (Cabling and Equipment are included in Soft Costs)	1	ea	\$2,812.50	\$2,813
27 40 00	A/V System - Monitor Brackets	1	ea	\$3,375.00	\$3,375
27 40 00					
27 40 00	AUDIO-VIDEO COMMUNICATIONS			\$3.09	\$6,188
Total	Subtotal subcontractor cost			\$26.10	\$52,200
	General Conditions	9.00%		\$2.35	\$4,698
	General Contractor Markup	5.50%		\$1.56	\$3,129
	General Contractor Bond & Insurance	2.50%		\$0.75	\$1,501
	Design Contingency	5.00%		\$1.54	\$3,076
	GC's Construction Contingency and E&O	5.00%		\$1.62	\$3,230
	Current Construction Cost			\$33.92	\$67,834

Stone Creek Engineering, Inc. Prepared for: Caldwell Flores Winters, Inc. Project Owner: Sulphur Springs Union Elementary School District Project: Program Budget Tab Name: FO Classroom Repurpose Date: October 8, 2024 Convert: (9) Classrooms into (6) Title 5						
						Design Level: Budget
						Total: 8,640 sf
TRADE	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL COST - SUB	
02 41 00	SITE DEMOLITION					
02 41 00	Interior Demolition	8,640	sf	\$16.88		\$145,800
02 41 00						
02 41 00	SITE DEMOLITION			\$16.88		\$145,800
03 30 00	FOUNDATION CONCRETE					
03 30 00	Foundation Upgrades	8,640	sf	\$16.88		\$145,800
03 30 00						
03 30 00	FOUNDATION CONCRETE			\$16.88		\$145,800
03 30 00	SLAB ON GRADE CONCRETE					
03 30 00	Repair (E) Concrete	8,640	sf	\$1.69		\$14,580
03 30 00						
03 30 00	SLAB ON GRADE CONCRETE			\$1.69		\$14,580
06 10 00	ROUGH CARPENTRY					
06 10 00	Rough Carpentry	8,640	sf	\$1.18		\$10,206
06 10 00						
06 10 00	ROUGH CARPENTRY			\$1.18		\$10,206
06 41 00	CASEWORK					
06 41 00	Casework	6	ea	\$8,437.50		\$50,878
06 41 00						
06 41 00	CASEWORK			\$5.89		\$50,878
07 21 00	INSULATION - INTERIOR					
07 21 00	Interior Wall Insulation	4,320	sf	\$1.80		\$7,776
07 21 00						
07 21 00	INSULATION - INTERIOR			\$0.90		\$7,776
07 24 00	EXTERIOR WALL SYSTEMS AND INSULATION					
07 24 00	Exterior Wall Insulation	10,800	sf	\$2.36		\$25,515
07 24 00	Roof Insulation	8,640	sf	\$2.70		\$23,328
07 24 00						
07 24 00	EXTERIOR WALL SYSTEMS AND INSULATION			\$5.65		\$48,843
07 31 00	ROOFING AND SHEET METAL					
07 31 00	Roofing Repairs	8,640		\$2.81		\$24,300
07 31 00						
07 31 00	ROOFING AND SHEET METAL			\$2.81		\$24,300
07 92 00	SEALANTS					
07 92 00	Sealants	8,640	sf	\$0.34		\$2,916
07 92 00						
07 92 00	SEALANTS			\$0.34		\$2,916
08 12 00	DOORS / FRAMES / HRDWR - EXTERIOR					
08 12 00	Exterior Doors	0	ea	\$0.00		\$0
08 12 00						
08 12 00	DOORS / FRAMES / HRDWR - EXTERIOR			\$0.00		\$0
08 51 13	WINDOW SYSTEMS, GLASS & GLAZING - EXTERIOR					
08 51 13	Upgrade (E) Windows	2,160	sf	\$163.13		\$352,350
08 51 13						
08 51 13	WINDOW SYSTEMS, GLASS & GLAZING - EXTERIOR			\$40.78		\$352,350
09 20 00	EXTERIOR					
09 20 00	Repair Siding	10,800	sf	\$2.25		\$24,300
09 20 00						
09 20 00	EXTERIOR			\$2.81		\$24,300
09 20 00	DRYWALL					
09 20 00	Drywall Repairs	10,800	sf	\$4.50		\$48,600
09 20 00						
09 20 00	DRYWALL			\$5.63		\$48,600
09 51 00	ACOUSTICAL SYSTEMS					
09 51 00	2x4 Acoustic Ceiling System	8,640	sf	\$13.50		\$116,640
09 51 00						
09 51 00	ACOUSTICAL SYSTEMS			\$13.50		\$116,640
09 64 00	FLOORING AND BASE					
09 64 00	Flooring	8,640	sf	\$7.88		\$68,040

09 64 00				
09 64 00	FLOORING AND BASE		\$7.88	\$68,040
09 90 00	PAINTING AND WALLCOVERING			
09 90 00	Interior Painting	10,800 sf	\$2.25	\$24,300
09 90 00	Exterior Painting	10,800 sf	\$3.38	\$36,450
09 90 00				
09 90 00	PAINTING AND WALLCOVERING		\$7.03	\$60,750
10 20 00	INTERIOR SPECIALTIES			
10 20 00	White Boards - Wall Mounted	18 ea	\$3,937.50	\$71,229
10 20 00	White Boards - Sliding	6 ea	\$14,062.50	\$84,797
10 20 00	Interior Specialties	8,640 sf	\$0.68	\$5,832
10 20 00				
10 20 00	INTERIOR SPECIALTIES		\$18.73	\$161,858
22 10 00	PLUMBING			
22 10 00	Plumbing Modifications	8,640 sf	\$2.81	\$24,300
22 10 00				
22 10 00	PLUMBING		\$2.81	\$24,300
23 30 00	HVAC			
23 30 00	HVAC - Equipment & Air Distribution	8,640 sf	\$50.63	\$437,400
23 30 00				
23 30 00	HVAC		\$50.63	\$437,400
26 00 00	BUILDING POWER			
26 00 00	Building Power Modifications	8,640 sf	\$16.88	\$145,800
26 00 00				
26 00 00	BUILDING POWER		\$16.88	\$145,800
26 50 00	LIGHTING & LIGHTING DISTRIBUTION			
26 50 00	Light Fixtures	8,640 sf	\$28.13	\$243,000
26 50 00				
26 50 00	LIGHTING & LIGHTING DISTRIBUTION		\$28.13	\$243,000
27 30 00	VOICE AND DATA COMMUNICATIONS			
27 30 00	Data/Communications System - Modifications	8,640 sf	\$1.80	\$15,552
27 30 00				
27 30 00	VOICE AND DATA COMMUNICATIONS		\$1.80	\$15,552
27 40 00	AUDIO-VIDEO COMMUNICATIONS			
27 40 00	A/V System - Raceways and Boxes Only (Cabling and Equipment are included in Soft Costs)	9 ea	\$2,812.50	\$25,313
27 40 00	A/V System - Monitor Brackets	18 ea	\$6,187.50	\$111,375
27 40 00				
27 40 00	AUDIO-VIDEO COMMUNICATIONS		\$15.82	\$136,688
28 30 00	FIRE ALARM SYSTEM			
28 30 00	Fire Alarm System - Modifications	8,640 sf	\$2.53	\$21,870
28 30 00				
28 00 00	FIRE ALARM SYSTEM		\$2.53	\$21,870
Total	Subtotal subcontractor cost		\$267.16	\$2,308,247
	General Conditions	9.00%	\$24.04	\$207,742
	General Contractor Markup	5.50%	\$16.02	\$138,379
	General Contractor Bond & Insurance	2.50%	\$7.68	\$66,359
	Design Contingency	5.00%	\$15.74	\$136,036
	GC's Construction Contingency and E&O	5.00%	\$16.53	\$142,838
	Current Construction Cost		\$347.18	\$2,999,601

Stone Creek Engineering, Inc.

Prepared for: Caldwell Flores Winters, Inc.

Project Owner: Sulphur Springs Union Elementary School District

Project: Program Budget

Tab Name: FO Classroom Modernizations

Date: October 8, 2024

Design Level: Budget

Total: 20,160 sf

TRADE	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL COST - SUB
02 41 00	SITE DEMOLITION				
02 41 00	Interior Demolition	20,160	sf	\$11.25	\$226,800
02 41 00					
02 41 00	SITE DEMOLITION			\$11.25	\$226,800
06 10 00	ROUGH CARPENTRY				
06 10 00	Rough Carpentry	20,160	sf	\$16.88	\$340,200
06 10 00					
06 10 00	ROUGH CARPENTRY			\$16.88	\$340,200
06 41 00	CASEWORK				
06 41 00	Casework	21	ea	\$8,437.50	\$177,188
06 41 00					
06 41 00	CASEWORK			\$8.79	\$177,188
07 92 00	SEALANTS				
07 92 00	Sealants	20,160	sf	\$0.34	\$6,804
07 92 00					
07 92 00	SEALANTS			\$0.34	\$6,804
08 12 00	DOORS / FRAMES / HRDWR - EXTERIOR				
08 12 00	Exterior Doors	42	ea	\$3,206.25	\$134,663
08 12 00					
08 12 00	DOORS / FRAMES / HRDWR - EXTERIOR			\$6.68	\$134,663
09 20 00	LATH & PLASTER - EXTERIOR				
09 20 00	Exterior Cement Plaster Repairs	20,160	sf	\$2.25	\$45,360
09 20 00					
09 20 00	LATH & PLASTER - EXTERIOR			\$2.25	\$45,360
09 20 00	DRYWALL				
09 20 00	Drywall Repairs	25,200	sf	\$13.50	\$340,200
09 20 00					
09 20 00	DRYWALL			\$16.88	\$340,200
09 51 00	ACOUSTICAL SYSTEMS				
09 51 00	2x4 Acoustic Ceiling System - Repairs	20,160	sf	\$3.38	\$68,040
09 51 00					
09 51 00	ACOUSTICAL SYSTEMS			\$3.38	\$68,040
09 64 00	FLOORING AND BASE				
09 64 00	Flooring	20,160	sf	\$7.88	\$158,760
09 64 00					
09 64 00	FLOORING AND BASE			\$7.88	\$158,760
09 90 00	PAINTING AND WALLCOVERING				
09 90 00	Painting	25,200	sf	\$3.38	\$85,050
09 90 00					
09 90 00	PAINTING AND WALLCOVERING			\$4.22	\$85,050
10 20 00	INTERIOR SPECIALTIES				
10 20 00	White Boards - Wall Mounted	63	ea	\$3,937.50	\$248,063
10 20 00	White Boards - Sliding	21	ea	\$14,062.50	\$295,313
10 20 00	Interior Specialties	20,160	sf	\$0.68	\$13,608
10 20 00					
10 20 00	INTERIOR SPECIALTIES			\$27.63	\$556,983
22 10 00	PLUMBING				
22 10 00	Plumbing Modifications	20,160	sf	\$2.81	\$56,700
22 10 00					
22 10 00	PLUMBING			\$2.81	\$56,700
23 30 00	HVAC				
23 30 00	HVAC Repairs	20,160	sf	\$33.75	\$680,400
23 30 00					
23 30 00	HVAC			\$33.75	\$680,400
26 00 00	BUILDING POWER				
26 00 00	Building Power Modifications	20,160	sf	\$4.50	\$90,720
26 00 00					
26 00 00	BUILDING POWER			\$4.50	\$90,720
27 30 00	VOICE AND DATA COMMUNICATIONS				

27 30 00	Data/Communications System - Modifications	20,160 sf	\$1.80	\$36,288
27 30 00				
27 30 00	VOICE AND DATA COMMUNICATIONS		\$1.80	\$36,288
27 40 00	AUDIO-VIDEO COMMUNICATIONS			
27 40 00	A/V System - Raceways and Boxes Only (Cabling and Equipment are included in Soft Costs)	21 ea	\$2,812.50	\$59,063
27 40 00	A/V System - Monitor Brackets	63 ea	\$3,375.00	\$212,625
27 40 00				
27 40 00	AUDIO-VIDEO COMMUNICATIONS		\$13.48	\$271,688
28 30 00	FIRE ALARM SYSTEM			
28 30 00	Fire Alarm System - Modifications	20,160 sf	\$0.56	\$11,340
28 30 00				
28 00 00	FIRE ALARM SYSTEM		\$0.56	\$11,340
Total	Subtotal subcontractor cost		\$163.05	\$3,287,183
	General Conditions	9.00%	\$14.67	\$295,846
	General Contractor Markup	5.50%	\$9.78	\$197,067
	General Contractor Bond & Insurance	2.50%	\$4.69	\$94,502
	Design Contingency	5.00%	\$9.61	\$193,730
	GC's Construction Contingency and E&O	5.00%	\$10.09	\$203,416
	Current Construction Cost		\$211.89	\$4,271,744

Stone Creek Engineering, Inc.

Prepared for: Caldwell Flores Winters, Inc.

Project Owner: Sulphur Springs Union Elementary School District

Project: Program Budget

Tab Name: FO New Buildings

Date: October 8, 2024

Design Level: Budget

Total: 12,000 sf

TRADE	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL COST - SUB
13 30 00	BUILDING CONSTRUCTION				
13 30 00	Construct (10) General Purpose Classrooms	9,600	sf	\$290.00	\$2,784,000
13 30 00	Construct (1) New Classroom - Music Room	1,200	sf	\$315.00	\$378,000
13 30 00	Construct (1) New Classroom - Science Room	1,200	sf	\$325.00	\$390,000
13 30 00	Modular Design & Engineering Costs	12,000	sf	\$8.70	\$104,400
13 30 00					
13 30 00	BUILDING CONSTRUCTION				\$3,656,400
32 00 00	GENERAL SITE IMPROVEMENTS				
32 00 00	Demolish Existing Portables	9	ea	\$9,500.00	\$85,500
32 00 00	Demolish Existing Site Paving	21,000	sf	\$6.00	\$126,000
32 00 00	Rough Grade Site	21,000	sf	\$1.10	\$23,100
32 00 00	Site Paving (Concrete Walkways)	9,000	sf	\$25.00	\$225,000
32 00 00	Fencing/Gates	1	ls	\$50,000.00	\$50,000
32 00 00	Domestic and Fire Water	2	ea	\$20,000.00	\$40,000
32 00 00	Storm System Modifications	2	ea	\$35,000.00	\$70,000
32 00 00	Sanitary Sewer System	2	ea	\$20,000.00	\$40,000
32 00 00	Electrical and Communications System	2	ea	\$250,000.00	\$500,000
32 00 00	Modular Foundation System	12,000	sf	\$40.00	\$480,000
32 00 00	Modular C/B/PA and Fire Alarm	12,000	sf	\$15.00	\$180,000
32 00 00	Fire Suppression	12,000	sf	\$4.50	\$54,000
32 00 00	Renewable Energy Requirements	12,000	sf	\$17.00	\$204,000
32 00 00	Miscellaneous Site Improvements	1	ea	\$750,000	\$750,000
32 00 00					
32 00 00	GENERAL SITE IMPROVEMENTS				\$2,827,600
Total	Subtotal Subcontractor Cost				\$6,484,000
	General Conditions	9.00%			\$583,560
	General Contractor Markup	5.50%			\$388,716
	General Contractor Bond & Insurance	2.50%			\$186,407
	Design Contingency	5.00%			\$382,134
	GC's Construction Contingency and E&O	5.00%			\$401,241
	Current Construction Cost				\$8,426,058

Stone Creek Engineering, Inc.

Prepared for: Caldwell Flores Winters, Inc.

Project Owner: Sulphur Springs Union Elementary School District

Project: Program Budget

Tab Name: GO Project Cost Summary

Date: October 8, 2024

Golden Oaks Community School					
Description	GO 21st Century Upgrades	GO Classroom Repurpose	GO Classroom Modernizations	GO New Buildings	Total
Construction Cost (See next page for detail)	\$67,834	\$0	\$4,631,473	\$6,689,931	\$11,389,238
Soft Costs:					
Architect/Designer (AOR)	\$6,105	\$0	\$416,833	\$602,094	\$1,025,031
Surveying	\$0	\$0	\$0	\$33,450	\$33,450
CEQA Consultant	\$0	\$0	\$0	\$0	\$0
Geotechnical Engineer (Design Phase)	\$0	\$0	\$0	\$40,140	\$40,140
Geotechnical Engineer (Construction Phase)	\$0	\$0	\$0	\$40,140	\$40,140
Preconstruction Services	\$1,018	\$0	\$69,472	\$100,349	\$170,839
Construction Manager	\$4,579	\$0	\$312,624	\$451,570	\$768,774
DSA Plan Check Fees	\$678	\$0	\$46,315	\$66,899	\$113,892
CDE Plan Check Fees	\$170	\$0	\$11,579	\$16,725	\$28,473
Construction Inspection (IOR)	\$814	\$0	\$55,578	\$80,279	\$136,671
Special Testing and Inspection	\$136	\$0	\$9,263	\$13,380	\$22,778
State Aid Fee	\$2,033	\$0	\$138,828	\$203,374	\$344,236
Program Management Implementation Fee	\$4,168	\$0	\$284,598	\$416,916	\$705,683
Furniture, Furnishings, and Equipment (FF&E)	\$125,000	\$0	\$883,801	\$211,928	\$1,220,729
Total PROJECT Cost	\$212,535	\$0	\$6,860,363	\$8,967,175	\$16,040,073
Program Reserve (15%)	\$31,880	\$0	\$1,029,054	\$1,345,076	\$2,406,011
Total PROGRAM Cost	\$244,415	\$0	\$7,889,418	\$10,312,251	\$18,446,083

Stone Creek Engineering, Inc.
Prepared for: Caldwell Flores Winters, Inc.
Project Owner: Sulphur Springs Union Elementary School District
Project: Program Budget
Tab Name: GO Constr Cost Summary
Date: October 8, 2024

