



TULARE JOINT UNION HIGH SCHOOL DISTRICT 2020



FACILITIES MASTER PLAN UPDATE



Revised April 2021



Facility Problem Solvers



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SECTION 1

EXECUTIVE SUMMARY



ABOUT THE DISTRICT



Located in Central California's beautiful San Joaquin Valley, the Tulare Joint Union High School District (TJUHSD) boasts three comprehensive high schools—Tulare Union, Tulare Western, and Mission Oak; one continuation high school—Tech Prep; one community day school—Countryside; two charter high schools—Sierra Vista Independent Study High School and Accelerated Charter High School; Tulare Adult School; and a working school farm and nursery. Our staff of 550 employees proudly serves a clientele of more than 5,400 students.

BOARD OF TRUSTEES

The TJUHSD Board of Trustees is comprised of five elected members who freely dedicate their time and energy to serving our school community. Our board members know that the students should always come first; they make every decision with only the best interests of the students in mind.

BOARD VISION

In order to clearly focus our district programs, activities, and operations, the TJUHSD Board of Trustees shall adopt a long-range vision that sets direction for the district focused on student learning and which describes what the board wants its schools to achieve. This vision may be incorporated in various documents, including the district's mission or purpose statement, philosophy, long-term goals, short-term objectives, and/or comprehensive plans.

MISSION STATEMENT

Our mission is to empower all students to graduate with college, career, and life-readiness skills.

VISION STATEMENT

Our students will have the 21st Century skills and knowledge through meaningful and relevant learning opportunities to empower them to productively contribute to a global society.

FEEDER SCHOOLS

The district encompasses 365.2 square miles and serves the following feeder schools:

- Buena Vista
- Cherry
- Live Oak
- Los Tules
- Mulcahy
- Alpine Vista
- Sundale
- Oak Valley
- Palo Verde
- Pixley
- Tipton
- Waukena
- St. Aloysius Catholic School
- Tulare Christian School





The City of Tulare is situated in the Central San Joaquin Valley along Highway 99, 45 miles south of Fresno and 60 miles north of Bakersfield. The mid-state location benefits businesses needing same-day access to key California markets as well as residents seeking recreational opportunities in the beautiful Sierra Nevada Mountains to the east and the spectacular California coastline to the west.

The town of Tulare was founded in 1872 by the Southern Pacific Railroad to serve as its San Joaquin Valley headquarters. Transportation was the driving force behind Tulare's establishment. The early years were difficult. The town burned down and was rebuilt three times in its first 14 years.

The city was incorporated in 1888. Residents faced hardship again in 1891 when Southern Pacific relocated its valley headquarters to Bakersfield.

When the railroad left, residents turned to agriculture for their livelihood, but faced the challenge of providing enough water to supply the new industry. To bring water to the area, residents founded the Tulare Irrigation District and issued \$500,000 in bonds to construct an extensive canal system carrying water from the Sierra Nevada Mountains. The town paid the bonds off early and in 1903 celebrated with a bond-burning celebration.

Agriculture remains the lifeblood of the local economy and Tulare sits in the heart of some of the most productive farmland in the world. The strategic location makes Tulare very attractive to food processors and distributors because of the central location and abundant supply of locally grown products.

* City of Tulare information provided by the City of Tulare, Ca website



SCOPE OF WORK

In August 2019, SchoolWorks Inc. was retained by the Tulare Joint Union High School District to update its current Facilities Master Plan (FMP). This plan will provide an updated framework for the District's school facilities improvement program over the next five to ten years and help establish goals and guidelines to ensure the District's school facilities and financial planning are able to accommodate and support its current and future programs. It is recommended that key components in this document be reviewed on an annual basis by the District and its guidance counsel.

Schoolworks, Inc. has assembled a team of specialists in the fields of facilities planning, maintenance, operations, and facility funding to document and analyze the District's facilities. Assisting our team was a collaboration of District Administration, school site Principals, Facilities, Maintenance and Operations staff, as well as other key stakeholders in the District and community.

The Facilities Master Plan identifies and evaluates the current conditions of the District's school facilities, providing an estimated cost summary for modernization, repairs and upgrades, site work and infrastructure improvements, portable building replacement and future new construction projects.

Proposed estimates and support budgets are based upon the 2020 costs for constructing public works in the region. The District should keep in mind all costs identified in the FMP are estimates. Cost estimates do not take into account unexpected or unforeseen scope of work variances, escalation or inflation costs. Depending on the timing of projects, it is recommended the District consult with the Architect and Project Manager before finalizing any construction budgets.

- **School Site Assessments**
- **Facility Site & Equity Analysis**
- **Develop a Database of Facilities Needs**
- **Identify Costs of All Identified Needs**
- **Demographic Analysis**
- **Identify Potential Funding Sources**
- **Stakeholder & Staff Input**
- **Develop Principles & Criteria for Prioritization**
- **Apply Priority Criteria to Needs Database**
- **Board Workshop to Review FMP Draft**
- **Finalize FMP & Present to District and Public**



The SchoolWorks, Inc. team would like to acknowledge and thank the following stakeholders for the involvement in this project:

Tony Rodriguez, Superintendent

Danny Pierotte, Director of Facilities

Mission Oak High School

- Michele Borges, Principal
- Stephanie Dietz, Dean of Students
- Ray Gamez, Maintenance
- Kymber De La Cruz, Physical Education, Department Chair
- Roger Robles, Assistant Principal
- David Terrel, Athletics Director

Tulare Union High School

- Michelle Nunley, Principal
- Phil Hampton, Maintenance Supervisor
- Terry Langlie, Head Counselor
- Diana Nalbandian-Hatton, Athletics Director
- Danny Santana, Assistant Principal
- Manuel Silva, Maintenance

Tulare Western High School

- Kevin Covert, Principal
- Gjon Guerrero, Maintenance Supervisor

Tulare Tech Prep / Countryside High School

- Steve Ramirez, Principal

Tulare High School Farm

- Daniel Dutto, Principal

Sierra Vista Charter School

- Dereck Domingues, Principal
- Jason Edwards, Director Special Education
- Larriann Torrez, Director Adult School

Accelerated Charter School

- Wendi Powell, Principal

Tulare Adult School

- Larriann Torrez, Director



FINDINGS AND OBSERVATIONS

The Tulare Joint Union High School District, like many other school districts throughout California, has more facilities improvement needs than available funding. Considering the limited amount of resources available for facilities maintenance and improvement projects, the District and its staff should be complimented on the overall conditions of its school facilities.

The Facilities Planning Assessment (FPA) has identified a total of **\$98,986,357** in facilities improvement projects. This includes **\$32,059,107** for modernization and improvement of existing facilities, and **\$66,927,250** in potential new facilities projects.

The Modernization category provides an overview of permanent and portable structures, site work and infrastructure. Cost estimates cover those items identified as either needing repair or replacement because they are no longer functional or safe, or general improvements that result in extending the useful life of a system. Estimates are not included for categories which are already included in the Districts yearly maintenance plan, or for systems where no visible deficiencies were present at the time of inspection. Estimate totals include construction costs and support costs which include a 10% contingency and 15% or architect fees, engineering, testing, inspection and DSA fees.

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

The District should prepare to work closely with its team of facility planners, financial advisors and architects to develop a long-range plan to maximize the amount of eligible funding from the State in concurrence with local bond funds.



FINDINGS AND OBSERVATIONS

TOTAL	Mission Oak High	Tulare Union High	Tulare Western High	Tech Prep/Countryside	Sierra Vista Charter	Accelerated Charter	Tulare Adult	Tulare High Farm	TOTAL
FACILITIES ASSESSMENT									
MODERNIZATION CATEGORY	COST	COST	Cost	Cost	Cost	Cost	Cost	Cost	COST
Utilities (Gas, Water, Sewer, Drainage)	\$0	\$0	\$156,000	\$0	\$0	\$0	\$0	\$0	\$156,000
Flatwork and Pavement	\$0	\$790,400	\$910,000	\$30,160	\$0	\$250,000	\$0	\$540,800	\$2,521,360
Landscaping and Irrigation	\$0	\$0	\$208,000	\$0	\$0	\$26,000	\$0	\$0	\$234,000
Playfields / Playcourts	\$16,250	\$1,749,800	\$292,500	\$13,000	\$0	\$130,000	\$0	\$0	\$2,201,550
Security & Safety	\$58,500	\$169,000	\$0	\$0	\$127,400	\$111,800	\$40,040	\$0	\$506,740
ADA compliance (excluding restrooms)	\$0	\$516,750	\$419,250	\$0	\$26,000	\$6,500	\$57,200	\$55,250	\$1,080,950
Roofing	\$0	\$1,241,240	\$2,525,432	\$8,320	\$0	\$0	\$657,800	\$0	\$4,432,792
HVAC	\$0	\$507,000	\$351,000	\$0	\$32,500	\$240,500	\$0	\$0	\$1,131,000
Exterior Upgrades	\$0	\$1,348,750	\$241,020	\$11,440	\$84,760	\$4,550	\$30,680	\$110,500	\$1,831,700
Instructional Spaces Interior Upgrades	\$0	\$10,189,660	\$5,416,195	\$14,040	\$47,320	\$36,400	\$36,400	\$1,137,500	\$16,877,515
Restroom Interior Upgrades	\$0	\$481,000	\$305,500	\$0	\$104,000	\$65,000	\$130,000	\$0	\$1,085,500
TOTAL	\$74,750	\$16,993,600	\$10,824,897	\$76,960	\$421,980	\$870,750	\$952,120	\$1,844,050	\$32,059,107
NEW FACILITIES CATEGORY									
NEW FACILITIES CATEGORY	COST	COST	Cost	Cost	Cost	Cost	Cost	Cost	COST
New Classrooms	\$5,200,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,200,000
Multipurpose Building / Cafeteria	\$0	\$7,150,000	\$0	\$0	\$0	\$0	\$0	\$0	\$7,150,000
Gymnasium	\$3,900,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,900,000
Metal Shade Structure	\$468,000	\$0	\$0	\$0	\$0	\$211,250	\$0	\$0	\$679,250
Agriculture / Farm Facilities	\$0	\$468,000	\$0	\$0	\$0	\$0	\$0	\$2,366,000	\$2,834,000
Outdoor Athletic Facilities	\$7,250,000	\$1,820,000	\$8,944,000	\$0	\$0	\$0	\$0	\$0	\$18,014,000
Shops / Labs / CTE	\$10,400,000	\$0	\$0	\$0	\$0	\$0	\$0	\$6,110,000	\$16,510,000
Pool	\$7,150,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,150,000
All Weather Track	\$1,200,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,200,000
Performing Arts Building	\$4,290,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,290,000
TOTAL	\$39,858,000	\$9,438,000	\$8,944,000	\$0	\$0	\$211,250	\$0	\$8,476,000	\$66,927,250
FACILITIES ASSESSMENT TOTALS	\$39,932,750	\$26,431,600	\$19,768,897	\$76,960	\$421,980	\$1,082,000	\$952,120	\$10,320,050	\$98,986,357



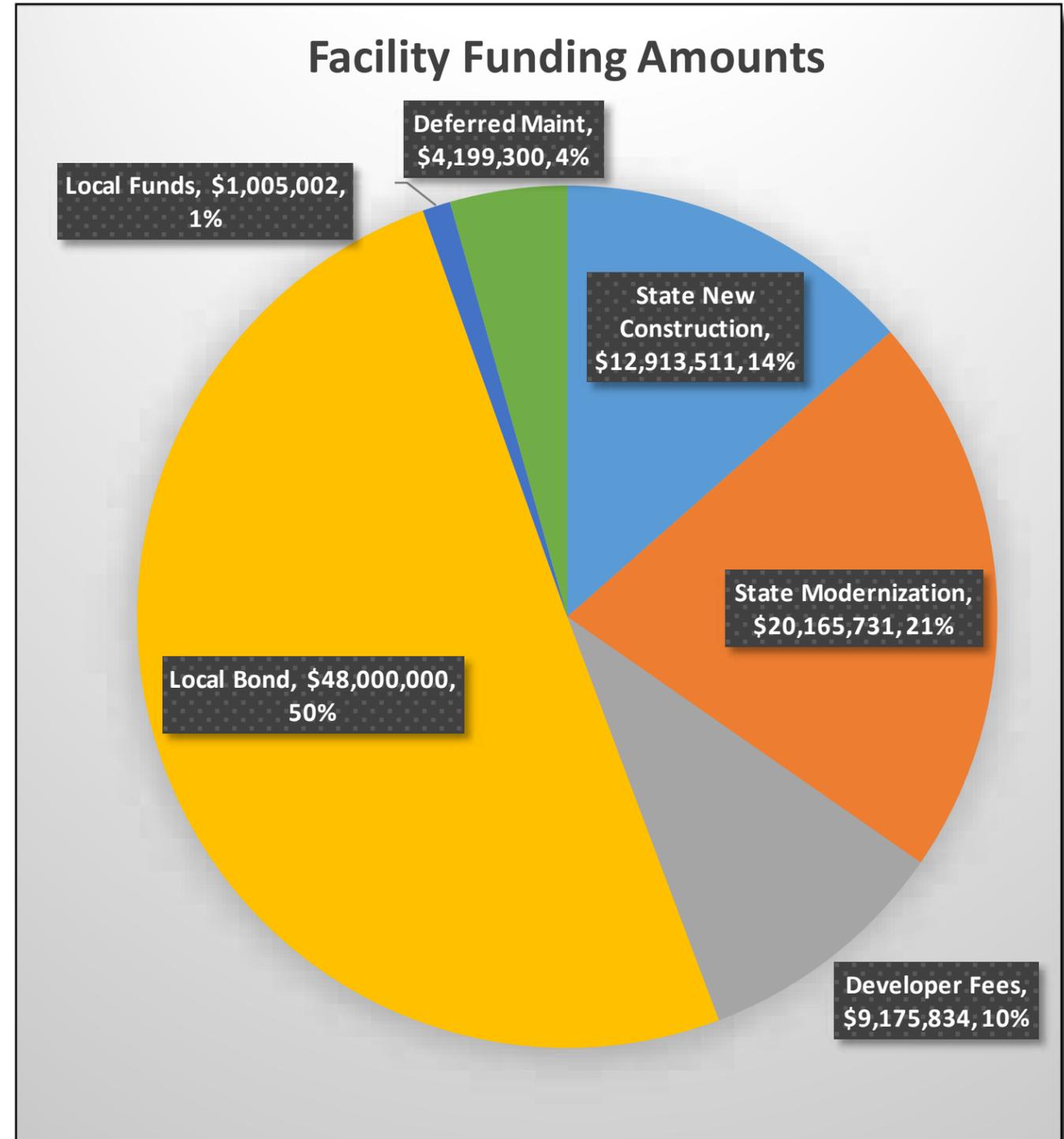
EXECUTIVE SUMMARY

FUNDING PROFILE

As part of the assessment, Schoolworks has reviewed with staff how the District funds facilities projects. This will help provide a clear road-map to establish a long-term implementation plan prioritizing certain projects based on when funding is available.

It is recommended that Tulare Joint Union High School District work closely with its team of facility planners, financial advisors and architects to develop a long-range sequencing plan to maximize the amount of eligible funding from the State in concurrence with local bond funds.

Tulare Joint Union High School District	
Funding Sources	Facility Funding Sources
State Modernization	\$18,158,024
State New Construction Projects	\$5,952,236
Potential State Grants (CTE/FDK)	\$3,000,000
State Funding Reimbursements (NC)	\$3,961,275
State Funding Reimbursements (Mod)	\$2,007,707
Fund 25 Balance (DF)	\$4,796,205
Developer Fee Income	\$4,379,629
Fund 40 Balance (Cap Fac Reserve)	\$1,005,002
Future Local Bond Potential	\$48,000,000
Deferred Maintenance Balance	\$699,300
Annual DM Allocations	\$3,500,000
Totals	\$95,459,378



SECTION 2

FUNDING SOURCES



FACILITIES FUNDING SOURCES

Facilities projects can be funded from several different sources. The State of California provides funding assistance to eligible public school districts through the School Facilities Program (SFP). The District should also consult with its financial advisor to determine if certain local funding options are a viable resource.

We have included a brief explanation of some of the facility funding options which may be available to your District. It's always best to contact your facilities planning consultant for a more in-depth review and analysis as not all funding options described in this section will be applicable to the District.

STATE FUNDING OPTIONS

- Modernization Funding
- New Construction Funding
- Financial Hardship Funding/Facility Hardship

LOCAL FUNDING OPTIONS

- Developer Fees
- Certificates of Participation (COP)
- General obligation bonds ("G.O. Bonds")

OTHER FUNDING OPTIONS

- LCAP (Local Control and Accountability Plan)
- RRMA/RMA



MODERNIZATION (60% STATE FUNDING)

- Maintain/Upgrade Existing Buildings
- Standard State Share = 60% of eligible project amount
- Eligibility generated by buildings 25 years old or portables 20 years old
- Can be based on capacity of facilities or square footage/classroom ratio
- Eligibility may increase when enrollment increases
- Enrollment is used to determine maximum eligibility

MODERNIZATION PROJECTS

- Form SAB 50-03 used to determine eligibility for each site
- Can be updated as enrollment increases or buildings age
- Form SAB 50-04 used to file project application funding request

WHAT DOES THE PROGRAM FUND?

- Modernization grants are limited to expenditures on the site that generated the eligibility
- Replaces portables with permanent classrooms
- New building area required by the Americans with Disabilities Act (ADA) or by the DSA (Division of State Architect) handicapped access requirements
- Replacement, repair or additions to existing site development
- Site development items required by the ADA or by the DSA handicapped access requirements
- Furniture and equipment that lasts more than one year is repaired, rather than replaced, at the cost of tagging and inventory is a small percentage of the cost.
- The modernization grant can be used to fund a large variety of work at an eligible school as pursuant to EC Section 17074.25.
- Air conditioning, insulation, roof replacement, as well as the purchase of new furniture and equipment are just a few of the eligible expenditures of modernization grants.
- Projects can include any of the buildings on the site, not just those eligible.
- Funds can be used to replace buildings, but not increase square footage (except as required for ADA purposes)
- Upgrading classrooms to 21st century design



STATE HARDSHIP

FINANCIAL HARDSHIP (UP TO 100% STATE FUNDING)

- Can provide more State funding than standard projects
- Limits amount to be spent on projects
- Less local funds required
- Only approved eligible projects can be funded
- Each Hardship approval lasts six months
- Ability to get funding up front to design the eligible projects

PREREQUISITES FOR FINANCIAL HARDSHIP

- Eligibility in the State Building Program
- Collecting Maximum Developer Fee
- Not enough money to match State funds
- One of the following:
 - Local Bonding Capacity Less than \$5 million
 - Over 60% of bonded indebtedness in capital facilities debt
 - Passed a Prop 39 bond in last two years

FACILITY HARDSHIP (50-60% STATE FUNDING)

- The program provides funding for the minimum work necessary to mitigate the health and safety threat.
- In order for a project to be eligible, one of the following two conditions must exist:
 - Facilities must be in need of repair or replacement due to a health and safety threat
 - Facilities were lost or destroyed due to fire, flood, earthquake or other disaster
- The District must provide a report from an industry specialist with governmental concurrence to identify the health and safety threat and the minimum work required to mitigate the threat

FACILITY HARDSHIP PROJECTS

- Used to repair or replace existing buildings and schools due to health and safety concerns
- Mainly used for projects when modernization eligibility is not available
- These projects are given funding priority over standard projects
- The District can also request Financial Hardship funds for a Facility Hardship project



NEW CONSTRUCTION (50% STATE FUNDING)

- Standard State Share = 50% of eligible project amount
- Grants are to be used to build classrooms
- Can be used to replace portables* (Limited to the number of portables excluded in original baseline calculations)
- May also be used for Gym, Multi-Use or Library if needed on the site
- Extra State funding is available for small projects and small school districts
- OPSC forms are used to compare 5-year or 10-year projected enrollment to the facility classroom capacity
- Any unhoused students generate grants to be used for projects
- Eligibility should be calculated each school year when the CBEDS/CALPADS data is available
- Small school district's eligibility lasts for three years

NEW CONSTRUCTION PROJECTS

- Form SAB 50-01 used to determine enrollment projections
- Form SAB 50-02 used to determine baseline capacity – only filed once
- Form SAB 50-04 used to file project application funding request

WHAT DOES THE PROGRAM FUND?

Costs Associated With Housing New Pupils [EC Section 17072.35] includes the following, but not limited to:

- Classrooms
- Subsidiary Facilities
- Outdoor Facilities
- Design
- Engineering
- Testing
- Inspection
- Plan Checking
- Construction Management
- Site Acquisition & Development
- Hazardous Wastes Costs



DEVELOPER FEES

- A common source of funding to pay for local facility needs.
- Most districts collect Level 1 Developer Fees.
- Some districts qualify for a higher Level 2 fee which is determined individually for each District to fund 50% of the needed new facilities due to the impact of development.

WHO SHOULD COLLECT DEVELOPER FEES?

- A growing district
- A district with facility needs
- A district in which new development is occurring
- A district in the State Building Program
- A district considering Financial Hardship
- A district eligible to collect the fees

CURRENT LEVEL 1 AMOUNTS

- Residential = \$3.79 per square foot
- Commercial/Industrial = \$0.61 per square foot
- Updated every two years by the SAB – The last increase was in January 2018.
- Justified based on 100% of the cost to provide school facilities for students
- Utilizes State standards for capacities and construction costs

USE OF LEVEL 1 DEVELOPER FEES

- New school projects
- School Additions (classrooms and support facilities)
- School Sites
- Modernization projects
- Technology & infrastructure expansion projects
- Projects also include site development, architect fees, furniture and equipment, etc
- Leased or Purchased Portables
- Developer Fee Studies
- Other impacts due to growth caused by new development
- Up to 3% for administration costs to collect fees



General Obligation Bonds (G.O. Bonds) are voter-approved, long-term debt instruments, which are secured by the legal obligation to levy and collect ad valorem property taxes sufficient to pay annual debt service on the G.O. Bonds. Historically, a voter approval of more than two-thirds was required but, in 2000, Proposition 39 lowered the voter approval to more than 55%.

The amount of G.O. Bonds that can be outstanding at any given time cannot exceed 2.5% of the assessed valuation for a unified school district or 1.25% for either an elementary or high school district. The maximum term for G.O. Bonds is generally 25 years, although 40 years is possible if issued pursuant to the California Government Code. The proceeds of the G.O. Bonds may be spent on school facilities such as the purchase of land and construction of buildings and Proposition 39-approved debt allows the furnishing and equipping of school facilities.

Debt authorized under Proposition 39 has tax rate limitations. For unified school districts, the projected annual tax rate for any single bond measure cannot exceed \$60 per \$100,000 of assessed valuation. For other districts, the limitation is \$30 per \$100,000.

Bonds issued under Proposition 39 require school districts to establish a Citizen's Oversight Committee to conduct annual, independent performance and financial audits.

Because G.O. Bonds are secured by the taxing power of the school district, they are considered to pose minimal risk to investors and therefore provide the lowest borrowing cost to the district of any financing vehicle available.

The boundaries for the General Obligation Bond Election are identical to the district boundaries. All registered voters residing within the district boundaries are eligible to vote on the bond measure.

ADVANTAGES OF G.O. BONDS ARE:

- Generate additional revenue to pay debt service
- Lower interest rates and cost of issuance
- No need for a funded reserve fund
- Flexibility in structure of issue and type of sale.
- Minimal school district staff time required compared to other financing methods.



CERTIFICATES OF PARTICIPATION

Certificates of Participation (COPs) are a form of lease financing which allows a school district, as lessee of the financed property, to repay its debt in the form of periodic lease payments. COPs enable school districts to finance capital assets over a multi-year period without voter approval, providing an important alternative to General Obligation Bond debt.

In fact, the most important thing about lease financing is that a school district can almost always count on it as being legally available to finance nearly any project, subject to minimum procedural requirements, provided only that the school district can afford the lease payments out of available monies in its general fund.

The school district, as lessee, leases the property it is acquiring from a lease-party lessor, usually a nonprofit corporation or Joint Powers Agency (JPA). The lease payments made by the school district to the lessor are assigned to the lender (the COP owners) to repay the debt. Each COP owner is entitled to a proportionate amount of the lease payments made by the school district under the lease; the COPs represent this entitlement. In a COP financing, a portion of each lease payment is designated as interest and, consequently, the owners of the COPs may receive tax-exempt interest payments. COPs are sold to investors much as bonds are; the proceeds of the sale of the COPs provide the money used to acquire and construct the school district project.

THE ADVANTAGES OF COPs ARE:

- No voter approval is required
- Significant flexibility because of lack of procedural and other restrictions
- Can be accomplished in relatively short time
- Can finance virtually any real or personal property



LCAP (Local Control Accountability Plan)

While not a common source of revenue for facilities projects, the District may decide to set aside a certain amount of general fund money when developing the LCAP (Local Control and Accountability Plan) to accommodate for certain facilities maintenance projects.

RRMA/RMA (Routine Restricted Maintenance Account/Routine Maintenance Account)

From the Office of Public School Construction (OPSC) and California Department of Education (CDE), "EC Section 17070.75 requires school districts that participate in the School Facility Program (SFP) to make all necessary repairs, renewals, and replacements to ensure that a project is at all times maintained in good repair, working order, and condition. This is accomplished by the establishment of a restricted account within the District's general fund for the exclusive purpose of providing monies for ongoing and major maintenance of school buildings. EC Section 17070.75 requires a district to deposit a specified amount in each fiscal year, for 20 years, when SFP funds are received.

For districts receiving Proposition 51 funding, a district receiving SFP funds during the 2017/2018 fiscal year must make a deposit equal to 3% of their general fund in the 2018/2019 fiscal year. For districts receiving SFP funding in 2018/2019 and beyond, the district must make the required deposit in same fiscal year in which funds are received. Therefore school districts receiving SFP funds in 2018/2019 must make a deposit in 2018/2019.

For districts receiving Proposition 1A, 47, 55, and 1D funding, school districts may be eligible to deposit an alternative amount, as provided in statute."



MODERNIZATION ELIGIBILITY ANALYSIS

Based on preliminary estimates, the District may be eligible for a combined **\$30,263,373** in State modernization funding.

Under the current State Facilities Building Program, the State share is (60%) of the eligible project amount. The District would need to come up with a local share amount (40%) of approximately **\$12,105,349** to request State funding.

However, if the District qualifies for Financial Hardship, then up to 100% of the local share could be funded by the State. The District should seek the advice from it's eligibility consultant to determine if any of the prerequisites are met and if the timing is right to request Financial Hardship.

The District should also consult with its facilities planning and eligibility specialist to verify any potential State new construction eligibility possibilities.

