

# Facilities Planning Assessment

KINGSBURG JOINT  
UNION HIGH  
SCHOOL DISTRICT  
2019





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# **SECTION 1**

## **EXECUTIVE SUMMARY**

The Kingsburg Joint Union High School District consists of one comprehensive high school and the Kingsburg Alternative Education Center/Oasis Continuation High. We believe that education is the process that society uses to prepare its citizenry to be productive, valued and cooperative participants. This process is designed to establish attitudes, values, knowledge and skills that enable students to become positive influences in our world and community.

We Value:

- Strengthening reading, speaking, thinking, writing and computational skills
- Providing the opportunity for each student to reach their maximum potential
- Guiding students to develop a value system based on honesty, dignity and respect for others
- Encouraging students to develop qualities of responsible citizenship, which includes service to community
- Preparing students in problem-solving and goal-setting to cope with a variety of real life situations
- Providing enrichments in the Fine Arts and Humanities for lifelong enjoyment
- Strengthening the students' awareness and commitment to cultural diversity
- Promoting an environment that fosters self-esteem, self-respect and self-direction
- Helping students to develop lifestyles of mental and physical wellness
- Providing skills that enhance preparation to adjust to a rapidly changing technological world
- Supporting students in the development of vocational talents to enter the world of work
- Providing co-curricular programs which allow students to grow through competition and participation in special interests
- Providing a safe and caring campus environment for each individual



**KINGSBURG ALTERNATIVE EDUCATION CENTER**  
KINGSBURG JOINT UNION HIGH SCHOOL DISTRICT





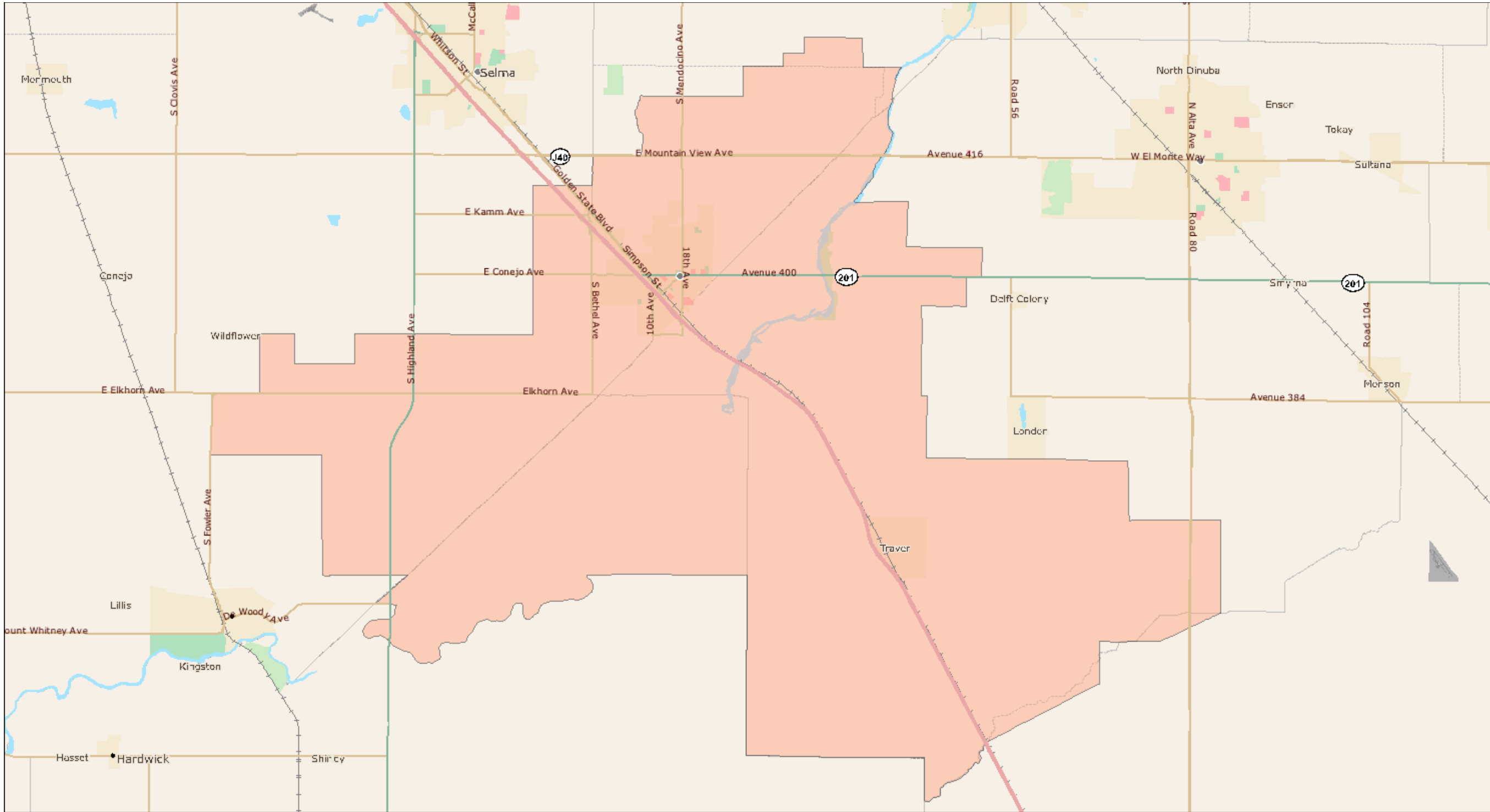
The City of Kingsburg is a Charter City nestled in the center of the San Joaquin Valley, halfway between Los Angeles and Sacramento. The City was originally established in 1873 as a railroad stop under the name "Kings River Switch". During this time, many Swedish immigrants settled this new area. Even by 1921 the Swedish population was up to 94% within a given three-mile radius, this caused the community to be known as "Little Sweden". This Swedish influence can still be seen in our City today in much of the City's architecture.