CSI	Description	Tab Name:	GO 21st Century Upgrades	GO Classroom Repurpose	GO Classroom Modernizations	GO New Buildings	Total
		New Construction:	0 sf	0 sf	0 sf	8,160 sf	8,160 sf
		Renovation:	2,000 sf	0 sf	21,120 sf	0 sf	23,120 sf
		Total GSF:	2,000 sf	0 sf	21,120 sf	8,160 sf	31,280 sf
2	Existing Conditions		\$1,688	\$0	\$47,520	\$0	\$49,208
3	Concrete		\$0	\$0	\$0	\$0	\$0
4	Masonry		\$0	\$0	\$0	\$0	\$0
5	Metals		\$0	\$0	\$0	\$0	\$0
6	Wood, Plastics & Composites		\$2,588	\$0	\$542,025	\$0	\$544,613
7	Thermal & Moisture Protection		\$0	\$0	\$7,128	\$0	\$7,128
8	Openings		\$0	\$0	\$846,450	\$0	\$846,450
9	Finishes		\$23,063	\$0	\$421,740	\$0	\$444,803
10	Specialties		\$9,225	\$0	\$583,506	\$0	\$592,731
11	Equipment		\$0	\$0	\$0	\$0	\$0
12	Furnishings		\$0	\$0	\$0	\$0	\$0
13	Building Construction		\$0	\$0	\$0	\$2,509,392	\$2,509,392
14	Conveying Systems		\$0	\$0	\$0	\$0	\$0
21	Fire Suppression		\$0	\$0	\$0	\$0	\$0
22	Plumbing		\$0	\$0	\$59,400	\$0	\$59,400
23	HVAC		\$0	\$0	\$712,800	\$0	\$712,800
26	Electrical		\$5,850	\$0	\$95,040	\$0	\$100,890
27	Communications		\$9,788	\$0	\$248,391	\$0	\$258,179
28	Electronic Safety and Security		\$0	\$0	\$0	\$0	\$0
31	Substructure and Earthwork		\$0	\$0	\$0	\$0	\$0
32	Exterior Improvements		\$0	\$0	\$0	\$2,638,628	\$2,638,628
33	Infrastructure		\$0	\$0	\$0	\$0	\$0
34	Other		\$0	\$0	\$0	\$0	\$0
	Subtotal		\$52,200	\$0	\$3,564,000	\$5,148,020	\$8,764,220
Mark-ups	General Conditions	9.00%	\$4,698	\$0	\$320,760	\$463,322	\$788,780
	General Contractor Markup	5.50%	\$3,129	\$0	\$213,662	\$308,624	\$525,415
	General Contractor Bond & Insurance	2.50%	\$1,501	\$0	\$102,461	\$147,999	\$251,961
	Design Contingency	5.00%	\$3,076	\$0	\$210,044	\$303,398	\$516,518
	GC's Construction Contingency and E&O	5.00%	\$3,230	\$0	\$220,546	\$318,568	\$542,344
	Construction Cost -- October 2024		\$67,834	\$0	\$4,631,473	\$6,689,931	\$11,389,238

Stone Creek Engineering, Inc.							
Prepared for: Caldwell Flores Winters, Inc.					Design Level: Budget		
Project Owner: Sulphur Springs Union Elementary School District							
Project: Program Budget							
Tab Name: GO 21st Century Upgrades					Total:	2,000 sf	
Date: October 8, 2024							
Upgrades to Library Only							
TRADE		DESCRIPTION		QTY	UNIT	UNIT COST	TOTAL COST - SUB
02 41 00		SITE DEMOLITION					
02 41 00	Interior Demolition			2,000	sf	\$0.84	\$1,688
02 41 00							
02 41 00		SITE DEMOLITION				\$0.84	\$1,688
06 10 00		ROUGH CARPENTRY					
06 10 00	Blocking and Backing			2,000	sf	\$1.29	\$2,588
06 10 00							
06 10 00		ROUGH CARPENTRY				\$1.29	\$2,588
09 20 00		DRYWALL					
09 20 00	Drywall Repairs			2,000	sf	\$3.38	\$6,750
09 20 00							
09 20 00		DRYWALL				\$3.38	\$6,750
09 51 00		ACOUSTICAL SYSTEMS					
09 51 00	Ceiling - Repairs			2,000	sf	\$2.53	\$5,063
09 51 00							
09 51 00		ACOUSTICAL SYSTEMS				\$2.53	\$5,063
09 64 00		FLOORING AND BASE					
09 64 00	Flooring Repairs			2,000	sf	\$1.69	\$3,375
09 64 00							
09 64 00		FLOORING AND BASE				\$1.69	\$3,375
09 90 00		PAINTING AND WALLCOVERING					
09 90 00	Interior Painting			2,000	sf	\$3.94	\$7,875
09 90 00							
09 90 00		PAINTING AND WALLCOVERING				\$3.94	\$7,875
10 20 00		INTERIOR SPECIALTIES					
10 20 00	White Boards - Wall Mounted			2	ea	\$3,937.50	\$7,875
10 20 00	Interior Specialties			2,000	sf	\$0.68	\$1,350
10 20 00							
10 20 00		INTERIOR SPECIALTIES				\$4.61	\$9,225
26 00 00		BUILDING POWER					
26 00 00	Building Power Modifications			2,000	sf	\$2.93	\$5,850
26 00 00							
26 00 00		BUILDING POWER				\$2.93	\$5,850
27 30 00		VOICE AND DATA COMMUNICATIONS					
27 30 00	Data/Communications System - Modifications			2,000	sf	\$1.80	\$3,600
27 30 00							
27 30 00		VOICE AND DATA COMMUNICATIONS				\$1.80	\$3,600
27 40 00		AUDIO-VIDEO COMMUNICATIONS					
27 40 00	A/V System - Raceways and Boxes Only (Cabling and Equipment are included in Soft Costs)			1	ea	\$2,812.50	\$2,813
27 40 00	A/V System - Monitor Brackets			1	ea	\$3,375.00	\$3,375
27 40 00							
27 40 00		AUDIO-VIDEO COMMUNICATIONS				\$3.09	\$6,188
Total	Subtotal subcontractor cost					\$26.10	\$52,200
	General Conditions			9.00%		\$2.35	\$4,698
	General Contractor Markup			5.50%		\$1.56	\$3,129
	General Contractor Bond & Insurance			2.50%		\$0.75	\$1,501
	Design Contingency			5.00%		\$1.54	\$3,076
	GC's Construction Contingency and E&O			5.00%		\$1.62	\$3,230
	Current Construction Cost					\$33.92	\$67,834

Stone Creek Engineering, Inc.

Prepared for: Caldwell Flores Winters, Inc.

Project Owner: Sulphur Springs Union Elementary School District

Project: Program Budget

Tab Name: GO Classroom Modernizations

Date: October 8, 2024

Design Level: Budget

Total: 21,120 sf

Modernize (23) Classrooms

TRADE	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL COST - SUB
02 41 00	SITE DEMOLITION				
02 41 00	Interior Demolition	21,120	sf	\$2.25	\$47,520
02 41 00					
02 41 00	SITE DEMOLITION			\$2.25	\$47,520
06 10 00	ROUGH CARPENTRY				
06 10 00	Rough Carpentry	21,120	sf	\$16.88	\$356,400
06 10 00					
06 10 00	ROUGH CARPENTRY			\$16.88	\$356,400
06 41 00	CASEWORK				
06 41 00	Casework	22	ea	\$8,437.50	\$185,625
06 41 00					
06 41 00	CASEWORK			\$8.79	\$185,625
07 92 00	SEALANTS				
07 92 00	Sealants	21,120	sf	\$0.34	\$7,128
07 92 00					
07 92 00	SEALANTS			\$0.34	\$7,128
08 12 00	DOORS / FRAMES / HRDWR - EXTERIOR				
08 12 00	Exterior Doors	264	ea	\$3,206.25	\$846,450
08 12 00					
08 12 00	DOORS / FRAMES / HRDWR - EXTERIOR			\$40.08	\$846,450
09 20 00	DRYWALL				
09 20 00	Drywall Repairs	26,400	sf	\$4.50	\$118,800
09 20 00					
09 20 00	DRYWALL			\$5.63	\$118,800
09 51 00	ACOUSTICAL SYSTEMS				
09 51 00	2x4 Acoustic Ceiling System - Repairs	21,120	sf	\$2.25	\$47,520
09 51 00					
09 51 00	ACOUSTICAL SYSTEMS			\$2.25	\$47,520
09 64 00	FLOORING AND BASE				
09 64 00	Flooring	21,120	sf	\$7.88	\$166,320
09 64 00					
09 64 00	FLOORING AND BASE			\$7.88	\$166,320
09 90 00	PAINTING AND WALLCOVERING				
09 90 00	Interior Painting	26,400	sf	\$3.38	\$89,100
09 90 00					
09 90 00	PAINTING AND WALLCOVERING			\$4.22	\$89,100
10 20 00	INTERIOR SPECIALTIES				
10 20 00	White Boards - Wall Mounted	66	ea	\$3,937.50	\$259,875
10 20 00	White Boards - Sliding	22	ea	\$14,062.50	\$309,375
10 20 00	Interior Specialties	21,120	sf	\$0.68	\$14,256
10 20 00					
10 20 00	INTERIOR SPECIALTIES			\$27.63	\$583,506
22 10 00	PLUMBING				
22 10 00	Plumbing Modifications	21,120	sf	\$2.81	\$59,400
22 10 00					
22 10 00	PLUMBING			\$2.81	\$59,400
23 30 00	HVAC				
23 30 00	HVAC - Equipment Repairs	21,120	sf	\$33.75	\$712,800
23 30 00					
23 30 00	HVAC			\$33.75	\$712,800
26 00 00	BUILDING POWER				
26 00 00	Building Power Modifications	21,120	sf	\$4.50	\$95,040
26 00 00					
26 00 00	BUILDING POWER			\$4.50	\$95,040
27 30 00	VOICE AND DATA COMMUNICATIONS				
27 30 00	Data/Communications System - Modifications	21,120	sf	\$1.80	\$38,016
27 30 00					
27 30 00	VOICE AND DATA COMMUNICATIONS			\$1.80	\$38,016
27 40 00	AUDIO-VIDEO COMMUNICATIONS				

27 40 00	A/V System - Raceways and Boxes Only (Cabling and Equipment are included in Soft Costs)	22 ea	\$2,812.50	\$61,875
27 40 00	A/V System - Monitor Brackets	44 ea	\$3,375.00	\$148,500
27 40 00				
27 40 00	AUDIO-VIDEO COMMUNICATIONS		\$9.96	\$210,375
Total	Subtotal subcontractor cost		\$168.75	\$3,564,000
	General Conditions	9.00%	\$15.19	\$320,760
	General Contractor Markup	5.50%	\$10.12	\$213,662
	General Contractor Bond & Insurance	2.50%	\$4.85	\$102,461
	Design Contingency	5.00%	\$9.95	\$210,044
	GC's Construction Contingency and E&O	5.00%	\$10.44	\$220,546
	Current Construction Cost		\$219.29	\$4,631,473

Stone Creek Engineering, Inc.

Prepared for: Caldwell Flores Winters, Inc.

Project Owner: Sulphur Springs Union Elementary School District

Project: Program Budget

Tab Name: GO New Buildings

Date: October 8, 2024

Design Level: Budget

Total: 8,160 sf

TRADE	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL COST - SUB
13 30 00	BUILDING CONSTRUCTION				
13 30 00	Construct (4) New Title 5 Classroom	5,760	sf	\$290.00	\$1,670,400
13 30 00	Construct (1) New Classrooms - Science Lab	1,200	sf	\$325.00	\$390,000
13 30 00	Construct (1) New Classrooms - Music Room	1,200	sf	\$315.00	\$378,000
13 30 00	Modular Design & Engineering Costs	8,160	sf	\$8.70	\$70,992
13 30 00					
13 30 00	BUILDING CONSTRUCTION				\$2,509,392
32 00 00	GENERAL SITE IMPROVEMENTS				
32 00 00	Demolish Existing Site Paving	14,280	sf	\$6.00	\$85,680
32 00 00	Rough Grade Site	14,280	sf	\$1.10	\$15,708
32 00 00	Site Paving (Concrete Walkways)	6,120	sf	\$25.00	\$153,000
32 00 00	Play Structures and Play Areas - Improvements	2	ea	\$125,000.00	\$250,000
32 00 00	Fencing/Gates	1	ls	\$50,000.00	\$50,000
32 00 00	Domestic and Fire Water	2	ea	\$10,000.00	\$20,000
32 00 00	Storm System Modifications	2	ea	\$75,000.00	\$150,000
32 00 00	Sanitary Sewer System	2	ea	\$20,000.00	\$40,000
32 00 00	Electrical and Communications System	2	ea	\$250,000.00	\$500,000
32 00 00	Modular Foundation System	8,160	sf	\$40.00	\$326,400
32 00 00	Modular C/B/PA and Fire Alarm	8,160	sf	\$15.00	\$122,400
32 00 00	Fire Suppression	8,160	sf	\$4.50	\$36,720
32 00 00	Renewable Energy Requirements	8,160	sf	\$17.00	\$138,720
32 00 00	Miscellaneous Site Improvements	1	ea	\$750,000	\$750,000
32 00 00					
32 00 00	GENERAL SITE IMPROVEMENTS				\$2,638,628
Total	Subtotal Subcontractor Cost				\$5,148,020
	General Conditions	9.00%			\$463,322
	General Contractor Markup	5.50%			\$308,624
	General Contractor Bond & Insurance	2.50%			\$147,999
	Design Contingency	5.00%			\$303,398
	GC's Construction Contingency and E&O	5.00%			\$318,568
	Current Construction Cost				\$6,689,931

Stone Creek Engineering, Inc.

Prepared for: Caldwell Flores Winters, Inc.

Project Owner: Sulphur Springs Union Elementary School District

Project: Program Budget

Tab Name: LC Project Cost Summary

Date: October 8, 2024

Leona Cox Community School					
Description	LC 21st Century Upgrades	LC Classroom Repurpose	LC Classroom Modernizations	LC New Buildings	Total
Construction Cost (See next page for detail)	\$226,048	\$200,429	\$6,644,270	\$6,558,757	\$13,629,504
Soft Costs:					
Architect/Designer (AOR)	\$20,344	\$18,039	\$597,984	\$590,288	\$1,226,655
Surveying	\$0	\$0	\$0	\$32,794	\$32,794
CEQA Consultant	\$0	\$0	\$0	\$0	\$0
Geotechnical Engineer (Design Phase)	\$0	\$0	\$0	\$39,353	\$39,353
Geotechnical Engineer (Construction Phase)	\$0	\$0	\$0	\$39,353	\$39,353
Preconstruction Services	\$3,391	\$3,006	\$99,664	\$98,381	\$204,443
Construction Manager	\$15,258	\$13,529	\$448,488	\$442,716	\$919,992
DSA Plan Check Fees	\$2,260	\$2,004	\$66,443	\$65,588	\$136,295
CDE Plan Check Fees	\$565	\$501	\$16,611	\$16,397	\$34,074
Construction Inspection (IOR)	\$2,713	\$2,405	\$79,731	\$78,705	\$163,554
Special Testing and Inspection	\$452	\$401	\$13,289	\$13,118	\$27,259
State Aid Fee	\$6,776	\$6,008	\$199,162	\$199,386	\$411,332
Program Management Implementation Fee	\$13,890	\$12,316	\$408,282	\$408,742	\$843,230
Furniture, Furnishings, and Equipment (FF&E)	\$125,000	\$26,330	\$1,124,837	\$167,740	\$1,443,906
Total PROJECT Cost	\$416,697	\$284,968	\$9,698,761	\$8,751,316	\$19,151,743
Program Reserve (15%)	\$62,505	\$42,745	\$1,454,814	\$1,312,697	\$2,872,761
Total PROGRAM Cost	\$479,202	\$327,713	\$11,153,576	\$10,064,013	\$22,024,504

Stone Creek Engineering, Inc.
Prepared for: Caldwell Flores Winters, Inc.
Project Owner: Sulphur Springs Union Elementary School District
Project: Program Budget
Tab Name: LC Construction Cost Summary
Date: October 8, 2024

CSI	Description	Tab Name:	LC 21st Century Upgrades	LC Classroom Repurpose	LC Classroom Modernizations	LC New Buildings	Total
		New Construction:	0 sf	0 sf	0 sf	8,640 sf	8,640 sf
		Renovation:	1,920 sf	960 sf	26,880 sf	0 sf	29,760 sf
		Total GSF:	1,920 sf	960 sf	26,880 sf	8,640 sf	38,400 sf
2	Existing Conditions		\$4,320	\$10,800	\$151,200	\$0	\$166,320
3	Concrete		\$4,320	\$1,620	\$90,720	\$0	\$96,660
4	Masonry		\$0	\$0	\$0	\$0	\$0
5	Metals		\$0	\$0	\$0	\$0	\$0
6	Wood, Plastics & Composites		\$18,765	\$6,787	\$417,690	\$0	\$443,242
7	Thermal & Moisture Protection		\$648	\$8,451	\$290,304	\$0	\$299,403
8	Openings		\$0	\$8,426	\$968,814	\$0	\$977,240
9	Finishes		\$33,210	\$35,370	\$707,797	\$0	\$776,377
10	Specialties		\$24,921	\$17,984	\$742,644	\$0	\$785,549
11	Equipment		\$0	\$0	\$0	\$0	\$0
12	Furnishings		\$0	\$0	\$0	\$0	\$0
13	Building Construction		\$0	\$0	\$0	\$2,580,768	\$2,580,768
14	Conveying Systems		\$0	\$0	\$0	\$0	\$0
21	Fire Suppression		\$0	\$0	\$0	\$0	\$0
22	Plumbing		\$5,400	\$2,700	\$75,600	\$0	\$83,700
23	HVAC		\$7,560	\$21,600	\$907,200	\$0	\$936,360
26	Electrical		\$56,160	\$27,000	\$211,680	\$0	\$294,840
27	Communications		\$18,644	\$12,416	\$473,634	\$0	\$504,693
28	Electronic Safety and Security		\$0	\$1,080	\$75,600	\$0	\$76,680
31	Substructure and Earthwork		\$0	\$0	\$0	\$0	\$0
32	Exterior Improvements		\$0	\$0	\$0	\$2,466,312	\$2,466,312
33	Infrastructure		\$0	\$0	\$0	\$0	\$0
34	Other		\$0	\$0	\$0	\$0	\$0
	Subtotal		\$173,948	\$154,234	\$5,112,883	\$5,047,080	\$10,488,145
Mark-ups	General Conditions	9.00%	\$15,655	\$13,881	\$460,160	\$454,237	\$943,933
	General Contractor Markup	5.50%	\$10,428	\$9,246	\$306,517	\$302,572	\$628,763
	General Contractor Bond & Insurance	2.50%	\$5,001	\$4,434	\$146,989	\$145,097	\$301,521
	Design Contingency	5.00%	\$10,252	\$9,090	\$301,327	\$297,449	\$618,118
	GC's Construction Contingency and E&O	5.00%	\$10,764	\$9,544	\$316,394	\$312,322	\$649,024
	Construction Cost -- October 2024		\$226,048	\$200,429	\$6,644,270	\$6,558,757	\$13,629,504