Tulare Joint Union High School District Modernization Eligibility Analysis								
Project Totals	2019	2020	2021	2022	2023	2024	2025	2026
Tulare Union High	\$12,495,085	\$12,495,085	\$12,495,085	\$12,495,085	\$12,495,085	\$12,495,085	\$12,495,085	\$12,495,085
Tulare Western High	\$11,264,305	\$11,264,305	\$11,264,305	\$11,264,305	\$13,420,992	\$13,420,992	\$17,384,325	\$17,384,325
Mission Oak High	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Sierra Vista Charter High	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Tulare Tech Prep High	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Countryside High	\$0	\$0	\$0	\$0	\$0	\$383,963	\$383,963	\$383,963
Accelerated Charter High	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Totals	\$23,759,390	\$23,759,390	\$23,759,390	\$23,759,390	\$25,916,077	\$26,300,039	\$30,263,373	\$30,263,373
State Match (60%)	2019	2020	2021	2022	2023	2024	2025	2026
Tulare Union High	\$7,497,051	\$7,497,051	\$7,497,051	\$7,497,051	\$7,497,051	\$7,497,051	\$7,497,051	\$7,497,051
Tulare Western High	\$6,758,583	\$6,758,583	\$6,758,583	\$6,758,583	\$8,052,595	\$8,052,595	\$10,430,595	\$10,430,595
Mission Oak High	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Sierra Vista Charter High	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Tulare Tech Prep High	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Countryside High	\$0	\$0	\$0	\$0	\$0	\$230,378	\$230,378	\$230,378
Accelerated Charter High	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Totals	\$14,255,634	\$14,255,634	\$14,255,634	\$14,255,634	\$15,549,646	\$15,780,024	\$18,158,024	\$18,158,024
Local Match (40%)	2019	2020	2021	2022	2023	2024	2025	2026
Tulare Union High	\$4,998,034	\$4,998,034	\$4,998,034	\$4,998,034	\$4,998,034	\$4,998,034	\$4,998,034	\$4,998,034
Tulare Western High	\$4,505,722	\$4,505,722	\$4,505,722	\$4,505,722	\$5,368,397	\$5,368,397	\$6,953,730	\$6,953,730
Mission Oak High	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Sierra Vista Charter High	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Tulare Tech Prep High	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Countryside High	\$0	\$0	\$0	\$0	\$0	\$153,585	\$153,585	\$153,585
Accelerated Charter High	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Totals	\$9,503,756	\$9,503,756	\$9,503,756	\$9,503,756	\$10,366,431	\$10,520,016	\$12,105,349	\$12,105,349

* Financial Hardship districts may be funded up to 100%



SECTION 3

DEMOGRAPHICS



DISTRICT MAP

■ Mission Oak High School

3442 E. Bardsley Avenue, Tulare, CA 93274
Ph: 559.687.7308

■ Tulare Union High School

755 E. Tulare Avenue, Tulare, CA 93274
Ph: 559.686.4761

■ Tulare Western High School

824 W. Maple Avenue, Tulare, CA 93274
Ph: 559.686.8751

■ Tulare Tech Preparatory High School

737 W. Bardsley Avenue, Tulare, CA 93274
Ph: 559.687.7400

■ Countryside High School

1084 S. Pratt, Tulare, CA 93274
Ph: 559.687.7400

■ Accelerated Charter School

4136 N. Mooney Blvd, Tulare, CA 93274
Ph: 559.687.7303

■ Sierra Vista Charter High School

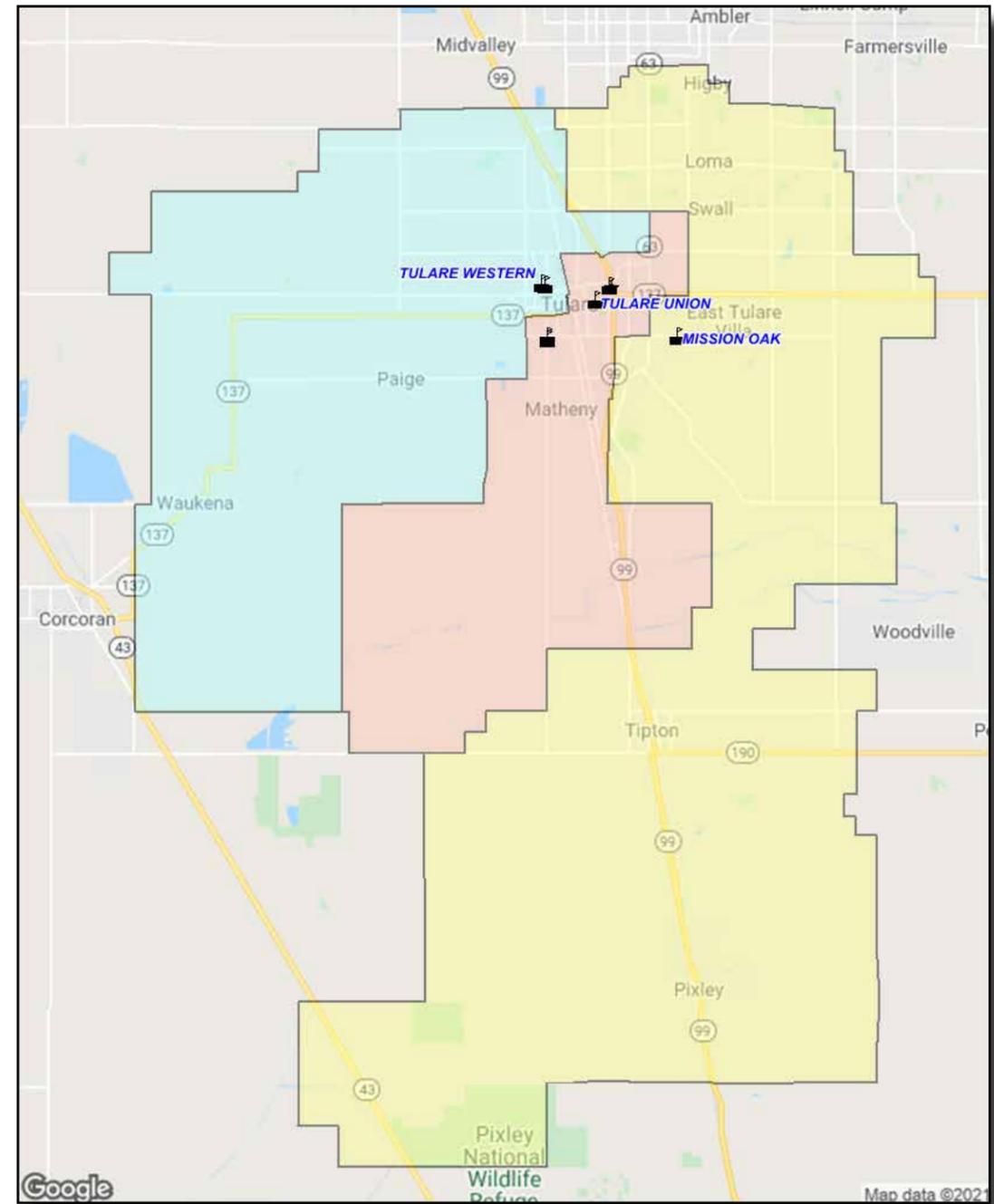
351 N. K Street, Tulare, CA 93274
Ph: 559.687.7384

■ Tulare Adult School

575 W. Maple Avenue, Tulare, CA 93274
Ph: 559.686.0225

■ Tulare FFA

591 W. Bardsley Avenue, Tulare, CA 93274
Ph: 559.687.7390



The enrollment projections for each school are generated using a State standard weighted cohort trend analysis. The basic projections are created by studying the individual geographic areas. Once the trends are analyzed for each area, the base projections are modified using the following procedures:

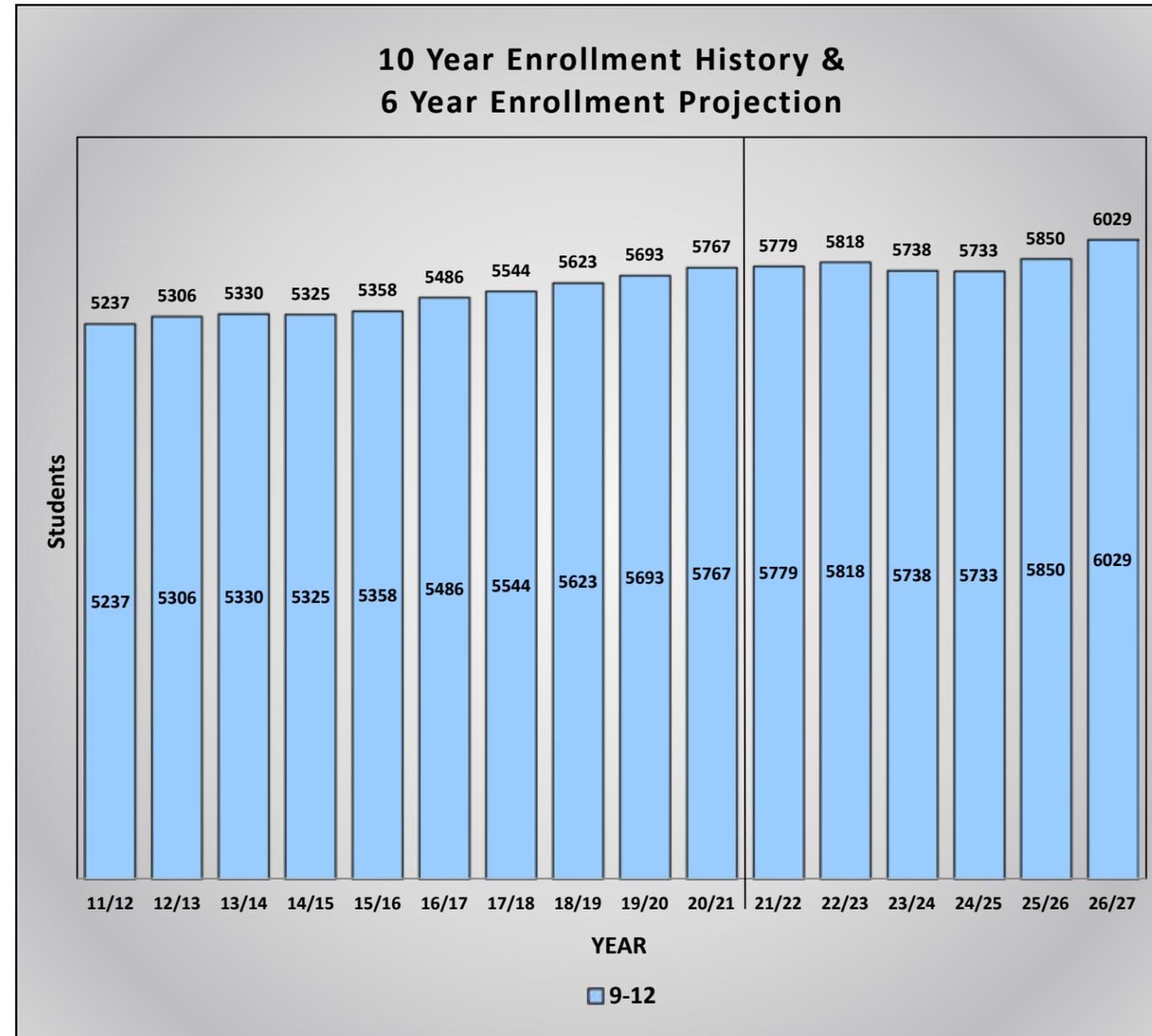
- Birth rates are used to project future kindergarten enrollment. It is assumed if the births indicate there was an increase of 4% one year, then there will be a corresponding 4% increase in the kindergarten class five (5) years later.
- New Housing Development rates and yield factors are compared to the historical impact of development, and if the future projections exceed the historical values, the projections are augmented accordingly.
- Inter-District student counts are not included in the base geographic trend analysis since these students reside outside of the District. Therefore, the current number of students-per-school and students-per-grade are added to the base projections.
- Intra-District students are those who transfer from one school to another. The number of students transferring into and out of each school are calculated and used to determine the difference between the projections for students living in each attendance area versus those that are projected to attend the school.
- The projections for special education students and alternative programs are created by assuming those programs typically serve a percentage of the total District population. Therefore, as the District grows or declines, the enrollment in those programs would increase or decrease accordingly.
- The number of students living in the boundary are used to generate the cohort factors. The weighted average of the three (3) years was determined with the current year weighted 50%, the prior year 33.3% and the last year 16.7%. This gives the current trends more value in determining the projections. Those cohorts are then used to determine the students who will be residing in each attendance area for the following years.



ENROLLMENT PROJECTION

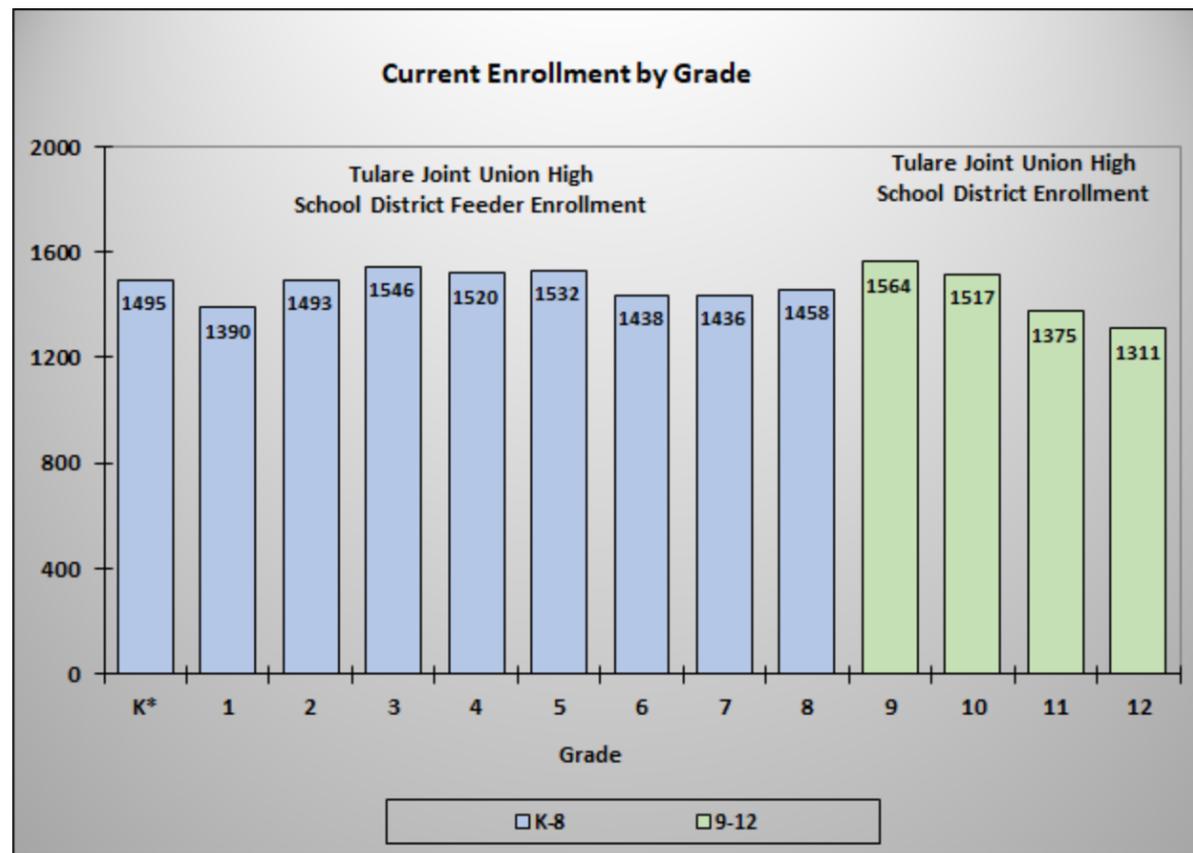
The district-wide enrollment projections are meant to serve as a planning tool to help with both long- and short-term planning. Enrollment projections examine the factors that influence school enrollments, namely trends in demographics, birth rates, and housing development. They are also used as a tool to identify certain facility planning requirements such as capacity, utilization of existing facilities, planning for modernization or new construction, and attendance boundary redistricting.

This projection provides information based on the 2020/21 District enrollments and programs, local planning policies and residential development. As these factors change and time lines are adjusted, the enrollment projections should be revised to reflect the most current information.



CURRENT ENROLLMENT ANALYSIS

This chart illustrates the October 2020 enrollment by grade level for Tulare Joint Union High School District and the combined enrollment of the feeder school Districts. The chart provides insight on how future class sizes may affect the overall enrollment at Tulare Joint Union High School District. For example, the current graduating class of 12th graders is smaller than the incoming 9th grade class in 2020. This chart is meant to visually represent the enrollment numbers as of today and do not consider other factors such as new housing development, private and charter school impacts or changes in transfer trends.



HISTORIC ENROLLMENT & COHORT

This chart shows the enrollment by grade level over the past four (4) years. The cohort values were calculated for each grade and each year, along with the weighted average for each grade. A positive cohort value indicates that grade is expected to have more students than the previous grade last year. A negative value would mean that the grade has fewer students compared to the previous grade last year.

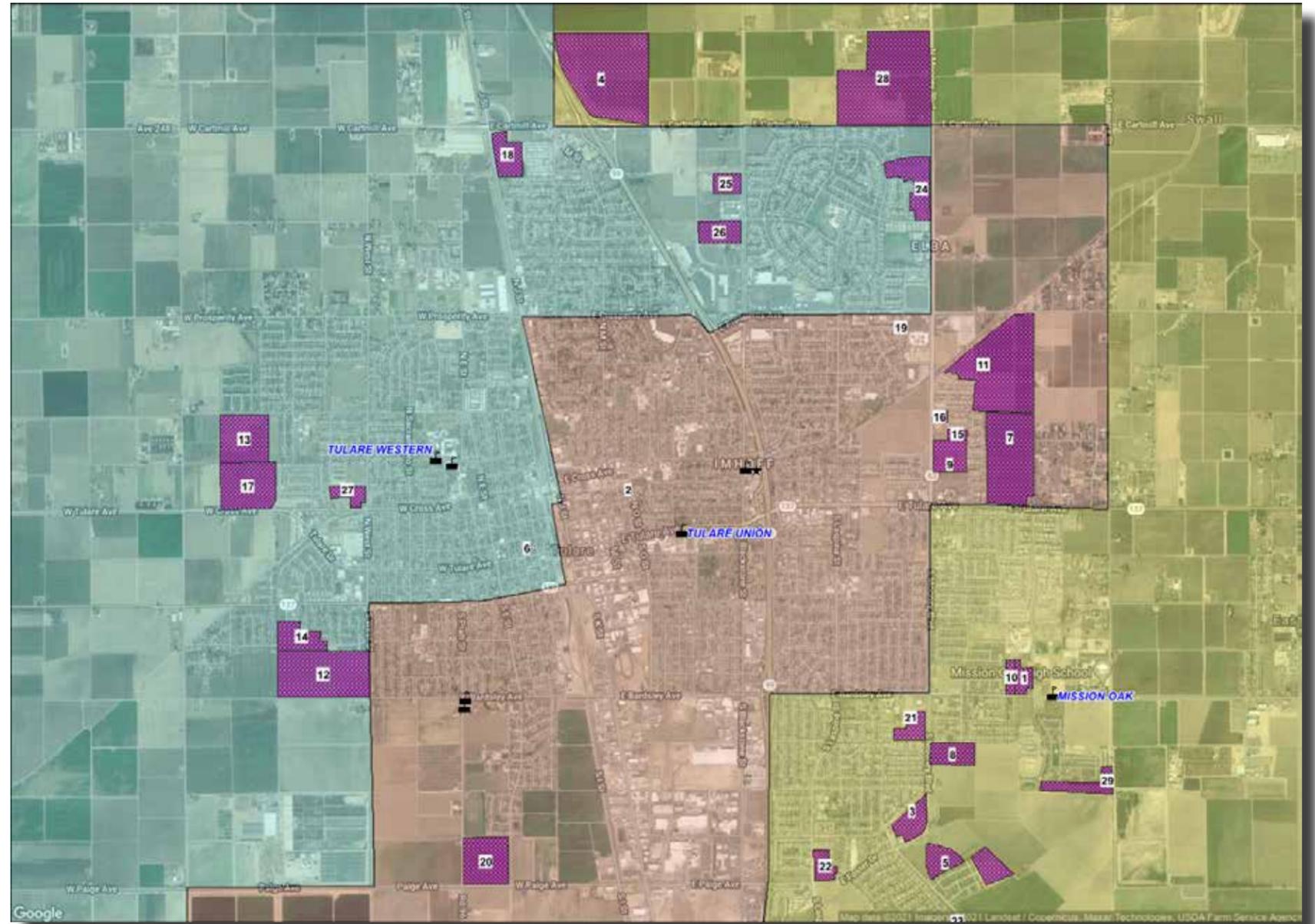
Grade	CalPADS Enrollment				Historic Cohorts			Weighted Average
	17/18	18/19	19/20	20/21	17 to 18	18 to 19	19 to 20	
9	1,463	1,493	1,534	1,564				
10	1,423	1,443	1,428	1,517	-20	-65	-17	-33.5
11	1,333	1,402	1,395	1,375	-21	-48	-53	-46.0
12	1,325	1,285	1,336	1,311	-48	-66	-84	-72.0
Totals	5,544	5,623	5,693	5,767	-29.7	-59.7	-51.3	-50.5
Annual Change:		79	70	74				



FUTURE NEW HOUSING DEVELOPMENT

ID	Tract	Remain	6 Year Projection	Boundary
1	2970 Bardsley Ph1	79	79	Mission Oak
2	All Valley MF	0	0	Tulare Union
3	CAL RANCHOS	2	2	Mission Oak
4	Cartmill Crossings	0	0	Tulare Western
5	Cottonwood	295	101	Mission Oak
6	CRD Construction	8	8	Tulare Western
7	Farrar Estates	358	198	Tulare Union
8	Fernjo Estates	83	83	Mission Oak
9	Greens at Oak Creek	88	88	Tulare Union
10	Hidden Ridge	32	32	Mission Oak
11	KCOK RANCH	355	180	Tulare Union
12	Liberty Hill	384	0	Tulare Western
13	MONTECITO ESTATES	43	43	Tulare Western
14	Monterey Estates 2,3	96	96	Tulare Western
15	Oak Creek 3	38	38	Tulare Union
16	Oak Creek 4	60	60	Tulare Union
17	Oak Crest	210	190	Tulare Western
18	Oak Tree Estates	28	28	Tulare Western
19	PM 5288	4	4	Tulare Union
20	RANCHO VENTURA	165	140	Tulare Union
21	Sierra Vista	22	22	Mission Oak
22	SP 1921 Agri-Logix	156	65	Mission Oak
23	Sunrise Estates	8	8	Mission Oak
24	Tesori	32	18	Tulare Western
25	The Riviera (Ginder)	62	62	Tulare Western
26	Ventana	42	42	Tulare Western
27	Villa Toscana	80	80	Tulare Western
28	Willow Glen	289	289	Tulare Western
29	Windmill Park	11	11	Mission Oak
Totals		3030	1967	

This close up view of the District shows the location of the projected new development areas. The projections used in this report are based on the following number of units projected from these developments.



STUDENT YIELD RATE ANALYSIS

Assuming that 1,967 of the 3,030 planned units are completed over a six (6) year period, there would be an average of 328 new housing units per year. To determine the impact of the new housing development, each new housing unit is multiplied by the student yield rate. Currently the District student yield rate is 0.225 students per housing unit. This breaks down as follows:

Tulare Joint Union High School District Student Yield Rate Analysis			
<u>Grade</u>	<u>2010 Students in District</u>	<u>2010 Housing Units</u>	<u>Student Yield Rate</u>
Total 9-12	5,215	23,186	0.225

Based on 2010 Census Data for school district.

The yield rate used for new construction eligibility determination in the State building program is 0.20 students per home for 9-12 districts. The yield rate in the Tulare Joint Union High School District is higher than the State average.

Tulare Joint Union High School District New Development Construction							
	Housing Units per Year						
<u>School</u>	<u>21/22 Year 1</u>	<u>22/23 Year 2</u>	<u>23/24 Year 3</u>	<u>24/25 Year 4</u>	<u>25/26 Year 5</u>	<u>26/27 Year 6</u>	<u>Totals</u>
Mission Oak	134	112	125	94	127	100	692
Tulare Union	70	125	113	100	150	150	708
Tulare Western	108	71	121	121	73	73	567
High Totals	312	308	359	315	350	323	1,967

Based on these estimated construction rates, the development will generate 70 students next year and a total of 442 students in the next six (6) years.



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SECTION 4

SCHOOL ASSESSMENTS





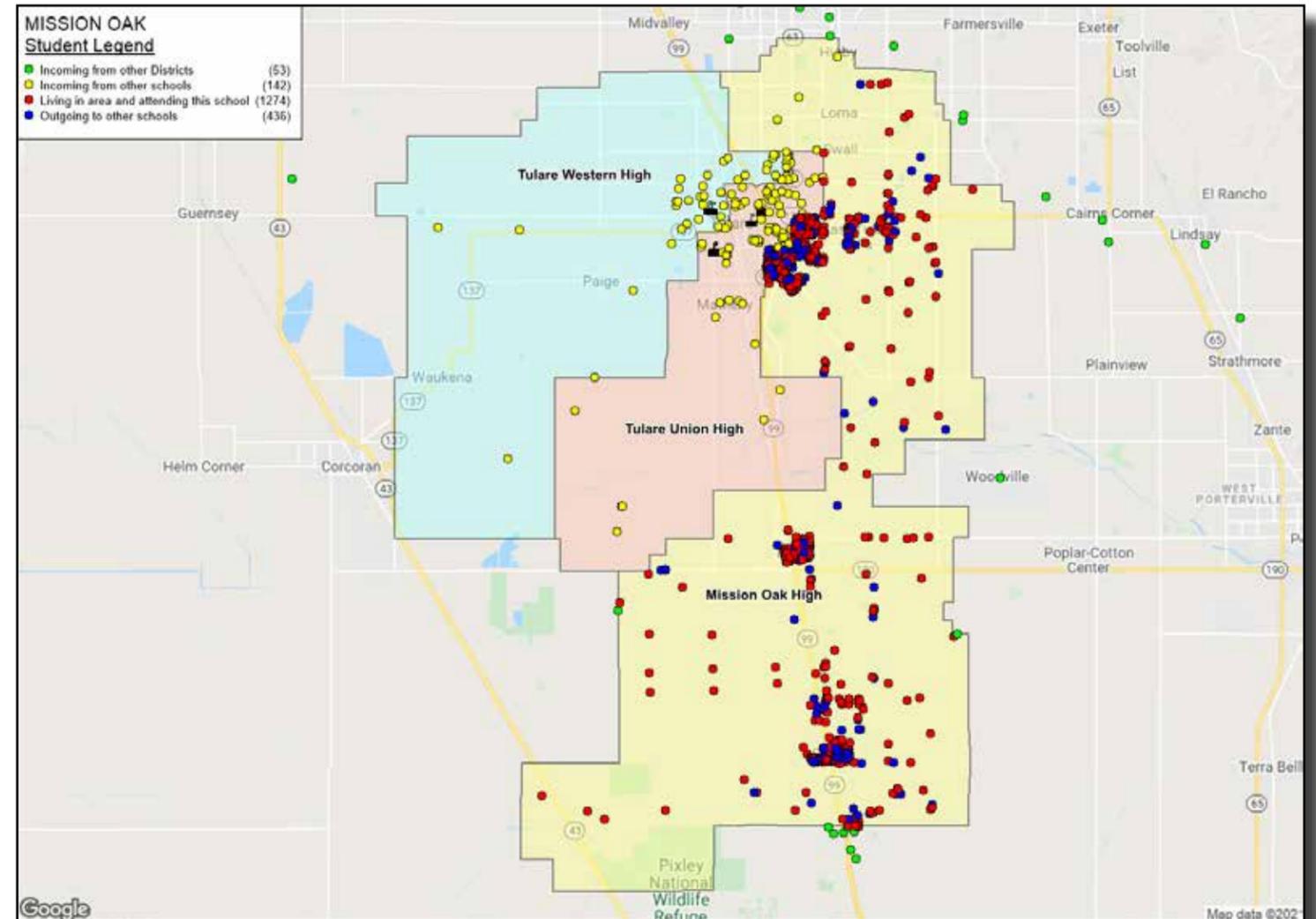
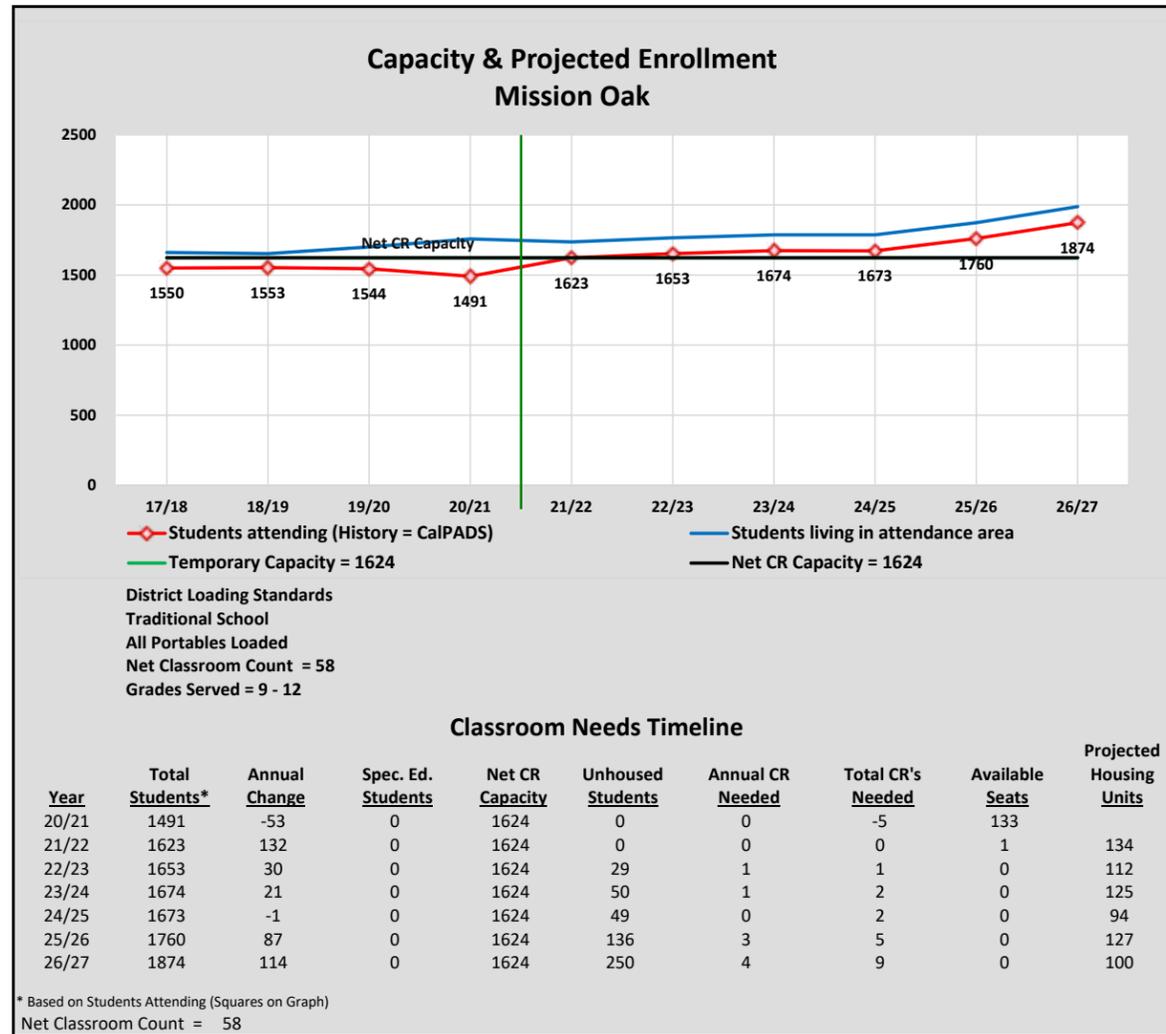
Mission Oak High School

3442 E. Bardsley Avenue, Tulare, CA 93274

530.827.2126

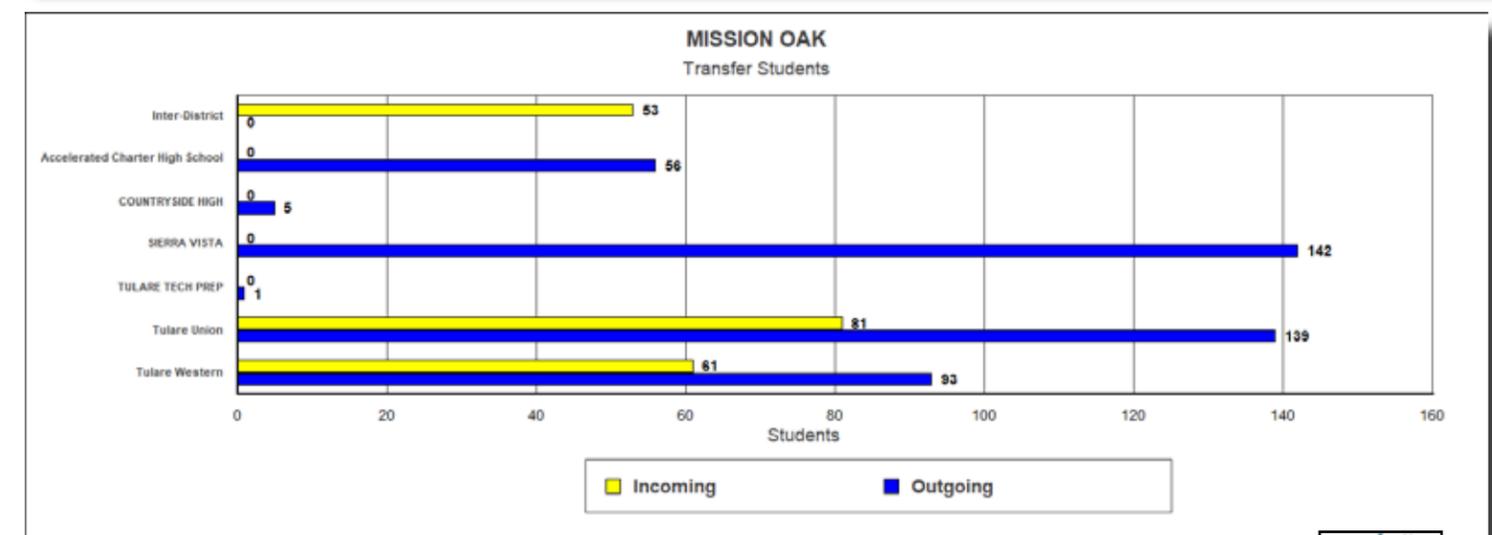
Grades 9-12





This chart shows the past four (4) years of enrollment and projected six (6) year enrollment for Mission Oak High School.