One of the unique landmarks in this community is the water tower shaped like an antique Swedish coffee pot. The Swedish Festival is one of the biggest and best known festivals that bring people in from all over the country. It's held annually the third weekend in May. Different activities are lined up which includes the Swedish pancake breakfast, a parade, and the coronation of the festival queen. On Drapers Street, many booths, rides, and activities are set up all along the sides



The city is the headquarters of Sun-Maid Growers of California – a privately owned American cooperative of raisin growers. It's the largest raisin and dried fruit processor in the world, a cooperative made up of approximately 850 family farmers who grow raisin grapes within 100 miles (160 km) radius of the processing plant.







The District has recognized a need to develop a facilities improvement program to repair and modernize its school facilities and infrastructure. In January 2019, the District retained SchoolWorks, Inc. to evaluate the Kingsburg High School site.

Schoolworks, Inc. assembled a team of specialists to document and analyze the school site. Assisting our team was a collaboration of District administration and maintenance and operations staff.

The Facilities Planning Assessment (FPA) identifies and evaluates the current conditions of the District’s school facilities, providing an estimated cost summary for modernization, repairs and upgrades, infrastructure and site work, portable building replacement and future new construction projects.

Proposed construction cost estimates and support budget costs are based upon the 2019 costs for constructing public works in the region. The District should keep in mind all costs identified in the FPA are estimates. Cost estimates do not take into account escalation or inflation. Depending on the timing of projects, it is recommended the District consult with the architect and project manager before finalizing any construction budgets.

In addition to the cost estimates, the FPA will calculate potential State and local funding opportunities available to help pay for some of the facilities improvement projects.

The FPA is a foundation for future facility planning which will provide the best educational experience possible for the local community.

**ACKNOWLEDGMENTS**

The Schoolworks, Inc. Team would like to acknowledge and thank the following stakeholders for their involvement in this project:

- |                 |                                 |
|-----------------|---------------------------------|
| Don Shoemaker   | Superintendent                  |
| Roger Carender  | Head Maintenance and Operations |
| Dr. Ryan Phelan | Principal Kingsburg High School |



Kingsburg High School is in good condition overall. Structures are sound and well maintained by staff. Kingsburg Joint Union High School District has utilized both the State Building Program and local bond measures to fund past modernization and new construction projects.