Stone Creek Engineering, Inc. Prepared for: Caldwell Flores Winters, Inc. Project Owner: Sulphur Springs Union Elementary School District Project: Program Budget Tab Name: LC 21st Century Upgrades Date: October 8, 2024 Upgrades to the Library					
					Design Level: Budget
					Total: 1,920 sf
TRADE	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL COST - SUB
02 41 00	SITE DEMOLITION				
02 41 00	Interior Demolition	1,920	sf	\$2.25	\$4,320
02 41 00					
02 41 00	SITE DEMOLITION			\$2.25	\$4,320
03 30 00	SLAB ON GRADE CONCRETE				
03 30 00	Repair (E) Concrete	1,920	sf	\$2.25	\$4,320
03 30 00					
03 30 00	SLAB ON GRADE CONCRETE			\$2.25	\$4,320
06 10 00	ROUGH CARPENTRY				
06 10 00	Rough Carpentry	1,920	sf	\$4.50	\$8,640
06 10 00					
06 10 00	ROUGH CARPENTRY			\$4.50	\$8,640
06 41 00	CASEWORK				
06 41 00	Casework	2	ea	\$5,062.50	\$10,125
06 41 00					
06 41 00	CASEWORK			\$5.27	\$10,125
07 92 00	SEALANTS				
07 92 00	Sealants	1,920	sf	\$0.34	\$648
07 92 00					
07 92 00	SEALANTS			\$0.34	\$648
09 20 00	DRYWALL				
09 20 00	Drywall Repairs	2,400	sf	\$5.06	\$12,150
09 20 00					
09 20 00	DRYWALL			\$6.33	\$12,150
09 51 00	ACOUSTICAL SYSTEMS				
09 51 00	2x4 Acoustic Ceiling System - Repairs	1,920	sf	\$2.25	\$4,320
09 51 00					
09 51 00	ACOUSTICAL SYSTEMS			\$2.25	\$4,320
09 64 00	FLOORING AND BASE				
09 64 00	Flooring Repairs	1,920	sf	\$1.69	\$3,240
09 64 00					
09 64 00	FLOORING AND BASE			\$1.69	\$3,240
09 90 00	PAINING AND WALLCOVERING				
09 90 00	Interior Painting & Wall Coverings	2,400	sf	\$5.63	\$13,500
09 90 00	Exterior Painting (See Sitewide Improvements)	0	sf	\$0.00	\$0
09 90 00					
09 90 00	PAINING AND WALLCOVERING			\$7.03	\$13,500
10 20 00	INTERIOR SPECIALTIES				
10 20 00	White Boards - Wall Mounted	6	ea	\$3,937.50	\$23,625
10 20 00	Interior Specialties	1,920	sf	\$0.68	\$1,296
10 20 00					
10 20 00	INTERIOR SPECIALTIES			\$12.98	\$24,921
22 10 00	PLUMBING				
22 10 00	Plumbing Modifications	1,920	sf	\$2.81	\$5,400
22 10 00					
22 10 00	PLUMBING			\$2.81	\$5,400
23 30 00	HVAC				
23 30 00	HVAC - Equipment Repairs ONLY	1,920	sf	\$3.94	\$7,560
23 30 00					
23 30 00	HVAC			\$3.94	\$7,560
26 00 00	BUILDING POWER				
26 00 00	Building Power Modifications	1,920	sf	\$4.50	\$8,640
26 00 00					
26 00 00	BUILDING POWER			\$4.50	\$8,640
26 50 00	LIGHTING & LIGHTING DISTRIBUTION				
26 50 00	Light Fixture Upgrades	1,920	sf	\$24.75	\$47,520
26 50 00					
26 50 00	LIGHTING & LIGHTING DISTRIBUTION			\$24.75	\$47,520
27 30 00	VOICE AND DATA COMMUNICATIONS				

27 30 00	Data/Communications System - Modifications	1,920 sf	\$1.80	\$3,456
27 30 00				
27 30 00	VOICE AND DATA COMMUNICATIONS		\$1.80	\$3,456
27 40 00	AUDIO-VIDEO COMMUNICATIONS			
27 40 00	A/V System - Raceways and Boxes Only (Cabling and Equipment are included in Soft Costs)	1 ea	\$2,812.50	\$2,813
27 40 00	A/V System - Monitors/Brackets	2 ea	\$6,187.50	\$12,375
27 40 00				
27 40 00	AUDIO-VIDEO COMMUNICATIONS		\$7.91	\$15,188
Total	Subtotal subcontractor cost		\$90.60	\$173,948
	General Conditions	9.00%	\$8.15	\$15,655
	General Contractor Markup	5.50%	\$5.43	\$10,428
	General Contractor Bond & Insurance	2.50%	\$2.60	\$5,001
	Design Contingency	5.00%	\$5.34	\$10,252
	GC's Construction Contingency and E&O	5.00%	\$5.61	\$10,764
	Current Construction Cost		\$117.73	\$226,048

Stone Creek Engineering, Inc.

Prepared for: Caldwell Flores Winters, Inc.

Project Owner: Sulphur Springs Union Elementary School District

Project: Program Budget

Tab Name: LC Classroom Repurpose

Date: October 8, 2024

Design Level: Budget

Total: 960 sf

Convert: (1) Classrooms into a Music Room

TRADE	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL COST - SUB
02 41 00	SITE DEMOLITION				
02 41 00	Interior Demolition	960	sf	\$11.25	\$10,800
02 41 00					
02 41 00	SITE DEMOLITION			\$11.25	\$10,800
03 30 00	FOUNDATION CONCRETE				
03 30 00	Foundation Upgrades	960	sf	\$0.00	\$0
03 30 00					
03 30 00	FOUNDATION CONCRETE			\$0.00	\$0
03 30 00	SLAB ON GRADE CONCRETE				
03 30 00	Repair (E) Concrete	960	sf	\$1.69	\$1,620
03 30 00					
03 30 00	SLAB ON GRADE CONCRETE			\$1.69	\$1,620
06 10 00	ROUGH CARPENTRY				
06 10 00	Rough Carpentry	960	sf	\$1.18	\$1,134
06 10 00					
06 10 00	ROUGH CARPENTRY			\$1.18	\$1,134
06 41 00	CASEWORK				
06 41 00	Casework	1	ea	\$8,437.50	\$5,653
06 41 00					
06 41 00	CASEWORK			\$5.89	\$5,653
07 21 00	INSULATION - INTERIOR				
07 21 00	Interior Wall Insulation	0	sf	\$0.00	\$0
07 21 00					
07 21 00	INSULATION - INTERIOR			\$0.00	\$0
07 24 00	EXTERIOR WALL SYSTEMS AND INSULATION				
07 24 00	Exterior Wall Insulation	1,200	sf	\$2.36	\$2,835
07 24 00	Roof Insulation	960	sf	\$2.70	\$2,592
07 24 00					
07 24 00	EXTERIOR WALL SYSTEMS AND INSULATION			\$5.65	\$5,427
07 31 00	ROOFING AND SHEET METAL				
07 31 00	Roofing Repairs	960		\$2.81	\$2,700
07 31 00					
07 31 00	ROOFING AND SHEET METAL			\$2.81	\$2,700
07 92 00	SEALANTS				
07 92 00	Sealants	960	sf	\$0.34	\$324
07 92 00					
07 92 00	SEALANTS			\$0.34	\$324
08 12 00	DOORS / FRAMES / HRDWR - EXTERIOR				
08 12 00	Exterior Doors	1	ea	\$3,206.25	\$3,206
08 12 00					
08 12 00	DOORS / FRAMES / HRDWR - EXTERIOR			\$3.34	\$3,206
08 51 13	WINDOW SYSTEMS, GLASS & GLAZING - EXTERIOR				
08 51 13	Upgrade (E) Windows	32	sf	\$163.13	\$5,220
08 51 13					
08 51 13	WINDOW SYSTEMS, GLASS & GLAZING - EXTERIOR			\$5.44	\$5,220
09 20 00	EXTERIOR				
09 20 00	Repair Siding	1,200	sf	\$2.25	\$2,700
09 20 00					
09 20 00	EXTERIOR			\$2.81	\$2,700
09 20 00	DRYWALL				
09 20 00	Drywall Repairs	1,200	sf	\$4.50	\$5,400
09 20 00					
09 20 00	DRYWALL			\$5.63	\$5,400
09 51 00	ACOUSTICAL SYSTEMS				
09 51 00	2x4 Acoustic Ceiling System	960	sf	\$13.50	\$12,960
09 51 00					
09 51 00	ACOUSTICAL SYSTEMS			\$13.50	\$12,960
09 64 00	FLOORING AND BASE				
09 64 00	Flooring	960	sf	\$7.88	\$7,560

09 64 00				
09 64 00	FLOORING AND BASE		\$7.88	\$7,560
09 90 00	PAINTING AND WALLCOVERING			
09 90 00	Interior Painting	1,200 sf	\$2.25	\$2,700
09 90 00	Exterior Painting	1,200 sf	\$3.38	\$4,050
09 90 00				
09 90 00	PAINTING AND WALLCOVERING		\$7.03	\$6,750
10 20 00	INTERIOR SPECIALTIES			
10 20 00	White Boards - Wall Mounted	2 ea	\$3,937.50	\$7,914
10 20 00	White Boards - Sliding	1 ea	\$14,062.50	\$9,422
10 20 00	Interior Specialties	960 sf	\$0.68	\$648
10 20 00				
10 20 00	INTERIOR SPECIALTIES		\$18.73	\$17,984
22 10 00	PLUMBING			
22 10 00	Plumbing Modifications	960 sf	\$2.81	\$2,700
22 10 00				
22 10 00	PLUMBING		\$2.81	\$2,700
23 30 00	HVAC			
23 30 00	HVAC - Equipment & Air Distribution - Repair ONLY	960 sf	\$22.50	\$21,600
23 30 00				
23 30 00	HVAC		\$22.50	\$21,600
26 00 00	BUILDING POWER			
26 00 00	Building Power Modifications	960 sf	\$5.63	\$5,400
26 00 00				
26 00 00	BUILDING POWER		\$5.63	\$5,400
26 50 00	LIGHTING & LIGHTING DISTRIBUTION			
26 50 00	Light Fixtures	960 sf	\$22.50	\$21,600
26 50 00				
26 50 00	LIGHTING & LIGHTING DISTRIBUTION		\$22.50	\$21,600
27 30 00	VOICE AND DATA COMMUNICATIONS			
27 30 00	Data/Communications System - Modifications	960 sf	\$1.80	\$1,728
27 30 00				
27 30 00	VOICE AND DATA COMMUNICATIONS		\$1.80	\$1,728
27 40 00	AUDIO-VIDEO COMMUNICATIONS			
27 40 00	A/V System - Raceways and Boxes Only (Cabling and Equipment are included in Soft Costs)	1 ea	\$2,812.50	\$2,813
27 40 00	A/V System - Monitor Brackets	2 ea	\$3,937.50	\$7,875
27 40 00				
27 40 00	AUDIO-VIDEO COMMUNICATIONS		\$11.13	\$10,688
28 30 00	FIRE ALARM SYSTEM			
28 30 00	Fire Alarm System - Modifications	960 sf	\$1.13	\$1,080
28 30 00				
28 00 00	FIRE ALARM SYSTEM		\$1.13	\$1,080
Total	Subtotal subcontractor cost		\$160.66	\$154,234
	General Conditions	9.00%	\$14.46	\$13,881
	General Contractor Markup	5.50%	\$9.63	\$9,246
	General Contractor Bond & Insurance	2.50%	\$4.62	\$4,434
	Design Contingency	5.00%	\$9.47	\$9,090
	GC's Construction Contingency and E&O	5.00%	\$9.94	\$9,544
	Current Construction Cost		\$208.78	\$200,429

Stone Creek Engineering, Inc.

Prepared for: Caldwell Flores Winters, Inc.

Project Owner: Sulphur Springs Union Elementary School District

Project: Program Budget

Tab Name: LC Classroom Modernizations

Date: October 8, 2024

Design Level: Budget

Total: 26,880 sf

TRADE	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL COST - SUB
02 41 00	SITE DEMOLITION				
02 41 00	Interior Demolition	26,880	sf	\$3.38	\$90,720
02 41 00					
02 41 00	SITE DEMOLITION			\$3.38	\$90,720
02 70 00	FACILITY REMEDIATION				
02 70 00	Hazardous Materials Demoliton (Building)	26,880	sf	\$2.25	\$60,480
02 70 00					
02 70 00	FACILITY REMEDIATION				\$60,480
03 30 00	SLAB ON GRADE CONCRETE				
03 30 00	Repair (E) Concrete	26,880	sf	\$3.38	\$90,720
03 30 00					
03 30 00	SLAB ON GRADE CONCRETE			\$3.38	\$90,720
06 10 00	ROUGH CARPENTRY				
06 10 00	Rough Carpentry	26,880	sf	\$6.75	\$181,440
06 10 00					
06 10 00	ROUGH CARPENTRY			\$6.75	\$181,440
06 41 00	CASEWORK				
06 41 00	Casework	28	ea	\$8,437.50	\$236,250
06 41 00					
06 41 00	CASEWORK			\$8.79	\$236,250
07 21 00	INSULATION - INTERIOR				
07 21 00	Interior Wall Insulation	13,440	sf	\$1.80	\$24,192
07 21 00					
07 21 00	INSULATION - INTERIOR			\$0.90	\$24,192
07 24 00	EXTERIOR WALL SYSTEMS AND INSULATION				
07 24 00	Exterior Wall Insulation	33,600	sf	\$2.25	\$75,600
07 24 00	Roof Insulation	26,880	sf	\$3.38	\$90,720
07 24 00					
07 24 00	EXTERIOR WALL SYSTEMS AND INSULATION			\$6.19	\$166,320
07 31 00	ROOFING AND SHEET METAL				
07 31 00	Roofing Repairs	26,880		\$3.38	\$90,720
07 31 00					
07 31 00	ROOFING AND SHEET METAL			\$3.38	\$90,720
07 92 00	SEALANTS				
07 92 00	Sealants	26,880	sf	\$0.34	\$9,072
07 92 00					
07 92 00	SEALANTS			\$0.34	\$9,072
08 12 00	DOORS / FRAMES / HRDWR - EXTERIOR				
08 12 00	Exterior Doors	56	ea	\$3,206.25	\$179,550
08 12 00					
08 12 00	DOORS / FRAMES / HRDWR - EXTERIOR			\$6.68	\$179,550
08 51 13	WINDOW SYSTEMS, GLASS & GLAZING - EXTERIOR				
08 51 13	Upgrade (E) Windows	4,838	sf	\$163.13	\$789,264
08 51 13					
08 51 13	WINDOW SYSTEMS, GLASS & GLAZING - EXTERIOR			\$29.36	\$789,264
09 20 00	LATH & PLASTER - EXTERIOR				
09 20 00	Exterior Cement Plaster Repairs	4,113	sf	\$2.25	\$9,253
09 20 00					
09 20 00	LATH & PLASTER - EXTERIOR			\$0.34	\$9,253
09 20 00	DRYWALL				
09 20 00	Drywall Repairs	33,600	sf	\$7.88	\$264,600
09 20 00					
09 20 00	DRYWALL			\$9.84	\$264,600
09 51 00	ACOUSTICAL SYSTEMS				
09 51 00	2x4 Acoustic Ceiling System - Repairs	26,880	sf	\$2.25	\$60,480
09 51 00					
09 51 00	ACOUSTICAL SYSTEMS			\$2.25	\$60,480
09 64 00	FLOORING AND BASE				
09 64 00	Flooring	26,880	sf	\$7.88	\$211,680

09 64 00				
09 64 00	FLOORING AND BASE		\$7.88	\$211,680
09 90 00	PAINTING AND WALLCOVERING			
09 90 00	Interior Painting	33,600 sf	\$2.25	\$75,600
09 90 00	Exterior Painting	25,536 sf	\$3.38	\$86,184
09 90 00				
09 90 00	PAINTING AND WALLCOVERING		\$6.02	\$161,784
10 20 00	INTERIOR SPECIALTIES			
10 20 00	White Boards - Wall Mounted	84 ea	\$3,937.50	\$330,750
10 20 00	White Boards - Sliding	28 ea	\$14,062.50	\$393,750
10 20 00	Interior Specialties	26,880 sf	\$0.68	\$18,144
10 20 00				
10 20 00	INTERIOR SPECIALTIES		\$27.63	\$742,644
22 10 00	PLUMBING			
22 10 00	Plumbing Modifications	26,880 sf	\$2.81	\$75,600
22 10 00				
22 10 00	PLUMBING		\$2.81	\$75,600
23 30 00	HVAC			
23 30 00	HVAC - Equipment Repairs	26,880 sf	\$33.75	\$907,200
23 30 00				
23 30 00	HVAC		\$33.75	\$907,200
26 00 00	BUILDING POWER			
26 00 00	Building Power Modifications	26,880 sf	\$7.88	\$211,680
26 00 00				
26 00 00	BUILDING POWER		\$7.88	\$211,680
27 30 00	VOICE AND DATA COMMUNICATIONS			
27 30 00	Data/Communications System - Modifications	26,880 sf	\$1.80	\$48,384
27 30 00				
27 30 00	VOICE AND DATA COMMUNICATIONS		\$1.80	\$48,384
27 40 00	AUDIO-VIDEO COMMUNICATIONS			
27 40 00	A/V System - Raceways and Boxes Only (Cabling and Equipment are included in Soft Costs)	28 ea	\$2,812.50	\$78,750
27 40 00	A/V System - Monitors/Brackets	56 ea	\$6,187.50	\$346,500
27 40 00				
27 40 00	AUDIO-VIDEO COMMUNICATIONS		\$15.82	\$425,250
28 30 00	FIRE ALARM SYSTEM			
28 30 00	Fire Alarm System - Modifications	26,880 sf	\$2.81	\$75,600
28 30 00				
28 00 00	FIRE ALARM SYSTEM		\$2.81	\$75,600
Total	Subtotal subcontractor cost		\$190.21	\$5,112,883
	General Conditions	9.00%	\$17.12	\$460,160
	General Contractor Markup	5.50%	\$11.40	\$306,517
	General Contractor Bond & Insurance	2.50%	\$5.47	\$146,989
	Design Contingency	5.00%	\$11.21	\$301,327
	GC's Construction Contingency and E&O	5.00%	\$11.77	\$316,394
	Current Construction Cost		\$247.18	\$6,644,270

Stone Creek Engineering, Inc. Prepared for: Caldwell Flores Winters, Inc. Project Owner: Sulphur Springs Union Elementary School District Project: Program Budget Tab Name: LC New Buildings Date: October 8, 2024					
					Design Level: Budget
					Total: 8,640 sf
TRADE	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL COST - SUB
13 30 00	BUILDING CONSTRUCTION				
13 30 00	Construct (6) New Title 5 Classroom	8,640	sf	\$290.00	\$2,505,600
13 30 00	Modular Design & Engineering Costs	8,640	sf	\$8.70	\$75,168
13 30 00					
13 30 00	BUILDING CONSTRUCTION				\$2,580,768
32 00 00	GENERAL SITE IMPROVEMENTS				
32 00 00	Demolish Existing Portables	8	ea	\$9,500.00	\$76,000
32 00 00	Demolish Existing Site Paving	15,120	sf	\$6.00	\$90,720
32 00 00	Rough Grade Site	15,120	sf	\$1.10	\$16,632
32 00 00	Site Paving (Concrete Walkways)	6,480	sf	\$25.00	\$162,000
32 00 00	Play Structures and Play Areas - Improvements	2	ea	\$125,000.00	\$250,000
32 00 00	Fencing/Gates	1	ls	\$50,000.00	\$50,000
32 00 00	Domestic and Fire Water	2	ea	\$10,000.00	\$20,000
32 00 00	Storm System Modifications	2	ea	\$50,000.00	\$100,000
32 00 00	Sanitary Sewer System	2	ea	\$20,000.00	\$40,000
32 00 00	Electrical and Communications System	2	ea	\$125,000.00	\$250,000
32 00 00	Modular Foundation System	8,640	sf	\$40.00	\$345,600
32 00 00	Modular C/B/PA and Fire Alarm	8,640	sf	\$15.00	\$129,600
32 00 00	Fire Suppression	8,640	sf	\$4.50	\$38,880
32 00 00	Renewable Energy Requirements	8,640	sf	\$17.00	\$146,880
32 00 00	Miscellaneous Site Improvements	1	ea	\$750,000	\$750,000
32 00 00					
32 00 00	GENERAL SITE IMPROVEMENTS				\$2,466,312
Total	Subtotal Subcontractor Cost				\$5,047,080
	General Conditions	9.00%			\$454,237
	General Contractor Markup	5.50%			\$302,572
	General Contractor Bond & Insurance	2.50%			\$145,097
	Design Contingency	5.00%			\$297,449
	GC's Construction Contingency and E&O	5.00%			\$312,322
	Current Construction Cost				\$6,558,757

Stone Creek Engineering, Inc.