The net classroom capacity is calculated by taking the number of teaching stations and multiplying that by the District's loading standards for facility planning. The net capacity may not include other classroom sized spaces on campus that are currently designated for specialized district pull-out programs.

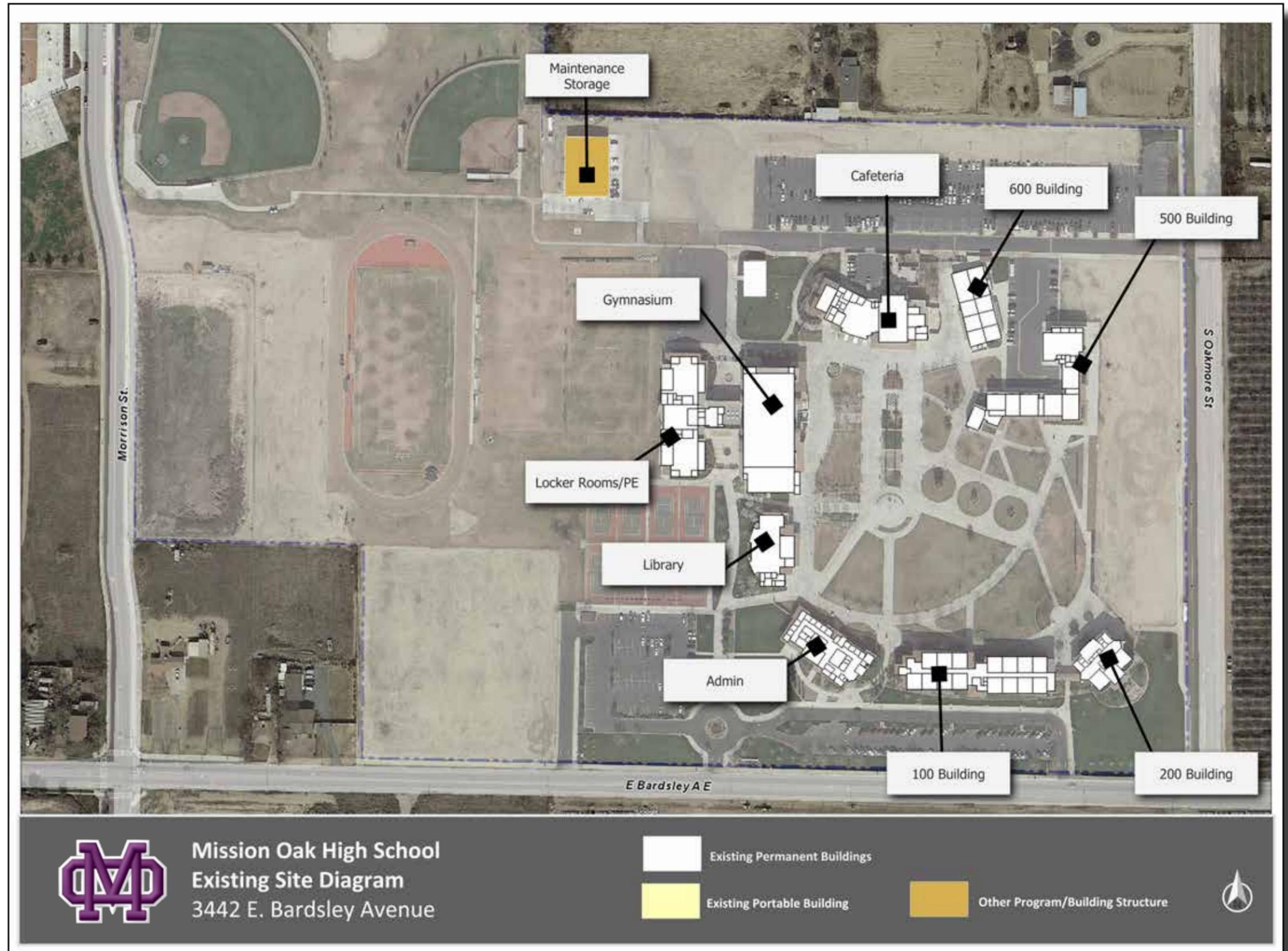


MISSION OAK HIGH ASSESSMENT

EXISTING CONDITIONS SITE MAP

SITE DATA

- Year Built: 2007
- Acres: +/- 70.36
- Building Area: +/- 178,259
- Grades Served: 9-12
- 2020/2021 Enrollment: 1,491



The building inventory provides a matrix identifying the current buildings on campus, the dates they were originally built, if they have been modernized using State funds and when they may be eligible for additional State modernization eligibility.

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

It is important to understand that classroom counts may be viewed in different ways for different purposes. The State School Facilities Program (SFP) considers all available teaching stations, excluding physical education facilities and core facilities (e.g., libraries, multipurpose rooms, and administrative spaces), as part of the site capacity when calculating eligibility for new construction or modernization funding.

Another method for calculating the number of classrooms is based on local District standards of class size and a definition of what is considered a full-day teaching station. The District may set aside several classroom spaces defined by the SFP for specialized programs or pull-out spaces. For this eligibility calculation, all potential classroom spaces defined by the State School Facilities Program (SFP) have been accounted for.

Mission Oak High Name	Date Built	Date Mod	Mod Funds	Bldg Type	Area	CR Count	Year Eligible for Modernization
ADMIN	2007			1	12590	1	2032
100 CR BLDG	2007			1	48857	29	2032
200 CR BLDG	2007			1	16120	9	2032
LIBRARY	2007			1	10573	1	2032
CAFETERIA	2007			1	17114	1	2032
GYMNASIUM	2007			1	25664	0	2032
P.E. BUILDING	2007			1	19697	1	2032
500 CR BLDG	2007			1	18524	8	2032
600 CR BLDG	2014			1	9120	8	2039
Totals					178259	58	

Bldg Type: 1=Permanent 2=Portable



FACILITIES ASSESSMENT REPORT

SITE WORK & INFRASTRUCTURE

- Add exterior drinking fountains with bottle fill stations (x5)

- Add restroom/concession building for athletic fields

- Add swimming pool facility

- Add all-weather track

- Add CTE classrooms on North end of Oakmore St frontage
 - Flexible spaces suitable for performing arts, auto shop, construction trades & law/forensic science classes
 - Include extra storage space (ASB/Drama)

- Add classroom building on South end of Oakmore St frontage
 - Include science classrooms and labs (1:1, no shared labs)
 - Include student restrooms

- Add fence along sidewalk bisecting athletic fields (staff request)
 - Needed to control spectator entry concurrent events

SITE WORK & INFRASTRUCTURE

- Add stadium facility (staff request)

- Add mini-gym facility (staff request)
 - Include space for circuit training and wrestling

- Add shade structure in front of cafeteria (staff request)
 - Replace cypress trees to create covered eating area

- Add tennis court lights (staff request)



Athletic fields restrooms/concession



Athletic fields restrooms/concession





All-weather track



Add CTE classrooms



Add stadium



Replace Cypress trees



New classroom building



Shade in front of cafeteria



MASTER PLAN PROJECTS

MODERNIZATION PROJECTS

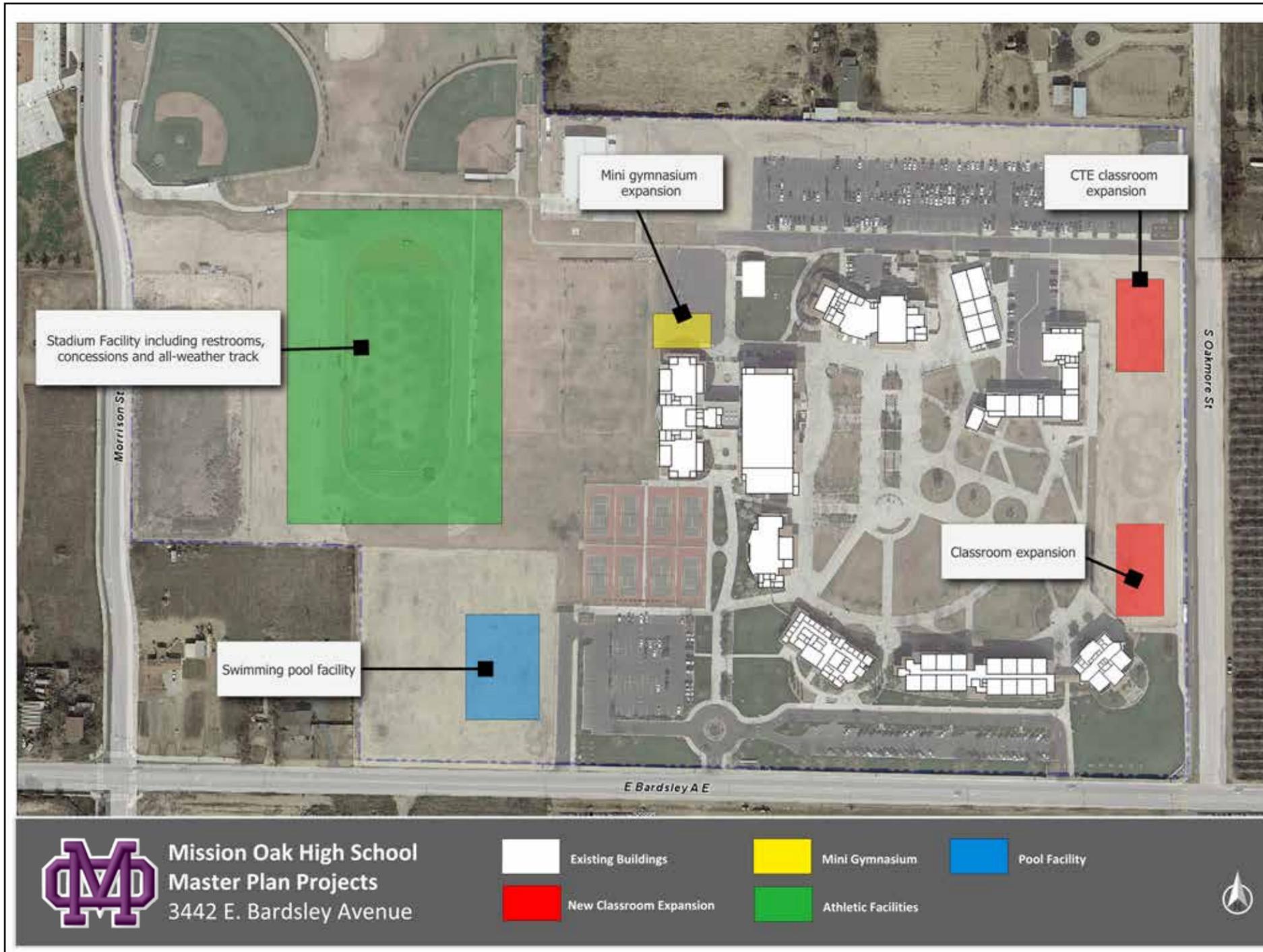
BUILDING/SYSTEM	COST ESTIMATE
Security	\$58,500
Play Areas/Playfields	\$16,250
MODERNIZATION TOTAL	\$74,750

NEW CONSTRUCTION PROJECTS

FACILITY	COST ESTIMATE
New Classroom Building	\$5,200,000
Mini Gymnasium Addition	\$3,900,000
Metal Shade Structure	\$468,000
Outdoor Athletic Facilities, Stadium	\$6,930,000
Restrooms, Concessions for Athletic Fields	\$320,000
New Shop/CTE Building	\$10,400,000
Pool Facility	\$7,150,000
All Weather Track	\$1,200,000
Performing Arts Building	\$4,290,000
NEW CONSTRUCTION TOTAL	\$39,858,000

For a detailed modernization project summary, see page 103.





Mission Oak High

Facilities Master Plan Summary

Existing Facilities Assessment	Cost
Playfields / Playcourts	\$16,250
Security & Safety	\$58,500
Total	\$74,750

Future New Construction Projects	Cost
New Classrooms	\$5,200,000
Gymnasium	\$3,900,000
Metal Shade Structure	\$468,000
Outdoor Athletic Facilities	\$7,250,000
Shops / Labs / CTE	\$10,400,000
Pool	\$7,150,000
All Weather Track	\$1,200,000
Performing Arts Building	\$4,290,000
Total	\$39,858,000

Total Facilities Master Plan Cost	\$39,932,750
--	---------------------





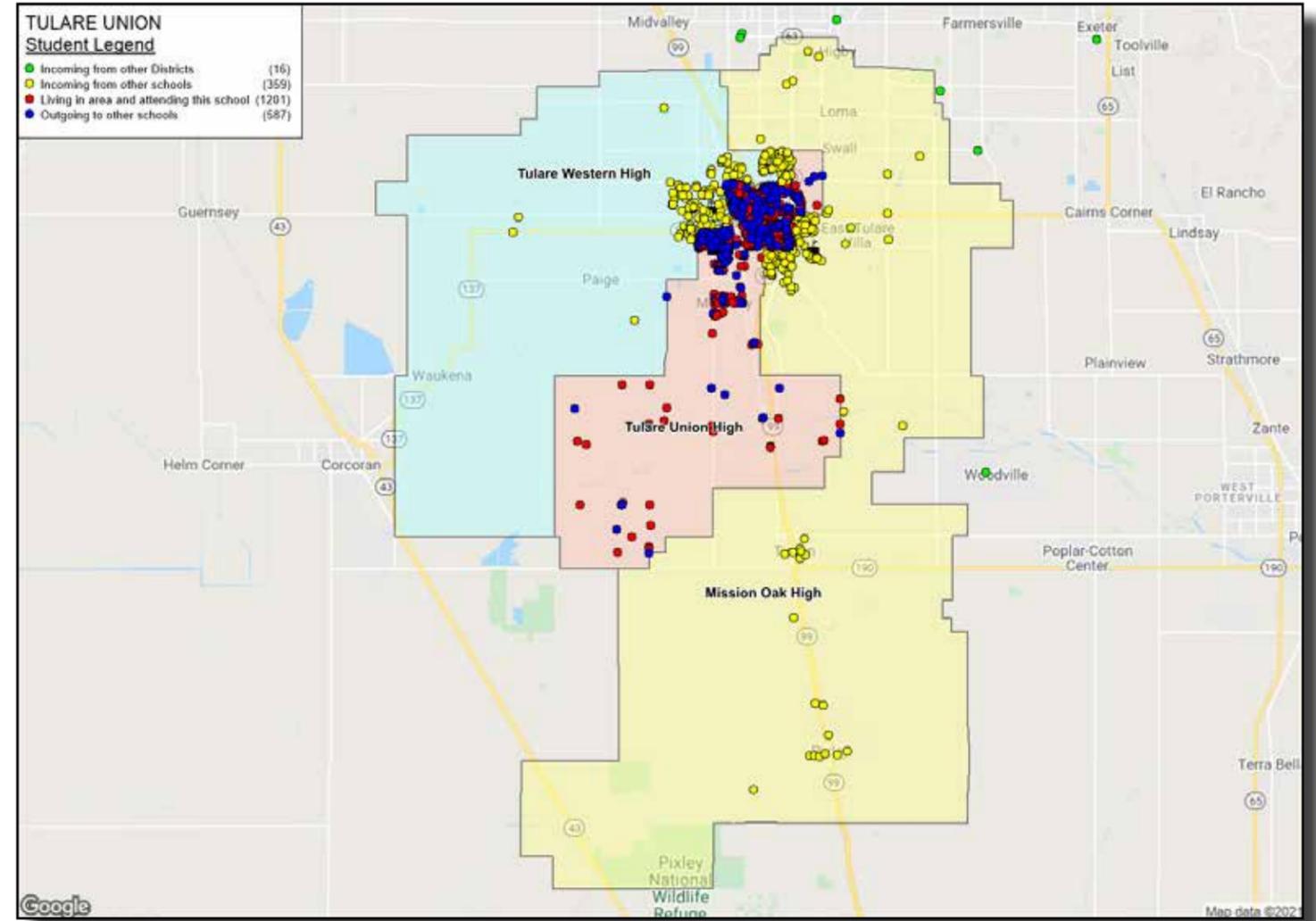
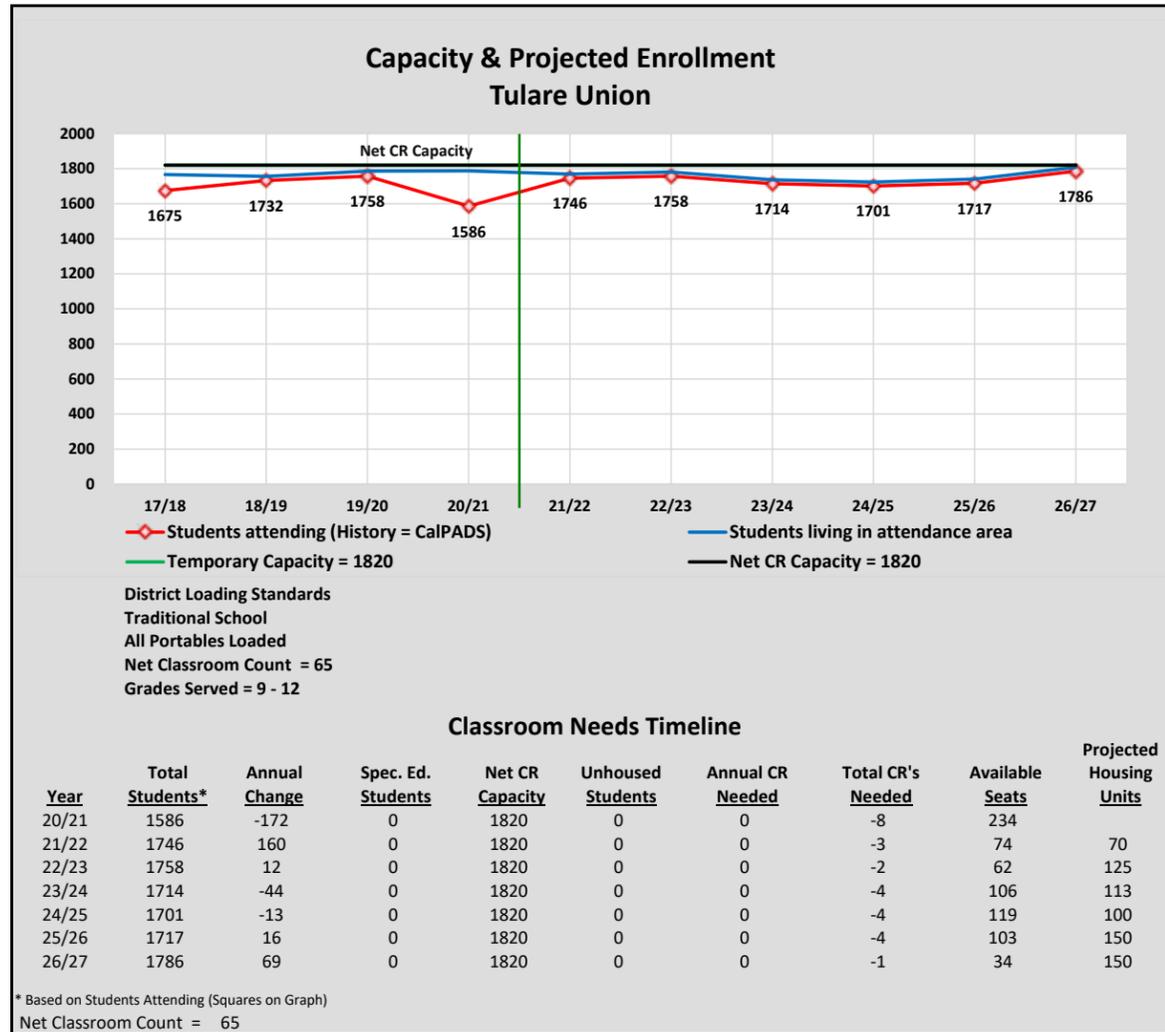
Tulare Union High School

755 E. Tulare Avenue, Tulare, CA 93274

559.686.4761

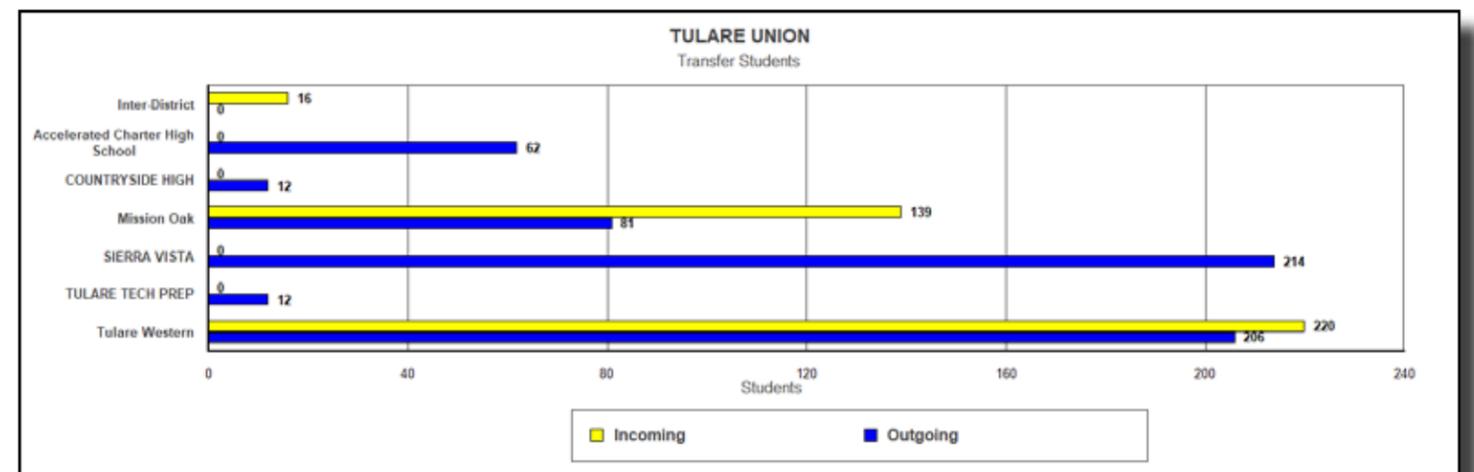
Grades 9-12





This chart shows the past four (4) years of enrollment and projected six (6) year enrollment for Tulare Union High School.

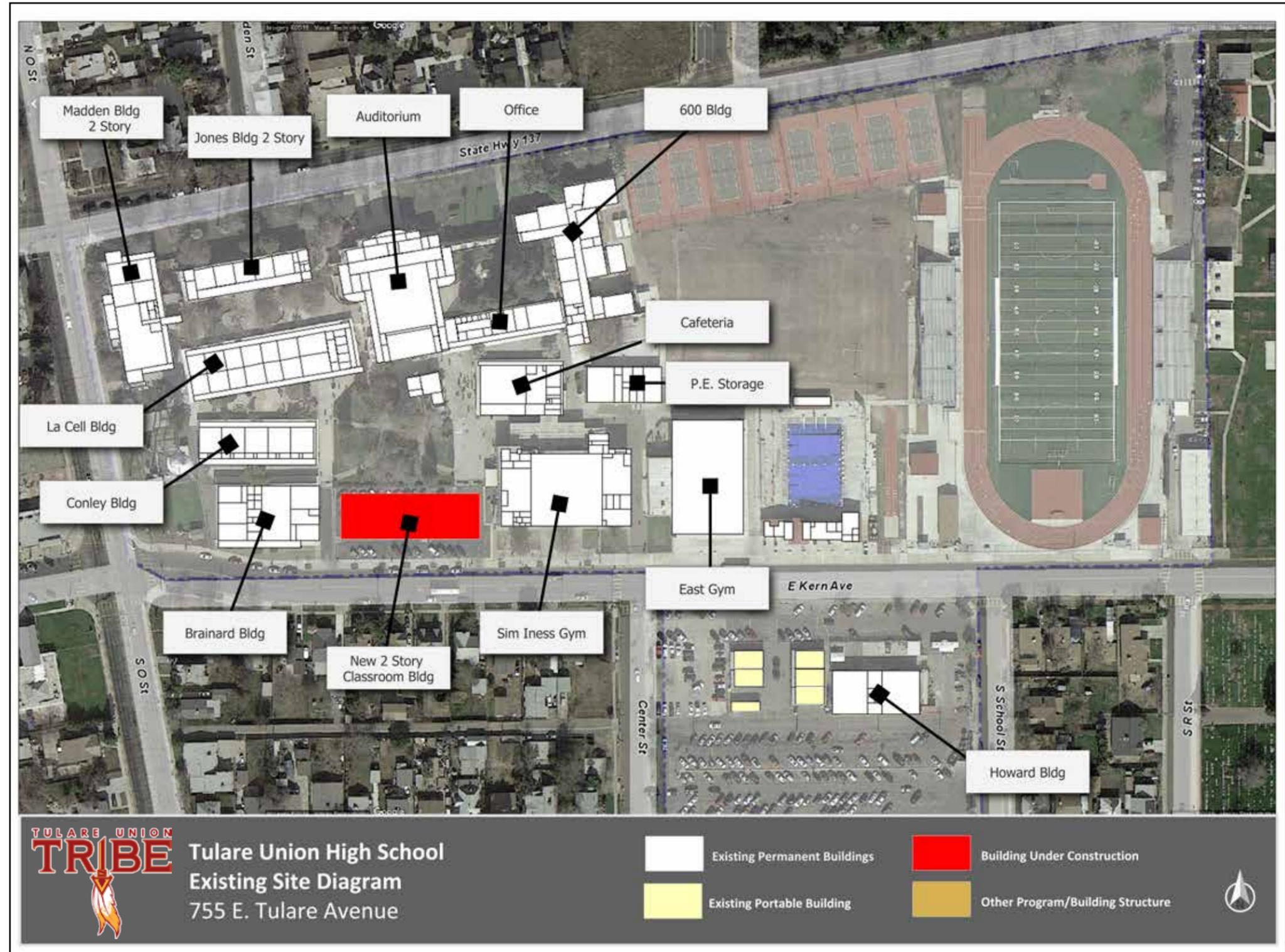
The net classroom capacity is calculated by taking the number of teaching stations and multiplying that by the District's loading standards for facility planning. The net capacity may not include other classroom sized spaces on campus that are currently designated for specialized district pull-out programs.



EXISTING CONDITIONS SITE MAP

SITE DATA

- Year Built: 1890
- Acres: +/- 25.8
- Building Area: +/- 207,829
- Grades Served: 9-12
- 2020/2021 Enrollment: 1,586



The building inventory provides a matrix identifying the current buildings on campus, the dates they were originally built, if they have been modernized using State funds and when they may be eligible for additional State modernization eligibility.

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

It is important to understand that classroom counts may be viewed in different ways for different purposes. The State School Facilities Program (SFP) considers all available teaching stations, excluding physical education facilities and core facilities (e.g., libraries, multipurpose rooms, and administrative spaces), as part of the site capacity when calculating eligibility for new construction or modernization funding.

Another method for calculating the number of classrooms is based on local District standards of class size and a definition of what is considered a full-day teaching station. The District may set aside several classroom spaces defined by the SFP for specialized programs or pull-out spaces. For this eligibility calculation, all potential classroom spaces defined by the State School Facilities Program (SFP) have been accounted for.