The Facilities Planning Assessment (FPA) has identified a total of **\$16,793,063** in facilities projects including modernization, repairs and upgrades, site work, infrastructure and new construction projects.

The greatest facility need at Kingsburg High School is updating the site flatwork and pavement. The concrete walkways and quad areas throughout the campus exhibit numerous stress cracks and chips. In some cases, large concrete sections have pulled apart, resulting in deep fissures that create trip hazards. In addition, the hardscape is undulating in many places, and the grades that were established when the concrete was poured are far steeper than today's regulations, causing gullies, cracks, and dangerous elevation drops. The north side of the Old Gym exhibits some of these problems. Water collects in many places in these gullies. In some cases, the drain caps are broken or no longer sit level, probably due to settling of the concrete.

There are numerous areas where the turf or earth butts up against a concrete walkway of different elevation, resulting in a curb and a trip hazard. Occasionally, irrigation or electrical boxes are exposed in uneven ground, creating another potential trip hazard area.

There is a general lack of cohesion in the path of travel walkways. This may be, in part, due to the addition of newer buildings that were not in the original plans for the campus. In any case, it would be wise to design path of travel schematic that meets compliance regulations and improves travel for pedestrians throughout the campus.

It is observed that the parent drop-off area is highly congested in the morning, and this congestion causes a potentially dangerous back-up of traffic on 18<sup>th</sup> Avenue. Many students cross 18<sup>th</sup> Avenue to arrive at school, and the crosswalks are located before the parent drop-off areas, so students are forced to cross the street in-between cars that are idling or waiting to turn into the drop-off area.

The glue-lam beams that are a prominent feature of the administration building and surrounding structures manifest extensive dry rot and cracking. It may be possible to remove the ends of these beams, treat the remaining exposed wood, and cap the beams with metal plates.

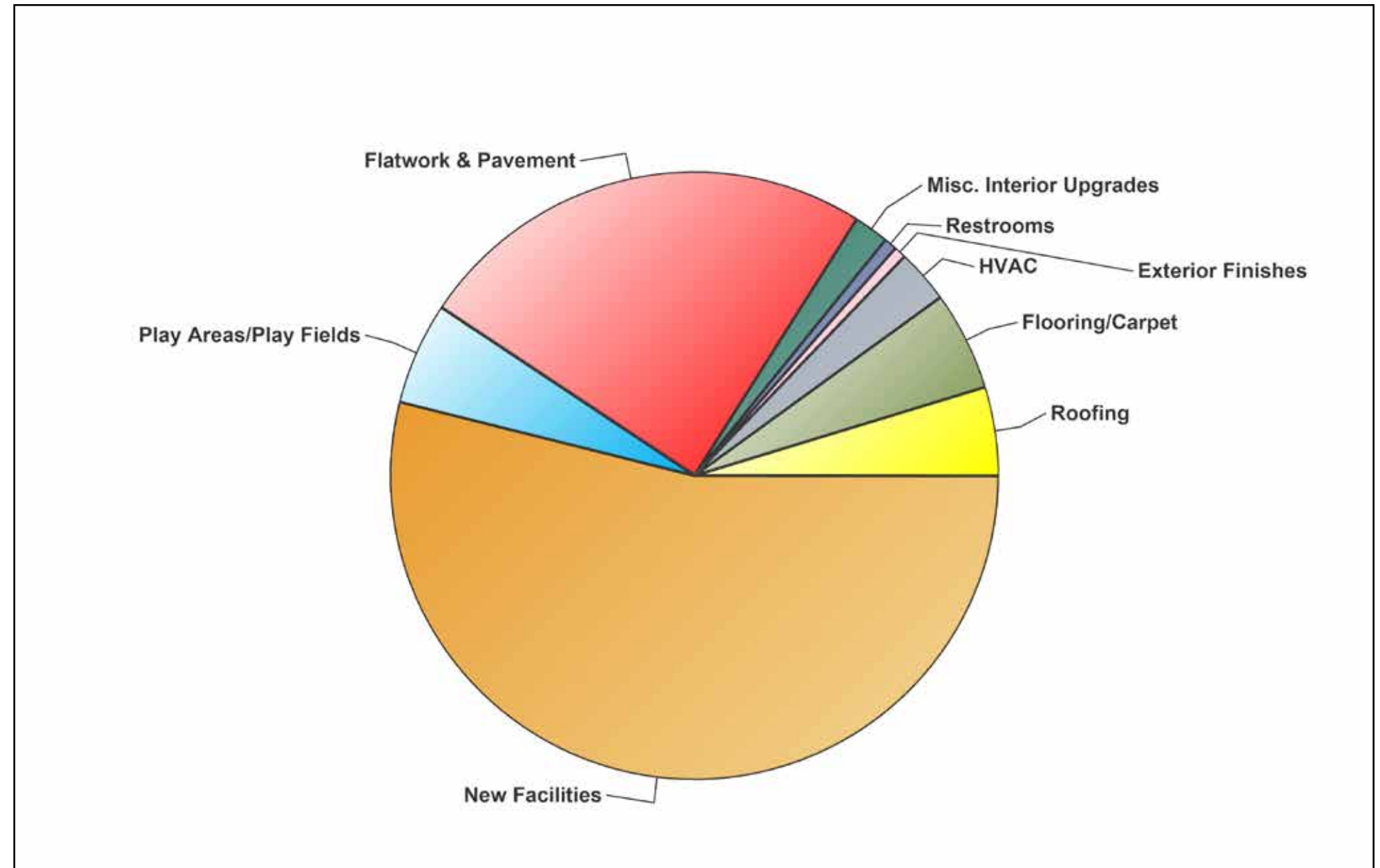
Generally speaking, restrooms are in good condition. Occasionally, the placement of privacy dividers between stalls limits ADA accessibility, and some of the stalls are too narrow to be compliant.