Prepared for: Caldwell Flores Winters, Inc.

Project Owner: Sulphur Springs Union Elementary School District

Project: Program Budget

Tab Name: MC Project Cost Summary

Date: October 8, 2024

Mint Canyon Community School

Description	MC 21st Century Upgrades	MC Classroom Repurpose	MC Classroom Modernizations	MC New Buildings	Total
Construction Cost (See next page for detail)	\$0	\$0	\$4,889,434	\$5,422,058	\$10,311,492
Soft Costs:					
Architect/Designer (AOR)	\$0	\$0	\$440,049	\$487,985	\$928,034
Surveying	\$0	\$0	\$0	\$27,110	\$27,110
CEQA Consultant	\$0	\$0	\$0	\$0	\$0
Geotechnical Engineer (Design Phase)	\$0	\$0	\$0	\$32,532	\$32,532
Geotechnical Engineer (Construction Phase)	\$0	\$0	\$0	\$32,532	\$32,532
Preconstruction Services	\$0	\$0	\$73,342	\$81,331	\$154,672
Construction Manager	\$0	\$0	\$330,037	\$365,989	\$696,026
DSA Plan Check Fees	\$0	\$0	\$48,894	\$54,221	\$103,115
CDE Plan Check Fees	\$0	\$0	\$12,224	\$13,555	\$25,779
Construction Inspection (IOR)	\$0	\$0	\$58,673	\$65,065	\$123,738
Special Testing and Inspection	\$0	\$0	\$9,779	\$10,844	\$20,623
State Aid Fee	\$0	\$0	\$146,561	\$164,831	\$311,391
Program Management Implementation Fee	\$0	\$0	\$300,450	\$337,903	\$638,352
Furniture, Furnishings, and Equipment (FF&E)	\$0	\$0	\$1,004,319	\$153,897	\$1,158,215
Total PROJECT Cost	\$0	\$0	\$7,313,761	\$7,249,852	\$14,563,613
Program Reserve (15%)	\$0	\$0	\$1,097,064	\$1,087,478	\$2,184,542
Total PROGRAM Cost	\$0	\$0	\$8,410,825	\$8,337,330	\$16,748,155

Stone Creek Engineering, Inc.
Prepared for: Caldwell Flores Winters, Inc.
Project Owner: Sulphur Springs Union Elementary School District
Project: Program Budget
Tab Name: MC Construction Cost Summary
Date: October 8, 2024

CSI	Description	Tab Name:	MC 21st Century Upgrades	MC Classroom Repurpose	MC Classroom Modernizations	MC New Buildings	Total
		New Construction:	0 sf	0 sf	0 sf	6,960 sf	6,960 sf
		Renovation:	0 sf	0 sf	24,000 sf	0 sf	24,000 sf
		Total GSF:	0 sf	0 sf	24,000 sf	6,960 sf	30,960 sf
2	Existing Conditions		\$0	\$0	\$216,000	\$0	\$216,000
3	Concrete		\$0	\$0	\$81,000	\$0	\$81,000
4	Masonry		\$0	\$0	\$0	\$0	\$0
5	Metals		\$0	\$0	\$0	\$0	\$0
6	Wood, Plastics & Composites		\$0	\$0	\$480,938	\$0	\$480,938
7	Thermal & Moisture Protection		\$0	\$0	\$29,700	\$0	\$29,700
8	Openings		\$0	\$0	\$80,156	\$0	\$80,156
9	Finishes		\$0	\$0	\$600,750	\$0	\$600,750
10	Specialties		\$0	\$0	\$663,075	\$0	\$663,075
11	Equipment		\$0	\$0	\$0	\$0	\$0
12	Furnishings		\$0	\$0	\$0	\$0	\$0
13	Building Construction		\$0	\$0	\$0	\$2,108,952	\$2,108,952
14	Conveying Systems		\$0	\$0	\$0	\$0	\$0
21	Fire Suppression		\$0	\$0	\$0	\$0	\$0
22	Plumbing		\$0	\$0	\$67,500	\$0	\$67,500
23	HVAC		\$0	\$0	\$810,000	\$0	\$810,000
26	Electrical		\$0	\$0	\$243,000	\$0	\$243,000
27	Communications		\$0	\$0	\$422,888	\$0	\$422,888
28	Electronic Safety and Security		\$0	\$0	\$67,500	\$0	\$67,500
31	Substructure and Earthwork		\$0	\$0	\$0	\$0	\$0
32	Exterior Improvements		\$0	\$0	\$0	\$2,063,418	\$2,063,418
33	Infrastructure		\$0	\$0	\$0	\$0	\$0
34	Other		\$0	\$0	\$0	\$0	\$0
	Subtotal		\$0	\$0	\$3,762,506	\$4,172,370	\$7,934,876
Mark-ups	General Conditions	9.00%	\$0	\$0	\$338,626	\$375,513	\$714,139
	General Contractor Markup	5.50%	\$0	\$0	\$225,562	\$250,134	\$475,696
	General Contractor Bond & Insurance	2.50%	\$0	\$0	\$108,167	\$119,950	\$228,117
	Design Contingency	5.00%	\$0	\$0	\$221,743	\$245,898	\$467,641
	GC's Construction Contingency and E&O	5.00%	\$0	\$0	\$232,830	\$258,193	\$491,023
	Construction Cost -- October 2024		\$0	\$0	\$4,889,434	\$5,422,058	\$10,311,492

Stone Creek Engineering, Inc.

Prepared for: Caldwell Flores Winters, Inc.

Project Owner: Sulphur Springs Union Elementary School District

Project: Program Budget

Tab Name: MC Classroom Modernizations

Date: October 8, 2024

Design Level: Budget

Total: 24,000 sf

Modernize (25) Classrooms

TRADE	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL COST - SUB
02 41 00	SITE DEMOLITION				
02 41 00	Interior Demolition	24,000	sf	\$9.00	\$216,000
02 41 00					
02 41 00	SITE DEMOLITION			\$9.00	\$216,000
03 30 00	SLAB ON GRADE CONCRETE				
03 30 00	Repair (E) Concrete	24,000	sf	\$3.38	\$81,000
03 30 00					
03 30 00	SLAB ON GRADE CONCRETE			\$3.38	\$81,000
06 10 00	ROUGH CARPENTRY				
06 10 00	Rough Carpentry	24,000	sf	\$11.25	\$270,000
06 10 00					
06 10 00	ROUGH CARPENTRY			\$11.25	\$270,000
06 41 00	CASEWORK				
06 41 00	Casework	25	ea	\$8,437.50	\$210,938
06 41 00					
06 41 00	CASEWORK			\$8.79	\$210,938
07 21 00	INSULATION - INTERIOR				
07 21 00	Interior Wall Insulation	12,000	sf	\$1.80	\$21,600
07 21 00					
07 21 00	INSULATION - INTERIOR			\$0.90	\$21,600
07 92 00	SEALANTS				
07 92 00	Sealants	24,000	sf	\$0.34	\$8,100
07 92 00					
07 92 00	SEALANTS			\$0.34	\$8,100
08 12 00	DOORS / FRAMES / HRDWR - EXTERIOR				
08 12 00	Exterior Doors	25	ea	\$3,206.25	\$80,156
08 12 00					
08 12 00	DOORS / FRAMES / HRDWR - EXTERIOR			\$3.34	\$80,156
09 20 00	DRYWALL				
09 20 00	Drywall Repairs	30,000	sf	\$7.88	\$236,250
09 20 00					
09 20 00	DRYWALL			\$9.84	\$236,250
09 51 00	ACOUSTICAL SYSTEMS				
09 51 00	2x4 Acoustic Ceiling System - Repairs	24,000	sf	\$4.50	\$108,000
09 51 00					
09 51 00	ACOUSTICAL SYSTEMS			\$4.50	\$108,000
09 64 00	FLOORING AND BASE				
09 64 00	Flooring	24,000	sf	\$7.88	\$189,000
09 64 00					
09 64 00	FLOORING AND BASE			\$7.88	\$189,000
09 90 00	PAINTING AND WALLCOVERING				
09 90 00	Interior Painting	30,000	sf	\$2.25	\$67,500
09 90 00					
09 90 00	PAINTING AND WALLCOVERING			\$2.81	\$67,500
10 20 00	INTERIOR SPECIALTIES				
10 20 00	White Boards - Wall Mounted	75	ea	\$3,937.50	\$295,313
10 20 00	White Boards - Sliding	25	ea	\$14,062.50	\$351,563
10 20 00	Interior Specialties	24,000	sf	\$0.68	\$16,200
10 20 00					
10 20 00	INTERIOR SPECIALTIES			\$27.63	\$663,075
22 10 00	PLUMBING				
22 10 00	Plumbing Modifications	24,000	sf	\$2.81	\$67,500
22 10 00					
22 10 00	PLUMBING			\$2.81	\$67,500
23 30 00	HVAC				
23 30 00	HVAC - Equipment Repairs	24,000	sf	\$33.75	\$810,000
23 30 00					
23 30 00	HVAC			\$33.75	\$810,000
26 00 00	BUILDING POWER				

26 00 00	Building Power Modifications	24,000 sf	\$10.13	\$243,000
26 00 00				
26 00 00	BUILDING POWER		\$10.13	\$243,000
27 30 00	VOICE AND DATA COMMUNICATIONS			
27 30 00	Data/Communications System - Modifications	24,000 sf	\$1.80	\$43,200
27 30 00				
27 30 00	VOICE AND DATA COMMUNICATIONS		\$1.80	\$43,200
27 40 00	AUDIO-VIDEO COMMUNICATIONS			
27 40 00	A/V System - Raceways and Boxes Only (Cabling and Equipment are included in Soft Costs)	25 ea	\$2,812.50	\$70,313
27 40 00	A/V System - Monitor Brackets	50 ea	\$6,187.50	\$309,375
27 40 00				
27 40 00	AUDIO-VIDEO COMMUNICATIONS		\$15.82	\$379,688
28 30 00	FIRE ALARM SYSTEM			
28 30 00	Fire Alarm System - Modifications	24,000 sf	\$2.81	\$67,500
28 30 00				
28 00 00	FIRE ALARM SYSTEM		\$2.81	\$67,500
Total	Subtotal subcontractor cost		\$156.77	\$3,762,506
	General Conditions	9.00%	\$14.11	\$338,626
	General Contractor Markup	5.50%	\$9.40	\$225,562
	General Contractor Bond & Insurance	2.50%	\$4.51	\$108,167
	Design Contingency	5.00%	\$9.24	\$221,743
	GC's Construction Contingency and E&O	5.00%	\$9.70	\$232,830
	Current Construction Cost		\$203.73	\$4,889,434

Stone Creek Engineering, Inc.

Prepared for: Caldwell Flores Winters, Inc.

Project Owner: Sulphur Springs Union Elementary School District

Project: Program Budget

Tab Name: MC New Buildings

Date: October 8, 2024

Design Level: Budget

Total: 6,960 sf

TRADE	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL COST - SUB
13 30 00	BUILDING CONSTRUCTION				
13 30 00	Construct (4) New Title 5 Classroom	5,760	sf	\$290.00	\$1,670,400
13 30 00	Construct (1) New Classroom - Music	1,200	sf	\$315.00	\$378,000
13 30 00	Modular Design & Engineering Costs	6,960	sf	\$8.70	\$60,552
13 30 00					
13 30 00	BUILDING CONSTRUCTION				\$2,108,952
32 00 00	GENERAL SITE IMPROVEMENTS				
32 00 00	Demolish Existing Portables	2	ea	\$9,500.00	\$19,000
32 00 00	Demolish Existing Site Paving	12,180	sf	\$6.00	\$73,080
32 00 00	Rough Grade Site	12,180	sf	\$1.10	\$13,398
32 00 00	Site Paving (Concrete Walkways)	5,220	sf	\$25.00	\$130,500
32 00 00	Play Structures and Play Areas - Improvements	1	ea	\$125,000.00	\$125,000
32 00 00	Fencing/Gates	1	ls	\$50,000.00	\$50,000
32 00 00	Domestic and Fire Water	1	ea	\$10,000.00	\$10,000
32 00 00	Storm System Modifications	1	ea	\$50,000.00	\$50,000
32 00 00	Sanitary Sewer System	1	ea	\$20,000.00	\$20,000
32 00 00	Electrical and Communications System	1	ea	\$40,000.00	\$40,000
32 00 00	Modular Foundation System	6,960	sf	\$40.00	\$278,400
32 00 00	Modular C/B/PA and Fire Alarm	6,960	sf	\$15.00	\$104,400
32 00 00	Fire Suppression	6,960	sf	\$4.50	\$31,320
32 00 00	Renewable Energy Requirements	6,960	sf	\$17.00	\$118,320
32 00 00	Miscellaneous Site Improvements	1	ea	\$1,000,000	\$1,000,000
32 00 00					
32 00 00	GENERAL SITE IMPROVEMENTS				\$2,063,418
Total	Subtotal Subcontractor Cost				\$4,172,370
	General Conditions	9.00%			\$375,513
	General Contractor Markup	5.50%			\$250,134
	General Contractor Bond & Insurance	2.50%			\$119,950
	Design Contingency	5.00%			\$245,898
	GC's Construction Contingency and E&O	5.00%			\$258,193
	Current Construction Cost				\$5,422,058

Stone Creek Engineering, Inc.

Prepared for: Caldwell Flores Winters, Inc.

Project Owner: Sulphur Springs Union Elementary School District

Project: Program Budget

Tab Name: M Project Cost Summary

Date: October 8, 2024

Mitchell Community School					
Description	M 21st Century Upgrades	M Classroom Repurpose	M Classroom Modernization	M New Buildings	Total
Construction Cost (See next page for detail)	\$77,876	\$1,335,107	\$5,779,306	\$8,583,923	\$15,776,212
Soft Costs:					
Architect/Designer (AOR)	\$7,009	\$120,160	\$520,138	\$429,196	\$1,076,502
Surveying	\$0	\$0	\$0	\$42,920	\$42,920
CEQA Consultant	\$0	\$0	\$0	\$0	\$0
Geotechnical Engineer (Design Phase)	\$0	\$0	\$0	\$51,504	\$51,504
Geotechnical Engineer (Construction Phase)	\$0	\$0	\$0	\$51,504	\$51,504
Preconstruction Services	\$1,168	\$20,027	\$86,690	\$128,759	\$236,643
Construction Manager	\$5,257	\$102,139	\$390,103	\$579,415	\$1,076,914
DSA Plan Check Fees	\$779	\$13,351	\$57,793	\$85,839	\$157,762
CDE Plan Check Fees	\$195	\$3,338	\$14,448	\$21,460	\$39,441
Construction Inspection (IOR)	\$935	\$16,021	\$69,352	\$103,007	\$189,315
Special Testing and Inspection	\$156	\$2,670	\$11,559	\$17,168	\$31,552
State Aid Fee	\$2,334	\$40,320	\$173,235	\$252,367	\$468,257
Program Management Implementation Fee	\$4,785	\$82,657	\$355,131	\$517,353	\$959,926
Furniture, Furnishings, and Equipment (FF&E)	\$125,000	\$90,113	\$883,801	\$401,728	\$1,500,641
Total PROJECT Cost	\$225,492	\$1,825,903	\$8,341,554	\$11,266,141	\$21,659,091
Program Reserve (15%)	\$33,824	\$273,885	\$1,251,233	\$1,689,921	\$3,248,864
Total PROGRAM Cost	\$259,316	\$2,099,788	\$9,592,787	\$12,956,063	\$24,907,955

Stone Creek Engineering, Inc.
Prepared for: Caldwell Flores Winters, Inc.
Project Owner: Sulphur Springs Union Elementary School District
Project: Program Budget
Tab Name: M Construction Cost Summary
Date: October 8, 2024

CSI	Description	Tab Name:	M 21st Century Upgrades	M Classroom Repurpose	M Classroom Modernization	M New Buildings	Total
		New Construction:	0 sf	0 sf	0 sf	9,600 sf	9,600 sf
		Renovation:	1,920 sf	3,840 sf	21,120 sf	0 sf	26,880 sf
		Total GSF:	1,920 sf	3,840 sf	21,120 sf	9,600 sf	36,480 sf
2	Existing Conditions		\$4,212	\$108,000	\$118,800	\$0	\$231,012
3	Concrete		\$0	\$21,600	\$71,280	\$0	\$92,880
4	Masonry		\$0	\$0	\$0	\$0	\$0
5	Metals		\$0	\$0	\$0	\$0	\$0
6	Wood, Plastics & Composites		\$2,484	\$38,475	\$351,945	\$0	\$392,904
7	Thermal & Moisture Protection		\$0	\$37,908	\$204,930	\$0	\$242,838
8	Openings		\$0	\$12,994	\$761,211	\$0	\$774,205
9	Finishes		\$24,300	\$221,400	\$920,700	\$0	\$1,166,400
10	Specialties		\$9,171	\$34,092	\$583,506	\$0	\$626,769
11	Equipment		\$0	\$0	\$0	\$0	\$0
12	Furnishings		\$0	\$0	\$0	\$0	\$0
13	Building Construction		\$0	\$0	\$0	\$2,867,520	\$2,867,520
14	Conveying Systems		\$0	\$0	\$0	\$0	\$0
21	Fire Suppression		\$0	\$0	\$0	\$0	\$0
22	Plumbing		\$0	\$54,000	\$59,400	\$0	\$113,400
23	HVAC		\$0	\$216,000	\$451,440	\$0	\$667,440
26	Electrical		\$5,616	\$237,600	\$356,400	\$0	\$599,616
27	Communications		\$14,144	\$35,600	\$508,266	\$0	\$558,009
28	Electronic Safety and Security		\$0	\$9,720	\$59,400	\$0	\$69,120
31	Substructure and Earthwork		\$0	\$0	\$0	\$0	\$0
32	Exterior Improvements		\$0	\$0	\$0	\$3,737,960	\$3,737,960
33	Infrastructure		\$0	\$0	\$0	\$0	\$0
34	Other		\$0	\$0	\$0	\$0	\$0
	Subtotal		\$59,927	\$1,027,388	\$4,447,278	\$6,605,480	\$12,140,073
Mark-ups	General Conditions	9.00%	\$5,393	\$92,465	\$400,255	\$594,493	\$1,092,606
	General Contractor Markup	5.50%	\$3,593	\$61,592	\$266,614	\$395,999	\$727,798
	General Contractor Bond & Insurance	2.50%	\$1,723	\$29,536	\$127,854	\$189,899	\$349,012
	Design Contingency	5.00%	\$3,532	\$60,549	\$262,100	\$389,294	\$715,475
	GC's Construction Contingency and E&O	5.00%	\$3,708	\$63,577	\$275,205	\$408,758	\$751,248
	Construction Cost -- October 2024		\$77,876	\$1,335,107	\$5,779,306	\$8,583,923	\$15,776,212