Tulare Union High Name	Date Built	Date Mod	Mod Funds	Bldg Type	Area	CR Count	Year Eligible for Modernization
A (Madden Bldg)	1972	2003	SFP	1	20392	8	2028
B (Jones Bldg)	1949	1987	LPP	1	12806	9	2012
C (La Cell Bldg)	1953	1987	LPP	1	14010	13	2012
D (Conley Bldg)	1954			1	8013	5	1979
E (Brainard Bldg)	1954			1	15949	7	1979
F Auditorium	1935			1	34974	2	1960
G	1935			1	1564	0	1960
H Office	1953	1987	LPP	1	5864	1	2012
J Cafeteria	1953	1987	LPP	1	7582	0	2012
K Sim Iness Gym	1953	2003	SFP	1	29278	1	2028
L 600 Wing	1953	1987	LPP	1	17080	10	2012
M PE Storage	1953			1	5201	0	1978
East Gym	1997			1	16000	0	2022
O1 Pool Bldg	1990			1	3673	0	2015
Y (Howard Bldg)	1985			1	7491	3	2010
L Storage	1980			2	912	0	2000
S	1985			1	800	0	2010
Portables (Vans)	1998			2	5280	5	2018
Bldg 700	1998			2	960	1	2018
Totals					207829	65	

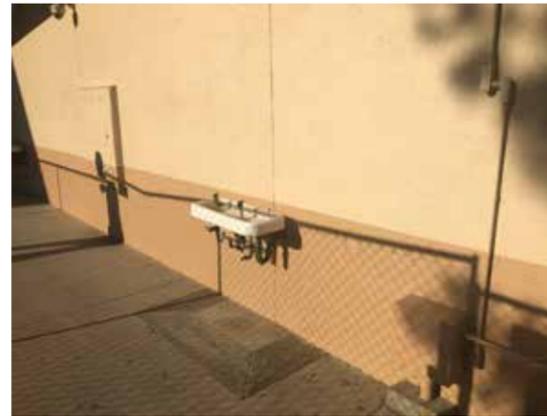
Bldg Type: 1=Permanent 2=Portable



FACILITIES ASSESSMENT REPORT

SITE WORK & INFRASTRUCTURE

- Add drinking fountains with bottle fill stations (x5)
- Add surveillance cameras (x12)
- Upgrade fire alarm system low voltage wiring
- Repave student parking lot (behind Auto Shop/Vans)
- Hold allowance for path of travel improvements
- Add baseball and soccer fields adjacent to Tulare Union softball fields
 - Teams use off campus locations, staff report access, equity and safety concerns
- Add shade structure (staff request)
- Add tennis court lights (staff request)
- Purchase and annex Kern St (staff request)



Add new drinking fountains



Path of travel improvements



Shade structure



OFFICE/AUDITORIUM

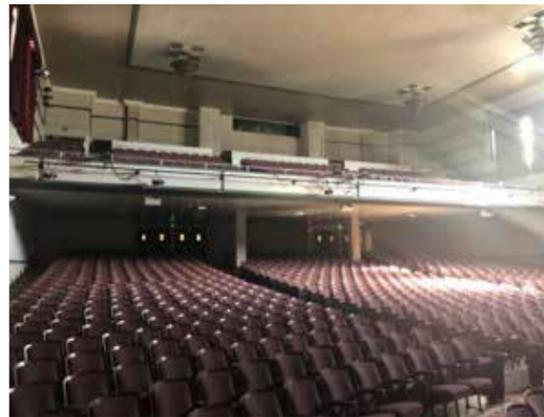
- Replace windows
- Remodel restroom in Principals Office
- Remodel offices after AP's relocate
- Upgrade auditorium lighting and sound system (staff request)



Replace windows



Replace windows



Upgrade auditorium lighting



Replace windows



Interior hall

CAFETERIA

- Current facility needs to be modernized but is too small
 - Concession windows service area is non-compliant



Cafeteria interior



Cafeteria exterior



FACILITIES ASSESSMENT REPORT

100 BUILDING (LA CELL BUILDING)

- Modernize classrooms (x14)
- Remodel student restrooms for ADA (x2)
- Remodel staff restrooms for ADA (x2)



Building exterior



Classroom interior

200 BUILDING (CONLEY BUILDING)

- Modernize classrooms (x5)
- Upgrade building electrical infrastructure, add circuits to stop breaker trips
- Remove lab stations to make art classroom (Rooms 202, 203)



Building exterior



Lab stations

300 BUILDING (BRAINARD BUILDING)

- Replace roof
- Upgrade building electrical infrastructure, add circuits to stop breaker trips
- Resurface restroom in wood shop classroom (302)
- Enclose West end of building to create kiln yard



Replace roof



Woodshop

500 BUILDING (OFFICE)

- Replace windows

- Upgrade building electrical infrastructure, add circuits to stop breaker trips

- Remodel offices after attendance, nurse relocate to new building
 - Enlarge counseling office
 - Create space for ASB classroom

- Remodel Home Economics classroom (570)



Home economics room 570



Enlarge office space

600 BUILDING (BAND)

- Modernize classrooms (x12)

- Replace windows

- Remodel student restrooms (x2)

- Remodel staff restroom (x1)



Replace windows



Remodel restrooms



FACILITIES ASSESSMENT REPORT

MADDEN BUILDING

- Upgrade HVAC system, eliminate zone system w/ mini-split systems
- Modernize science classrooms (x5)
- Modernize library, create tech café
- Resurface staff restroom (x1)



Building exterior



Library

JONES BUILDING

- Replace classroom flooring, abatement of asbestos floor tile required (x10)
- Remodel student restroom on 2nd floor for ADA
- Remodel staff restroom on 1st floor for ADA



Asbestos floor tile



1st floor Restroom

PORTABLES (VANS)

- Remove portables after foreign language classes relocate
- Re-purpose space for additional parking

SHOP (HOWARD BUILDING)

- Replace roof

POOL BUILDING

- Re-plaster pool

EAST GYM

- Expand weight room and replace weight lifting equipment



East Gym



SIM INESS GYM

- Replace roof
- Replace bleachers (need ADA compliance)
- Add foyer with restroom and concession facilities
- Add HVAC system
- Resurface men's and women's locker rooms



Gym



Resurface locker rooms



Replace bleachers



Add foyer

BOB MATHIAS STADIUM

- Replace football field artificial turf



Replace field turf



MASTER PLAN PROJECTS

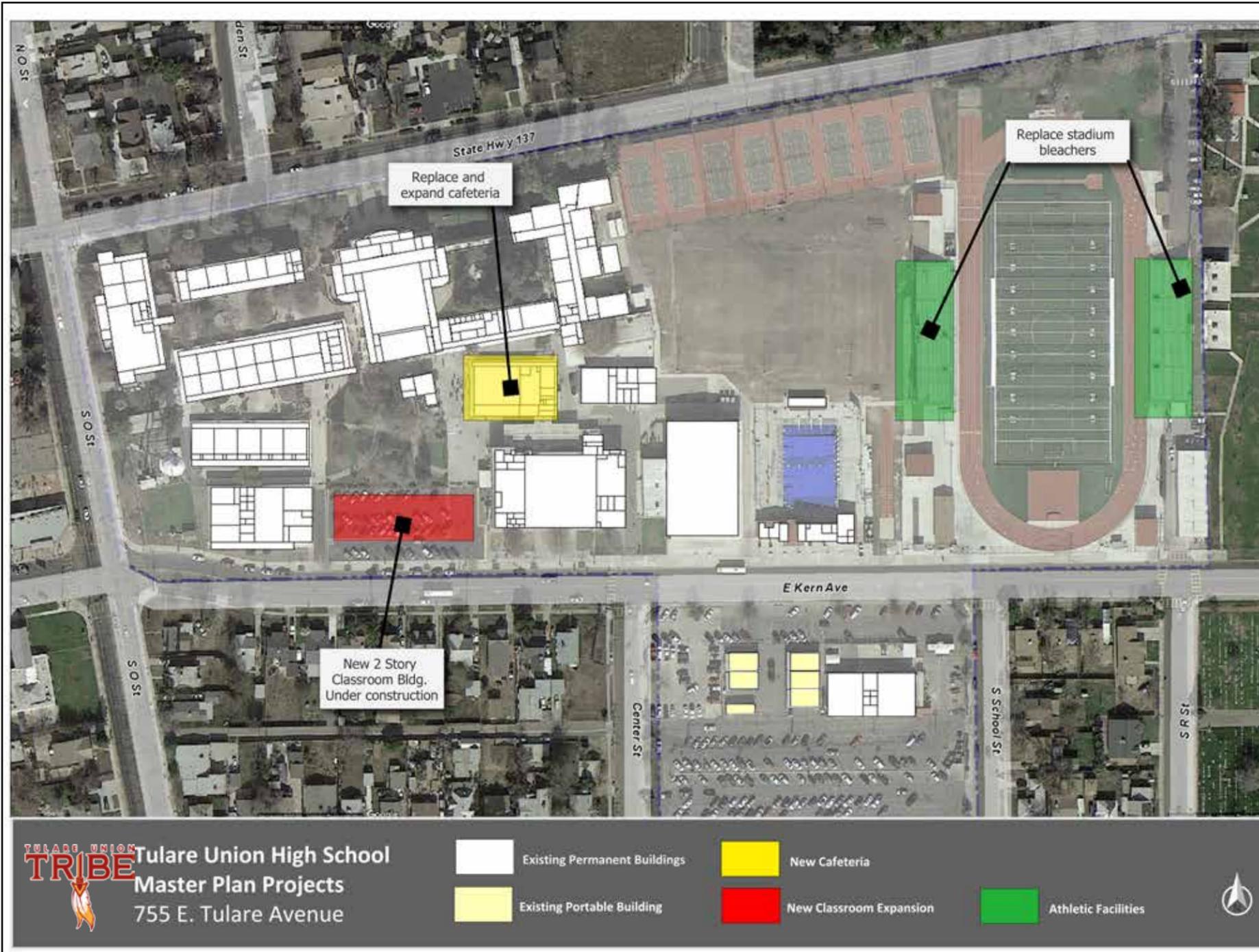
MODERNIZATION PROJECTS	
ADMIN BUILDING	COST ESTIMATE
Electrical	\$234,000
Doors/Windows	\$191,620
Restrooms	\$32,500
	\$458,120
100 LA CELL BUILDING	COST ESTIMATE
ADA Compliance (Bldg)	\$130,000
Modernize Interior Spaces	\$1,820,000
	\$1,950,000
200 CONLEY BUILDING	COST ESTIMATE
Electrical	\$143,000
Modernize Interior Spaces	\$676,000
	\$819,000
300 BRAINARD BUILDING	COST ESTIMATE
Roofing	\$343,200
Electrical	\$143,000
Restrooms	\$26,000
Modernize Interior Spaces	\$32,500
	\$544,700
500 BUILDING	COST ESTIMATE
Electrical	\$104,000
Doors/Windows	\$84,240
Modernize Interior Spaces	\$702,000
	\$890,240
600 BUILDING	COST ESTIMATE
Doors/Windows	\$222,300
Restrooms	\$84,500
Modernize Interior Spaces	\$1,560,000
	\$1,866,800
MADDEN BUILDING	COST ESTIMATE
HVAC	\$312,000
Restrooms	\$26,000
Modernize Interior Spaces	\$2,080,000
	\$2,418,000

JONES BUILDING	COST ESTIMATE
Flooring/Carpet	\$260,000
ADA Compliance (Bldg)	\$58,500
	\$318,500
VANS/PORTABLE CLASSROOMS	COST ESTIMATE
Exterior Finishes	\$48,750
AUTO SHOP BUILDING	COST ESTIMATE
Roofing	\$211,640
SIM INESS GYM	COST ESTIMATE
Roofing	\$686,400
HVAC	\$195,000
Exterior Finishes	\$1,300,000
Restrooms	\$312,000
Modernize Interior Spaces	\$962,000
	\$3,455,400
EAST GYM	COST ESTIMATE
Modernize Interior Spaces	\$975,000
BUILDING/SYSTEM	COST ESTIMATE
Security	\$169,000
Flatwork and Pavement	\$790,400
Play Areas/Playfields	\$1,749,800
ADA Compliance (Site)	\$328,250
	\$3,037,450
MODERNIZATION TOTAL	\$16,993,600

For a detailed modernization project summary, see pages 103-104.

NEW CONSTRUCTION PROJECTS	
FACILITY	COST ESTIMATE
Replace and Expand Cafeteria	\$7,150,000
Add Baseball and Soccer Fields Adjacent to TU Softball Fields	\$1,820,000
Add Metal Shade Structure	\$468,000
NEW CONSTRUCTION TOTAL	\$9,438,000





Tulare Union High

Facilities Master Plan Summary

Existing Facilities Assessment		Cost
Flatwork and Pavement		\$790,400
Playfields / Playcourts		\$1,749,800
Security & Safety		\$169,000
ADA compliance (excluding restrooms)		\$516,750
Roofing		\$1,241,240
HVAC		\$507,000
Exterior Upgrades		\$1,348,750
Instructional Spaces Interior Upgrades		\$10,189,660
Restroom Interior Upgrades		\$481,000
Total		\$16,993,600
Future New Construction Projects		Cost
Multipurpose Building / Cafeteria		\$7,150,000
Agriculture / Farm Facilities		\$468,000
Outdoor Athletic Facilities		\$1,820,000
Total		\$9,438,000
Total Facilities Master Plan Cost		\$26,431,600





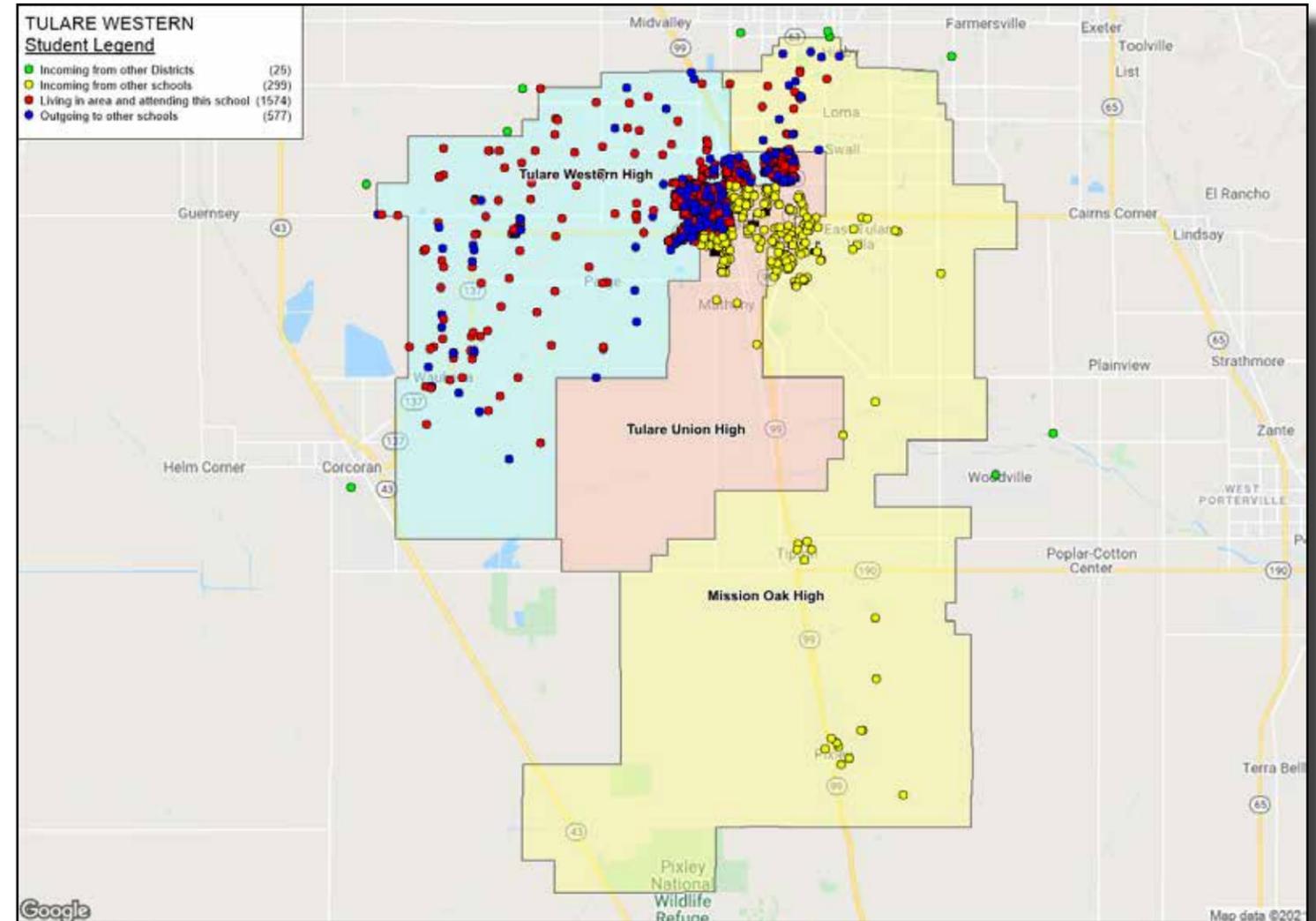
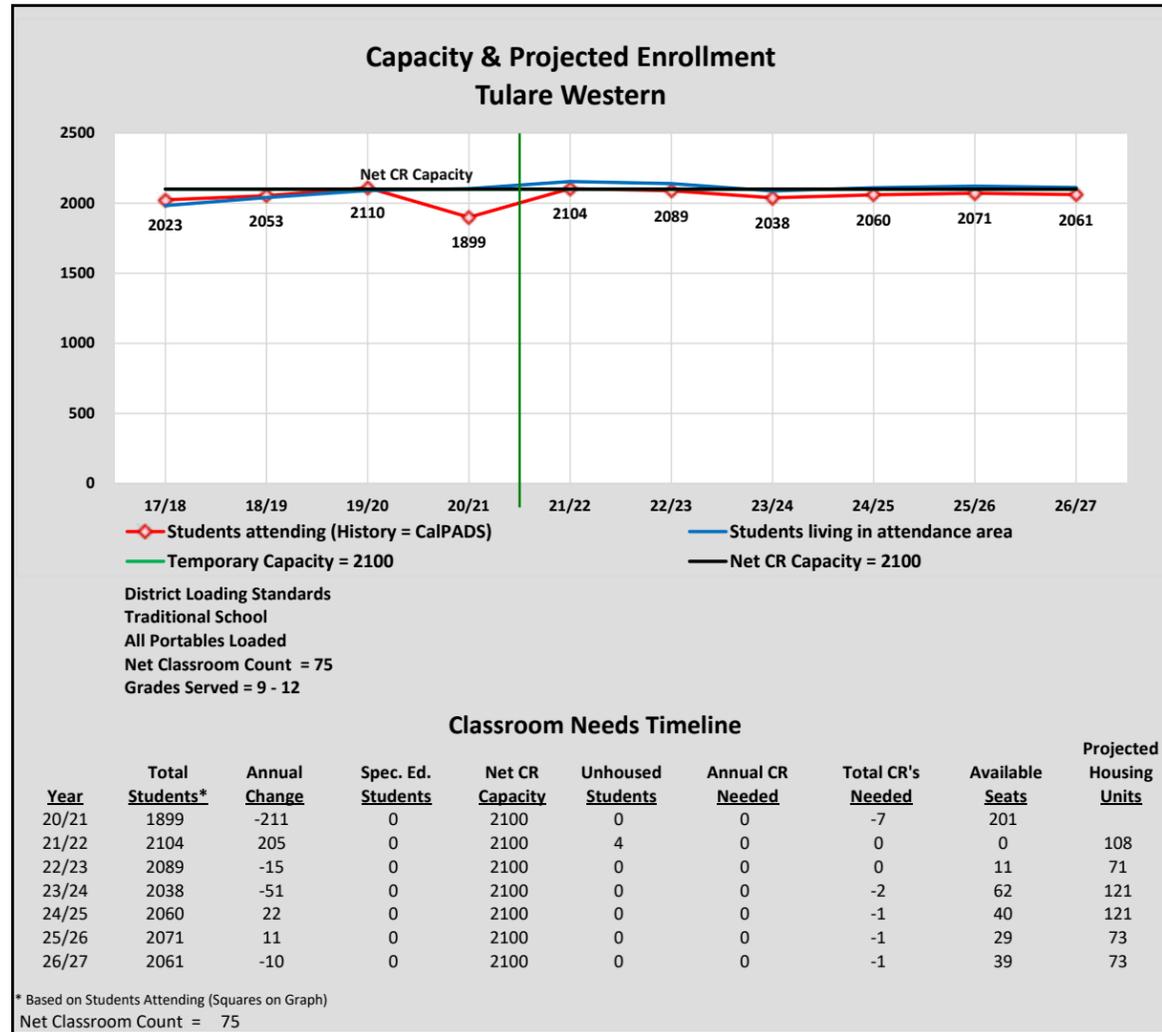
Tulare Western High School

824 W. Maple Avenue, Tulare, CA 93274

559.686.8751

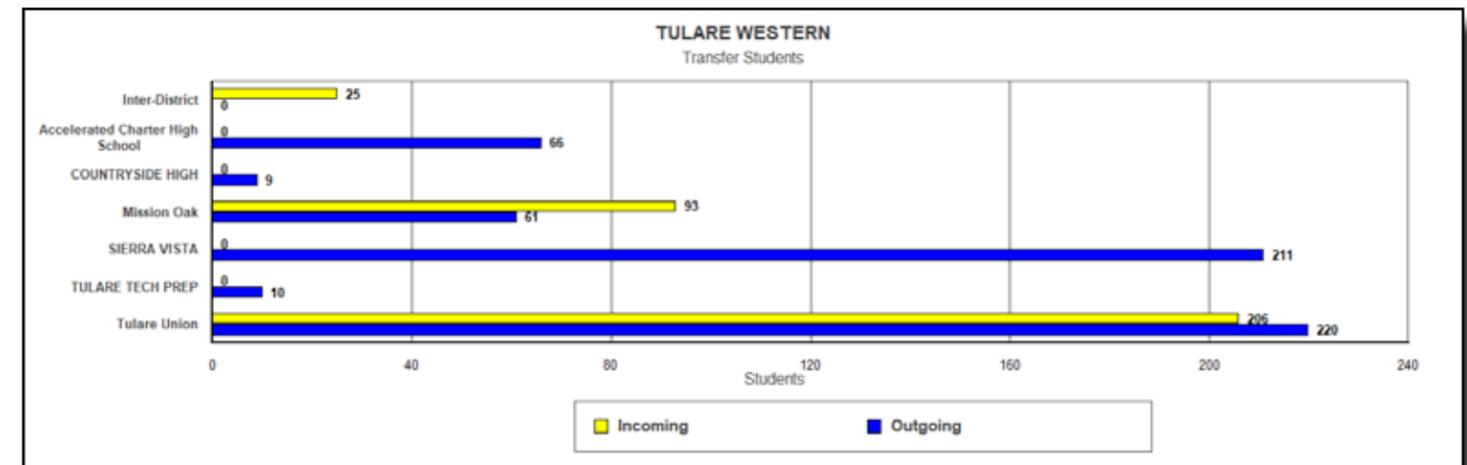
Grades 9-12





This chart shows the past four (4) years of enrollment and projected six (6) year enrollment for Tulare Western High School.

The net classroom capacity is calculated by taking the number of teaching stations and multiplying that by the District's loading standards for facility planning. The net capacity may not include other classroom sized spaces on campus that are currently designated for specialized district pull-out programs.



TULARE WESTERN HIGH ASSESSMENT

EXISTING CONDITIONS SITE MAP

SITE DATA

- Year Built: 1958
- Acres: +/- 45
- Building Area: +/- 196,113
- Grades Served: 9-12
- 2020/2021 Enrollment: 1,899



The building inventory provides a matrix identifying the current buildings on campus, the dates they were originally built, if they have been modernized using State funds and when they may be eligible for additional State modernization eligibility.

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

It is important to understand that classroom counts may be viewed in different ways for different purposes. The State School Facilities Program (SFP) considers all available teaching stations, excluding physical education facilities and core facilities (e.g., libraries, multipurpose rooms, and administrative spaces), as part of the site capacity when calculating eligibility for new construction or modernization funding.

Another method for calculating the number of classrooms is based on local District standards of class size and a definition of what is considered a full-day teaching station. The District may set aside several classroom spaces defined by the SFP for specialized programs or pull-out spaces. For this eligibility calculation, all potential classroom spaces defined by the State School Facilities Program (SFP) have been accounted for.

Tulare Western High							Year
Name	Date Built	Date Mod	Mod Funds	Bldg Type	Area	CR Count	Eligible for Modernization
A Student Center	1975			1	16009	0	2000
B Library	1961	2000	SFP	1	8844	0	2025
C ASB	1986			2	995	0	2006
D 600 Wing	1958	2000	SFP	1	12938	6	2025
E 500 Wing	1969	2002	SFP	1	15918	11	2027
F 400 Wing	1958	1998	LPP	1	7698	5	2023
G 300 Wing	1958	1998	LPP	1	10512	12	2023
H 200 Wing	1960	2000	SFP	1	11260	9	2025
I 800 Wing	1962	2002	SFP	1	7796	4	2027
J PE Class	1976	2002	SFP	1	1225	1	2027
K Girls Locker Rm	1958	2000	SFP	1	4876	0	2025
L Weight Room	1980			1	2539	0	2005
M PE Storage	1979			1	5200	0	2004
N Main Gym	1961			1	24350	0	1986
O Pool Bldg	1963			1	2170	0	1988
P Concessions	1987			1	2403	0	2012
E1 500 Addition	1993			1	5362	3	2018
X Admin	1993			1	3378	0	2018
Y Counseling	1993			1	5279	0	2018
Z 821-823	1993			1	4629	3	2018
AA 600 Addition	1993			1	5477	1	2018
BB 831-838	1993			1	8333	6	2018
CC Bldg 700	1993			1	5508	4	2018
DD South Gym	1993			1	12143	0	2018
EE Restrooms	1993			1	1026	0	2018
GG1 807-809	1993			1	2880	3	2018
GG2 804-806	1993			1	2880	3	2018
GG3 801-803	1993			1	2880	3	2018
Room 611	1998			1	960	1	2023
W	1977			1	645	0	2002
Totals					196113	75	

Bldg Type: 1=Permanent 2=Portable



FACILITIES ASSESSMENT REPORT

SITE WORK & INFRASTRUCTURE

- Replace sidewalks in courtyard between 200/300 & 800 Wings
 - Many trip hazards and ADA path of travel concerns

- Replace electrical vault covers to resolve flooding (x4)
 - Replace wood deck tops with solid surface tops

- Repave parking lot
 - Replace chain link dividing fence with decorative metal fence to match existing
 - Replace chain link gates with decorative metal rolling gates with deadbolt hardware (x5)

- Upgrade athletic field irrigation systems
 - Varsity field inside track is completed

- Add stadium and upgrade all-weather track to 9 lanes
 - Athletic programs use Bob Mathias Stadium, staff report access and equity concerns
 - Remove non-compliant field house (restroom/concession bldg)
 - Add new restroom/concession buildings (x2)
 - Pave overflow parking lot for additional stadium parking



Path of travel



Electrical vault cover



Path of travel



Repave parking lot



Current stage in student center



Stadium and all-weather track 9 lanes



CAFETERIA (STUDENT CENTER)

- Replace roof
 - Leaks evident in kitchen and choir classroom
- Paint metal roof trim/fascia
- Replace flooring 8,322 ft² (Dining Hall, Mustang Room, Choir)
- Remodel dining hall student restrooms for ADA (x2)
- Add folding partition wall between dining hall and choir classroom to create additional performance space.