The need for several new facility additions were observed during the assessment. The District may want to consider expanding the drop-off areas for parents and bus, remove the current cloth shade structure and replace with a permanent metal structure, and possibly replace Building 60 classroom wing with a new modern facility.

As is often the case with facilities planning and management, the list of improvements and needs exceeds the funds available through State Building Program assistance. The District may want to explore additional funding sources to cover future facilities projects.



Kingsburg High School	
Modernization/Rehabilitation	Cost
Roofing	\$789,250
Flooring/Carpet	\$880,000
Electrical	\$16,500
Doors/Windows	\$0
HVAC	\$478,125
Plumbing	\$10,625
Exterior Finishes	\$105,750
Restrooms	\$112,500
Fire Alarm Compliance	\$0
ADA Compliance(Bldg)	\$12,500
Misc. Interior Upgrades	\$312,500
Utilities (Gas, Water, Sewer, Drainage)	\$0
Security	\$0
Landscaping & Irrigation	\$8,750
Flatwork & Pavement	\$4,113,438
Play Areas/Playfields	\$906,250
ADA Compliance(Site)	\$40,625
Pest Control	\$0
<b>Total</b>	<b>\$7,786,813</b>
New Construction	Cost
New Facilities: Metal Shade Structure, Expand Student drop-off areas, Replace Bldg. 60, Convert Board Room Bldg.	\$9,006,250
<b>Total</b>	<b>\$9,006,250</b>
<b>Total Master Plan Cost</b>	<b>\$16,793,063</b>



The modernization/rehabilitation category evaluates the conditions of all permanent and portable buildings, infrastructure and site work on campus. An additional category evaluates the cost to replace portables with permanent or modular construction or to add new facilities to the existing campus. New facilities examples can include such projects as new buildings to address equity or age, athletic fields, parking or traffic flow re-routing and shade structures, just to name a few. For a detailed breakdown of costs, refer to building and site work details in **section 4, pages 37 through 49**.



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## **SECTION 2**

# **FACILITIES FUNDING SOURCES**

## FUNDING FACILITIES PROJECTS

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.

A funding analysis is included at the end of this section describing the State modernization funding options currently available. As programs and regulations change, new resources may become available.

### 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 small % 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.
- Project 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

## 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 districts' 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.
- ❑ The current maximum rate is \$3.79 per sq ft for residential projects and \$0.61 per sq ft for commercial/industrial projects.
- ❑ 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

## FACILITIES FUNDING SOURCES

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 next opportunity to participate in a Proposition 39 election will be in 2020.