Stone Creek Engineering, Inc. Prepared for: Caldwell Flores Winters, Inc. Project Owner: Sulphur Springs Union Elementary School District Project: Program Budget Tab Name: M 21st Century Upgrades Date: October 8, 2024 Includes Library ONLY						Design Level: Budget
						Total: 1,920 sf
TRADE	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL COST - SUB	
02 41 00	SITE DEMOLITION					
02 41 00	Interior Demolition	1,920	sf	\$2.19	\$4,212	
02 41 00						
02 41 00	SITE DEMOLITION			\$2.19	\$4,212	
06 10 00	ROUGH CARPENTRY					
06 10 00	Blocking and Backing	1,920	sf	\$1.29	\$2,484	
06 10 00						
06 10 00	ROUGH CARPENTRY			\$1.29	\$2,484	
09 20 00	DRYWALL					
09 20 00	Drywall Repairs	1,920	sf	\$4.50	\$8,640	
09 20 00						
09 20 00	DRYWALL			\$4.50	\$8,640	
09 51 00	ACOUSTICAL SYSTEMS					
09 51 00	Ceiling - Repairs	1,920	sf	\$2.53	\$4,860	
09 51 00						
09 51 00	ACOUSTICAL SYSTEMS			\$2.53	\$4,860	
09 64 00	FLOORING AND BASE					
09 64 00	Flooring - Repairs	1,920	sf	\$1.69	\$3,240	
09 64 00						
09 64 00	FLOORING AND BASE			\$1.69	\$3,240	
09 90 00	PAINTING AND WALLCOVERING					
09 90 00	Interior Painting	1,920	sf	\$3.94	\$7,560	
09 90 00						
09 90 00	PAINTING AND WALLCOVERING			\$3.94	\$7,560	
10 20 00	INTERIOR SPECIALTIES					
10 20 00	White Boards - Wall Mounted	2	ea	\$3,937.50	\$7,875	
10 20 00	Interior Specialties	1,920	sf	\$0.68	\$1,296	
10 20 00						
10 20 00	INTERIOR SPECIALTIES			\$4.78	\$9,171	
26 00 00	BUILDING POWER					
26 00 00	Building Power Modifications	1,920	sf	\$2.93	\$5,616	
26 00 00						
26 00 00	BUILDING POWER			\$2.93	\$5,616	
27 30 00	VOICE AND DATA COMMUNICATIONS					
27 30 00	Data/Communications System - Modifications	1,920	sf	\$1.80	\$3,456	
27 30 00						
27 30 00	VOICE AND DATA COMMUNICATIONS			\$1.80	\$3,456	
27 40 00	AUDIO-VIDEO COMMUNICATIONS					
27 40 00	A/V System - Raceways and Boxes Only (Cabling and Equipment are included in Soft Costs)	1	ea	\$2,812.50	\$2,813	
27 40 00	A/V System - Monitor Brackets	2	ea	\$3,937.50	\$7,875	
27 40 00						
27 40 00	AUDIO-VIDEO COMMUNICATIONS			\$5.57	\$10,688	
Total	Subtotal subcontractor cost			\$31.21	\$59,927	
	General Conditions	9.00%		\$2.81	\$5,393	
	General Contractor Markup	5.50%		\$1.87	\$3,593	
	General Contractor Bond & Insurance	2.50%		\$0.90	\$1,723	
	Design Contingency	5.00%		\$1.84	\$3,532	
	GC's Construction Contingency and E&O	5.00%		\$1.93	\$3,708	
	Current Construction Cost			\$40.56	\$77,876	

Stone Creek Engineering, Inc. Prepared for: Caldwell Flores Winters, Inc. Project Owner: Sulphur Springs Union Elementary School District Project: Program Budget Tab Name: M Classroom Repurpose Date: October 8, 2024						Design Level: Budget Total: 3,840 sf
Convert: (1) Classroom to Music & (3) Classrooms to (2) TKKs						
TRADE	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL COST - SUB	
02 41 00	SITE DEMOLITION					
02 41 00	Interior Demolition	3,840	sf	\$28.13	\$108,000	
02 41 00						
02 41 00	SITE DEMOLITION			\$28.13	\$108,000	
03 30 00	FOUNDATION CONCRETE					
03 30 00	Foundation Upgrades	3,840	sf	\$0.00	\$0	
03 30 00						
03 30 00	FOUNDATION CONCRETE			\$0.00	\$0	
03 30 00	SLAB ON GRADE CONCRETE					
03 30 00	Repair (E) Concrete	3,840	sf	\$5.63	\$21,600	
03 30 00						
03 30 00	SLAB ON GRADE CONCRETE			\$5.63	\$21,600	
06 10 00	ROUGH CARPENTRY					
06 10 00	Rough Carpentry	3,840	sf	\$5.63	\$21,600	
06 10 00						
06 10 00	ROUGH CARPENTRY			\$5.63	\$21,600	
06 41 00	CASEWORK					
06 41 00	Casework	2	ea	\$8,437.50	\$16,875	
06 41 00						
06 41 00	CASEWORK			\$4.39	\$16,875	
07 21 00	INSULATION - INTERIOR					
07 21 00	Interior Wall Insulation	1,920	sf	\$2.14	\$4,104	
07 21 00						
07 21 00	INSULATION - INTERIOR			\$1.07	\$4,104	
07 24 00	EXTERIOR WALL SYSTEMS AND INSULATION					
07 24 00	Exterior Wall Insulation	4,800	sf	\$2.36	\$11,340	
07 24 00	Roof Insulation	3,840	sf	\$2.70	\$10,368	
07 24 00						
07 24 00	EXTERIOR WALL SYSTEMS AND INSULATION			\$5.65	\$21,708	
07 31 00	ROOFING AND SHEET METAL					
07 31 00	Roofing Repairs	3,840		\$2.81	\$10,800	
07 31 00						
07 31 00	ROOFING AND SHEET METAL			\$2.81	\$10,800	
07 92 00	SEALANTS					
07 92 00	Sealants	3,840	sf	\$0.34	\$1,296	
07 92 00						
07 92 00	SEALANTS			\$0.34	\$1,296	
08 12 00	DOORS / FRAMES / HRDWR - EXTERIOR					
08 12 00	Exterior Doors	1	ea	\$3,206.25	\$3,206	
08 12 00						
08 12 00	DOORS / FRAMES / HRDWR - EXTERIOR			\$0.83	\$3,206	
08 51 13	WINDOW SYSTEMS, GLASS & GLAZING - EXTERIOR					
08 51 13	Upgrade (E) Windows	60	sf	\$163.13	\$9,788	
08 51 13						
08 51 13	WINDOW SYSTEMS, GLASS & GLAZING - EXTERIOR			\$2.55	\$9,788	
09 20 00	EXTERIOR					
09 20 00	Repair Exterior Siding	4,800	sf	\$9.00	\$43,200	
09 20 00						
09 20 00	EXTERIOR			\$11.25	\$43,200	
09 20 00	DRYWALL					
09 20 00	Drywall Repairs	4,800	sf	\$13.50	\$64,800	
09 20 00						
09 20 00	DRYWALL			\$16.88	\$64,800	
09 51 00	ACOUSTICAL SYSTEMS					
09 51 00	2x4 Acoustic Ceiling System	3,840	sf	\$14.63	\$56,160	
09 51 00						
09 51 00	ACOUSTICAL SYSTEMS			\$14.63	\$56,160	
09 64 00	FLOORING AND BASE					
09 64 00	Flooring	3,840	sf	\$7.88	\$30,240	

09 64 00				
09 64 00	FLOORING AND BASE		\$7.88	\$30,240
09 90 00	PAINTING AND WALLCOVERING			
09 90 00	Interior Painting	4,800 sf	\$2.25	\$10,800
09 90 00	Exterior Painting	4,800 sf	\$3.38	\$16,200
09 90 00				
09 90 00	PAINTING AND WALLCOVERING		\$7.03	\$27,000
10 20 00	INTERIOR SPECIALTIES			
10 20 00	White Boards - Wall Mounted	8 ea	\$3,937.50	\$31,500
10 20 00	Interior Specialties	3,840 sf	\$0.68	\$2,592
10 20 00				
10 20 00	INTERIOR SPECIALTIES		\$8.88	\$34,092
22 10 00	PLUMBING			
22 10 00	Plumbing Modifications	3,840 sf	\$14.06	\$54,000
22 10 00				
22 10 00	PLUMBING		\$14.06	\$54,000
23 30 00	HVAC			
23 30 00	HVAC - Equipment & Air Distribution - Repair Only	3,840 sf	\$56.25	\$216,000
23 30 00				
23 30 00	HVAC		\$56.25	\$216,000
26 00 00	BUILDING POWER			
26 00 00	Building Power Modifications	3,840 sf	\$28.13	\$108,000
26 00 00				
26 00 00	BUILDING POWER		\$28.13	\$108,000
26 50 00	LIGHTING & LIGHTING DISTRIBUTION			
26 50 00	Light Fixtures	3,840 sf	\$33.75	\$129,600
26 50 00				
26 50 00	LIGHTING & LIGHTING DISTRIBUTION		\$33.75	\$129,600
27 30 00	VOICE AND DATA COMMUNICATIONS			
27 30 00	Data/Communications System - Modifications	3,840 sf	\$1.80	\$6,912
27 30 00				
27 30 00	VOICE AND DATA COMMUNICATIONS		\$1.80	\$6,912
27 40 00	AUDIO-VIDEO COMMUNICATIONS			
27 40 00	A/V System - Raceways and Boxes Only (Cabling and Equipment are included in Soft Costs)	3 ea	\$2,812.50	\$8,438
27 40 00	A/V System - Monitor Brackets	6 ea	\$3,375.00	\$20,250
27 40 00				
27 40 00	AUDIO-VIDEO COMMUNICATIONS		\$7.47	\$28,688
28 30 00	FIRE ALARM SYSTEM			
28 30 00	Fire Alarm System - Modifications	3,840 sf	\$2.53	\$9,720
28 30 00				
28 00 00	FIRE ALARM SYSTEM		\$2.53	\$9,720
Total	Subtotal subcontractor cost		\$267.55	\$1,027,388
	General Conditions	9.00%	\$24.08	\$92,465
	General Contractor Markup	5.50%	\$16.04	\$61,592
	General Contractor Bond & Insurance	2.50%	\$7.69	\$29,536
	Design Contingency	5.00%	\$15.77	\$60,549
	GC's Construction Contingency and E&O	5.00%	\$16.56	\$63,577
	Current Construction Cost		\$347.68	\$1,335,107

Stone Creek Engineering, Inc.

Prepared for: Caldwell Flores Winters, Inc.

Project Owner: Sulphur Springs Union Elementary School District

Project: Program Budget

Tab Name: M Classroom Modernization

Date: October 8, 2024

Design Level: Budget

Total: 21,120 sf

Modernize (25) Classrooms

TRADE	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL COST - SUB
02 41 00	SITE DEMOLITION				
02 41 00	Interior Demolition	21,120	sf	\$5.63	\$118,800
02 41 00					
02 41 00	SITE DEMOLITION			\$5.63	\$118,800
03 30 00	SLAB ON GRADE CONCRETE				
03 30 00	Repair (E) Concrete	21,120	sf	\$3.38	\$71,280
03 30 00					
03 30 00	SLAB ON GRADE CONCRETE			\$3.38	\$71,280
06 10 00	ROUGH CARPENTRY				
06 10 00	Rough Carpentry	21,120	sf	\$7.88	\$166,320
06 10 00					
06 10 00	ROUGH CARPENTRY			\$7.88	\$166,320
06 41 00	CASEWORK				
06 41 00	Casework	22	ea	\$8,437.50	\$185,625
06 41 00					
06 41 00	CASEWORK			\$8.79	\$185,625
07 21 00	INSULATION - INTERIOR				
07 21 00	Interior Wall Insulation	10,560	sf	\$1.80	\$19,008
07 21 00					
07 21 00	INSULATION - INTERIOR			\$0.90	\$19,008
07 24 00	EXTERIOR WALL SYSTEMS AND INSULATION				
07 24 00	Exterior Wall Insulation	26,400	sf	\$2.36	\$62,370
07 24 00	Roof Insulation	21,120	sf	\$2.70	\$57,024
07 24 00					
07 24 00	EXTERIOR WALL SYSTEMS AND INSULATION			\$5.65	\$119,394
07 31 00	ROOFING AND SHEET METAL				
07 31 00	Roofing Repairs	21,120	sf	\$2.81	\$59,400
07 31 00					
07 31 00	ROOFING AND SHEET METAL			\$2.81	\$59,400
07 92 00	SEALANTS				
07 92 00	Sealants	21,120	sf	\$0.34	\$7,128
07 92 00					
07 92 00	SEALANTS			\$0.34	\$7,128
08 12 00	DOORS / FRAMES / HRDWR - EXTERIOR				
08 12 00	Exterior Doors	44	ea	\$3,206.25	\$141,075
08 12 00					
08 12 00	DOORS / FRAMES / HRDWR - EXTERIOR			\$6.68	\$141,075
08 51 13	WINDOW SYSTEMS, GLASS & GLAZING - EXTERIOR				
08 51 13	Upgrade (E) Windows	3,802	sf	\$163.13	\$620,136
08 51 13					
08 51 13	WINDOW SYSTEMS, GLASS & GLAZING - EXTERIOR			\$29.36	\$620,136
09 20 00	LATH & PLASTER - EXTERIOR				
09 20 00	Exterior Cement Plaster Repairs	26,400	sf	\$4.50	\$118,800
09 20 00					
09 20 00	LATH & PLASTER - EXTERIOR			\$5.63	\$118,800
09 20 00	DRYWALL				
09 20 00	Drywall Repairs	26,400	sf	\$11.25	\$297,000
09 20 00					
09 20 00	DRYWALL			\$14.06	\$297,000
09 51 00	ACOUSTICAL SYSTEMS				
09 51 00	2x4 Acoustic Ceiling System - Repairs	21,120	sf	\$9.00	\$190,080
09 51 00					
09 51 00	ACOUSTICAL SYSTEMS			\$9.00	\$190,080
09 64 00	FLOORING AND BASE				
09 64 00	Flooring	21,120	sf	\$7.88	\$166,320
09 64 00					
09 64 00	FLOORING AND BASE			\$7.88	\$166,320
09 90 00	PAINTING AND WALLCOVERING				
09 90 00	Interior Painting	26,400	sf	\$2.25	\$59,400

09 90 00	Exterior Painting	26,400 sf	\$3.38	\$89,100
09 90 00				
09 90 00	PAINTING AND WALLCOVERING		\$7.03	\$148,500
10 20 00	INTERIOR SPECIALTIES			
10 20 00	White Boards - Wall Mounted	66 ea	\$3,937.50	\$259,875
10 20 00	White Boards - Sliding	22 ea	\$14,062.50	\$309,375
10 20 00	Interior Specialties	21,120 sf	\$0.68	\$14,256
10 20 00				
10 20 00	INTERIOR SPECIALTIES		\$27.63	\$583,506
22 10 00	PLUMBING			
22 10 00	Plumbing Modifications	21,120 sf	\$2.81	\$59,400
22 10 00				
22 10 00	PLUMBING		\$2.81	\$59,400
23 30 00	HVAC			
23 30 00	HVAC - Equipment Repairs	21,120 sf	\$21.38	\$451,440
23 30 00				
23 30 00	HVAC		\$21.38	\$451,440
26 00 00	BUILDING POWER			
26 00 00	Building Power Modifications	21,120 sf	\$16.88	\$356,400
26 00 00				
26 00 00	BUILDING POWER		\$16.88	\$356,400
27 30 00	VOICE AND DATA COMMUNICATIONS			
27 30 00	Data/Communications System - Modifications	21,120 sf	\$1.80	\$38,016
27 30 00				
27 30 00	VOICE AND DATA COMMUNICATIONS		\$1.80	\$38,016
27 40 00	AUDIO-VIDEO COMMUNICATIONS			
27 40 00	A/V System - Raceways and Boxes Only (Cabling and Equipment are included in Soft Costs)	22 ea	\$2,812.50	\$61,875
27 40 00	A/V System - Monitors/Brackets	66 ea	\$6,187.50	\$408,375
27 40 00				
27 40 00	AUDIO-VIDEO COMMUNICATIONS		\$22.27	\$470,250
28 30 00	FIRE ALARM SYSTEM			
28 30 00	Fire Alarm System - Modifications	21,120 sf	\$2.81	\$59,400
28 30 00				
28 00 00	FIRE ALARM SYSTEM		\$2.81	\$59,400
Total	Subtotal subcontractor cost		\$210.57	\$4,447,278
	General Conditions	9.00%	\$18.95	\$400,255
	General Contractor Markup	5.50%	\$12.62	\$266,614
	General Contractor Bond & Insurance	2.50%	\$6.05	\$127,854
	Design Contingency	5.00%	\$12.41	\$262,100
	GC's Construction Contingency and E&O	5.00%	\$13.03	\$275,205
	Current Construction Cost		\$273.64	\$5,779,306

Stone Creek Engineering, Inc. Prepared for: Caldwell Flores Winters, Inc. Project Owner: Sulphur Springs Union Elementary School District Project: Program Budget Tab Name: M New Buildings Date: October 8, 2024					
Design Level: Budget					Total: 9,600 sf
TRADE	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL COST - SUB
13 30 00	BUILDING CONSTRUCTION				
13 30 00	Construct (10) New General Purpose Classrooms	9,600	sf	\$290.00	\$2,784,000
13 30 00	Modular Design & Engineering Costs	9,600	sf	\$8.70	\$83,520
13 30 00					
13 30 00	BUILDING CONSTRUCTION				\$2,867,520
32 00 00	GENERAL SITE IMPROVEMENTS				
32 00 00	Demolish Existing Portables & Ramps	10	ea	\$9,500.00	\$95,000
32 00 00	Demolish Existing Site Paving	33,600	sf	\$6.00	\$201,600
32 00 00	Rough Grade Site	33,600	sf	\$1.10	\$36,960
32 00 00	Site Paving (Concrete Walkways)	14,400	sf	\$35.00	\$504,000
32 00 00	Play Structures and Play Areas - Improvements	2	ea	\$125,000.00	\$250,000
32 00 00	Fencing/Gates	1	ls	\$50,000.00	\$50,000
32 00 00	Domestic and Fire Water	2	ea	\$10,000.00	\$20,000
32 00 00	Storm System Modifications	2	ea	\$50,000.00	\$100,000
32 00 00	Sanitary Sewer System	2	ea	\$20,000.00	\$40,000
32 00 00	Electrical and Communications System	2	ea	\$50,000.00	\$100,000
32 00 00	Modular Foundation System	9,600	sf	\$40.00	\$384,000
32 00 00	Miscellaneous Site Improvements	1	ea	\$750,000.00	\$750,000
32 00 00	Fire Suppression	9,600	sf	\$4.50	\$43,200
32 00 00	Renewable Energy Requirements	9,600	sf	\$17.00	\$163,200
32 00 00	Miscellaneous Site Improvements	1	ea	\$1,000,000	\$1,000,000
32 00 00					
32 00 00	GENERAL SITE IMPROVEMENTS				\$3,737,960
Total	Subtotal Subcontractor Cost				\$6,605,480
	General Conditions	9.00%			\$594,493
	General Contractor Markup	5.50%			\$395,999
	General Contractor Bond & Insurance	2.50%			\$189,899
	Design Contingency	5.00%			\$389,294
	GC's Construction Contingency and E&O	5.00%			\$408,758
	Current Construction Cost				\$8,583,923

Stone Creek Engineering, Inc.