Paint metal trim/fascia



Replace roof



Cafeteria exterior



Restrooms

ADMIN BUILDING

- Replace roof
- Paint metal roof trim/fascia



Replace roof

COUNSELING BUILDING

- Replace roof
- Paint metal roof trim/fascia



Replace roof



FACILITIES ASSESSMENT REPORT

LIBRARY BUILDING

- Replace exterior drinking fountain with ADA compliant bottle fill station
- Replace roof
- Replace library flooring 1,265 ft²



Replace roof

ASB BUILDING

- Replace portable classroom
 - Sub floor is failing, internal office is non-compliant, HVAC & air quality problems



200 BUILDING

- Replace flooring in 10 rooms 8,601 ft² (Room #201-210)
- Resurface student restrooms (x2)
- Replace drinking fountain with ADA compliant bottle fill station
- Modernize Home Economics classroom (room 209)
 - Remodel existing 6 cooking stations
 - Add 2 more cooking stations



Home economics room



200 Building exterior



Home economics room



300 BUILDING

- Paint rooftop metal mechanical equipment shields

- Replace flooring in 12 rooms 8,712 ft² (Room #301-312)

400 BUILDING

- Replace foam roof

- Paint rooftop metal mechanical equipment shields

- Resurface student restrooms (x2)

- Replace flooring in 5 rooms 5,180 ft² (Room #401-405)

500 BUILDING

- Paint rooftop metal mechanical equipment shields

- Replace interior drinking fountain with ADA compliant bottle fill station

- Replace flooring in 12 rooms 12,675 ft² (Room #502-510, 513, 514, Prep areas)

- Modernize science classrooms
 - Resurface labs without raised teaching stations (x3)
 - Remodel lab classrooms with raised teaching stations (x4)
 - Remodel science department prep and storage areas to improve safety and organization



Remodel lab classrooms



Raised teaching stations



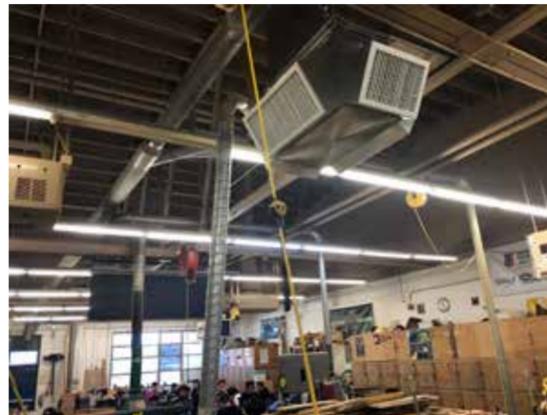
FACILITIES ASSESSMENT REPORT

600 BUILDING

- Replace foam roof on sloped section
 - Flat roof over band room already completed
- Paint metal roof trim/fascia
- Replace flooring in 7 rooms 6,978 ft² (Room #601, 603, 605-607, 611, Student Store)
- Resurface student restrooms (x2)
- Add electrical circuits/outlets to computer lab (room 605 & student store)
- Replace wood shop dust collection system (room 602)



Replace foam roof



Wood shop

700 BUILDING

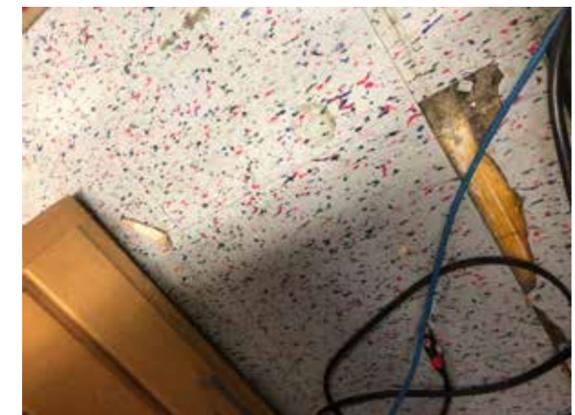
- Replace roof in mechanical well
- Paint metal roof trim/fascia
- Replace flooring in PE/Health classroom 1,069 ft² (Room 713)

800 BUILDING

- 800 Restroom Bldg
 - Paint metal roof trim/fascia
 - Resurface student restrooms (x2)
- 800 Wing (Rooms # 801 – 809)
 - Paint metal roof trim/fascia
- 800 Wing (Rooms # 811 – 814) Drama
 - Replace flooring in 4 rooms 3,861 ft² (Room #811-814)



Paint metal trim/fascia

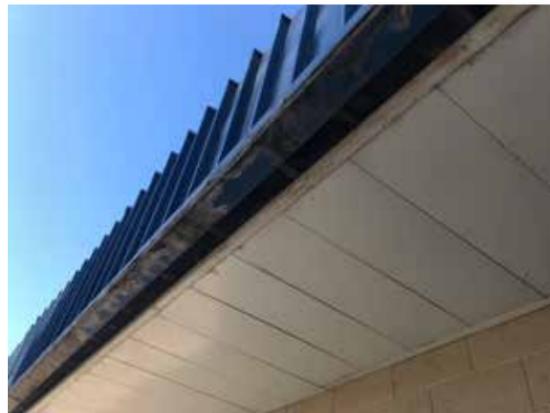


Replace flooring

800 BUILDING

- 800 Wing (Rooms # 821 – 823) Art
 - Replace roof in mechanical well
 - Paint metal roof trim/fascia
 - Replace flooring in 1 room 1,476 ft² (Room #822)
 - Extend metal roof to fully cover exterior storage/kiln yard
 - Add gate with crash bar hardware to storage/kiln yard

- 800 Wing (Rooms # 831 – 838)
 - Replace roof in mechanical well
 - Paint metal roof trim/fascia



Paint metal trim/fascia



800 Building exterior

MAIN GYM

- Add HVAC system

- Replace roof

- Replace bleachers (need ADA compliance and motorized operation)

- Replace gym lobby tile floor

- Resurface women’s restroom in lobby

- Remodel men’s restroom in lobby for ADA compliance



Main gym exterior



Replace bleachers



Remodel lobby restrooms



FACILITIES ASSESSMENT REPORT

SOUTH GYM

- Add HVAC system



South gym interior



South gym exterior

LOCKER ROOMS

Girls

- Replace roof
- Modernize locker room
 - Convert tile floors to polished concrete
 - Replace shower pedestals
 - Replace toilet partitions

Boys

- Modernize locker room
 - Add urinals and toilets (only 1 each per side, need 4 each per side)
 - Reorganize layout to facilitate better supervision
 - Convert tile floors to polished concrete
 - Replace shower pedestals



Modernize locker room



Modernize locker room



Modernize locker room



POOL FACILITY

- Paint metal roof trim/fascia
- Replace or resurface pool deck to eliminate cracks and exposed rebar



Resurface deck



Resurface deck



MASTER PLAN PROJECTS

MODERNIZATION PROJECTS	
ADMIN BUILDING	COST ESTIMATE
Roofing	\$64,272
Exterior Finishes	\$21,840
	\$86,112
COUNSELING BUILDING	COST ESTIMATE
Roofing	\$106,080
Exterior Finishes	\$28,080
	\$134,160
CAFETERIA (LEO BARKER CENTER)	COST ESTIMATE
Roofing	\$343,200
Flooring/Carpet	\$64,912
Exterior Finishes	\$67,080
ADA Compliance (Bldg)	\$65,000
	\$540,192
LIBRARY BUILDING	COST ESTIMATE
Roofing	\$368,160
Flooring/Carpet	\$9,867
ADA Compliance (Bldg)	\$3,250
	\$381,277
200 BUILDING (RMS 201-210)	COST ESTIMATE
Flooring/Carpet	\$67,088
Restrooms	\$65,000
ADA Compliance (Bldg)	\$3,250
Modernize Interior Spaces	\$195,000
	\$330,338
300 BUILDING (301-312)	COST ESTIMATE
Flooring/Carpet	\$95,000
Exterior Finishes	\$5,460
	\$100,460
400 BUILDING (401-405)	COST ESTIMATE
Roofing	\$312,000
Flooring/Carpet	\$40,000
Exterior Finishes	\$5,460
Restrooms	\$65,000
	\$422,460

500 BUILDING (RMS 501-515)	COST ESTIMATE
Flooring/Carpet	\$95,000
Exterior Finishes	\$5,460
ADA Compliance (Bldg)	\$3,250
Modernize Interior Spaces	\$3,510,000
	\$3,613,710
600 BUILDING (RMS 601-607)	COST ESTIMATE
Roofing	\$399,360
Flooring/Carpet	\$56,000
Electrical	\$15,600
Exterior Finishes	\$15,600
Restrooms	\$65,000
Modernize Interior Spaces	\$41,600
	\$593,160
700 BUILDING (RMS 701-706)	COST ESTIMATE
Roofing	\$49,920
Flooring/Carpet	\$8,000
Exterior Finishes	\$10,920
	\$68,840
800 BUILDING RESTROOMS	COST ESTIMATE
Exterior Finishes	\$9,360
Resurface Student Restrooms	\$78,000
	\$87,360
800 BUILDING (RMS 801-809)	COST ESTIMATE
Exterior Finishes	\$20,280
800 BUILDING (811-814)	COST ESTIMATE
Flooring/Carpet	\$30,116
800 BUILDING (821-823)	COST ESTIMATE
Roofing	\$53,560
Flooring/Carpet	\$11,513
Doors/Windows	\$3,900
Exterior Finishes	\$12,480
	\$81,453
800 BUILDING (831-838)	COST ESTIMATE
Roofing	\$43,680
Exterior Finishes	\$17,160
	\$60,840

NORTH GYM (MAIN GYM)	COST ESTIMATE
Roofing	\$629,200
Flooring/Carpet	\$15,600
HVAC	\$195,000
Restrooms	\$32,500
ADA Compliance (Bldg)	\$32,500
Modernize Interior Spaces	\$468,000
	\$1,372,800
SOUTH GYM (MINI GYM)	COST ESTIMATE
HVAC	\$156,000
GIRLS LOCKER ROOM	COST ESTIMATE
Roofing	\$156,000
Modernize Interior Spaces	\$325,000
	\$481,000
BOYS LOCKER ROOM	COST ESTIMATE
Modernize Interior Spaces	\$364,000
POOL FACILITY	COST ESTIMATE
Exterior Finishes	\$21,840
BUILDING/SYSTEM	COST ESTIMATE
Utilities	\$156,000
Landscaping/Irrigation	\$208,000
Flatwork and Pavement	\$910,000
Play Areas/Playfields	\$292,500
ADA Compliance (Site)	\$312,000
MODERNIZATION TOTAL	\$1,878,500

NEW CONSTRUCTION PROJECTS	
FACILITY	COST ESTIMATE
New Stadium Facility, All-Weather Track, Restrooms, Concessions.	\$8,944,000
NEW CONSTRUCTION TOTAL	\$8,944,000

For a detailed modernization project summary, see pages 105-106.



Tulare Western High

Facilities Master Plan Summary

Existing Facilities Assessment		Cost
Utilities (Gas, Water, Sewer, Drainage)		\$156,000
Flatwork and Pavement		\$910,000
Landscaping and Irrigation		\$208,000
Playfields / Playcourts		\$292,500
ADA compliance (excluding restrooms)		\$419,250
Roofing		\$2,525,432
HVAC		\$351,000
Exterior Upgrades		\$241,020
Instructional Spaces Interior Upgrades		\$5,416,195
Restroom Interior Upgrades		\$305,500
Total		\$10,824,897
Future New Construction Projects		Cost
Outdoor Athletic Facilities		\$8,944,000
Total		\$8,944,000
Total Facilities Master Plan Cost		\$19,768,897



Tulare Western High School
Master Plan Projects
 824 W. Maple Avenue

- Existing Permanent Buildings
- New Performing Arts Center
- Athletic Facilities



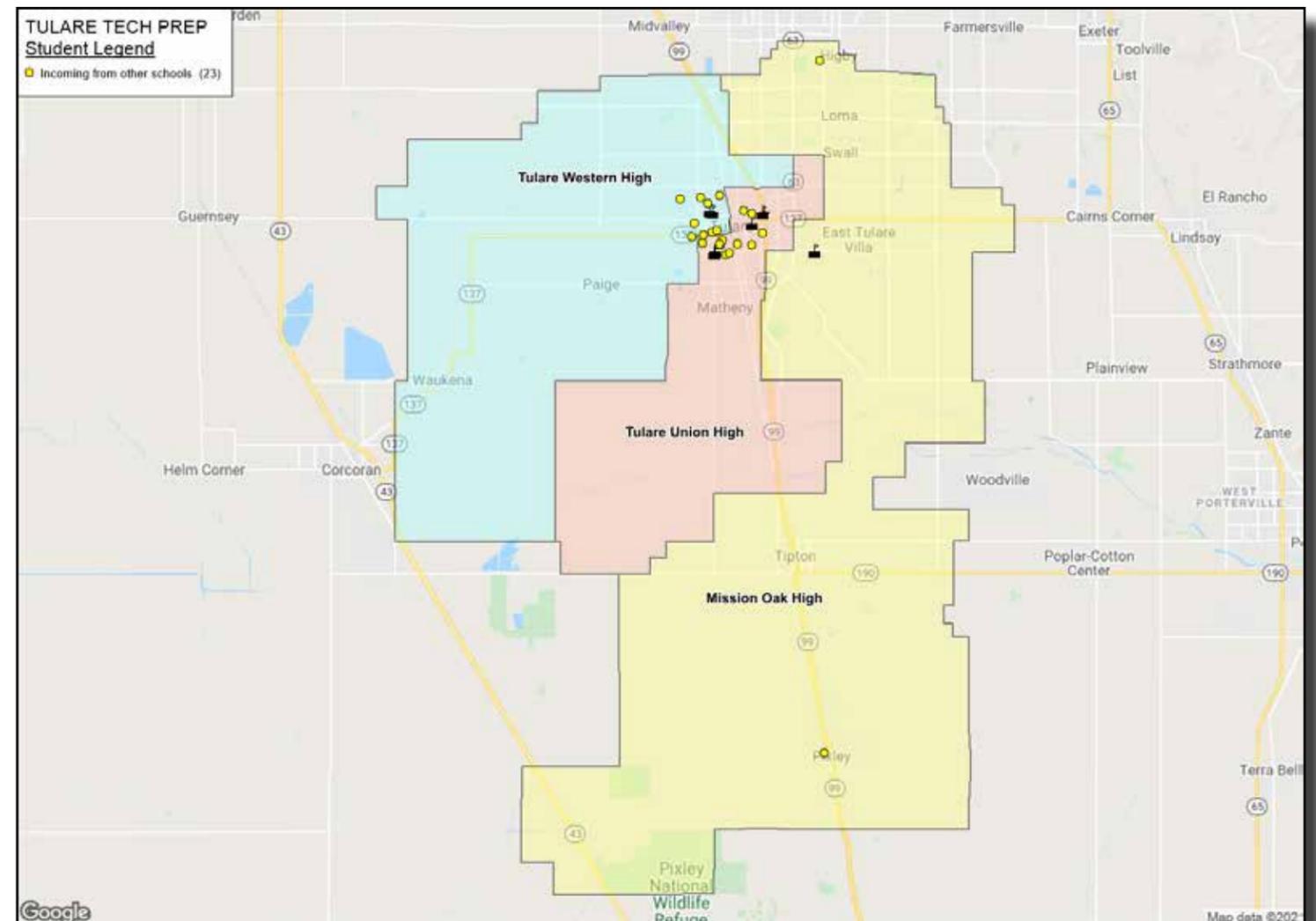
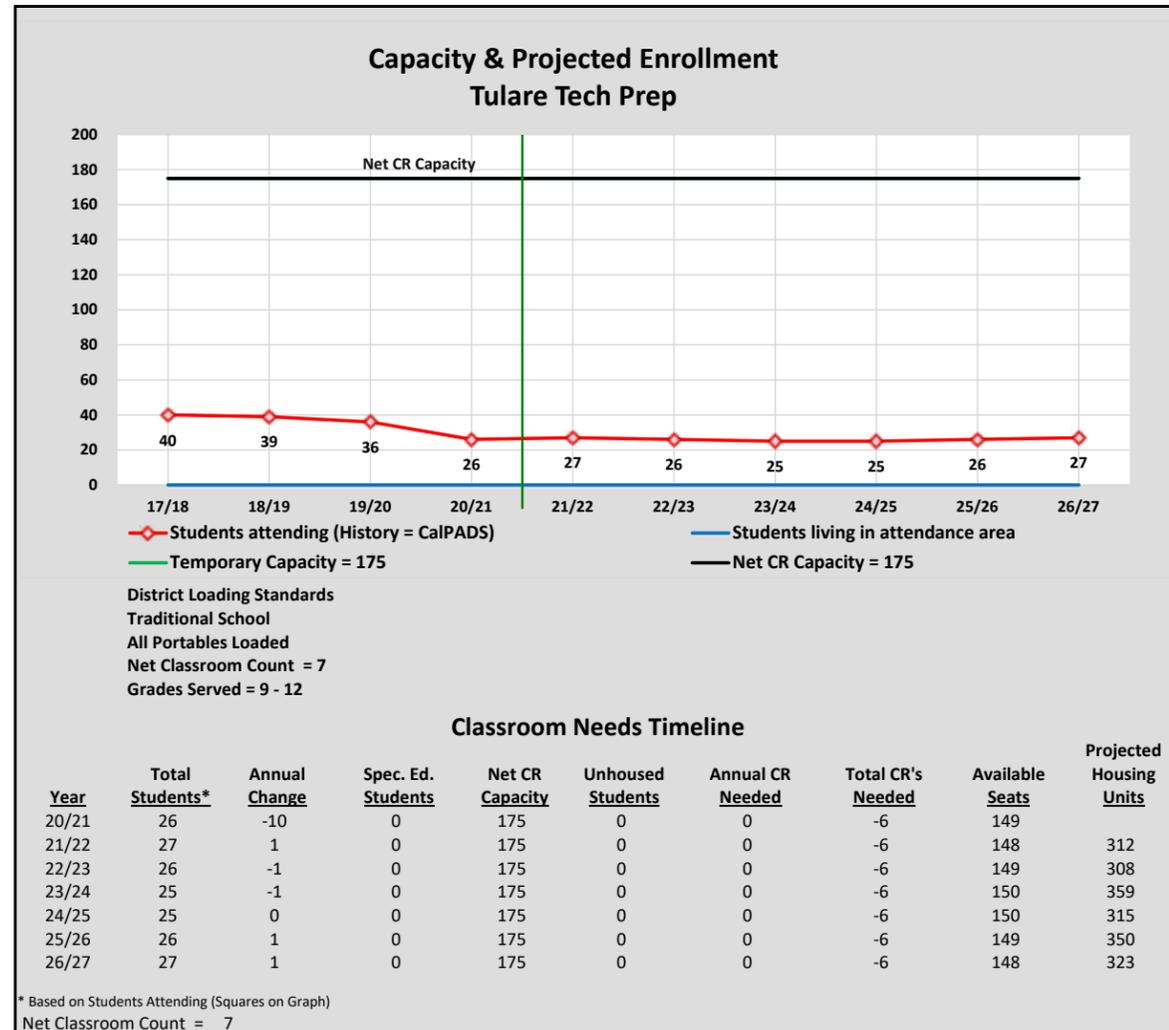


Tulare Tech Prep High School

737 W. Bardsley Avenue, Tulare, CA 93274

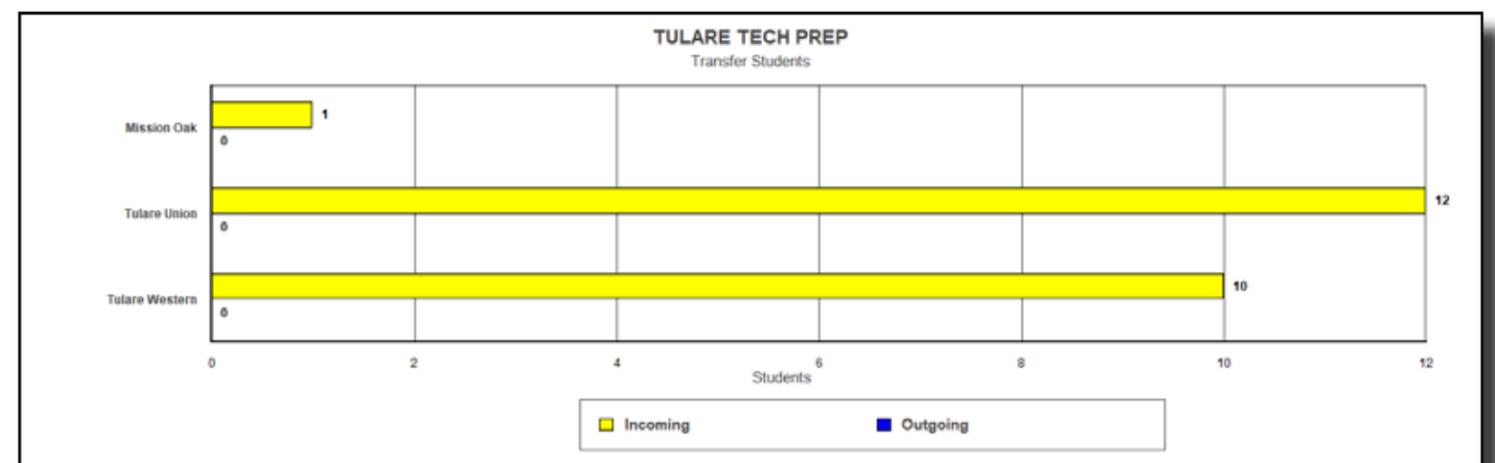
559.687.7400





This chart shows the past four (4) years of enrollment and projected six (6) year enrollment for Tulare Tech Prep High School.

The net classroom capacity is calculated by taking the number of teaching stations and multiplying that by the District's loading standards for facility planning. The net capacity may not include other classroom sized spaces on campus that are currently designated for specialized district pull-out programs.



EXISTING CONDITIONS SITE MAP

SITE DATA

- Year Built: 1965
- Acres: +/- 3
- Building Area: +/- 9,445
- Grades Served: 9-12
- 2020/2021 Enrollment: 26



The building inventory provides a matrix identifying the current buildings on campus, the dates they were originally built, if they have been modernized using State funds and when they may be eligible for additional State modernization eligibility.

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

It is important to understand that classroom counts may be viewed in different ways for different purposes. The State School Facilities Program (SFP) considers all available teaching stations, excluding physical education facilities and core facilities (e.g., libraries, multipurpose rooms, and administrative spaces), as part of the site capacity when calculating eligibility for new construction or modernization funding.

Another method for calculating the number of classrooms is based on local District standards of class size and a definition of what is considered a full-day teaching station. The District may set aside several classroom spaces defined by the SFP for specialized programs or pull-out spaces. For this eligibility calculation, all potential classroom spaces defined by the State School Facilities Program (SFP) have been accounted for.

Tulare Tech Prep High							Year
Name	Date Built	Date Mod	Mod Funds	Bldg Type	Area	CR Count	Eligible for Modernization
1 Office	1965	2003	SFP	1	1220	0	2028
2 Lunch Rm/CR's	1965	2003	SFP	1	2459	2	2028
3 Classrooms	1965	2003	SFP	1	2886	3	2028
4 Storage	1987			1	480	0	2012
5 Restrooms	2000			2	480	0	2020
6 Port CR	2000			2	960	1	2020
7 Comp Lab	2000			2	960	1	2020
Totals					9445	7	

Bldg Type: 1=Permanent 2=Portable

Sierra Vista Charter High Portables							Year
Name	Date Built	Date Mod	Mod Funds	Bldg Type	Area	CR Count	Eligible for Modernization
SV 1 Conference	2000			2	960	0	2020
SV 2 CR	2000			2	960	1	2020
SV 3 CR	2000			2	960	1	2020
SV 4 Office	2000			2	960	0	2020
Totals					3840	2	

Bldg Type: 1=Permanent 2=Portable



FACILITIES ASSESSMENT REPORT

SITE WORK & INFRASTRUCTURE

- Seal and stripe asphalt basketball court
- Seal and strip asphalt parking lots
- Install automated parking lot gate
- Replace lifted concrete near SV-1



Seal and stripe courts



Seal and stripe parking lots

ADMIN BUILDING

- Replace all flooring (carpet & VCT)

COUNSELING BUILDING

- Paint HVAC equipment privacy screens
- Install bird netting under eaves
- Resurface staff lounge - replace cabinets, counters and floors



Birds nesting under eaves



Replace cabinets, counters and floors



CLASSROOM BUILDING 1-4

- Paint HVAC equipment privacy screens

- Install bird netting under eaves



Building exterior

CLASSROOM BUILDING 5-7

- Paint HVAC equipment privacy screens

- Install bird netting under eaves

PORTABLE RESTROOM BUILDING

- Resurface student restrooms (x2)

- Resurface staff restrooms (x2)



Building exterior

PORTABLE RESTROOM BUILDING

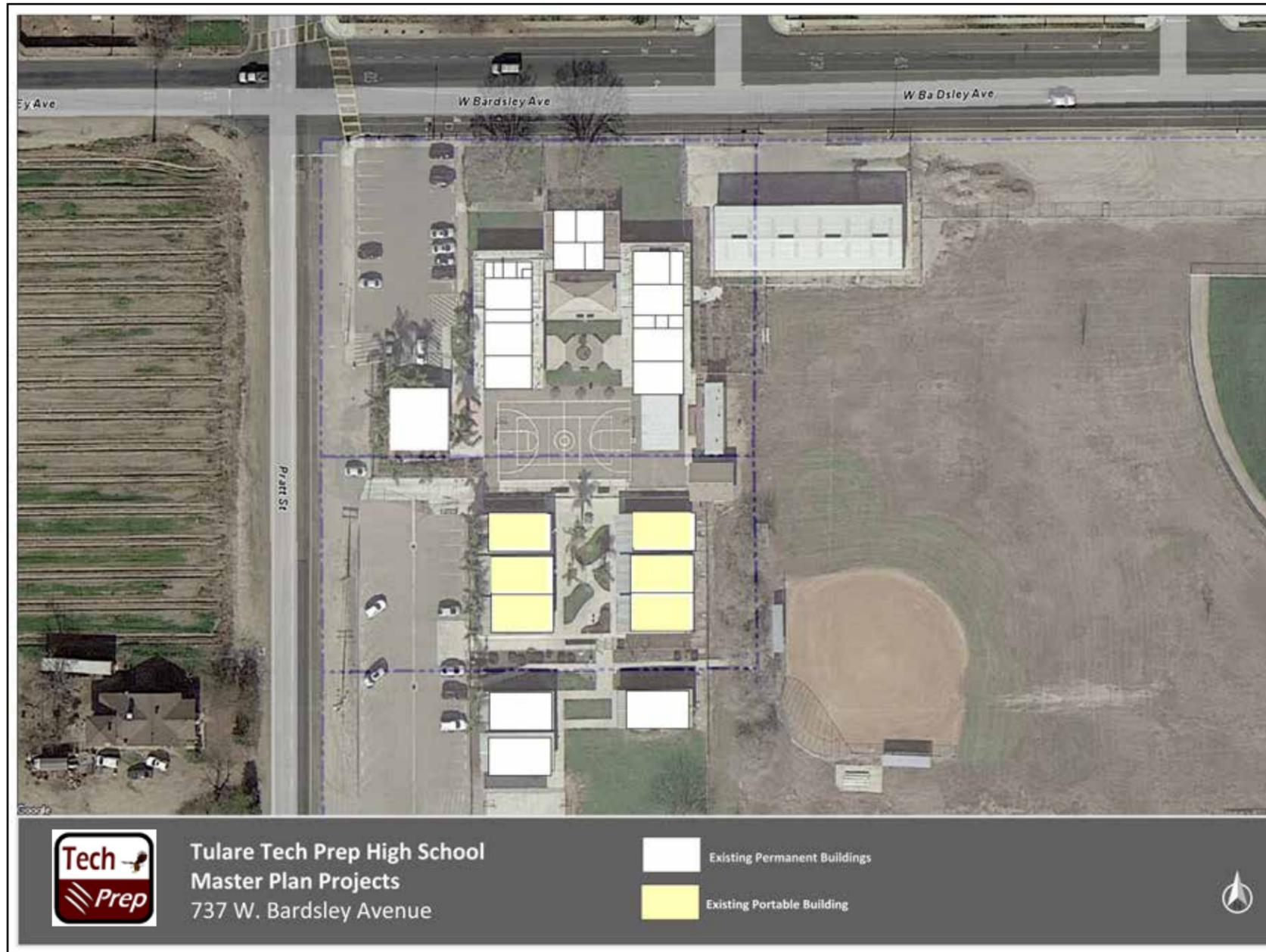
- Not all classrooms are currently in use.
 - District should consider consolidating programs into owned portables so leased portable classrooms on the Countryside campus can be returned.
 - Free up space for a mini-gym/weight room/PE classroom



MODERNIZATION PROJECTS	
ADMIN BUILDING	COST ESTIMATE
Flooring/Carpet	\$14,040
COUNSELING BUILDING	COST ESTIMATE
Roofing	\$1,560
Exterior Finishes	\$3,380
	\$4,940
CLASSROOM BUILDING (RMS 1-4)	COST ESTIMATE
Roofing	\$3,640
Exterior Finishes	\$4,030
	\$7,670
CLASSROOM BUILDING (RMS 5-7)	COST ESTIMATE
Roofing	\$3,120
Exterior Finishes	\$4,030
	\$7,150
BUILDING/SYSTEM	COST ESTIMATE
Flatwork and Pavement	\$30,160
Pest Control	\$13,000
MODERNIZATION TOTAL	\$76,960

For a detailed modernization project summary, see page 107.