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 issue 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 Citizens' 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.

**The District should consider utilizing General Obligation Bonds to help pay for some of the identified facility improvements. Once approved by the voters, as much as \$18,000,000 could be raised in bond proceeds with sales in years 2020-2025.**



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 and 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 moneys for ongoing and major maintenance of school buildings. EC Section 17070.75 requires a district to deposit a specified amount in each fiscal year, for 20 years, when SFP funds are received.

For districts receiving Proposition 51 funding, a district receiving SFP funds during the 2017/2018 fiscal year must make a deposit equal to three percent 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."



The Kingsburg Joint Union High School District has participated in the State Building Program for modernization in the past. In 2003 State modernization grants were used to upgrade several classroom buildings on campus. Based on preliminary estimates, the District may be eligible for a small amount of additional State modernization funding at both Kingsburg High School and the Kingsburg Alternative Education/Oasis Continuation High campus.

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

**Kingsburg Joint Union High School District  
Modernization Eligibility Analysis**

<u>Site</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2026</u>
Kingsburg High	\$109,631	\$109,631	\$109,631	\$109,631	\$109,631	\$109,631	\$109,631	\$109,631
Oasis Continuation High	\$290,750	\$290,750	\$290,750	\$290,750	\$290,750	\$290,750	\$290,750	\$290,750
<b>Totals</b>	<b>\$400,381</b>	<b>\$400,381</b>	<b>\$400,381</b>	<b>\$400,381</b>	<b>\$400,381</b>	<b>\$400,381</b>	<b>\$400,381</b>	<b>\$400,381</b>
<b>Local Share Needed (40%)</b>	<b>\$266,921</b>	<b>\$266,921</b>	<b>\$266,921</b>	<b>\$266,921</b>	<b>\$266,921</b>	<b>\$266,921</b>	<b>\$266,921</b>	<b>\$266,921</b>
<b>Project Totals</b>								
<u>Site</u>								
Kingsburg High	\$182,718	\$182,718	\$182,718	\$182,718	\$182,718	\$182,718	\$182,718	\$182,718
Oasis Continuation High	\$484,584	\$484,584	\$484,584	\$484,584	\$484,584	\$484,584	\$484,584	\$484,584
<b>Totals</b>	<b>\$667,302</b>	<b>\$667,302</b>	<b>\$667,302</b>	<b>\$667,302</b>	<b>\$667,302</b>	<b>\$667,302</b>	<b>\$667,302</b>	<b>\$667,302</b>