Prepared for: Caldwell Flores Winters, Inc.

Project Owner: Sulphur Springs Union Elementary School District

Project: Program Budget

Tab Name: PT Project Cost Summary

Date: October 8, 2024

Pinetree Community School					
Description	PT 21st Century Upgrades	PT Classroom Repurpose	PT Classroom Modernizations	PT New Buildings	Total
Construction Cost (See next page for detail)	\$0	\$0	\$3,253,783	\$5,915,421	\$9,169,204
Soft Costs:					
Architect/Designer (AOR)	\$0	\$0	\$292,840	\$532,388	\$825,228
Surveying	\$0	\$0	\$0	\$29,577	\$29,577
CEQA Consultant	\$0	\$0	\$0	\$0	\$0
Geotechnical Engineer (Design Phase)	\$0	\$0	\$0	\$35,493	\$35,493
Geotechnical Engineer (Construction Phase)	\$0	\$0	\$0	\$35,493	\$35,493
Preconstruction Services	\$0	\$0	\$48,807	\$88,731	\$137,538
Construction Manager	\$0	\$0	\$219,630	\$399,291	\$618,921
DSA Plan Check Fees	\$0	\$0	\$32,538	\$59,154	\$91,692
CDE Plan Check Fees	\$0	\$0	\$8,134	\$14,789	\$22,923
Construction Inspection (IOR)	\$0	\$0	\$39,045	\$70,985	\$110,030
Special Testing and Inspection	\$0	\$0	\$6,508	\$11,831	\$18,338
State Aid Fee	\$0	\$0	\$97,532	\$179,829	\$277,361
Program Management Implementation Fee	\$0	\$0	\$199,941	\$368,649	\$568,590
Furniture, Furnishings, and Equipment (FF&E)	\$0	\$0	\$723,110	\$211,928	\$935,038
Total PROJECT Cost	\$0	\$0	\$4,921,869	\$7,953,558	\$12,875,427
Program Reserve (15%)	\$0	\$0	\$738,280	\$1,193,034	\$1,931,314
Total PROGRAM Cost	\$0	\$0	\$5,660,149	\$9,146,592	\$14,806,741

Stone Creek Engineering, Inc.
Prepared for: Caldwell Flores Winters, Inc.
Project Owner: Sulphur Springs Union Elementary School District
Project: Program Budget
Tab Name: PT Construction Cost Summary
Date: October 8, 2024

CSI	Description	Tab Name:	PT 21st Century Upgrades	PT Classroom Repurpose	PT Classroom Modernizations	PT New Buildings	Total
		New Construction:	0 sf	0 sf	0 sf	8,160 sf	8,160 sf
		Renovation:	0 sf	0 sf	17,370 sf	0 sf	17,370 sf
		Total GSF:	0 sf	0 sf	17,370 sf	8,160 sf	25,530 sf
2	Existing Conditions		\$0	\$0	\$97,706	\$0	\$97,706
3	Concrete		\$0	\$0	\$0	\$0	\$0
4	Masonry		\$0	\$0	\$0	\$0	\$0
5	Metals		\$0	\$0	\$0	\$0	\$0
6	Wood, Plastics & Composites		\$0	\$0	\$288,664	\$0	\$288,664
7	Thermal & Moisture Protection		\$0	\$0	\$148,025	\$0	\$148,025
8	Openings		\$0	\$0	\$72,141	\$0	\$72,141
9	Finishes		\$0	\$0	\$464,105	\$0	\$464,105
10	Specialties		\$0	\$0	\$477,475	\$0	\$477,475
11	Equipment		\$0	\$0	\$0	\$0	\$0
12	Furnishings		\$0	\$0	\$0	\$0	\$0
13	Building Construction		\$0	\$0	\$0	\$2,389,392	\$2,389,392
14	Conveying Systems		\$0	\$0	\$0	\$0	\$0
21	Fire Suppression		\$0	\$0	\$0	\$0	\$0
22	Plumbing		\$0	\$0	\$48,853	\$0	\$48,853
23	HVAC		\$0	\$0	\$586,238	\$0	\$586,238
26	Electrical		\$0	\$0	\$68,394	\$0	\$68,394
27	Communications		\$0	\$0	\$203,391	\$0	\$203,391
28	Electronic Safety and Security		\$0	\$0	\$48,853	\$0	\$48,853
31	Substructure and Earthwork		\$0	\$0	\$0	\$0	\$0
32	Exterior Improvements		\$0	\$0	\$0	\$2,162,628	\$2,162,628
33	Infrastructure		\$0	\$0	\$0	\$0	\$0
34	Other		\$0	\$0	\$0	\$0	\$0
	Subtotal		\$0	\$0	\$2,503,844	\$4,552,020	\$7,055,864
Mark-ups	General Conditions	9.00%	\$0	\$0	\$225,346	\$409,682	\$635,028
	General Contractor Markup	5.50%	\$0	\$0	\$150,105	\$272,894	\$422,999
	General Contractor Bond & Insurance	2.50%	\$0	\$0	\$71,982	\$130,865	\$202,847
	Design Contingency	5.00%	\$0	\$0	\$147,564	\$268,273	\$415,837
	GC's Construction Contingency and E&O	5.00%	\$0	\$0	\$154,942	\$281,687	\$436,629
	Construction Cost -- October 2024		\$0	\$0	\$3,253,783	\$5,915,421	\$9,169,204

Stone Creek Engineering, Inc.

Prepared for: Caldwell Flores Winters, Inc.

Project Owner: Sulphur Springs Union Elementary School District

Project: Program Budget

Tab Name: PT Classroom Modernizations

Date: October 8, 2024

Design Level: Budget

Total: 17,370 sf

Modernize (18) Classrooms

TRADE	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL COST - SUB
02 41 00	SITE DEMOLITION				
02 41 00	Interior Demolition	17,370	sf	\$5.63	\$97,706
02 41 00					
02 41 00	SITE DEMOLITION			\$5.63	\$97,706
06 10 00	ROUGH CARPENTRY				
06 10 00	Rough Carpentry	17,370	sf	\$7.88	\$136,789
06 10 00					
06 10 00	ROUGH CARPENTRY			\$7.88	\$136,789
06 41 00	CASEWORK				
06 41 00	Casework	18	ea	\$8,437.50	\$151,875
06 41 00					
06 41 00	CASEWORK			\$8.74	\$151,875
07 21 00	INSULATION - INTERIOR				
07 21 00	Interior Wall Insulation	8,685	sf	\$1.80	\$15,633
07 21 00					
07 21 00	INSULATION - INTERIOR			\$0.90	\$15,633
07 24 00	EXTERIOR WALL SYSTEMS AND INSULATION				
07 24 00	Exterior Wall Insulation	13,028	sf	\$2.36	\$30,777
07 24 00	Roof Insulation	17,370	sf	\$2.70	\$46,899
07 24 00					
07 24 00	EXTERIOR WALL SYSTEMS AND INSULATION			\$4.47	\$77,676
07 31 00	ROOFING AND SHEET METAL				
07 31 00	Roofing Repairs	17,370	sf	\$2.81	\$48,853
07 31 00					
07 31 00	ROOFING AND SHEET METAL			\$2.81	\$48,853
07 92 00	SEALANTS				
07 92 00	Sealants	17,370	sf	\$0.34	\$5,862
07 92 00					
07 92 00	SEALANTS			\$0.34	\$5,862
08 12 00	DOORS / FRAMES / HRDWR - EXTERIOR				
08 12 00	Exterior Doors	23	ea	\$3,206.25	\$72,141
08 12 00					
08 12 00	DOORS / FRAMES / HRDWR - EXTERIOR			\$4.15	\$72,141
09 20 00	LATH & PLASTER - EXTERIOR				
09 20 00	Exterior Cement Plaster Repairs	13,028	sf	\$2.25	\$29,312
09 20 00					
09 20 00	LATH & PLASTER - EXTERIOR			\$1.69	\$29,312
09 20 00	DRYWALL				
09 20 00	Drywall Repairs	21,713	sf	\$4.50	\$97,706
09 20 00					
09 20 00	DRYWALL			\$5.63	\$97,706
09 51 00	ACOUSTICAL SYSTEMS				
09 51 00	2x4 Acoustic Ceiling System - Repairs	17,370	sf	\$5.63	\$97,706
09 51 00					
09 51 00	ACOUSTICAL SYSTEMS			\$5.63	\$97,706
09 64 00	FLOORING AND BASE				
09 64 00	Flooring	17,370	sf	\$7.88	\$136,789
09 64 00					
09 64 00	FLOORING AND BASE			\$7.88	\$136,789
09 90 00	PAINTING AND WALLCOVERING				
09 90 00	Interior Painting	21,713	sf	\$3.38	\$73,280
09 90 00	Exterior Painting	13,028	sf	\$2.25	\$29,312
09 90 00					
09 90 00	PAINTING AND WALLCOVERING			\$5.91	\$102,592
10 20 00	INTERIOR SPECIALTIES				
10 20 00	White Boards - Wall Mounted	54	ea	\$3,937.50	\$212,625
10 20 00	White Boards - Sliding	18	ea	\$14,062.50	\$253,125
10 20 00	Interior Specialties	17,370	sf	\$0.68	\$11,725
10 20 00					

10 20 00	INTERIOR SPECIALTIES		\$27.49	\$477,475
22 10 00	PLUMBING			
22 10 00	Plumbing Modifications	17,370 sf	\$2.81	\$48,853
22 10 00				
22 10 00	PLUMBING		\$2.81	\$48,853
23 30 00	HVAC			
23 30 00	HVAC - Equipment Repairs	17,370 sf	\$33.75	\$586,238
23 30 00				
23 30 00	HVAC		\$33.75	\$586,238
26 00 00	BUILDING POWER			
26 00 00	Building Power Modifications	17,370 sf	\$3.94	\$68,394
26 00 00				
26 00 00	BUILDING POWER		\$3.94	\$68,394
27 30 00	VOICE AND DATA COMMUNICATIONS			
27 30 00	Data/Communications System - Modifications	17,370 sf	\$1.80	\$31,266
27 30 00				
27 30 00	VOICE AND DATA COMMUNICATIONS		\$1.80	\$31,266
27 40 00	AUDIO-VIDEO COMMUNICATIONS			
27 40 00	A/V System - Raceways and Boxes Only (Cabling and Equipment are included in Soft Costs)	18 ea	\$2,812.50	\$50,625
27 40 00	A/V System - Monitor Brackets	36 ea	\$3,375.00	\$121,500
27 40 00				
27 40 00	AUDIO-VIDEO COMMUNICATIONS		\$9.91	\$172,125
28 30 00	FIRE ALARM SYSTEM			
28 30 00	Fire Alarm System - Modifications	17,370 sf	\$2.81	\$48,853
28 30 00				
28 00 00	FIRE ALARM SYSTEM		\$2.81	\$48,853
Total	Subtotal subcontractor cost		\$144.15	\$2,503,844
	General Conditions	9.00%	\$12.97	\$225,346
	General Contractor Markup	5.50%	\$8.64	\$150,105
	General Contractor Bond & Insurance	2.50%	\$4.14	\$71,982
	Design Contingency	5.00%	\$8.50	\$147,564
	GC's Construction Contingency and E&O	5.00%	\$8.92	\$154,942
	Current Construction Cost		\$187.32	\$3,253,783

Stone Creek Engineering, Inc.

Prepared for: Caldwell Flores Winters, Inc.

Project Owner: Sulphur Springs Union Elementary School District

Project: Program Budget

Tab Name: PT New Buildings

Date: October 8, 2024

Design Level: Budget

Total: 8,160 sf

TRADE	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL COST - SUB
13 30 00	BUILDING CONSTRUCTION				
13 30 00	Construct (4) New Title 5 Classroom	5,760	sf	\$290.00	\$1,670,400
13 30 00	Construct (1) New Classroom - Science Lab	1,200	sf	\$270.00	\$324,000
13 30 00	Construct (1) New Classroom - Music Room	1,200	sf	\$270.00	\$324,000
13 30 00	Modular Design & Engineering Costs	8,160	sf	\$8.70	\$70,992
13 30 00					
13 30 00	BUILDING CONSTRUCTION				\$2,389,392
32 00 00	GENERAL SITE IMPROVEMENTS				
32 00 00	Demolish Existing Portables	12	ea	\$9,500.00	\$114,000
32 00 00	Demolish Existing Site Paving	14,280	sf	\$6.00	\$85,680
32 00 00	Rough Grade Site	14,280	sf	\$1.10	\$15,708
32 00 00	Site Paving (Concrete Walkways)	6,120	sf	\$25.00	\$153,000
32 00 00	Fencing/Gates	1	ls	\$50,000.00	\$50,000
32 00 00	Domestic and Fire Water	1	ea	\$10,000.00	\$10,000
32 00 00	Storm System Modifications	1	ea	\$50,000.00	\$50,000
32 00 00	Sanitary Sewer System	1	ea	\$20,000.00	\$20,000
32 00 00	Electrical and Communications System	1	ea	\$40,000.00	\$40,000
32 00 00	Modular Foundation System	8,160	sf	\$40.00	\$326,400
32 00 00	Modular C/B/PA and Fire Alarm	8,160	sf	\$15.00	\$122,400
32 00 00	Fire Suppression	8,160	sf	\$4.50	\$36,720
32 00 00	Renewable Energy Requirements	8,160	sf	\$17.00	\$138,720
32 00 00	Miscellaneous Site Improvements	1	ea	\$1,000,000	\$1,000,000
32 00 00					
32 00 00	GENERAL SITE IMPROVEMENTS				\$2,162,628
Total	Subtotal Subcontractor Cost				\$4,552,020
	General Conditions	9.00%			\$409,682
	General Contractor Markup	5.50%			\$272,894
	General Contractor Bond & Insurance	2.50%			\$130,865
	Design Contingency	5.00%			\$268,273
	GC's Construction Contingency and E&O	5.00%			\$281,687
	Current Construction Cost				\$5,915,421

Stone Creek Engineering, Inc.

Prepared for: Caldwell Flores Winters, Inc.

Project Owner: Sulphur Springs Union Elementary School District

Project: Program Budget

Tab Name: SS Project Cost Summary

Date: October 8, 2024

Sulphur Springs Community School					
Description	SS 21st Century Upgrades	SS Classroom Repurpose	SS Classroom Modernizations	SS New Buildings	Total
Construction Cost (See next page for detail)	\$83,280	\$1,549,378	\$7,567,486	\$0	\$9,200,143
Soft Costs:					
Architect/Designer (AOR)	\$7,495	\$139,444	\$681,074	\$0	\$828,013
Surveying	\$0	\$0	\$0	\$0	\$0
CEQA Consultant	\$0	\$0	\$0	\$0	\$0
Geotechnical Engineer (Design Phase)	\$0	\$0	\$0	\$0	\$0
Geotechnical Engineer (Construction Phase)	\$0	\$0	\$0	\$0	\$0
Preconstruction Services	\$1,249	\$23,241	\$113,512	\$0	\$138,002
Construction Manager	\$5,621	\$104,583	\$510,805	\$0	\$621,010
DSA Plan Check Fees	\$833	\$15,494	\$75,675	\$0	\$92,001
CDE Plan Check Fees	\$208	\$3,873	\$18,919	\$0	\$23,000
Construction Inspection (IOR)	\$999	\$18,593	\$90,810	\$0	\$110,402
Special Testing and Inspection	\$167	\$3,099	\$15,135	\$0	\$18,400
State Aid Fee	\$2,496	\$46,443	\$226,835	\$0	\$275,774
Program Management Implementation Fee	\$5,117	\$95,207	\$465,013	\$0	\$565,337
Furniture, Furnishings, and Equipment (FF&E)	\$125,000	\$95,675	\$923,973	\$0	\$1,144,648
Total PROJECT Cost	\$232,466	\$2,095,029	\$10,689,236	\$0	\$13,016,731
Program Reserve (15%)	\$34,870	\$314,254	\$1,603,385	\$0	\$1,952,510
Total PROGRAM Cost	\$267,336	\$2,409,283	\$12,292,622	\$0	\$14,969,241

Stone Creek Engineering, Inc.
Prepared for: Caldwell Flores Winters, Inc.
Project Owner: Sulphur Springs Union Elementary School District
Project: Program Budget
Tab Name: SS Construction Cost Summary
Date: October 8, 2024

CSI	Description	Tab Name:	SS 21st Century Upgrades	SS Classroom Repurpose	SS Classroom Modernizations	SS New Buildings	Total
		New Construction:	0 sf	0 sf	0 sf	0 sf	0 sf
		Renovation:	1,920 sf	5,520 sf	22,080 sf	0 sf	29,520 sf
		Total GSF:	1,920 sf	5,520 sf	22,080 sf	0 sf	29,520 sf
2	Existing Conditions		\$1,620	\$62,100	\$248,400	\$0	\$312,120
3	Concrete		\$0	\$80,730	\$74,520	\$0	\$155,250
4	Masonry		\$0	\$0	\$0	\$0	\$0
5	Metals		\$0	\$0	\$0	\$0	\$0
6	Wood, Plastics & Composites		\$2,484	\$166,388	\$384,345	\$0	\$553,217
7	Thermal & Moisture Protection		\$0	\$54,803	\$188,163	\$0	\$242,966
8	Openings		\$0	\$32,063	\$546,278	\$0	\$578,340
9	Finishes		\$24,300	\$215,798	\$697,073	\$0	\$937,170
10	Specialties		\$17,046	\$62,789	\$610,029	\$0	\$689,864
11	Equipment		\$0	\$0	\$0	\$0	\$0
12	Furnishings		\$0	\$0	\$0	\$0	\$0
13	Building Construction		\$0	\$0	\$0	\$0	\$0
14	Conveying Systems		\$0	\$0	\$0	\$0	\$0
21	Fire Suppression		\$0	\$0	\$0	\$0	\$0
22	Plumbing		\$0	\$15,525	\$62,100	\$0	\$77,625
23	HVAC		\$0	\$248,400	\$869,400	\$0	\$1,117,800
26	Electrical		\$5,616	\$229,770	\$993,600	\$0	\$1,228,986
27	Communications		\$13,019	\$9,936	\$337,307	\$0	\$360,261
28	Electronic Safety and Security		\$0	\$13,973	\$62,100	\$0	\$76,073
31	Substructure and Earthwork		\$0	\$0	\$0	\$0	\$0
32	Exterior Improvements		\$0	\$0	\$0	\$0	\$0
33	Infrastructure		\$0	\$0	\$750,000	\$0	\$750,000
34	Other		\$0	\$0	\$0	\$0	\$0
	Subtotal		\$64,085	\$1,192,273	\$5,823,314	\$0	\$7,079,671
Mark-ups	General Conditions	9.00%	\$5,768	\$107,305	\$524,098	\$0	\$637,171
	General Contractor Markup	5.50%	\$3,842	\$71,477	\$349,108	\$0	\$424,427
	General Contractor Bond & Insurance	2.50%	\$1,842	\$34,276	\$167,413	\$0	\$203,531
	Design Contingency	5.00%	\$3,777	\$70,267	\$343,197	\$0	\$417,241
	GC's Construction Contingency and E&O	5.00%	\$3,966	\$73,780	\$360,356	\$0	\$438,102
	Construction Cost -- October 2024		\$83,280	\$1,549,378	\$7,567,486	\$0	\$9,200,143