Tech Prep/Countryside

Facilities Master Plan Summary

Existing Facilities Assessment	Cost
Flatwork and Pavement	\$30,160
Playfields / Playcourts	\$13,000
Roofing	\$8,320
Exterior Upgrades	\$11,440
Instructional Spaces Interior Upgrades	\$14,040
Total	\$76,960
<hr/>	
Total Facilities Master Plan Cost	\$76,960



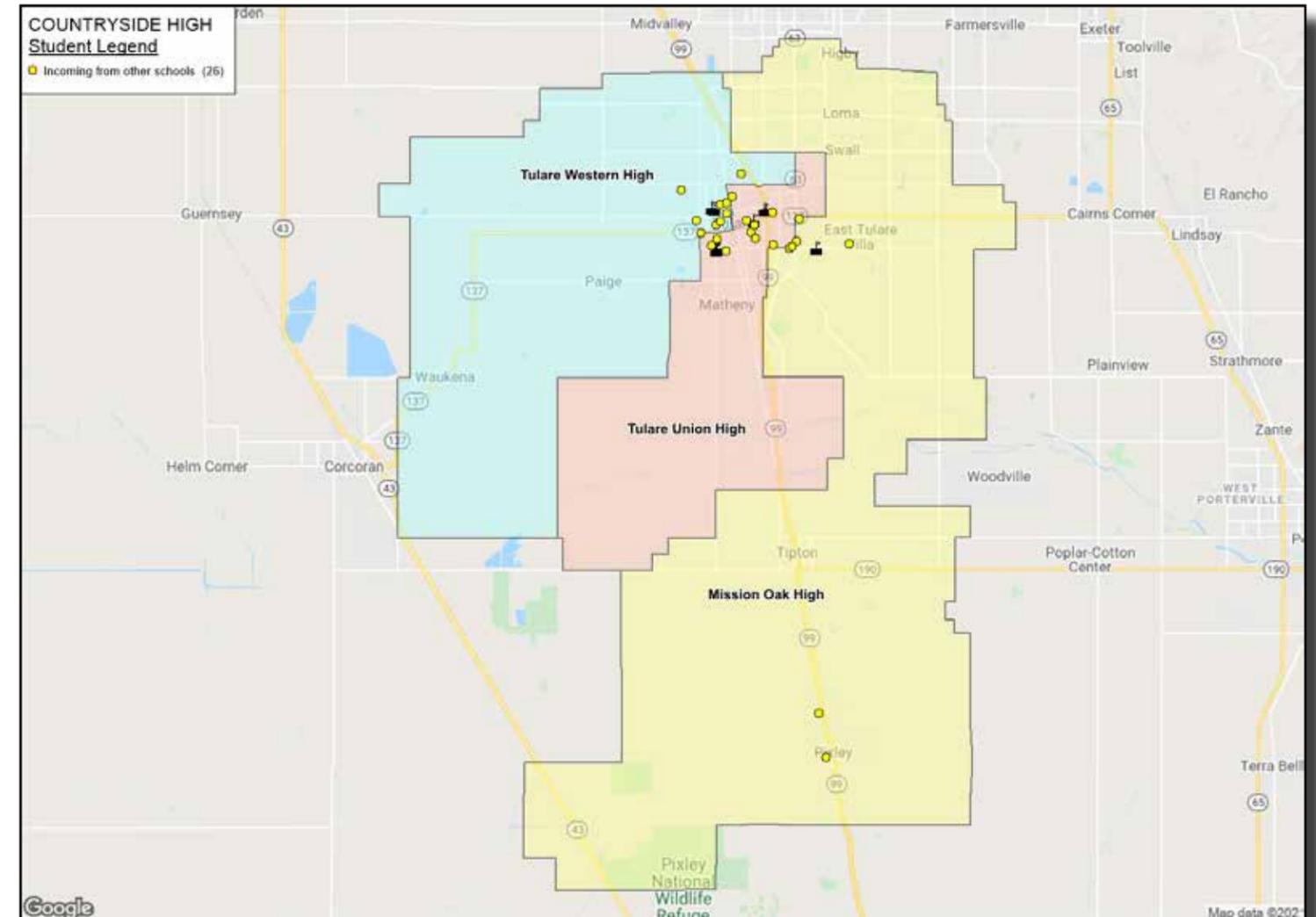
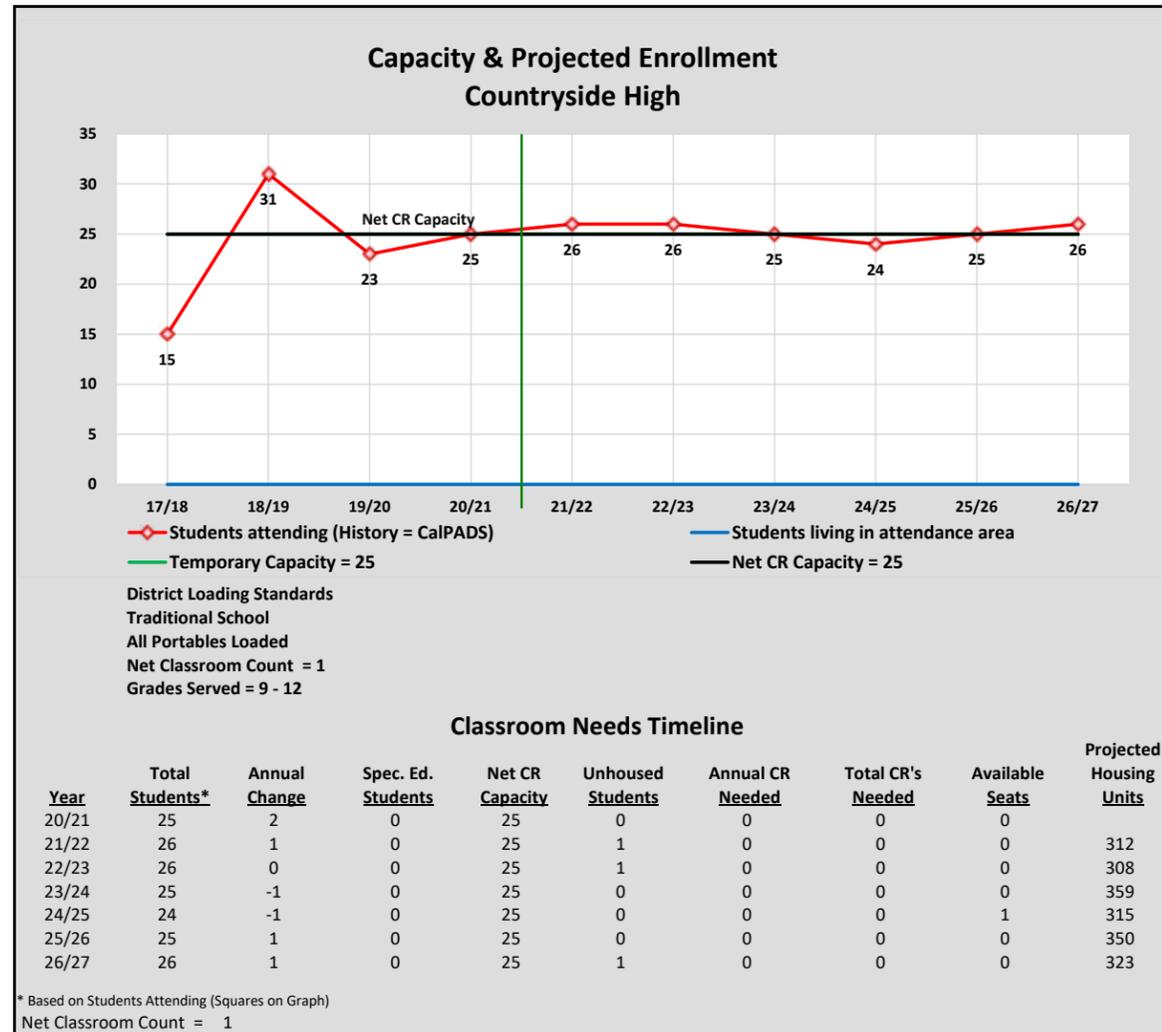


Countryside High School

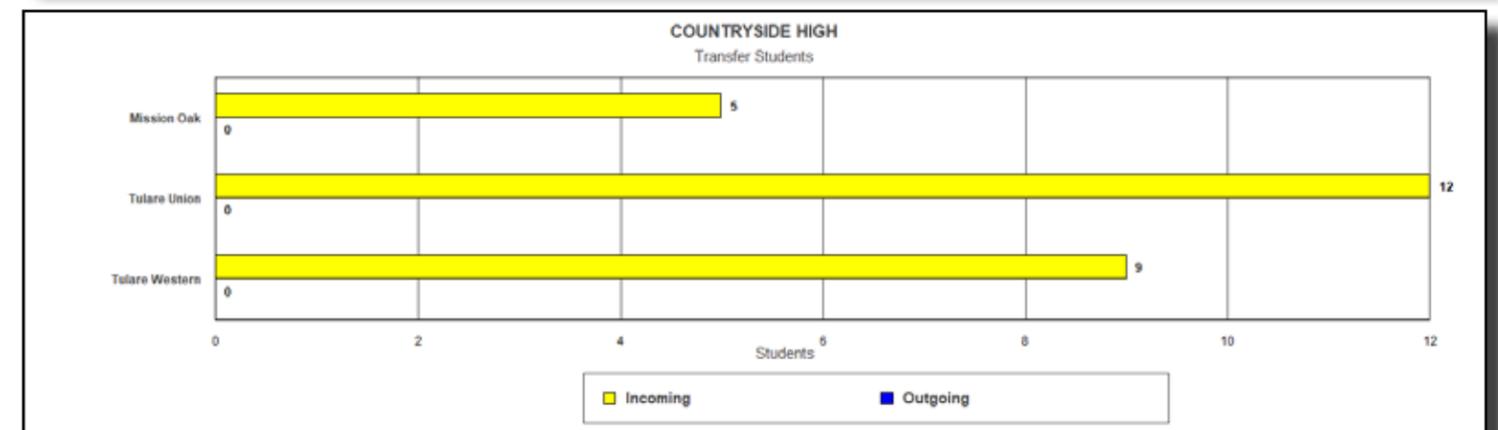
1084 S. Pratt, Tulare, CA 93274

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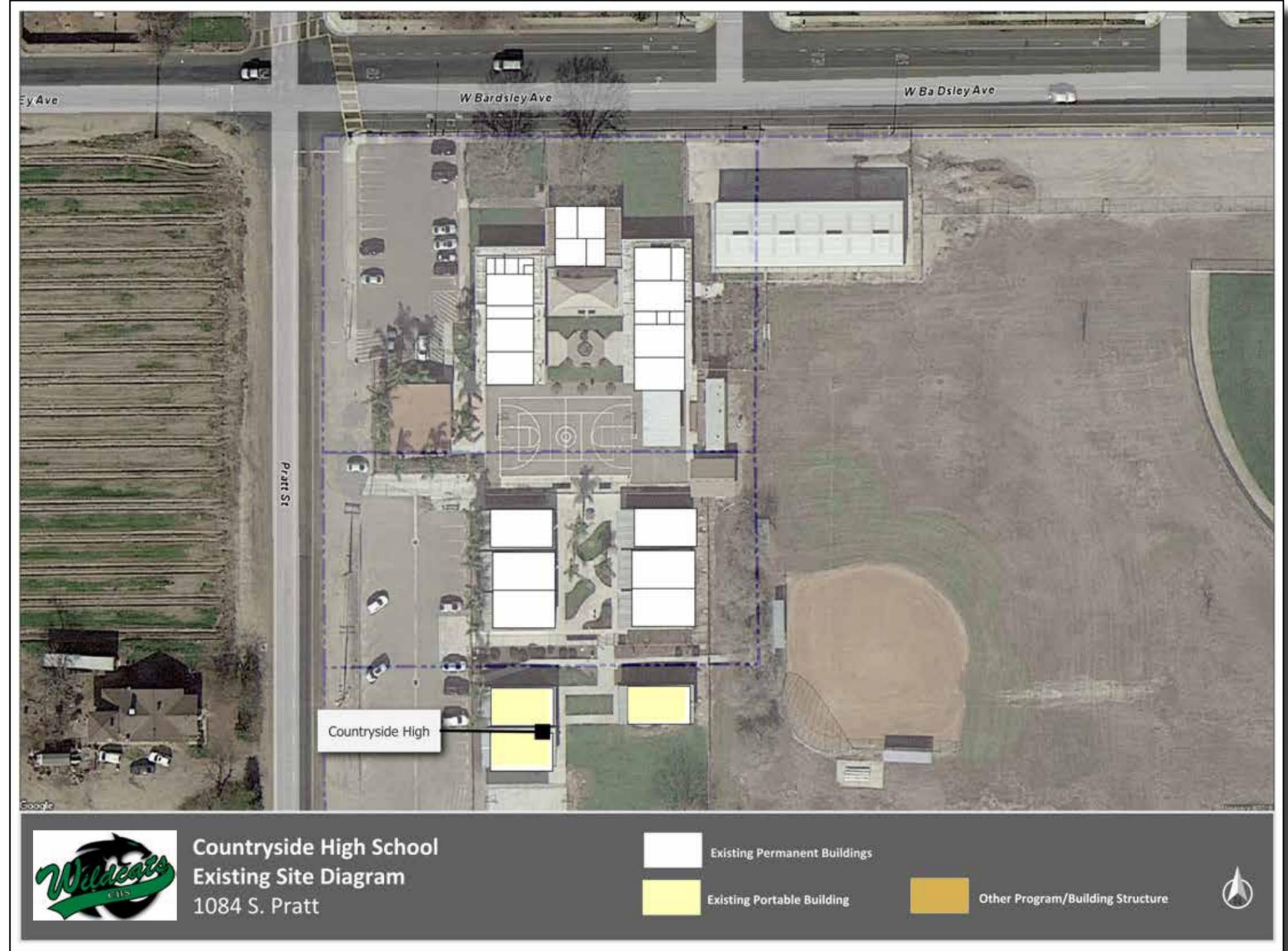
This chart shows the past four (4) years of enrollment and projected six (6) year enrollment for Countryside High School.



EXISTING CONDITIONS SITE MAP

SITE DATA

- Year Built: 2004
- Acres: +/- 1
- Building Area: +/- 2,880
- Grades Served: 9-12
- 2020/2021 Enrollment: 25



Countryside High School
Existing Site Diagram
1084 S. Pratt

Existing Permanent Buildings

Existing Portable Building

Other Program/Building Structure



The building inventory provides a matrix identifying the current buildings on campus, the dates they were originally built, if they have been modernized using State funds and when they may be eligible for additional State modernization eligibility.

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

It is important to understand that classroom counts may be viewed in different ways for different purposes. The State School Facilities Program (SFP) considers all available teaching stations, excluding physical education facilities and core facilities (e.g., libraries, multipurpose rooms, and administrative spaces), as part of the site capacity when calculating eligibility for new construction or modernization funding.

Another method for calculating the number of classrooms is based on local District standards of class size and a definition of what is considered a full-day teaching station. The District may set aside several classroom spaces defined by the SFP for specialized programs or pull-out spaces. For this eligibility calculation, all potential classroom spaces defined by the State School Facilities Program (SFP) have been accounted for.

Countryside High							Year
Name	Date Built	Date Mod	Mod Funds	Bldg Type	Area	CR Count	Eligible for Modernization
B1	2004			2	960	1	2024
B2	2004			2	960	1	2024
B3	2004			2	960	0	2024
Totals					2880	2	

Bldg Type: 1=Permanent 2=Portable



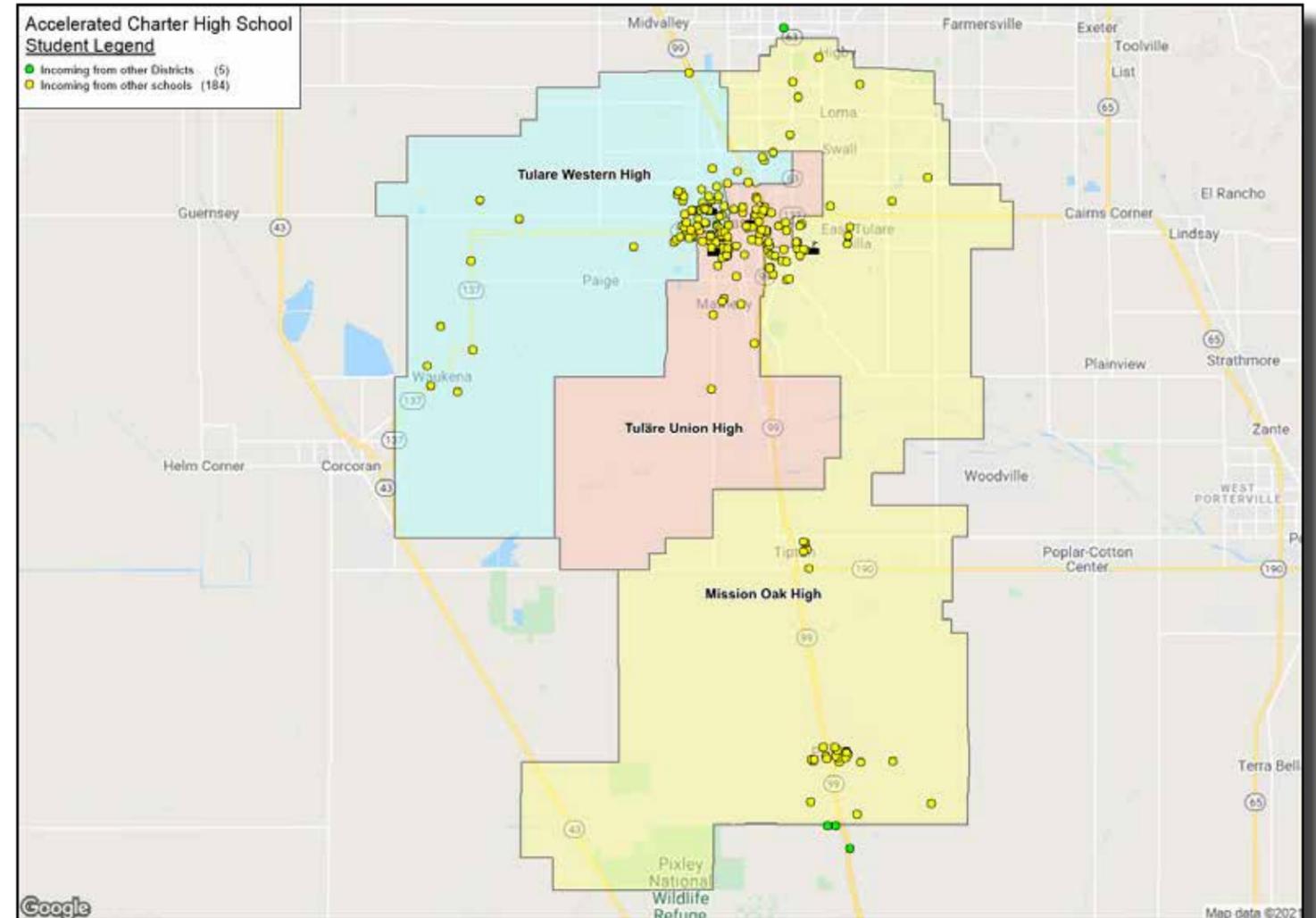
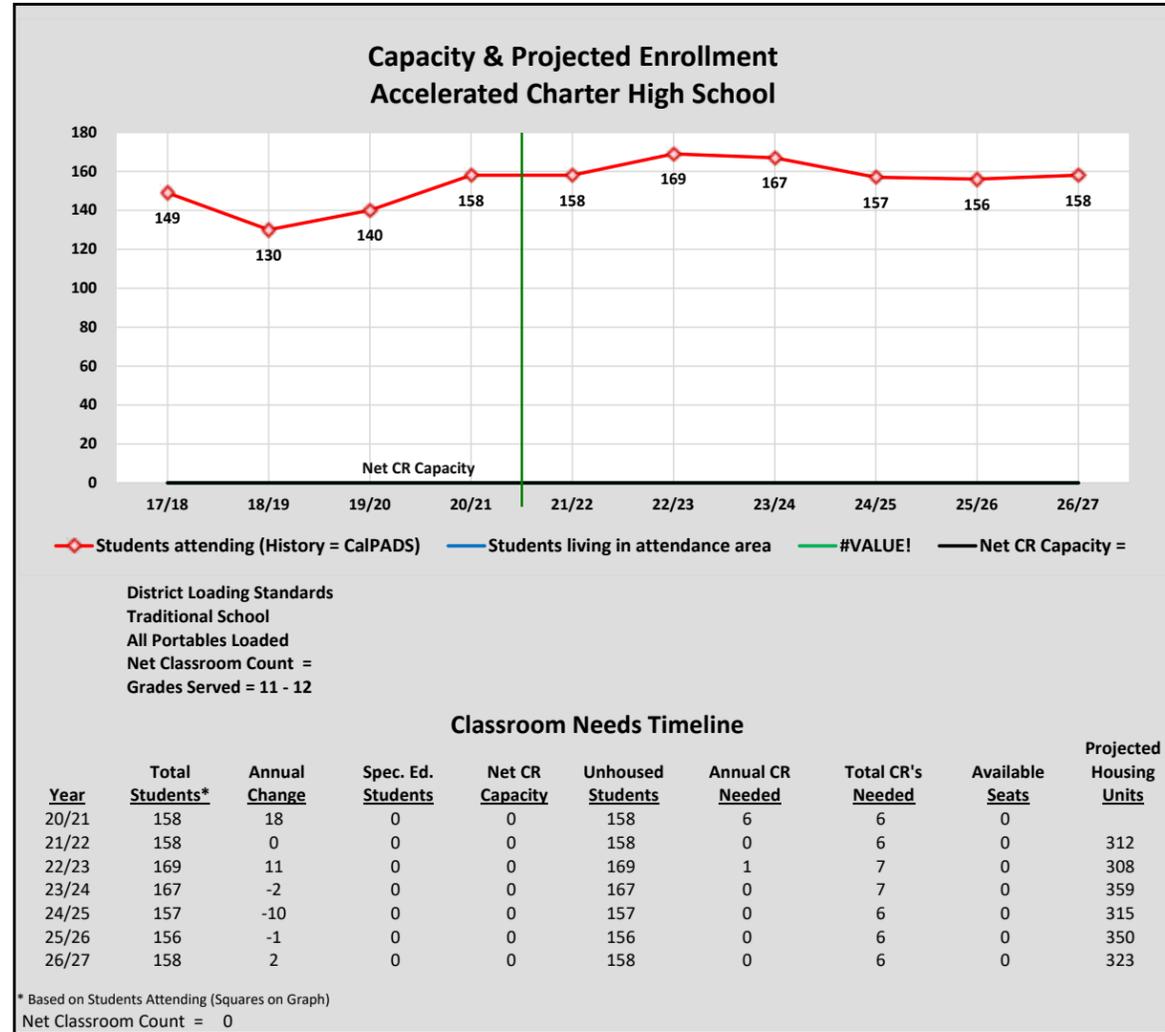


Accelerated Charter High School

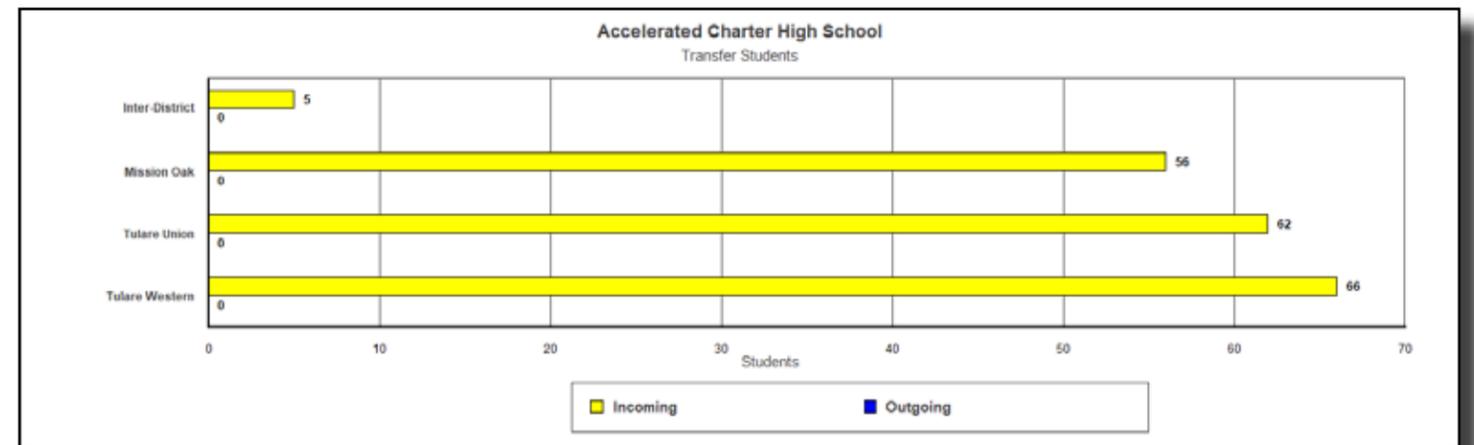
4136 N. Mooney Blvd, Tulare, CA 93274

559.687.7303





This chart shows the past four (4) years of enrollment and projected six (6) year enrollment for Accelerated Charter High School.



EXISTING CONDITIONS SITE MAP

SITE DATA

- Year Built: N/A
- Acres: +/- 9.7
- Building Area: N/A
- Grades Served: 9-12
- 2020/2021 Enrollment: 158



The building inventory provides a matrix identifying the current buildings on campus, the dates they were originally built, if they have been modernized using State funds and when they may be eligible for additional State modernization eligibility.

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

It is important to understand that classroom counts may be viewed in different ways for different purposes. The State School Facilities Program (SFP) considers all available teaching stations, excluding physical education facilities and core facilities (e.g., libraries, multipurpose rooms, and administrative spaces), as part of the site capacity when calculating eligibility for new construction or modernization funding.

Another method for calculating the number of classrooms is based on local District standards of class size and a definition of what is considered a full-day teaching station. The District may set aside several classroom spaces defined by the SFP for specialized programs or pull-out spaces. For this eligibility calculation, all potential classroom spaces defined by the State School Facilities Program (SFP) have been accounted for.

Accelerated Charter High							Year
<u>Name</u>	<u>Date Built</u>	<u>Date Mod</u>	<u>Mod Funds</u>	<u>Bldg Type</u>	<u>Area</u>	<u>CR Count</u>	<u>Eligible for Modernization</u>

No Data Available



FACILITIES ASSESSMENT REPORT

SITE WORK & INFRASTRUCTURE

- Add sidewalk across lawn between parking lots
- Add natural turf (grass) soccer field in empty lot in front of school
 - Add pressure tank and VFD drive to well to meet irrigation needs
- Extend security fence on North and South property line and enclose new soccer field
 - Include vehicle gate for parking lot access
- Add shade structure on East side of quad/courtyard



Front of campus



Sidewalk across lawn



Soccer field in empty lot



Shade structure



MAIN BUILDING

- Add school name sign to building frontage
- Resurface student restrooms (x2)
 - Add exterior bi-level ADA compliant drinking fountain with bottle fill station
- Replace existing HVAC units (x8)
- Add HVAC in P.E. classroom/multi-purpose (Room 8)
- Add epoxy floor in P.E. classroom
- Add fire alarm to shop classroom #9
 - Add interior bi-level ADA compliant drinking fountain with bottle fill station



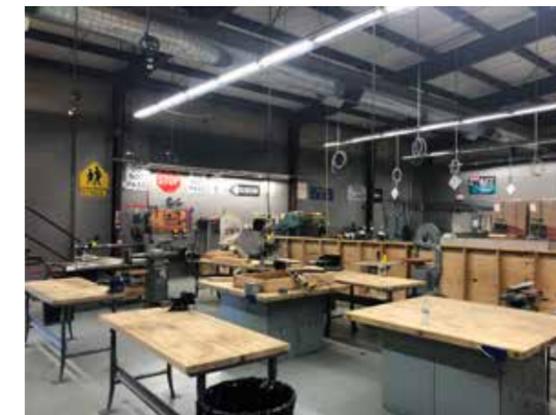
Add new school sign



Add bi-level drinking fountain



HVAC in P.E. classroom



Shop



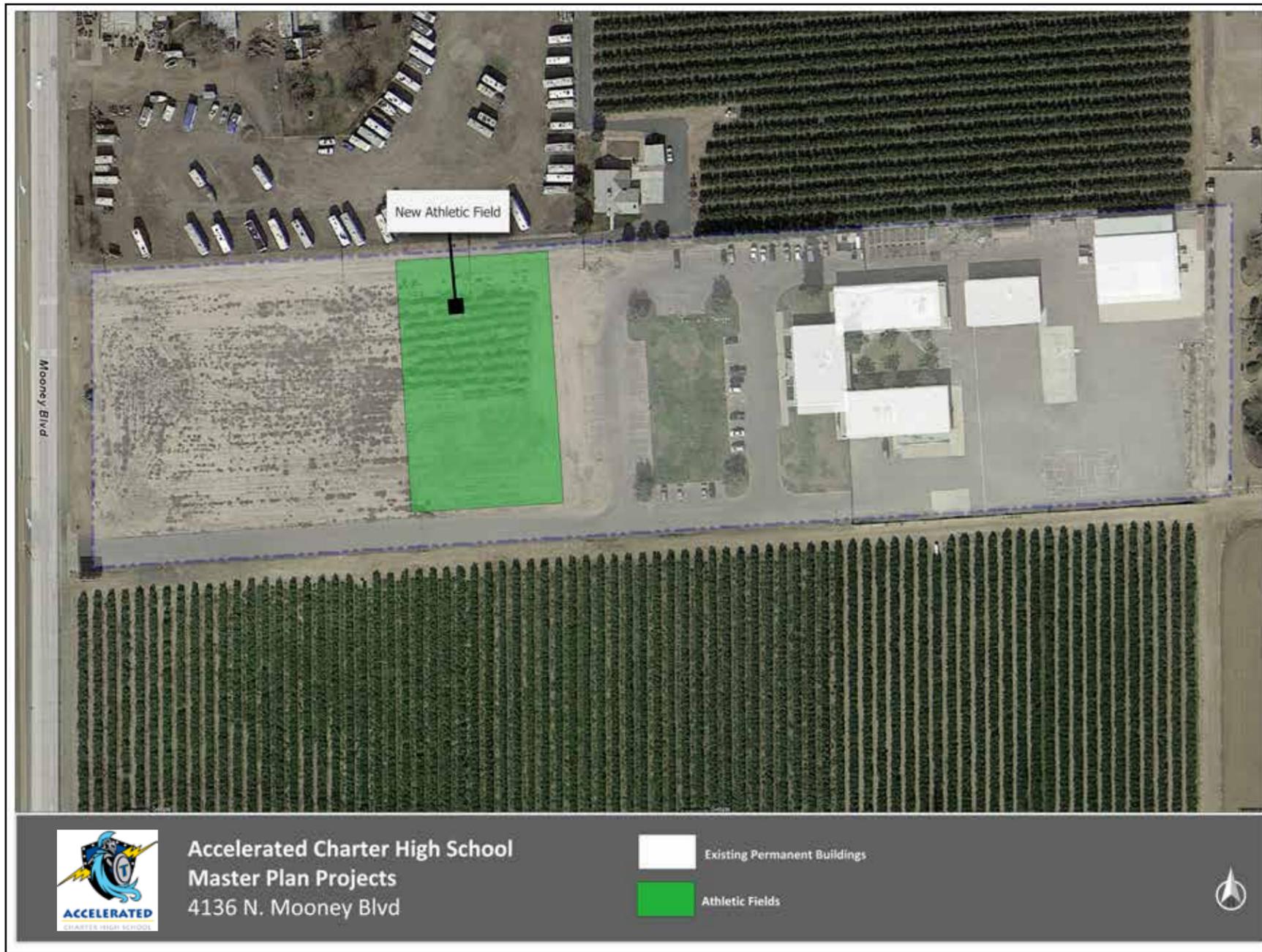
MASTER PLAN PROJECTS

MODERNIZATION PROJECTS	
MAIN BUILDING	
	COST ESTIMATE
Flooring/Carpet	\$36,400
HVAC	\$240,500
Exterior Finishes	\$4,550
Restrooms	\$65,000
Fire Alarm Compliance	\$19,500
ADA Compliance (Bldg)	\$6,500
	\$372,450
BUILDING/SYSTEM	
	COST ESTIMATE
Security	\$92,300
Landscaping/Irrigation	\$26,000
Flatwork and Pavement	\$250,000
Play Areas/Playfields	\$130,000
MODERNIZATION TOTAL	\$870,750

NEW CONSTRUCTION PROJECTS	
FACILITY	
	COST ESTIMATE
New Metal Shade Structure	\$211,250
NEW CONSTRUCTION TOTAL	\$211,250

For a detailed modernization project summary, see page 107.