# **SECTION 3**

# **SCHOOL ASSESSMENT**



**Kingsburg High School**

1900 18th Avenue, Kingsburg, CA 93631

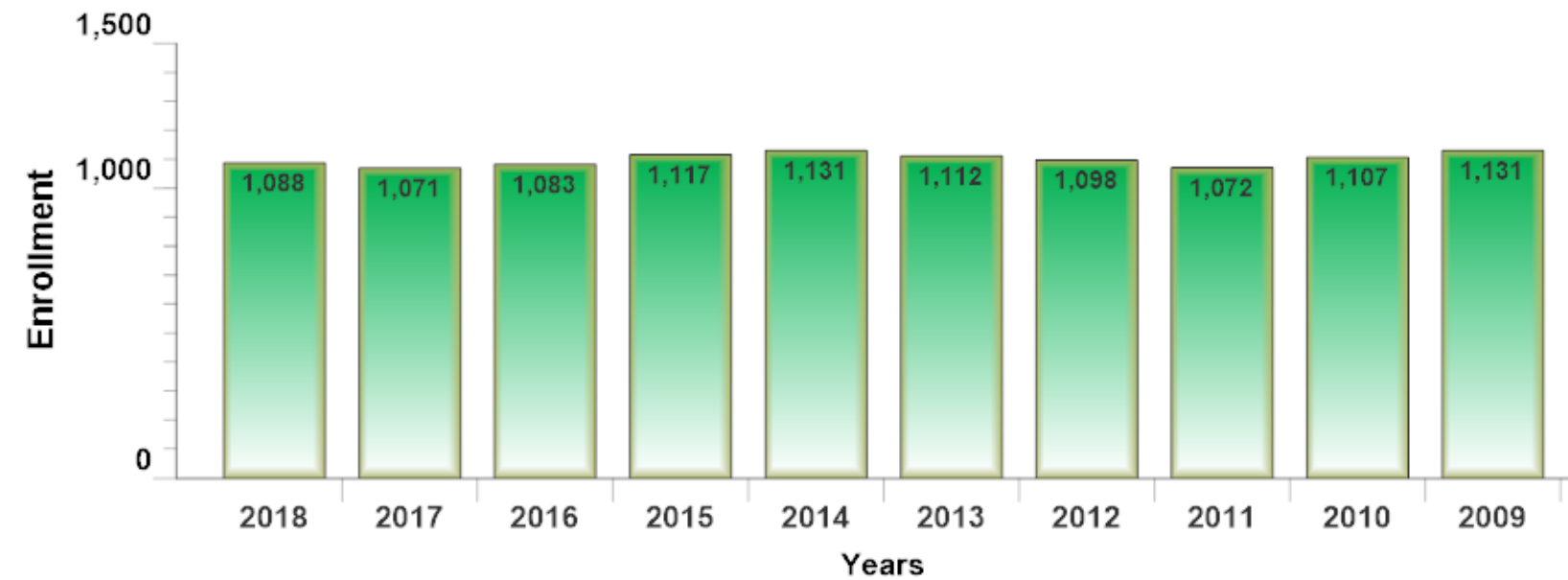
559.897.5156

Grades 9th - 12th





## KINGSBURG HIGH SCHOOL Historic Enrollment

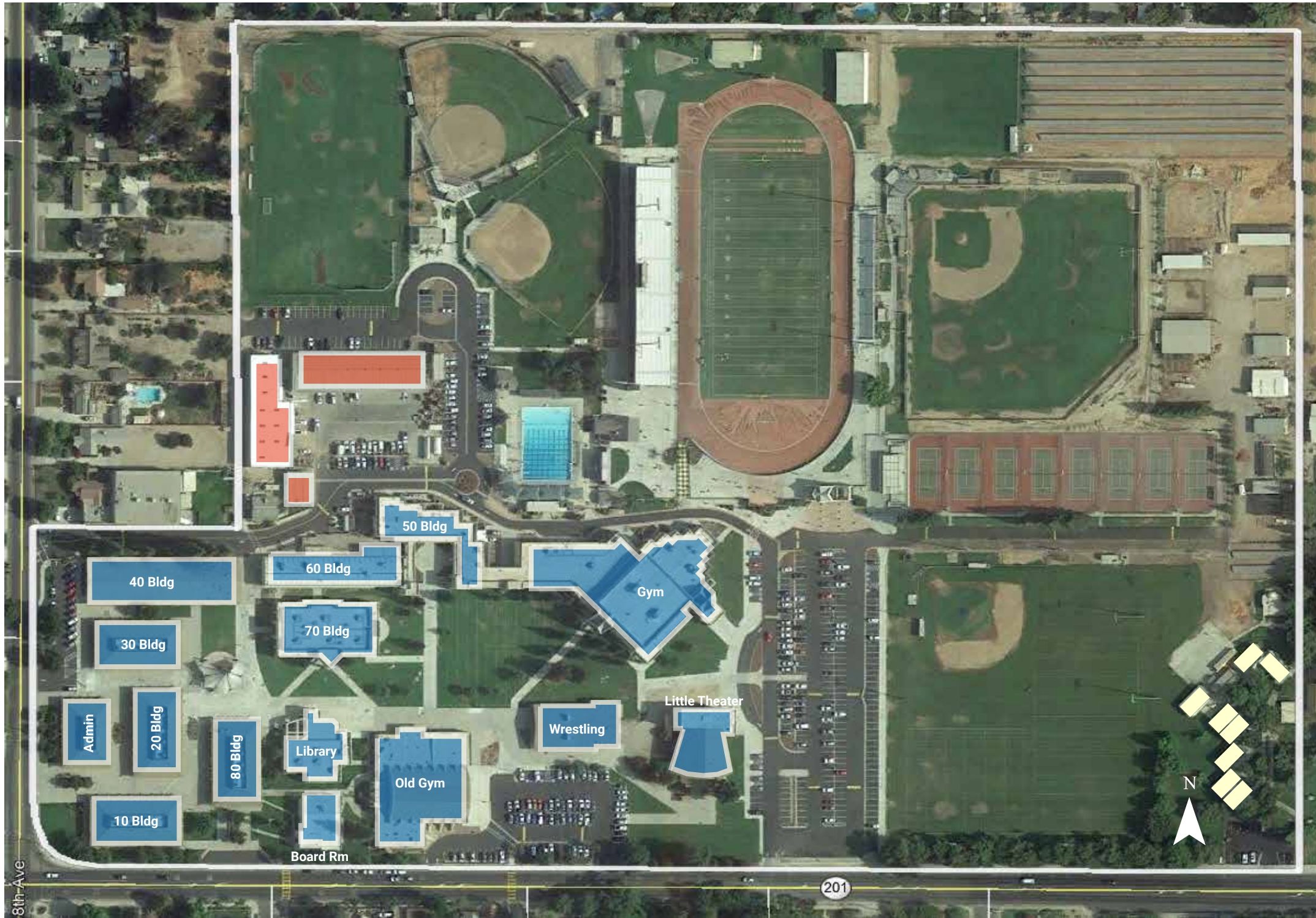


This chart shows the past 10 years of historic enrollment at Kingsburg High School.

Enrollment has remained relatively stable over the last 10 years.



# EXISTING CONDITIONS SITE MAP



- Year Built: 1974
- Acres: +/- 54
- Building Area: +/- 181928
- Grades Served: 9th-12th
- 2018/2019 Enrollment: 1,088
- Kingsburg High School ■
- Kingsburg Alt. Ed Center ■
- District Buildings ■



## KINGSBURG HIGH SCHOOL

The building inventory provides a matrix identifying the current buildings on campus, the dates they were originally built or placed, 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.

The District used State funds for modernization projects at Kingsburg High School in 2003 under the current program (SFP).

<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>Year Eligible for Modernization</u>
Admin	1974	0		1	7622	0	1999
Building 10	1974	2003	SFP	1	10434	6	2028
Building 20	1974	2003	SFP	1	10164	7	2028
Building 30	1974	2003	SFP	1	9709	8	2028
Building 40	1967	2003	SFP	1	15312	10	2028
Building 50	2004	0		1	10760	6	2029
Building 60	1959	2003	SFP	1	9116	4	2028
Building 70	2003	0		1	13120	4	2028
Building 80	1974	2003	SFP	1	9825	6	2028
Library	2005	0		1	7513	0	2030
Board Room	1959	0		1	4867	0	1984