Stone Creek Engineering, Inc. Prepared for: Caldwell Flores Winters, Inc. Project Owner: Sulphur Springs Union Elementary School District Project: Program Budget Tab Name: SS 21st Century Upgrades Date: October 8, 2024 Includes Library Only						Design Level: Budget
						Total: 1,920 sf
TRADE	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL COST - SUB	
02 41 00	SITE DEMOLITION					
02 41 00	Interior Demolition	1,920	sf	\$0.84	\$1,620	
02 41 00						
02 41 00	SITE DEMOLITION			\$0.84	\$1,620	
06 10 00	ROUGH CARPENTRY					
06 10 00	Blocking and Backing	1,920	sf	\$1.29	\$2,484	
06 10 00						
06 10 00	ROUGH CARPENTRY			\$1.29	\$2,484	
09 20 00	DRYWALL					
09 20 00	Drywall Repairs	1,920	sf	\$4.50	\$8,640	
09 20 00						
09 20 00	DRYWALL			\$4.50	\$8,640	
09 51 00	ACOUSTICAL SYSTEMS					
09 51 00	Ceiling - Repairs	1,920	sf	\$2.53	\$4,860	
09 51 00						
09 51 00	ACOUSTICAL SYSTEMS			\$2.53	\$4,860	
09 64 00	FLOORING AND BASE					
09 64 00	Flooring - Repairs	1,920	sf	\$1.69	\$3,240	
09 64 00						
09 64 00	FLOORING AND BASE			\$1.69	\$3,240	
09 90 00	PAINTING AND WALLCOVERING					
09 90 00	Interior Painting	1,920	sf	\$3.94	\$7,560	
09 90 00						
09 90 00	PAINTING AND WALLCOVERING			\$3.94	\$7,560	
10 20 00	INTERIOR SPECIALTIES					
10 20 00	White Boards - Wall Mounted	4	ea	\$3,937.50	\$15,750	
10 20 00	Interior Specialties	1,920	sf	\$0.68	\$1,296	
10 20 00						
10 20 00	INTERIOR SPECIALTIES			\$8.88	\$17,046	
26 00 00	BUILDING POWER					
26 00 00	Building Power Modifications	1,920	sf	\$2.93	\$5,616	
26 00 00						
26 00 00	BUILDING POWER			\$2.93	\$5,616	
27 30 00	VOICE AND DATA COMMUNICATIONS					
27 30 00	Data/Communications System - Modifications	1,920	sf	\$1.80	\$3,456	
27 30 00						
27 30 00	VOICE AND DATA COMMUNICATIONS			\$1.80	\$3,456	
27 40 00	AUDIO-VIDEO COMMUNICATIONS					
27 40 00	A/V System - Raceways and Boxes Only (Cabling and Equipment are included in Soft Costs)	1	ea	\$2,812.50	\$2,813	
27 40 00	A/V System - Monitor Brackets	2	ea	\$3,375.00	\$6,750	
27 40 00						
27 40 00	AUDIO-VIDEO COMMUNICATIONS			\$4.98	\$9,563	
Total	Subtotal subcontractor cost			\$33.38	\$64,085	
	General Conditions	9.00%		\$3.00	\$5,768	
	General Contractor Markup	5.50%		\$2.00	\$3,842	
	General Contractor Bond & Insurance	2.50%		\$0.96	\$1,842	
	Design Contingency	5.00%		\$1.97	\$3,777	
	GC's Construction Contingency and E&O	5.00%		\$2.07	\$3,966	
	Current Construction Cost			\$43.37	\$83,280	

Stone Creek Engineering, Inc.					Design Level: Budget		
Prepared for: Caldwell Flores Winters, Inc.							
Project Owner: Sulphur Springs Union Elementary School District							
Project: Program Budget							
Tab Name: SS Classroom Repurpose					Total:	5,520 sf	
Date: October 8, 2024							
Repurpose (5) Classrooms into (3) TKKs							
TRADE		DESCRIPTION		QTY	UNIT	UNIT COST	TOTAL COST - SUB
02 41 00		SITE DEMOLITION					
02 41 00	Interior Demolition			5,520	sf	\$11.25	\$62,100
02 41 00							
02 41 00		SITE DEMOLITION				\$11.25	\$62,100
03 30 00		FOUNDATION CONCRETE					
03 30 00	Foundation Upgrades			5,520	sf	\$9.00	\$49,680
03 30 00							
03 30 00		FOUNDATION CONCRETE				\$9.00	\$49,680
03 30 00		SLAB ON GRADE CONCRETE					
03 30 00	Repair (E) Concrete			5,520	sf	\$5.63	\$31,050
03 30 00							
03 30 00		SLAB ON GRADE CONCRETE				\$5.63	\$31,050
06 10 00		ROUGH CARPENTRY					
06 10 00	Rough Carpentry			5,520	sf	\$22.50	\$124,200
06 10 00							
06 10 00		ROUGH CARPENTRY				\$22.50	\$124,200
06 41 00		CASEWORK					
06 41 00	Casework			5	ea	\$8,437.50	\$42,188
06 41 00							
06 41 00		CASEWORK				\$7.64	\$42,188
07 21 00		INSULATION - INTERIOR					
07 21 00	Interior Wall Insulation			2,760	sf	\$2.25	\$6,210
07 21 00							
07 21 00		INSULATION - INTERIOR				\$1.13	\$6,210
07 24 00		EXTERIOR WALL SYSTEMS AND INSULATION					
07 24 00	Exterior Wall Insulation			6,900	sf	\$2.36	\$16,301
07 24 00	Roof Insulation			5,520	sf	\$2.70	\$14,904
07 24 00							
07 24 00		EXTERIOR WALL SYSTEMS AND INSULATION				\$5.65	\$31,205
07 31 00		ROOFING AND SHEET METAL					
07 31 00	Roofing Repairs			5,520		\$2.81	\$15,525
07 31 00							
07 31 00		ROOFING AND SHEET METAL				\$2.81	\$15,525
07 92 00		SEALANTS					
07 92 00	Sealants			5,520	sf	\$0.34	\$1,863
07 92 00							
07 92 00		SEALANTS				\$0.34	\$1,863
08 12 00		DOORS / FRAMES / HRDWR - EXTERIOR					
08 12 00	Exterior Doors			10	ea	\$3,206.25	\$32,063
08 12 00							
08 12 00		DOORS / FRAMES / HRDWR - EXTERIOR				\$5.81	\$32,063
09 20 00		EXTERIOR					
09 20 00	Repair Exterior Siding			6,900	sf	\$2.25	\$15,525
09 20 00							
09 20 00		EXTERIOR				\$2.81	\$15,525
09 20 00		DRYWALL					
09 20 00	Drywall Repairs			6,900	sf	\$4.50	\$31,050
09 20 00							
09 20 00		DRYWALL				\$5.63	\$31,050
09 51 00		ACOUSTICAL SYSTEMS					
09 51 00	2x4 Acoustic Ceiling System			5,520	sf	\$15.75	\$86,940
09 51 00							
09 51 00		ACOUSTICAL SYSTEMS				\$15.75	\$86,940
09 64 00		FLOORING AND BASE					
09 64 00	Flooring			5,520	sf	\$7.88	\$43,470
09 64 00							
09 64 00		FLOORING AND BASE				\$7.88	\$43,470
09 90 00		PAINTING AND WALLCOVERING					
09 90 00	Interior Painting			6,900	sf	\$2.25	\$15,525

09 90 00	Exterior Painting	6,900 sf	\$3.38	\$23,288
09 90 00				
09 90 00	PAINTING AND WALLCOVERING		\$7.03	\$38,813
10 20 00	INTERIOR SPECIALTIES			
10 20 00	White Boards - Wall Mounted	15 ea	\$3,937.50	\$59,063
10 20 00	Interior Specialties	5,520 sf	\$0.68	\$3,726
10 20 00				
10 20 00	INTERIOR SPECIALTIES		\$11.37	\$62,789
22 10 00	PLUMBING			
22 10 00	Plumbing Modifications	5,520 sf	\$2.81	\$15,525
22 10 00				
22 10 00	PLUMBING		\$2.81	\$15,525
23 30 00	HVAC			
23 30 00	HVAC - Equipment & Air Distribution	5,520 sf	\$45.00	\$248,400
23 30 00				
23 30 00	HVAC		\$45.00	\$248,400
26 00 00	BUILDING POWER			
26 00 00	Building Power Modifications	5,520 sf	\$16.88	\$93,150
26 00 00				
26 00 00	BUILDING POWER		\$16.88	\$93,150
26 50 00	LIGHTING & LIGHTING DISTRIBUTION			
26 50 00	Light Fixtures	5,520 sf	\$24.75	\$136,620
26 50 00				
26 50 00	LIGHTING & LIGHTING DISTRIBUTION		\$24.75	\$136,620
27 30 00	VOICE AND DATA COMMUNICATIONS			
27 30 00	Data/Communications System - Modifications	5,520 sf	\$1.80	\$9,936
27 30 00				
27 30 00	VOICE AND DATA COMMUNICATIONS		\$1.80	\$9,936
27 40 00	AUDIO-VIDEO COMMUNICATIONS			
27 40 00	A/V System - Raceways and Boxes Only (Cabling and Equipment are included in Soft Costs)	ea	\$0.00	\$0
27 40 00	A/V System - Monitor Brackets	ea	\$0.00	\$0
27 40 00				
27 40 00	AUDIO-VIDEO COMMUNICATIONS		\$0.00	\$0
28 30 00	FIRE ALARM SYSTEM			
28 30 00	Fire Alarm System - Modifications	5,520 sf	\$2.53	\$13,973
28 30 00				
28 00 00	FIRE ALARM SYSTEM		\$2.53	\$13,973
Total	Subtotal subcontractor cost		\$215.99	\$1,192,273
	General Conditions	9.00%	\$19.44	\$107,305
	General Contractor Markup	5.50%	\$12.95	\$71,477
	General Contractor Bond & Insurance	2.50%	\$6.21	\$34,276
	Design Contingency	5.00%	\$12.73	\$70,267
	GC's Construction Contingency and E&O	5.00%	\$13.37	\$73,780
	Current Construction Cost		\$280.68	\$1,549,378

Stone Creek Engineering, Inc.

Prepared for: Caldwell Flores Winters, Inc.

Project Owner: Sulphur Springs Union Elementary School District

Project: Program Budget

Tab Name: SS Classroom Modernizations

Date: October 8, 2024

Design Level: Budget

Total: 22,080 sf

Modernization to (18) Classrooms

TRADE	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL COST - SUB
02 41 00	SITE DEMOLITION				
02 41 00	Interior Demolition	22,080	sf	\$11.25	\$248,400
02 41 00					
02 41 00	SITE DEMOLITION			\$11.25	\$248,400
33 00 00	INFRASTRUCTURE				
33 00 00	Miscellaneous Site Utility Work (Repairs/Improvements/Rerouting)	1	ls	\$750,000	\$750,000
33 00 00	#REF!				
33 00 00	INFRASTRUCTURE			\$33.97	\$750,000
03 30 00	FOUNDATION CONCRETE				
03 30 00	Foundation Upgrades	22,080	sf	\$0.00	\$0
03 30 00					
03 30 00	FOUNDATION CONCRETE			\$0.00	\$0
03 30 00	SLAB ON GRADE CONCRETE				
03 30 00	Repair (E) Concrete	22,080	sf	\$3.38	\$74,520
03 30 00					
03 30 00	SLAB ON GRADE CONCRETE			\$3.38	\$74,520
06 10 00	ROUGH CARPENTRY				
06 10 00	Rough Carpentry	22,080	sf	\$9.00	\$198,720
06 10 00					
06 10 00	ROUGH CARPENTRY			\$9.00	\$198,720
06 41 00	CASEWORK				
06 41 00	Casework	22	ea	\$8,437.50	\$185,625
06 41 00					
06 41 00	CASEWORK			\$8.41	\$185,625
07 21 00	INSULATION - INTERIOR				
07 21 00	Interior Wall Insulation	11,040	sf	\$1.80	\$19,872
07 21 00					
07 21 00	INSULATION - INTERIOR			\$0.90	\$19,872
07 24 00	EXTERIOR WALL SYSTEMS AND INSULATION				
07 24 00	Exterior Wall Insulation	16,560	sf	\$2.36	\$39,123
07 24 00	Roof Insulation	22,080	sf	\$2.70	\$59,616
07 24 00					
07 24 00	EXTERIOR WALL SYSTEMS AND INSULATION			\$4.47	\$98,739
07 31 00	ROOFING AND SHEET METAL				
07 31 00	Roofing Repairs	22,080	sf	\$2.81	\$62,100
07 31 00					
07 31 00	ROOFING AND SHEET METAL			\$2.81	\$62,100
07 92 00	SEALANTS				
07 92 00	Sealants	22,080	sf	\$0.34	\$7,452
07 92 00					
07 92 00	SEALANTS			\$0.34	\$7,452
08 12 00	DOORS / FRAMES / HRDWR - EXTERIOR				
08 12 00	Exterior Doors	44	ea	\$3,206.25	\$141,075
08 12 00					
08 12 00	DOORS / FRAMES / HRDWR - EXTERIOR			\$6.39	\$141,075
08 51 13	WINDOW SYSTEMS, GLASS & GLAZING - EXTERIOR				
08 51 13	Upgrade (E) Windows	2,484	sf	\$163.13	\$405,203
08 51 13					
08 51 13	WINDOW SYSTEMS, GLASS & GLAZING - EXTERIOR			\$18.35	\$405,203
09 20 00	LATH & PLASTER - EXTERIOR				
09 20 00	Exterior Cement Plaster Repairs	16,560	sf	\$4.50	\$74,520
09 20 00					
09 20 00	LATH & PLASTER - EXTERIOR			\$3.38	\$74,520
09 20 00	DRYWALL				
09 20 00	Drywall Repairs	27,600	sf	\$9.28	\$256,163
09 20 00					
09 20 00	DRYWALL			\$11.60	\$256,163
09 51 00	ACOUSTICAL SYSTEMS				
09 51 00	2x4 Acoustic Ceiling System - Repairs	22,080	sf	\$3.38	\$74,520

09 51 00				
09 51 00	ACOUSTICAL SYSTEMS		\$3.38	\$74,520
09 64 00	FLOORING AND BASE			
09 64 00	Flooring	22,080 sf	\$7.88	\$173,880
09 64 00				
09 64 00	FLOORING AND BASE		\$7.88	\$173,880
09 90 00	PAINTING AND WALLCOVERING			
09 90 00	Interior Painting	27,600 sf	\$2.25	\$62,100
09 90 00	Exterior Painting	16,560 sf	\$3.38	\$55,890
09 90 00				
09 90 00	PAINTING AND WALLCOVERING		\$5.34	\$117,990
10 20 00	INTERIOR SPECIALTIES			
10 20 00	White Boards - Wall Mounted	69 ea	\$3,937.50	\$271,688
10 20 00	White Boards - Sliding	23 ea	\$14,062.50	\$323,438
10 20 00	Interior Specialties	22,080 sf	\$0.68	\$14,904
10 20 00				
10 20 00	INTERIOR SPECIALTIES		\$27.63	\$610,029
22 10 00	PLUMBING			
22 10 00	Plumbing Modifications	22,080 sf	\$2.81	\$62,100
22 10 00				
22 10 00	PLUMBING		\$2.81	\$62,100
23 30 00	HVAC			
23 30 00	HVAC - Equipment Repair	22,080 sf	\$39.38	\$869,400
23 30 00				
23 30 00	HVAC		\$39.38	\$869,400
26 00 00	BUILDING POWER			
26 00 00	Building Power Modifications	22,080 sf	\$20.25	\$447,120
26 00 00				
26 00 00	BUILDING POWER		\$20.25	\$447,120
26 50 00	LIGHTING & LIGHTING DISTRIBUTION			
26 50 00	Light Fixtures	22,080 sf	\$24.75	\$546,480
26 50 00				
26 50 00	LIGHTING & LIGHTING DISTRIBUTION		\$24.75	\$546,480
27 30 00	VOICE AND DATA COMMUNICATIONS			
27 30 00	Data/Communications System - Modifications	22,080 sf	\$1.80	\$39,744
27 30 00				
27 30 00	VOICE AND DATA COMMUNICATIONS		\$1.80	\$39,744
27 40 00	AUDIO-VIDEO COMMUNICATIONS			
27 40 00	A/V System - Raceways and Boxes Only (Cabling and Equipment are included in Soft Costs)	23 ea	\$2,812.50	\$64,688
27 40 00	A/V System - Monitor Brackets	69 ea	\$3,375.00	\$232,875
27 40 00				
27 40 00	AUDIO-VIDEO COMMUNICATIONS		\$13.48	\$297,563
28 30 00	FIRE ALARM SYSTEM			
28 30 00	Fire Alarm System - Modifications	22,080 sf	\$2.81	\$62,100
28 30 00				
28 00 00	FIRE ALARM SYSTEM		\$2.81	\$62,100
Total	Subtotal subcontractor cost		\$263.74	\$5,823,314
	General Conditions	9.00%	\$23.74	\$524,098
	General Contractor Markup	5.50%	\$15.81	\$349,108
	General Contractor Bond & Insurance	2.50%	\$7.58	\$167,413
	Design Contingency	5.00%	\$15.54	\$343,197
	GC's Construction Contingency and E&O	5.00%	\$16.32	\$360,356
	Current Construction Cost		\$342.73	\$7,567,486

Stone Creek Engineering, Inc.

Prepared for: Caldwell Flores Winters, Inc.