Accelerated Charter

Facilities Master Plan Summary

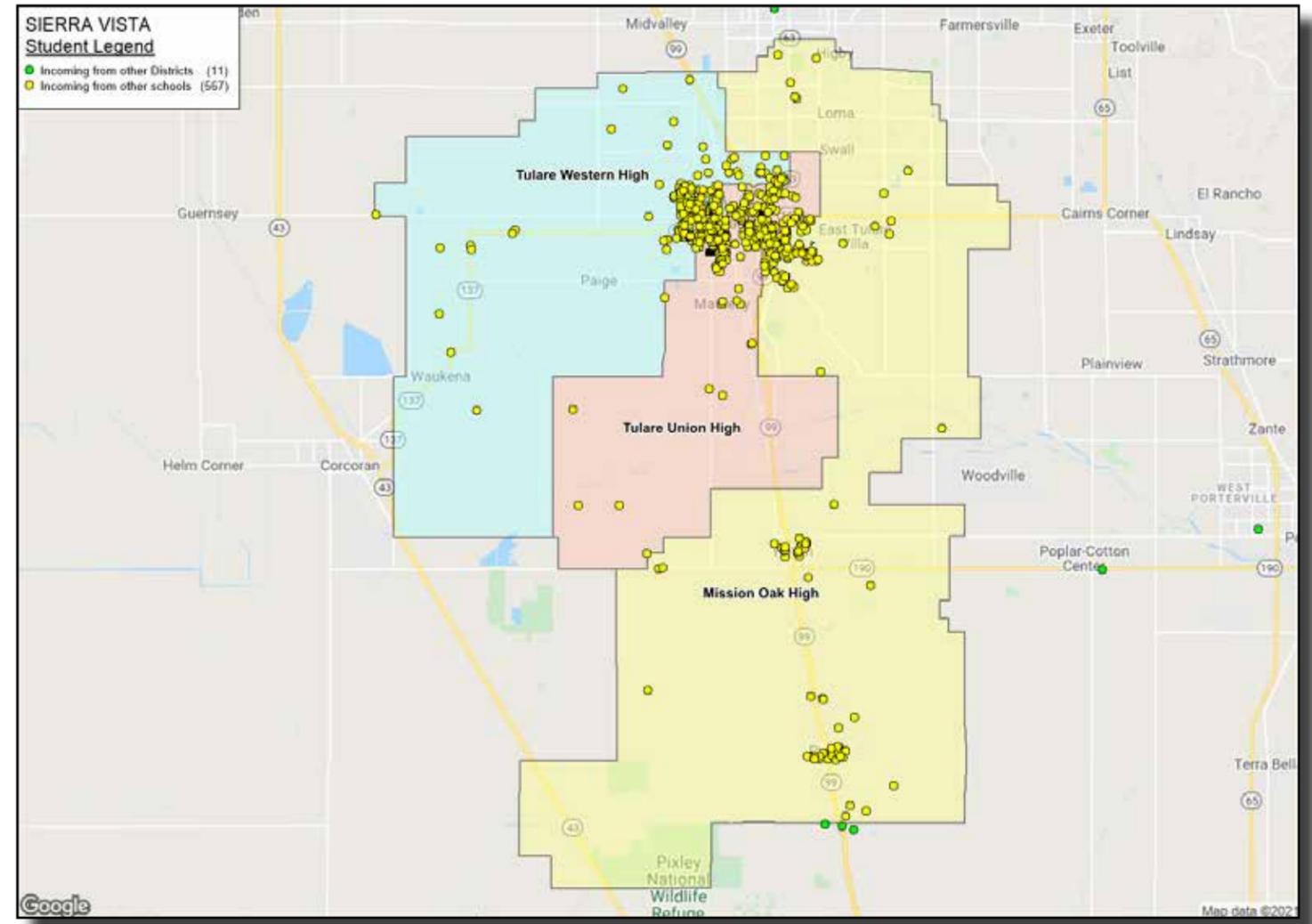
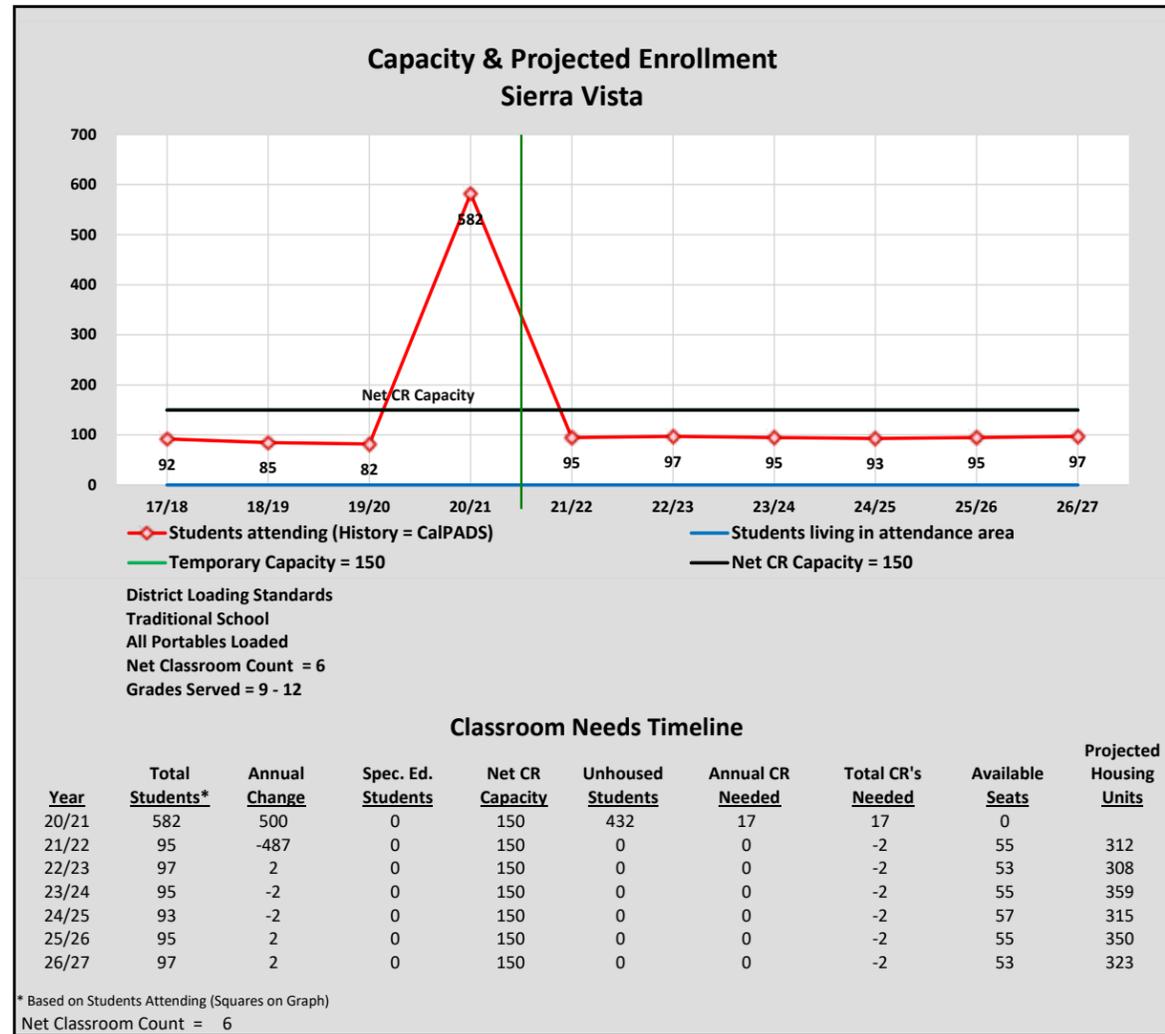
Existing Facilities Assessment		Cost
Flatwork and Pavement		\$250,000
Landscaping and Irrigation		\$26,000
Playfields / Playcourts		\$130,000
Security & Safety		\$111,800
ADA compliance (excluding restrooms)		\$6,500
HVAC		\$240,500
Exterior Upgrades		\$4,550
Instructional Spaces Interior Upgrades		\$36,400
Restroom Interior Upgrades		\$65,000
Total		\$870,750
Future New Construction Projects		Cost
Metal Shade Structure		\$211,250
Total		\$211,250
Total Facilities Master Plan Cost		\$1,082,000





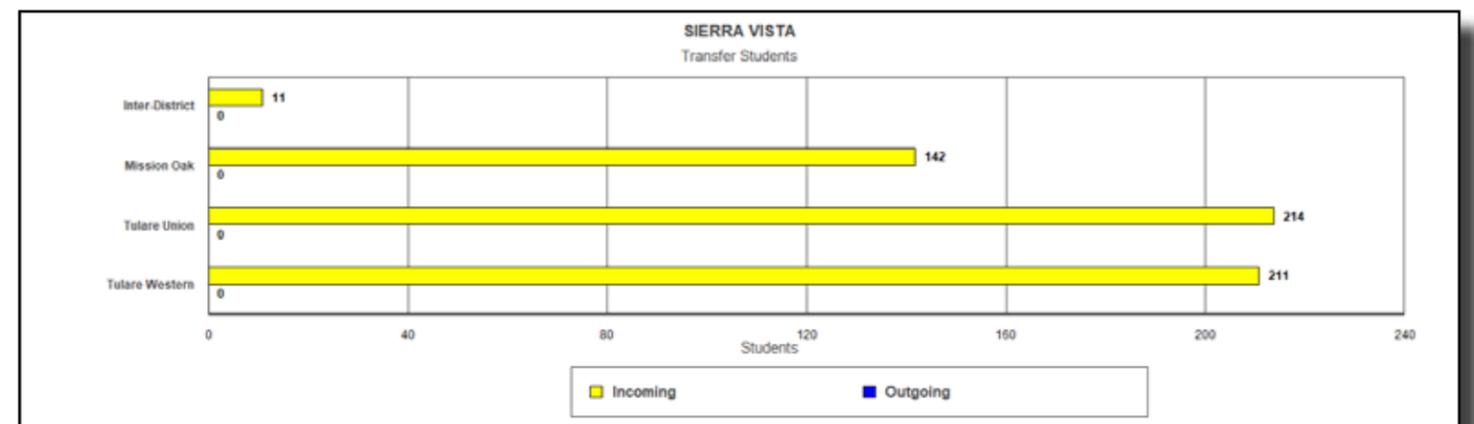
Sierra Vista Charter High School
351 N. K Street, Tulare, CA 93274
559.687.7384





This chart shows the past four (4) years of enrollment and projected six (6) year enrollment for Sierra Vista Charter High School. The projections in this report assume the temporary adjustments due to the pandemic only affect the current enrollment patterns.

The net classroom capacity is calculated by taking the number of teaching stations and multiplying that by the District's loading standards for facility planning. The net capacity may not include other classroom sized spaces on campus that are currently designated for specialized district pull-out programs.



EXISTING CONDITIONS SITE MAP

SITE DATA

- Year Built: N/A
- Acres: +/- 3
- Building Area: +/-
- Grades Served: 9-12
- 2020/2021 Enrollment: 582



Sierra Vista Charter High School
Existing Site Diagram
351 N. K Street

Existing Permanent Buildings

Existing Portable Building

Other Program/Building Structure



The building inventory provides a matrix identifying the current buildings on campus, the dates they were originally built, if they have been modernized using State funds and when they may be eligible for additional State modernization eligibility.

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

It is important to understand that classroom counts may be viewed in different ways for different purposes. The State School Facilities Program (SFP) considers all available teaching stations, excluding physical education facilities and core facilities (e.g., libraries, multipurpose rooms, and administrative spaces), as part of the site capacity when calculating eligibility for new construction or modernization funding.

Another method for calculating the number of classrooms is based on local District standards of class size and a definition of what is considered a full-day teaching station. The District may set aside several classroom spaces defined by the SFP for specialized programs or pull-out spaces. For this eligibility calculation, all potential classroom spaces defined by the State School Facilities Program (SFP) have been accounted for.

Sierra Vista Charter High K Street								Year
Name	Date Built	Date Mod	Mod Funds	Bldg Type	Area	CR Count	Modernization	Eligible for

No Data Available



FACILITIES ASSESSMENT REPORT

SITE WORK & INFRASTRUCTURE

- Enclose utility yard on SW corner of building with decorative metal fence

- Add auto close hinges on exterior gates

MAIN BUILDING

- Paint building exterior
 - Replace damaged fascia/trim

- Add fire alarm system (entire building)

- Replace stained/damaged ceiling tiles (entire building)

- Create security entrance for Sierra Vista lobby (Room 351)

- Replace exterior hallway doors on North and South ends of building (x2)

- Add exhaust fan in server room (babysitting, Room 375)

- Replace FRP walls and tile flooring (culinary arts, Room 395)

- Reconfigure HVAC system in Special Education offices (Room 389)
 - Supply and return ducts are mismatched

- Remodel restrooms in Special Education offices (x2)

- Remodel restrooms in Professional Development Center (x2)
 - Remodel 1 for ADA, resurface 1



MAIN BUILDING

- Resurface restroom in Nursing computer lab (x1), (Room 323)
- Resurface restroom in Nursing lecture classroom (x1), (Room 325)
- Replace damaged exterior tile entry to Nursing lecture classroom (Room 325)
- Resurface restroom in Nursing skills classroom (x1), (Room 333)
- Resurface restroom in medical classroom (Room 363)



Replace stained ceiling tiles



Create secure entrance



Secure side doorway



Paint exterior



Repair damaged fascia



Resurface restroom



MODERNIZATION PROJECTS	
MAIN BUILDING	COST ESTIMATE
Flooring/Carpet	\$23,660
Doors/Windows	\$4,160
HVAC	\$32,500
Exterior Finishes	\$84,760
Restrooms	\$104,000
Fire Alarm Compliance	\$117,000
ADA Compliance (Bldg)	\$26,000
Modernize Interior Spaces	\$19,500
Security	\$10,400
MODERNIZATION TOTAL	\$421,980

For a detailed modernization project summary, see page 108.





Sierra Vista Charter

Facilities Master Plan Summary

Existing Facilities Assessment		Cost
Security & Safety		\$127,400
ADA compliance (excluding restrooms)		\$26,000
HVAC		\$32,500
Exterior Upgrades		\$84,760
Instructional Spaces Interior Upgrades		\$47,320
Restroom Interior Upgrades		\$104,000
Total		\$421,980
Total Facilities Master Plan Cost		\$421,980



Sierra Vista Charter High School
Master Plan Projects
351 N. K Street

Existing Permanent Buildings





Tulare Adult School

575 W. Maple Avenue, Tulare, CA 93274

559.686.0225

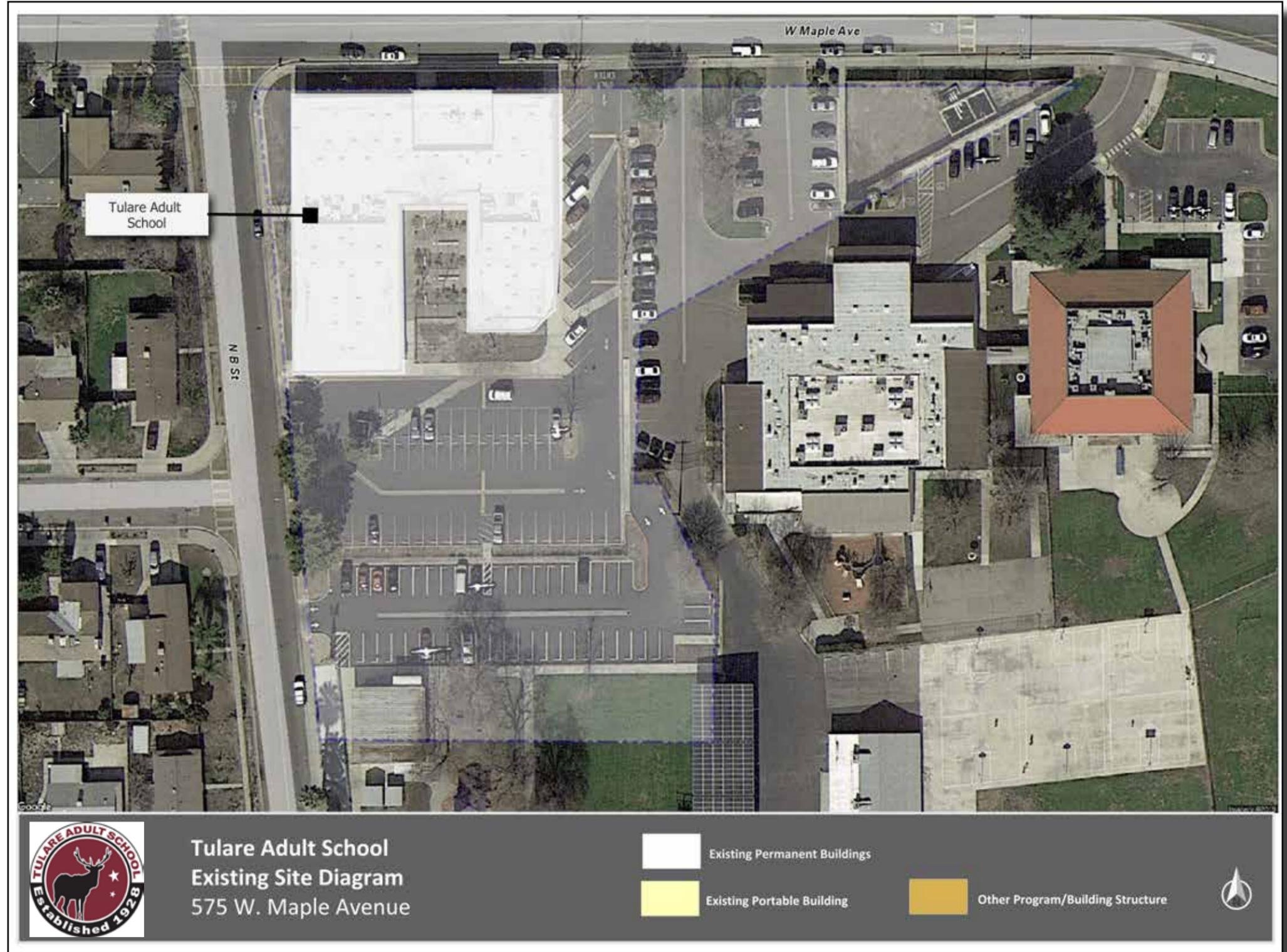


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SITE DATA

- Year Built: N/A
- Acres: +/- 2.7
- Building Area: +/-
- Grades Served: 9-12



Tulare Adult School
Existing Site Diagram
575 W. Maple Avenue

- Existing Permanent Buildings
- Existing Portable Building
- Other Program/Building Structure



The building inventory provides a matrix identifying the current buildings on campus, the dates they were originally built, if they have been modernized using State funds and when they may be eligible for additional State modernization eligibility.

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

It is important to understand that classroom counts may be viewed in different ways for different purposes. The State School Facilities Program (SFP) considers all available teaching stations, excluding physical education facilities and core facilities (e.g., libraries, multipurpose rooms, and administrative spaces), as part of the site capacity when calculating eligibility for new construction or modernization funding.

Another method for calculating the number of classrooms is based on local District standards of class size and a definition of what is considered a full-day teaching station. The District may set aside several classroom spaces defined by the SFP for specialized programs or pull-out spaces. For this eligibility calculation, all potential classroom spaces defined by the State School Facilities Program (SFP) have been accounted for.

Tulare Adult School							Year
Name	Date Built	Date Mod	Mod Funds	Bldg Type	Area	CR Count	Eligible for Modernization

No Data Available



FACILITIES ASSESSMENT REPORT

SITE WORK & INFRASTRUCTURE

- Replace damaged concrete/path of travel issues on exterior covered walkways
- Install panic/crash bar hardware on exterior courtyard gates (x3)



Path of travel



Courtyard gates

MAIN BUILDING

- Replace roof
- Update fire alarm system (main panel)
- Resurface exterior student restrooms (x2)
- Resurface interior staff restrooms (x2)
- Enlarge Room 104 by removing N/S partition wall and adding E/W 15' partition wall
- Enlarge Room 203 (ESL classroom) by extending wall 12'
- Room 301 – remove kitchenette, leave sink
- Room 302 – remove kitchenette
- Room 304 – remove changing table, resurface restroom



Student restrooms



Replace roof

- Pixley Campus
 - Paint exterior on portable classrooms (x3)

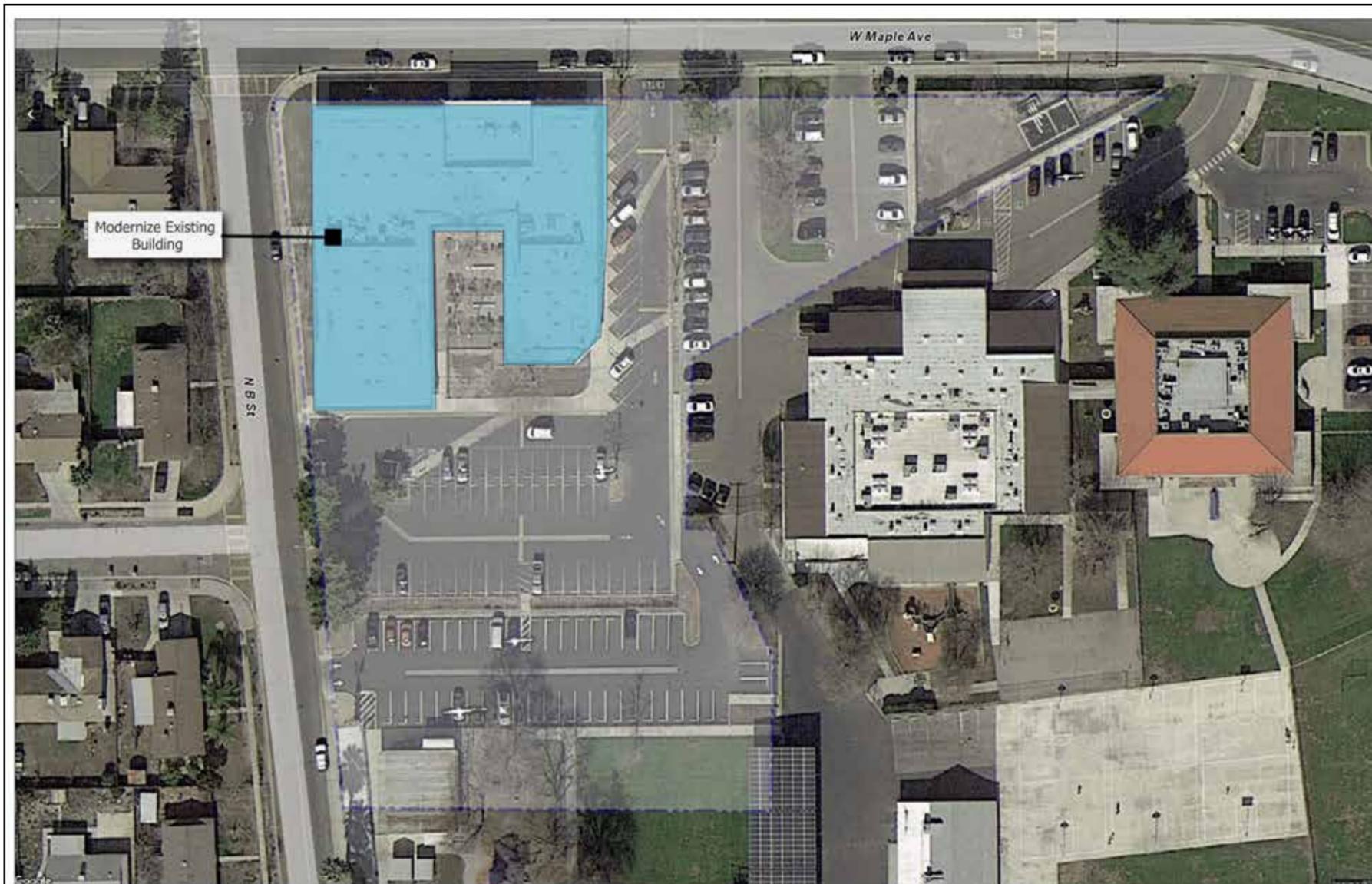
- Welding Classroom (1450 Sunset Ave)
 - Remodel restroom (x1)
 - Replace privacy slats in chain link fence (325 ft)



MODERNIZATION PROJECTS	
MAPLE CAMPUS MAIN BUILDING	
	COST ESTIMATE
Roofing	\$657,800
Restrooms	\$130,000
Fire Alarm Compliance	\$33,800
Modernize Interior Spaces	\$36,400
PIXLEY CAMPUS	
	COST ESTIMATE
Exterior Finishes	\$27,300
SUNSET AVENUE WELDING	
	COST ESTIMATE
Exterior Finishes	\$3,380
Security	\$6,240
ADA Compliance (Site)	\$57,200
MODERNIZATION TOTAL	\$952,120

For a detailed modernization project summary, see page 108.





Tulare Adult School
Master Plan Projects
 575 W. Maple Avenue

■ Existing Permanent Buildings



Tulare Adult

Facilities Master Plan Summary

Existing Facilities Assessment		Cost
Security & Safety		\$40,040
ADA compliance (excluding restrooms)		\$57,200
Roofing		\$657,800
Exterior Upgrades		\$30,680
Instructional Spaces Interior Upgrades		\$36,400
Restroom Interior Upgrades		\$130,000
Total		\$952,120
Total Facilities Master Plan Cost		\$952,120

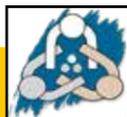




Tulare FFA

591 W. Bardsley Avenue, Tulare, CA 93274

559.687.7390



SITE DATA

- Year Built:
- Acres: +/- 94
- Building Area: +/-
- Grades Served: 9-12
- 2019/2020 Enrollment:



Tulare FFA
Existing Site Diagram
591 Bardsley Avenue



Existing Permanent Buildings



Existing Portable Building



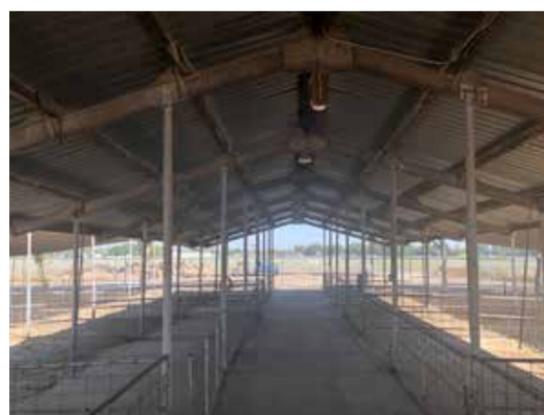
Other Program/Building Structure



FACILITIES ASSESSMENT REPORT

SITE WORK & INFRASTRUCTURE

- Repave access road from Bardsley entrance
- Add CTE shop classroom (10,000 sq ft) West of new modular classrooms
- Add new Livestock barn
 - 5,000 sq ft under roof, 8,000 sq ft including pens
 - Old Livestock barn to remain as a classroom lab facility
- Replace and relocate Beef barn
 - 5,000 sq ft under roof, 8,000 sq ft including pens
 - Under roof area is concrete, open air is earth foundation
- Replace and relocate Swine barn
 - 5,000 sq ft under roof, 8,000 sq ft including pens
 - Under roof area is concrete, open air is earth foundation
- Replace and relocate Sheep/Goat barn
 - 5,000 sq ft under roof, 8,000 sq ft including pens
 - ½ under roof area is concrete, balance is earth foundation
- Add cement alley between all new barns for animal handling/loading/unloading
- Clear and re-purpose 3 old barn areas for future facility expansion (OH, enterprise farming, etc)



CLASSROOM BUILDING

- Remove 2 non-compliant classrooms on North side of building and return to covered work area
- Remodel East half of building to create 1 large food science lab
- Remodel student restrooms for ADA (x2)
- Add bi-level ADA compliant drinking fountain w/ bottle fill station (x1)



SHOP BUILDING

- Convert Welding Shop classroom to farm maintenance facility
- Return Ag Mechanics classroom to covered equipment parking



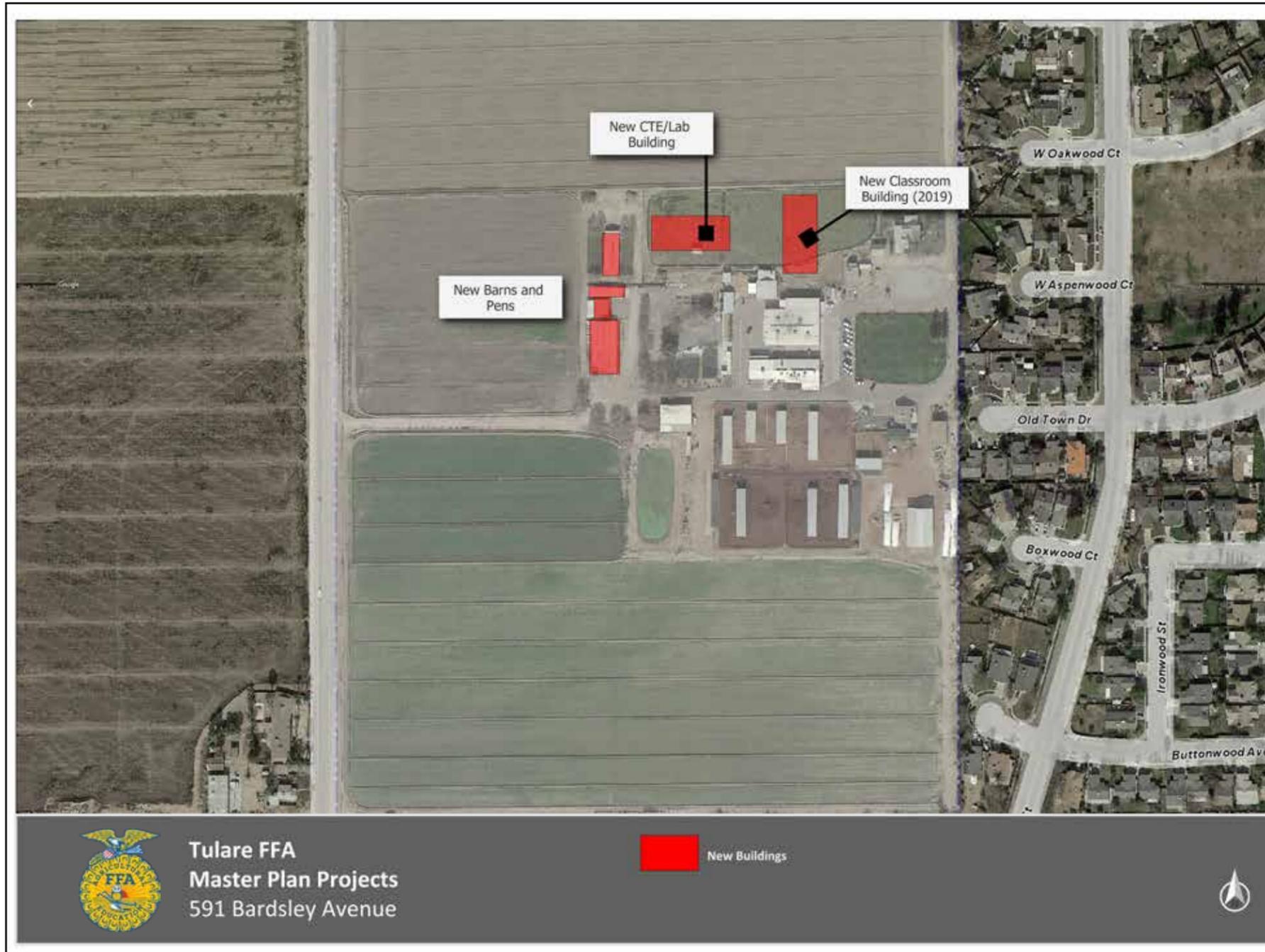
MASTER PLAN PROJECTS

MODERNIZATION PROJECTS	
CLASSROOM WING BLDG B	COST ESTIMATE
Exterior Finishes	\$78,000
ADA Compliance (Bldg)	\$55,250
Modernize Interior Spaces	\$975,000
	\$1,108,250
SHOP WING BLDG A	COST ESTIMATE
Exterior Finishes	\$32,500
Modernize Interior Spaces	\$162,500
	\$195,000
BUILDING/SYSTEM	COST ESTIMATE
Flatwork and Pavement	\$540,800
MODERNIZATION TOTAL	\$1,844,050

For a detailed modernization project summary, see page 109.