Project Owner: Sulphur Springs Union Elementary School District

Project: Program Budget

Tab Name: VV Project Cost Summary

Date: October 8, 2024

Valley View Community School

Description	VV 21st Century Upgrades	VV Classroom Repurpose	VV Classroom Modernizations	VV Sitework	Total
Construction Cost (See next page for detail)	\$0	\$1,472,453	\$3,422,026	\$1,202,053	\$6,096,532
Soft Costs:					
Architect/Designer (AOR)	\$0	\$132,521	\$307,982	\$108,185	\$548,688
Surveying	\$0	\$0	\$0	\$6,010	\$6,010
CEQA Consultant	\$0	\$0	\$0	\$0	\$0
Geotechnical Engineer (Design Phase)	\$0	\$0	\$0	\$7,212	\$7,212
Geotechnical Engineer (Construction Phase)	\$0	\$0	\$0	\$7,212	\$7,212
Preconstruction Services	\$0	\$22,087	\$51,330	\$18,031	\$91,448
Construction Manager	\$0	\$99,391	\$230,987	\$81,139	\$411,516
DSA Plan Check Fees	\$0	\$14,725	\$34,220	\$12,021	\$60,965
CDE Plan Check Fees	\$0	\$3,681	\$8,555	\$3,005	\$15,241
Construction Inspection (IOR)	\$0	\$17,669	\$41,064	\$14,425	\$73,158
Special Testing and Inspection	\$0	\$2,945	\$6,844	\$2,404	\$12,193
State Aid Fee	\$0	\$44,137	\$102,575	\$36,542	\$183,254
Program Management Implementation Fee	\$0	\$90,480	\$210,279	\$74,912	\$375,672
Furniture, Furnishings, and Equipment (FF&E)	\$125,000	\$153,897	\$441,900	\$0	\$720,797
Total PROJECT Cost	\$125,000	\$2,053,984	\$4,857,764	\$1,573,151	\$8,609,899
Program Reserve (15%)	\$18,750	\$308,098	\$728,665	\$235,973	\$1,291,485
Total PROGRAM Cost	\$143,750	\$2,362,082	\$5,586,429	\$1,809,123	\$9,901,384

Stone Creek Engineering, Inc.
Prepared for: Caldwell Flores Winters, Inc.
Project Owner: Sulphur Springs Union Elementary School District
Project: Program Budget
Tab Name: VV Construction Cost Summary
Date: October 8, 2024

CSI	Description	Tab Name:	VV 21st Century Upgrades	VV Classroom Repurpose	VV Classroom Modernizations	VV Sitework	Total
		New Construction:	0 sf	0 sf	0 sf	0 sf	0 sf
		Renovation:	0 sf	4,800 sf	10,582 sf	0 sf	15,382 sf
		Total GSF:	0 sf	4,800 sf	10,582 sf	0 sf	15,382 sf
2	Existing Conditions		\$0	\$81,000	\$178,571	\$0	\$259,571
3	Concrete		\$0	\$0	\$166,667	\$0	\$166,667
4	Masonry		\$0	\$0	\$0	\$0	\$0
5	Metals		\$0	\$0	\$0	\$0	\$0
6	Wood, Plastics & Composites		\$0	\$231,188	\$271,384	\$0	\$502,571
7	Thermal & Moisture Protection		\$0	\$47,385	\$87,678	\$0	\$135,063
8	Openings		\$0	\$6,413	\$171,520	\$0	\$177,932
9	Finishes		\$0	\$225,450	\$474,404	\$0	\$699,854
10	Specialties		\$0	\$11,115	\$291,768	\$0	\$302,883
11	Equipment		\$0	\$0	\$0	\$0	\$0
12	Furnishings		\$0	\$0	\$0	\$0	\$0
13	Building Construction		\$0	\$0	\$0	\$0	\$0
14	Conveying Systems		\$0	\$0	\$0	\$0	\$0
21	Fire Suppression		\$0	\$0	\$0	\$0	\$0
22	Plumbing		\$0	\$81,000	\$29,762	\$0	\$110,762
23	HVAC		\$0	\$216,000	\$416,666	\$0	\$632,666
26	Electrical		\$0	\$199,800	\$357,143	\$0	\$556,943
27	Communications		\$0	\$21,578	\$157,985	\$0	\$179,563
28	Electronic Safety and Security		\$0	\$12,150	\$29,762	\$0	\$41,912
31	Substructure and Earthwork		\$0	\$0	\$0	\$0	\$0
32	Exterior Improvements		\$0	\$0	\$0	\$925,000	\$925,000
33	Infrastructure		\$0	\$0	\$0	\$0	\$0
34	Other		\$0	\$0	\$0	\$0	\$0
	Subtotal		\$0	\$1,133,078	\$2,633,309	\$925,000	\$4,691,387
Mark-ups	General Conditions	9.00%	\$0	\$101,977	\$236,998	\$83,250	\$422,225
	General Contractor Markup	5.50%	\$0	\$67,928	\$157,867	\$55,454	\$281,249
	General Contractor Bond & Insurance	2.50%	\$0	\$32,575	\$75,704	\$26,593	\$134,872
	Design Contingency	5.00%	\$0	\$66,778	\$155,194	\$54,515	\$276,487
	GC's Construction Contingency and E&O	5.00%	\$0	\$70,117	\$162,954	\$57,241	\$290,312
	Construction Cost -- October 2024		\$0	\$1,472,453	\$3,422,026	\$1,202,053	\$6,096,532

Stone Creek Engineering, Inc.

Prepared for: Caldwell Flores Winters, Inc.

Project Owner: Sulphur Springs Union Elementary School District

Project: Program Budget

Tab Name: VV Classroom Repurpose

Date: October 8, 2024

Design Level: Budget

Total: 4,800 sf

Repurpose (5) Classrooms to Music Room and (4) TKKs

TRADE	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL COST - SUB
02 41 00	SITE DEMOLITION				
02 41 00	Interior Demolition	4,800	sf	\$16.88	\$81,000
02 41 00					
02 41 00	SITE DEMOLITION			\$16.88	\$81,000
06 10 00	ROUGH CARPENTRY				
06 10 00	Rough Carpentry	4,800	sf	\$39.38	\$189,000
06 10 00					
06 10 00	ROUGH CARPENTRY			\$39.38	\$189,000
06 41 00	CASEWORK				
06 41 00	Casework	5	ea	\$8,437.50	\$42,188
06 41 00					
06 41 00	CASEWORK			\$8.79	\$42,188
07 21 00	INSULATION - INTERIOR				
07 21 00	Interior Wall Insulation	2,400	sf	\$2.14	\$5,130
07 21 00					
07 21 00	INSULATION - INTERIOR			\$1.07	\$5,130
07 24 00	EXTERIOR WALL SYSTEMS AND INSULATION				
07 24 00	Exterior Wall Insulation	6,000	sf	\$2.36	\$14,175
07 24 00	Roof Insulation	4,800	sf	\$2.70	\$12,960
07 24 00					
07 24 00	EXTERIOR WALL SYSTEMS AND INSULATION			\$5.65	\$27,135
07 31 00	ROOFING AND SHEET METAL				
07 31 00	Roofing Repairs	4,800		\$2.81	\$13,500
07 31 00					
07 31 00	ROOFING AND SHEET METAL			\$2.81	\$13,500
07 92 00	SEALANTS				
07 92 00	Sealants	4,800	sf	\$0.34	\$1,620
07 92 00					
07 92 00	SEALANTS			\$0.34	\$1,620
08 12 00	DOORS / FRAMES / HRDWR - EXTERIOR				
08 12 00	Exterior Doors	2	ea	\$3,206.25	\$6,413
08 12 00					
08 12 00	DOORS / FRAMES / HRDWR - EXTERIOR			\$1.34	\$6,413
09 20 00	EXTERIOR				
09 20 00	Repair Exterior Siding	6,000	sf	\$6.75	\$40,500
09 20 00					
09 20 00	EXTERIOR			\$8.44	\$40,500
09 20 00	DRYWALL				
09 20 00	Drywall Repairs	6,000	sf	\$4.50	\$27,000
09 20 00					
09 20 00	DRYWALL			\$5.63	\$27,000
09 51 00	ACOUSTICAL SYSTEMS				
09 51 00	2x4 Acoustic Ceiling System	4,800	sf	\$15.75	\$75,600
09 51 00					
09 51 00	ACOUSTICAL SYSTEMS			\$15.75	\$75,600
09 64 00	FLOORING AND BASE				
09 64 00	Flooring	4,800	sf	\$10.13	\$48,600
09 64 00					
09 64 00	FLOORING AND BASE			\$10.13	\$48,600
09 90 00	PAINTING AND WALLCOVERING				
09 90 00	Interior Painting	6,000	sf	\$2.25	\$13,500
09 90 00	Exterior Painting	6,000	sf	\$3.38	\$20,250
09 90 00					
09 90 00	PAINTING AND WALLCOVERING			\$7.03	\$33,750
10 20 00	INTERIOR SPECIALTIES				
10 20 00	White Boards - Wall Mounted	2	ea	\$3,937.50	\$7,875
10 20 00	Interior Specialties	4,800	sf	\$0.68	\$3,240
10 20 00					
10 20 00	INTERIOR SPECIALTIES			\$2.32	\$11,115

22 10 00	PLUMBING			
22 10 00	Plumbing Modifications	4,800 sf	\$16.88	\$81,000
22 10 00				
22 10 00	PLUMBING		\$16.88	\$81,000
23 30 00	HVAC			
23 30 00	HVAC - Equipment & Air Distribution	4,800 sf	\$45.00	\$216,000
23 30 00				
23 30 00	HVAC		\$45.00	\$216,000
26 00 00	BUILDING POWER			
26 00 00	Building Power Modifications	4,800 sf	\$16.88	\$81,000
26 00 00				
26 00 00	BUILDING POWER		\$16.88	\$81,000
26 50 00	LIGHTING & LIGHTING DISTRIBUTION			
26 50 00	Light Fixtures	4,800 sf	\$24.75	\$118,800
26 50 00				
26 50 00	LIGHTING & LIGHTING DISTRIBUTION		\$24.75	\$118,800
27 30 00	VOICE AND DATA COMMUNICATIONS			
27 30 00	Data/Communications System - Modifications	4,800 sf	\$1.80	\$8,640
27 30 00				
27 30 00	VOICE AND DATA COMMUNICATIONS		\$1.80	\$8,640
27 40 00	AUDIO-VIDEO COMMUNICATIONS			
27 40 00	A/V System - Raceways and Boxes Only (Cabling and Equipment are included in Soft Costs)	1 ea	\$2,812.50	\$2,813
27 40 00	A/V System - Monitor Brackets	3 ea	\$3,375.00	\$10,125
27 40 00				
27 40 00	AUDIO-VIDEO COMMUNICATIONS		\$2.70	\$12,938
28 30 00	FIRE ALARM SYSTEM			
28 30 00	Fire Alarm System - Modifications	4,800 sf	\$2.53	\$12,150
28 30 00				
28 00 00	FIRE ALARM SYSTEM		\$2.53	\$12,150
Total	Subtotal subcontractor cost		\$236.06	\$1,133,078
	General Conditions	9.00%	\$21.25	\$101,977
	General Contractor Markup	5.50%	\$14.15	\$67,928
	General Contractor Bond & Insurance	2.50%	\$6.79	\$32,575
	Design Contingency	5.00%	\$13.91	\$66,778
	GC's Construction Contingency and E&O	5.00%	\$14.61	\$70,117
	Current Construction Cost		\$306.76	\$1,472,453

Stone Creek Engineering, Inc.

Prepared for: Caldwell Flores Winters, Inc.

Project Owner: Sulphur Springs Union Elementary School District

Project: Program Budget

Tab Name: VV Classroom Modernizations

Date: October 8, 2024

Design Level: Budget

Total: 10,582 sf

TRADE	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL COST - SUB
02 41 00	SITE DEMOLITION				
02 41 00	Interior Demolition	10,582	sf	\$16.88	\$178,571
02 41 00					
02 41 00	SITE DEMOLITION			\$16.88	\$178,571
03 30 00	FOUNDATION CONCRETE				
03 30 00	Foundation Upgrades	10,582	sf	\$11.25	\$119,048
03 30 00					
03 30 00	FOUNDATION CONCRETE			\$11.25	\$119,048
03 30 00	SLAB ON GRADE CONCRETE				
03 30 00	Repair (E) Concrete	10,582	sf	\$4.50	\$47,619
03 30 00					
03 30 00	SLAB ON GRADE CONCRETE			\$4.50	\$47,619
06 10 00	ROUGH CARPENTRY				
06 10 00	Rough Carpentry	10,582	sf	\$16.88	\$178,571
06 10 00					
06 10 00	ROUGH CARPENTRY			\$16.88	\$178,571
06 41 00	CASEWORK				
06 41 00	Casework	11	ea	\$8,437.50	\$92,813
06 41 00					
06 41 00	CASEWORK			\$8.77	\$92,813
07 21 00	INSULATION - INTERIOR				
07 21 00	Interior Wall Insulation	5,291	sf	\$1.80	\$9,524
07 21 00					
07 21 00	INSULATION - INTERIOR			\$0.90	\$9,524
07 24 00	EXTERIOR WALL SYSTEMS AND INSULATION				
07 24 00	Exterior Wall Insulation	6,878	sf	\$2.36	\$16,250
07 24 00	Roof Insulation	10,582	sf	\$2.70	\$28,571
07 24 00					
07 24 00	EXTERIOR WALL SYSTEMS AND INSULATION			\$4.24	\$44,821
07 31 00	ROOFING AND SHEET METAL				
07 31 00	Roofing Repairs	10,582	sf	\$2.81	\$29,762
07 31 00					
07 31 00	ROOFING AND SHEET METAL			\$2.81	\$29,762
07 92 00	SEALANTS				
07 92 00	Sealants	10,582	sf	\$0.34	\$3,571
07 92 00					
07 92 00	SEALANTS			\$0.34	\$3,571
08 12 00	DOORS / FRAMES / HRDWR - EXTERIOR				
08 12 00	Exterior Doors	22	ea	\$3,206.25	\$70,538
08 12 00					
08 12 00	DOORS / FRAMES / HRDWR - EXTERIOR			\$6.67	\$70,538
08 51 13	WINDOW SYSTEMS, GLASS & GLAZING - EXTERIOR				
08 51 13	Upgrade (E) Windows	619	sf	\$163.13	\$100,982
08 51 13					
08 51 13	WINDOW SYSTEMS, GLASS & GLAZING - EXTERIOR			\$9.54	\$100,982
09 20 00	LATH & PLASTER - EXTERIOR				
09 20 00	Exterior Cement Plaster Repairs	6,878	sf	\$6.75	\$46,429
09 20 00					
09 20 00	LATH & PLASTER - EXTERIOR			\$4.39	\$46,429
09 20 00	DRYWALL				
09 20 00	Drywall Repairs	13,228	sf	\$11.25	\$148,809
09 20 00					
09 20 00	DRYWALL			\$14.06	\$148,809
09 51 00	ACOUSTICAL SYSTEMS				
09 51 00	2x4 Acoustic Ceiling System - Repairs	10,582	sf	\$13.50	\$142,857
09 51 00					
09 51 00	ACOUSTICAL SYSTEMS			\$13.50	\$142,857
09 64 00	FLOORING AND BASE				
09 64 00	Flooring	10,582	sf	\$7.88	\$83,333

09 64 00				
09 64 00	FLOORING AND BASE		\$7.88	\$83,333
09 90 00	PAINTING AND WALLCOVERING			
09 90 00	Interior Painting	13,228 sf	\$2.25	\$29,762
09 90 00	Exterior Painting	6,878 sf	\$3.38	\$23,214
09 90 00				
09 90 00	PAINTING AND WALLCOVERING		\$5.01	\$52,976
10 20 00	INTERIOR SPECIALTIES			
10 20 00	White Boards - Wall Mounted	33 ea	\$3,937.50	\$129,938
10 20 00	White Boards - Sliding	11 ea	\$14,062.50	\$154,688
10 20 00	Interior Specialties	10,582 sf	\$0.68	\$7,143
10 20 00				
10 20 00	INTERIOR SPECIALTIES		\$27.57	\$291,768
22 10 00	PLUMBING			
22 10 00	Plumbing Modifications	10,582 sf	\$2.81	\$29,762
22 10 00				
22 10 00	PLUMBING		\$2.81	\$29,762
23 30 00	HVAC			
23 30 00	HVAC - Equipment Repair	10,582 sf	\$39.38	\$416,666
23 30 00				
23 30 00	HVAC		\$39.38	\$416,666
26 00 00	BUILDING POWER			
26 00 00	Building Power Modifications	10,582 sf	\$9.00	\$95,238
26 00 00				
26 00 00	BUILDING POWER		\$9.00	\$95,238
26 50 00	LIGHTING & LIGHTING DISTRIBUTION			
26 50 00	Light Fixtures	10,582 sf	\$24.75	\$261,905
26 50 00				
26 50 00	LIGHTING & LIGHTING DISTRIBUTION		\$24.75	\$261,905
27 30 00	VOICE AND DATA COMMUNICATIONS			
27 30 00	Data/Communications System - Modifications	10,582 sf	\$1.80	\$19,048
27 30 00				
27 30 00	VOICE AND DATA COMMUNICATIONS		\$1.80	\$19,048
27 40 00	AUDIO-VIDEO COMMUNICATIONS			
27 40 00	A/V System - Raceways and Boxes Only (Cabling and Equipment are included in Soft Costs)	11 ea	\$2,812.50	\$30,938
27 40 00	A/V System - Monitor Brackets	32 ea	\$3,375.00	\$108,000
27 40 00				
27 40 00	AUDIO-VIDEO COMMUNICATIONS		\$13.13	\$138,938
28 30 00	FIRE ALARM SYSTEM			
28 30 00	Fire Alarm System - Modifications	10,582 sf	\$2.81	\$29,762
28 30 00				
28 00 00	FIRE ALARM SYSTEM		\$2.81	\$29,762
Total	Subtotal subcontractor cost		\$248.85	\$2,633,309
	General Conditions	9.00%	\$22.40	\$236,998
	General Contractor Markup	5.50%	\$14.92	\$157,867
	General Contractor Bond & Insurance	2.50%	\$7.15	\$75,704
	Design Contingency	5.00%	\$14.67	\$155,194
	GC's Construction Contingency and E&O	5.00%	\$15.40	\$162,954
	Current Construction Cost		\$323.38	\$3,422,026

Stone Creek Engineering, Inc.

Prepared for: Caldwell Flores Winters, Inc.

Project Owner: Sulphur Springs Union Elementary School District

Project: Program Budget

Tab Name: VV Sitework

Date: October 8, 2024

Design Level: Budget

Total: 0 sf

TRADE	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL COST - SUB
32 00 00	GENERAL SITE IMPROVEMENTS				
32 00 00	Play Structures and Play Areas	1	ea	\$125,000.00	\$125,000
32 00 00	Fencing/Gates	1	ls	\$50,000.00	\$50,000
32 00 00	Miscellaneous Site Improvements	1	ea	\$750,000	\$750,000
32 00 00					
32 00 00	GENERAL SITE IMPROVEMENTS				\$925,000
Total	Subtotal Subcontractor Cost				\$925,000
	General Conditions	9.00%			\$83,250
	General Contractor Markup	5.50%			\$55,454
	General Contractor Bond & Insurance	2.50%			\$26,593
	Design Contingency	5.00%			\$54,515
	GC's Construction Contingency and E&O	5.00%			\$57,241
	Current Construction Cost				\$1,202,053