NEW CONSTRUCTION PROJECTS		
FACILITY		COST ESTIMATE
New Barn and Pen		\$2,366,000
New CTE/Lab Building		\$6,110,000
NEW CONSTRUCTION TOTAL		\$8,476,000





Tulare High Farm

Facilities Master Plan Summary

Existing Facilities Assessment		Cost
Flatwork and Pavement		\$540,800
ADA compliance (excluding restrooms)		\$55,250
Exterior Upgrades		\$110,500
Instructional Spaces Interior Upgrades		\$1,137,500
Total		\$1,844,050
Future New Construction Projects		Cost
Agriculture / Farm Facilities		\$2,366,000
Shops / Labs / CTE		\$6,110,000
Total		\$8,476,000
Total Facilities Master Plan Cost		\$10,320,050



MASTER PLAN MODERNIZATION PROJECTS

DETAILS AND COST ESTIMATES

MISSION OAK HIGH SCHOOL					
Site Work & Infrastructure	Description of deficiency & recommended action	Area/Units	Construction Cost	Support Costs	Total Cost
Security	Add fence along sidewalk bisecting athletic fields for entry control	1400 lf	\$45,000	\$13,500	\$58,500
	Add exterior drinking fountains with bottle fill stations	5 ea	\$12,500	\$3,750	\$16,250
Total			\$57,500	\$17,250	\$74,750

TULARE UNION HIGH SCHOOL					
Administration / Auditorium	Description of deficiency & recommended action	Area/Units	Construction Cost	Support Costs	Total Cost
Electrical	Upgrade auditorium lighting and sound system		\$180,000	\$54,000	\$234,000
Doors/Windows	Replace windows	2680 sf	\$147,400	\$44,220	\$191,620
Restrooms	Remodel restroom in Principal's office		\$25,000	\$7,500	\$32,500
Total			\$352,400	\$105,720	\$458,120

100 Wing	Description of deficiency & recommended action	Area/Units	Construction Cost	Support Costs	Total Cost
ADA Compliance(Bldg)	Remodel student restrooms (x2) and staff restrooms (x2) for ADA	4 ea	\$100,000	\$30,000	\$130,000
Misc. Interior Upgrades	Modernize classrooms	14 ea	\$1,400,000	\$420,000	\$1,820,000
Total			\$1,500,000	\$450,000	\$1,950,000

200 Wing	Description of deficiency & recommended action	Area/Units	Construction Cost	Support Costs	Total Cost
Electrical	Upgrade building electrical infrastructure, add circuits to stop breaker trips	11000 sf	\$110,000	\$33,000	\$143,000
Misc. Interior Upgrades	Modernize classrooms (x5) and remove lab stations in 202 and 203 to make art classroom	5 ea	\$520,000	\$156,000	\$676,000
Total			\$630,000	\$189,000	\$819,000

300 Wing	Description of deficiency & recommended action	Area/Units	Construction Cost	Support Costs	Total Cost
Roofing	Replace roof	11000 sf	\$264,000	\$79,200	\$343,200
Electrical	Upgrade building electrical infrastructure, add circuits to stop breaker trips	11000 sf	\$110,000	\$33,000	\$143,000
Restrooms	Resurface restroom in woodshop classroom (302)		\$20,000	\$6,000	\$26,000
Misc. Interior Upgrades	Enclose West end of building to create kiln yard		\$25,000	\$7,500	\$32,500
Total			\$419,000	\$125,700	\$544,700

500 Wing	Description of deficiency & recommended action	Area/Units	Construction Cost	Support Costs	Total Cost
Electrical	Upgrade building electrical infrastructure, add circuits to stop breaker trips	8000 sf	\$80,000	\$24,000	\$104,000
Doors/Windows	Replace windows	1440 sf	\$64,800	\$19,440	\$84,240
Misc. Interior Upgrades	Remodel offices and Home Ec classroom (570)	5000 sf	\$540,000	\$162,000	\$702,000
Total			\$684,800	\$205,440	\$890,240

600 Wing	Description of deficiency & recommended action	Area/Units	Construction Cost	Support Costs	Total Cost
Doors/Windows	Replace windows	3800 sf	\$171,000	\$51,300	\$222,300
Restrooms	Remodel student restrooms (x2) and staff restroom (x1)	3 ea	\$65,000	\$19,500	\$84,500
Misc. Interior Upgrades	Modernize classrooms	12 ea	\$1,200,000	\$360,000	\$1,560,000
Total			\$1,436,000	\$430,800	\$1,866,800



TULARE UNION HIGH SCHOOL					
Madden Bldg	Description of deficiency & recommended action	Area/Units	Construction Cost	Support Costs	Total Cost
HVAC	Upgrade HVAC system		\$240,000	\$72,000	\$312,000
Restrooms	Resurface staff restroom	1 ea	\$20,000	\$6,000	\$26,000
Misc. Interior Upgrades	Modernize science classrooms and library		\$1,600,000	\$480,000	\$2,080,000
Total			\$1,860,000	\$558,000	\$2,418,000
Jones Bldg	Description of deficiency & recommended action	Area/Units	Construction Cost	Support Costs	Total Cost
Flooring/Carpet	Replace classroom flooring, asbestos abatement required	10 ea	\$200,000	\$60,000	\$260,000
ADA Compliance(Bldg)	Remodel student restroom on 2nd floor and staff restroom on 1st floor for ADA	2 ea	\$45,000	\$13,500	\$58,500
Total			\$245,000	\$73,500	\$318,500
Vans/Portable Classrooms	Description of deficiency & recommended action	Area/Units	Construction Cost	Support Costs	Total Cost
Exterior Finishes	Remove portables after foreign languages classes relocate	5 ea	\$37,500	\$11,250	\$48,750
Total			\$37,500	\$11,250	\$48,750
Auto Shop Bldg	Description of deficiency & recommended action	Area/Units	Construction Cost	Support Costs	Total Cost
Roofing	Replace roof	7400 sf	\$162,800	\$48,840	\$211,640
Total			\$162,800	\$48,840	\$211,640
Main Gym	Description of deficiency & recommended action	Area/Units	Construction Cost	Support Costs	Total Cost
Roofing	Replace roof	24000 sf	\$528,000	\$158,400	\$686,400
HVAC	Add HVAC system		\$150,000	\$45,000	\$195,000
Exterior Finishes	Add foyer with restroom and concession facilities	2500 sf	\$1,000,000	\$300,000	\$1,300,000
Restrooms	Resurface men's and women's locker rooms	6000 sf	\$240,000	\$72,000	\$312,000
Misc. Interior Upgrades	Replace bleachers		\$740,000	\$222,000	\$962,000
Total			\$2,658,000	\$797,400	\$3,455,400
East Gym	Description of deficiency & recommended action	Area/Units	Construction Cost	Support Costs	Total Cost
Misc. Interior Upgrades	Expand weight room and replace weight lifting equipment		\$750,000	\$225,000	\$975,000
Total			\$750,000	\$225,000	\$975,000

TULARE UNION HIGH SCHOOL					
Site Work & Infrastructure	Description of deficiency & recommended action	Area/Units	Construction Cost	Support Costs	Total Cost
Security	Add surveillance cameras	12 ea	\$20,000	\$6,000	\$26,000
	Upgrade fire alarm system low voltage wiring		\$110,000	\$33,000	\$143,000
Flatwork and Pavement	Repave student parking lot (behind auto shop/Vans)	78000 sf	\$600,000	\$180,000	\$780,000
	Seal and stripe area for additional parking when Vans are moved	13600 sf	\$8,000	\$2,400	\$10,400
Play Areas/Playfields	Replaster swimming pool		\$250,000	\$75,000	\$325,000
	Add lighting for tennis courts		\$96,000	\$28,800	\$124,800
	Artificial turf for football field		\$1,000,000	\$300,000	\$1,300,000
ADA Compliance(Site)	ADA path-of-travel improvements/corrections campus-wide	12000 sf	\$240,000	\$72,000	\$312,000
	Add ADA compliant drinking fountains with bottle fill stations	5 ea	\$12,500	\$3,750	\$16,250
Total			\$2,336,500	\$700,950	\$3,037,450



MASTER PLAN MODERNIZATION PROJECTS

DETAILS AND COST ESTIMATES

TULARE WESTERN HIGH SCHOOL					
Admin Bldg	Description of deficiency & recommended action	Area/Units	Construction Cost	Support Costs	Total Cost
Roofing	Replace roof	2060 sf	\$49,440	\$14,832	\$64,272
Exterior Finishes	Paint metal roof trim/fascia	2800 sf	\$16,800	\$5,040	\$21,840
Total			\$66,240	\$19,872	\$86,112
Counseling Bldg					
Description of deficiency & recommended action	Area/Units	Construction Cost	Support Costs	Total Cost	
Roofing	Replace roof	3400 sf	\$81,600	\$24,480	\$106,080
Exterior Finishes	Paint metal roof trim/fascia	3600 sf	\$21,600	\$6,480	\$28,080
Total			\$103,200	\$30,960	\$134,160
Cafeteria (Leo Barker Center)					
Description of deficiency & recommended action	Area/Units	Construction Cost	Support Costs	Total Cost	
Roofing	Replace roof	11000 sf	\$264,000	\$79,200	\$343,200
Flooring/Carpet	Replace flooring in Dining Hall, Mustang Room, Choir	8322 sf	\$49,932	\$14,980	\$64,912
Exterior Finishes	Paint metal roof trim/fascia	8600 sf	\$51,600	\$15,480	\$67,080
ADA Compliance(Bldg)	Remodel dining hall student restrooms for ADA	2 ea	\$50,000	\$15,000	\$65,000
Total			\$415,532	\$124,660	\$540,192
Library Bldg					
Description of deficiency & recommended action	Area/Units	Construction Cost	Support Costs	Total Cost	
Roofing	Replace roof	11800 sf	\$283,200	\$84,960	\$368,160
Flooring/Carpet	Replace flooring in library	1265 sf	\$7,590	\$2,277	\$9,867
ADA Compliance(Bldg)	Replace exterior drinking fountain with ADA compliant bottle fill station		\$2,500	\$750	\$3,250
Total			\$293,290	\$87,987	\$381,277
200 Wing (Rooms # 201 - 210)					
Description of deficiency & recommended action	Area/Units	Construction Cost	Support Costs	Total Cost	
Flooring/Carpet	Replace flooring in 10 rooms	8601 sf	\$51,606	\$15,482	\$67,088
Restrooms	Resurface student restrooms	2 ea	\$50,000	\$15,000	\$65,000
ADA Compliance(Bldg)	Replace drinking fountain with ADA compliant bottle fill station		\$2,500	\$750	\$3,250
Misc. Interior Upgrades	Modernize Home Ec classroom (room 209)		\$150,000	\$45,000	\$195,000
Total			\$254,106	\$76,232	\$330,338
300 Wing (Rooms # 301 - 312)					
Description of deficiency & recommended action	Area/Units	Construction Cost	Support Costs	Total Cost	
Flooring/Carpet	Replace flooring	12 ea	\$73,077	\$21,923	\$95,000
Exterior Finishes	Paint rooftop metal mechanical equipment shields	700 sf	\$4,200	\$1,260	\$5,460
Total			\$77,277	\$23,183	\$100,460

TULARE WESTERN HIGH SCHOOL					
400 Wing (Rooms # 401 - 405)	Description of deficiency & recommended action	Area/Units	Construction Cost	Support Costs	Total Cost
Roofing	Replace foam roof	10000 sf	\$240,000	\$72,000	\$312,000
Flooring/Carpet	Replace flooring	5 ea	\$30,769	\$9,231	\$40,000
Exterior Finishes	Paint rooftop mechanical equipment shields	700 sf	\$4,200	\$1,260	\$5,460
Restrooms	Resurface student restrooms	2 ea	\$50,000	\$15,000	\$65,000
Total			\$324,969	\$97,491	\$422,460
500 Wing (Rooms # 501 - 515)					
Description of deficiency & recommended action	Area/Units	Construction Cost	Support Costs	Total Cost	
Flooring/Carpet	Replace flooring	12 ea	\$73,077	\$21,923	\$95,000
Exterior Finishes	Paint rooftop mechanical equipment shields	700 sf	\$4,200	\$1,260	\$5,460
ADA Compliance(Bldg)	Replace interior drinking fountain with ADA compliant bottle fill station		\$2,500	\$750	\$3,250
Misc. Interior Upgrades	Modernize science classrooms and science dept prep/storage areas		\$2,700,000	\$810,000	\$3,510,000
Total			\$2,779,777	\$833,933	\$3,613,710
600 Wing (Rooms # 601 - 607)					
Description of deficiency & recommended action	Area/Units	Construction Cost	Support Costs	Total Cost	
Roofing	Replace foam roof on sloped section	12800 sf	\$307,200	\$92,160	\$399,360
Flooring/Carpet	Replace flooring	7 ea	\$43,077	\$12,923	\$56,000
Electrical	Add electrical circuits/outlets to computer lab (605 & student store)		\$12,000	\$3,600	\$15,600
Exterior Finishes	Paint metal roof trim/fascia	2000 sf	\$12,000	\$3,600	\$15,600
Restrooms	Resurface student restrooms	2 ea	\$50,000	\$15,000	\$65,000
Misc. Interior Upgrades	Replace woodshop dust collection system (room 602)		\$32,000	\$9,600	\$41,600
Total			\$456,277	\$136,883	\$593,160
700 Wing (Rooms # 701 - 706)					
Description of deficiency & recommended action	Area/Units	Construction Cost	Support Costs	Total Cost	
Roofing	Replace roof in mechanical well	1600 sf	\$38,400	\$11,520	\$49,920
Flooring/Carpet	Replace flooring in PE/Health classroom		\$6,154	\$1,846	\$8,000
Exterior Finishes	Paint metal roof trim/fascia	1400 sf	\$8,400	\$2,520	\$10,920
Total			\$52,954	\$15,886	\$68,840
800 Restroom Bldg					
Description of deficiency & recommended action	Area/Units	Construction Cost	Support Costs	Total Cost	
Exterior Finishes	Paint metal roof trim/fascia	1200 sf	\$7,200	\$2,160	\$9,360
Restrooms	Resurface student restrooms	2 ea	\$60,000	\$18,000	\$78,000
Total			\$67,200	\$20,160	\$87,360
800 Wing (Rooms # 801 - 809)					
Description of deficiency & recommended action	Area/Units	Construction Cost	Support Costs	Total Cost	
Exterior Finishes	Paint metal roof trim/fascia	2600 sf	\$15,600	\$4,680	\$20,280
Total			\$15,600	\$4,680	\$20,280



TULARE WESTERN HIGH SCHOOL					
800 Wing (Rooms # 821 - 823) Art	Description of deficiency & recommended action	Area/Units	Construction Cost	Support Costs	Total Cost
Roofing	Replace roof in mechanical well and extend metal roof to fully cover kiln yard	2100 sf	\$41,200	\$12,360	\$53,560
Flooring/Carpet	Replace flooring in 1 room (Room 822)	1476 sf	\$8,856	\$2,657	\$11,513
Doors/Windows	Add gate with crash bar hardware to storage/kiln yard		\$3,000	\$900	\$3,900
Exterior Finishes	Paint metal roof trim/fascia	1600 sf	\$9,600	\$2,880	\$12,480
Total			\$62,656	\$18,797	\$81,453
800 Wing (Rooms # 831 - 838)					
800 Wing (Rooms # 831 - 838)	Description of deficiency & recommended action	Area/Units	Construction Cost	Support Costs	Total Cost
Roofing	Replace roof in mechanical well	1400 sf	\$33,600	\$10,080	\$43,680
Exterior Finishes	Paint metal roof trim/fascia	2200 sf	\$13,200	\$3,960	\$17,160
Total			\$46,800	\$14,040	\$60,840
North Gym (Main Gym)					
North Gym (Main Gym)	Description of deficiency & recommended action	Area/Units	Construction Cost	Support Costs	Total Cost
Roofing	Replace roof	20000 sf	\$484,000	\$145,200	\$629,200
Flooring/Carpet	Replace tile floor in lobby	2000 sf	\$12,000	\$3,600	\$15,600
HVAC	Add HVAC System		\$150,000	\$45,000	\$195,000
Restrooms	Resurface women's restroom in lobby		\$25,000	\$7,500	\$32,500
ADA Compliance(Bldg)	Remodel men's restroom in lobby for ADA compliance		\$25,000	\$7,500	\$32,500
Misc. Interior Upgrades	Replace bleachers		\$360,000	\$108,000	\$468,000
Total			\$1,056,000	\$316,800	\$1,372,800
South Gym (Mini Gym)					
South Gym (Mini Gym)	Description of deficiency & recommended action	Area/Units	Construction Cost	Support Costs	Total Cost
HVAC	Add HVAC system		\$120,000	\$36,000	\$156,000
Total			\$120,000	\$36,000	\$156,000
Girls Locker Room					
Girls Locker Room	Description of deficiency & recommended action	Area/Units	Construction Cost	Support Costs	Total Cost
Roofing	Replace roof	5000 sf	\$120,000	\$36,000	\$156,000
Misc. Interior Upgrades	Modernize locker room		\$250,000	\$75,000	\$325,000
Total			\$370,000	\$111,000	\$481,000
Boys Locker Room					
Boys Locker Room	Description of deficiency & recommended action	Area/Units	Construction Cost	Support Costs	Total Cost
Misc. Interior Upgrades	Modernize locker room		\$280,000	\$84,000	\$364,000
Total			\$280,000	\$84,000	\$364,000
Pool Facility					
Pool Facility	Description of deficiency & recommended action	Area/Units	Construction Cost	Support Costs	Total Cost
Exterior Finishes	Paint metal roof trim/fascia	2800 sf	\$16,800	\$5,040	\$21,840
Total			\$16,800	\$5,040	\$21,840

TULARE WESTERN HIGH SCHOOL					
Site Work & Infrastructure	Description of deficiency & recommended action	Area/Units	Construction Cost	Support Costs	Total Cost
Utilities (Gas, Water, Sewer)	Replace electrical vault wood covers with solid surface tops to resolve flooding problems	4 ea	\$120,000	\$36,000	\$156,000
Landscaping/Irrigation	Upgrade irrigation for baseball and practice fields	12 ac	\$160,000	\$48,000	\$208,000
Flatwork and Pavement	Repave parking lot	100000 sf	\$700,000	\$210,000	\$910,000
Play Areas/Playfields	Replace or resurface portions of pool deck	2400 sf	\$225,000	\$67,500	\$292,500
ADA Compliance(Site)	Replace sidewalks in courtyard between 200/300 & 800 wings and repair trip hazards and ADA path of travel concerns campus-wide	12000 sf	\$240,000	\$72,000	\$312,000
Total			\$1,445,000	\$433,500	\$1,878,500



MASTER PLAN MODERNIZATION PROJECTS

DETAILS AND COST ESTIMATES

TULARE TECH PREP HIGH SCHOOL					
Admin Bldg	Description of deficiency & recommended action	Area/Units	Construction Cost	Support Costs	Total Cost
Flooring/Carpet	Replace all carpet and vinyl tile	1800 sf	\$10,800	\$3,240	\$14,040
Total			\$10,800	\$3,240	\$14,040
Counseling Bldg					
	Description of deficiency & recommended action	Area/Units	Construction Cost	Support Costs	Total Cost
Roofing	Paint HVAC equipment privacy screens	240 sf	\$1,200	\$360	\$1,560
Exterior Finishes	Install bird netting under eaves	320 sf	\$2,600	\$780	\$3,380
Total			\$3,800	\$1,140	\$4,940
Classroom Wing (Rooms # 1 - 4)					
	Description of deficiency & recommended action	Area/Units	Construction Cost	Support Costs	Total Cost
Roofing	Paint HVAC equipment privacy screens	560 sf	\$2,800	\$840	\$3,640
Exterior Finishes	Install bird netting under eaves	380 sf	\$3,100	\$930	\$4,030
Total			\$5,900	\$1,770	\$7,670
Classroom Wing (Rooms # 5 - 7)					
	Description of deficiency & recommended action	Area/Units	Construction Cost	Support Costs	Total Cost
Roofing	Paint HVAC equipment privacy screens	480 sf	\$2,400	\$720	\$3,120
Exterior Finishes	Install bird netting under eaves	380 sf	\$3,100	\$930	\$4,030
Total			\$5,500	\$1,650	\$7,150

ACCELERATED CHARTER HIGH SCHOOL					
Main Bldg	Description of deficiency & recommended action	Area/Units	Construction Cost	Support Costs	Total Cost
Flooring/Carpet	Add epoxy floor in P.E. classroom	4000 sf	\$28,000	\$8,400	\$36,400
HVAC	Replace HVAC units (x8) and add HVAC in P.E. Classroom (Rm 8)	9 ea	\$185,000	\$55,500	\$240,500
Exterior Finishes	Add school sign to building frontage	1 ea	\$3,500	\$1,050	\$4,550
Restrooms	Resurface student restrooms	2 ea	\$50,000	\$15,000	\$65,000
Fire Alarm Compliance	Add fire alarm to shop classroom		\$15,000	\$4,500	\$19,500
ADA Compliance(Bldg)	Add exterior bi-level ADA compliant drinking fountain and interior (shop) ADA compliant drinking fountain, both with bottle fill stations	2 ea	\$5,000	\$1,500	\$6,500
Total			\$286,500	\$85,950	\$372,450

ACCELERATED CHARTER HIGH SCHOOL					
Site Work & Infrastructure	Description of deficiency & recommended action	Area/Units	Construction Cost	Support Costs	Total Cost
Security	Extend security fence (including vehicle gates) on North and South property line and enclose new soccer field	1700 lf	\$71,000	\$21,300	\$92,300
Landscaping/Irrigation	Add pressure tank and VFD drive to well to meet irrigation needs		\$20,000	\$6,000	\$26,000
Flatwork and Pavement	Seal and stripe all asphalt		\$192,308	\$57,692	\$250,000
Play Areas/Playfields	Add natural turf (grass) soccer field in empty lot in front of school	4 ac	\$100,000	\$30,000	\$130,000
Total			\$383,308	\$114,992	\$498,300

TULARE TECH PREP HIGH SCHOOL					
Site Work & Infrastructure	Description of deficiency & recommended action	Area/Units	Construction Cost	Support Costs	Total Cost
Flatwork and Pavement	Seal and stripe asphalt basketball court	7800 sf	\$4,200	\$1,260	\$5,460
	Seal and stripe asphalt parking lots	24000 sf	\$11,000	\$3,300	\$14,300
	Replace lifted concrete near SV-1	400 sf	\$8,000	\$2,400	\$10,400
Pest Control	Install bird netting under eaves of classroom wings and counseling bldg		\$10,000	\$3,000	\$13,000
Total			\$33,200	\$9,960	\$43,160



SIERRA VISTA CHARTER HIGH SCHOOL					
Main Building	Description of deficiency & recommended action	Area/Units	Construction Cost	Support Costs	Total Cost
Flooring/Carpet	Replace tile floor in culinary arts kitchen and damaged floor tile at entry to Nursing lecture classroom	2600 sf	\$18,200	\$5,460	\$23,660
Doors/Windows	Replace exterior hallway doors at North and South ends of building	2 ea	\$3,200	\$960	\$4,160
HVAC	Add exhaust fan in server room and reconfigure HVAC system in Special Education offices		\$25,000	\$7,500	\$32,500
Exterior Finishes	Paint building exterior and replace damaged fascia/trim	9200 sf	\$65,200	\$19,560	\$84,760
Restrooms	Resurface restrooms in Nursing computer lab, Nursing skills classroom, Nursing lecture classroom, and medical classroom	4 ea	\$80,000	\$24,000	\$104,000
Fire Alarm Compliance	Add fire alarm system (entire building)		\$90,000	\$27,000	\$117,000
ADA Compliance(Bldg)	ADA compliance remodel for one restroom in PDC	1 ea	\$20,000	\$6,000	\$26,000
Misc. Interior Upgrades	Replace stained/damaged ceiling tiles (entire building) and FRP walls in culinary arts kitchen		\$15,000	\$4,500	\$19,500
Total			\$316,600	\$94,980	\$411,580

SIERRA VISTA CHARTER HIGH SCHOOL					
Site Work & Infrastructure	Description of deficiency & recommended action	Area/Units	Construction Cost	Support Costs	Total Cost
Security	Add auto close hinges on exterior gates	6 ea	\$3,600	\$1,080	\$4,680
	Enclose utility yard on SW corner of bldg with decorative metal fence	44 lf	\$4,400	\$1,320	\$5,720
Total			\$8,000	\$2,400	\$10,400

TULARE ADULT SCHOOL					
Maple Campus Main Bldg	Description of deficiency & recommended action	Area/Units	Construction Cost	Support Costs	Total Cost
Roofing	Replace roof	23000 sf	\$506,000	\$151,800	\$657,800
Restrooms	Resurface exterior student restrooms, interior staff restrooms, and room 304 restroom	5 ea	\$100,000	\$30,000	\$130,000
Fire Alarm Compliance	Update fire alarm system main panel		\$26,000	\$7,800	\$33,800
Misc. Interior Upgrades	Enlarge rooms 104 and 203, remove kitchenettes in rooms 301 and 302 (leave sink in 301), remove changing table in room 304		\$28,000	\$8,400	\$36,400
Total			\$660,000	\$198,000	\$858,000

Pixley Campus					
	Description of deficiency & recommended action	Area/Units	Construction Cost	Support Costs	Total Cost
Exterior Finishes	Paint exterior on portable classrooms	3 ea	\$21,000	\$6,300	\$27,300
Total			\$21,000	\$6,300	\$27,300

Welding Classroom (Sunset Avenue)					
	Description of deficiency & recommended action	Area/Units	Construction Cost	Support Costs	Total Cost
Exterior Finishes	Replace privacy slats in chain link fence	325 lf	\$2,600	\$780	\$3,380
Total			\$2,600	\$780	\$3,380

TULARE ADULT SCHOOL					
Site Work & Infrastructure	Description of deficiency & recommended action	Area/Units	Construction Cost	Support Costs	Total Cost
Security	Install panic/crash bar hardware on exterior courtyard gates	3 ea	\$4,800	\$1,440	\$6,240
ADA Compliance(Site)	Replace damaged concrete/path of travel issues on exterior covered walkways	2200 sf	\$44,000	\$13,200	\$57,200
Total			\$48,800	\$14,640	\$63,440



MASTER PLAN MODERNIZATION PROJECTS

DETAILS AND COST ESTIMATES

TULARE FFA FARM					
Classroom Wing (Bldg B)	Description of deficiency & recommended action	Area/Units	Construction Cost	Support Costs	Total Cost
Exterior Finishes	Remove 2 non-compliant classrooms on North side of building and return to covered work area		\$60,000	\$18,000	\$78,000
ADA Compliance(Bldg)	Remodel student restrooms for ADA and add compliant bi-level drinking fountain with bottle fill station	2 ea	\$42,500	\$12,750	\$55,250
Misc. Interior Upgrades	Remodel East half of building to create 1 large food science lab	6000 sf	\$750,000	\$225,000	\$975,000
Total			\$852,500	\$255,750	\$1,108,250

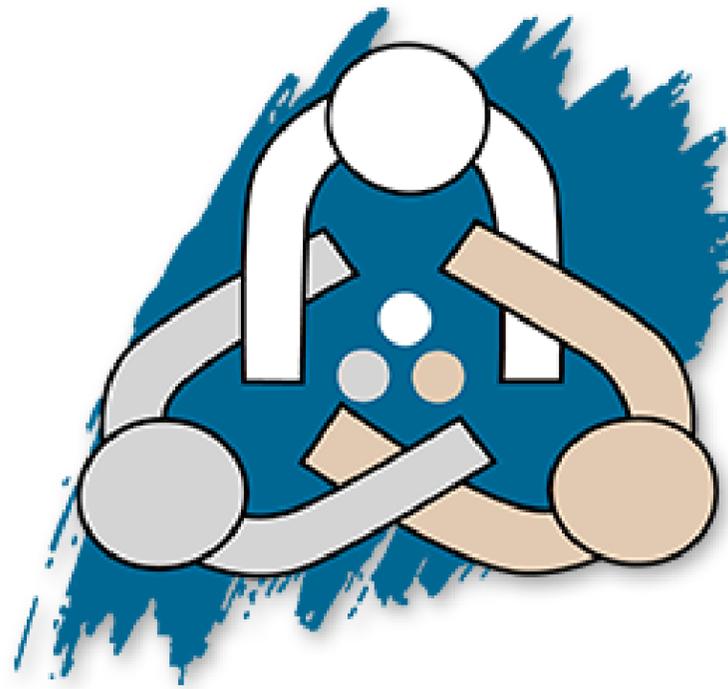
Shop Wing (Bldg A)	Description of deficiency & recommended action	Area/Units	Construction Cost	Support Costs	Total Cost
Exterior Finishes	Return AG Mechanics classroom to covered equipment parking		\$25,000	\$7,500	\$32,500
Misc. Interior Upgrades	Convert Welding Shop classroom to farm maintenance facility		\$125,000	\$37,500	\$162,500
Total			\$150,000	\$45,000	\$195,000

TULARE FFA FARM					
Site Work & Infrastructure	Description of deficiency & recommended action	Area/Units	Construction Cost	Support Costs	Total Cost
Flatwork and Pavement	Repave access road from Bardsley entrance	52000 sf	\$416,000	\$124,800	\$540,800
Total			\$416,000	\$124,800	\$540,800



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Facilities Master Plan Update

Tulare Joint Union High School District



Facility Problem Solvers