Old Gym	1959	0		1	22510	0	1984
Wrestling	1974	0		1	9303	0	1999
Little Theater	1996	0		1	8443	0	2021
Gym	2000	0		1	33230	2	2025
<b>Totals</b>					<b>181928</b>	<b>53</b>	



## SITE WORK EVALUATION

### Drop-off/Pick-up Area

- ❑ It was observed that the parent drop-off area is highly congested in the morning, and this congestion causes a potentially dangerous back-up of traffic on 18<sup>th</sup> avenue. Many students cross 18<sup>th</sup> avenue to arrive at school, and the crosswalks are located before the parent drop-off areas, so students are forced to cross the street in-between cars that are idling or waiting to turn into the drop-off area.
- ❑ Create drive through loading zone lane in front of Administration bldg
- ❑ Relocate electronic marquee closer to front of school/street for better visibility



Create loading zone in front of Admin.



Relocate electronic marquee



Create loading zone in front of Admin.

**SITE WORK EVALUATION**

**Paving**

- ❑ The greatest facility need at Kingsburg High School is obvious when one first walks on campus—hardscape. The concrete walkways and quad areas throughout the campus exhibit numerous stress cracks and chips. In some case, large concrete sections have pulled apart, resulting in a deep fissure that could catch a toe. In addition, the hardscape is undulating in many places, and the grades that were established when the concrete was poured are far steeper than today’s regulations, cause gullies, cracks, and dangerous elevation drops. The north side of the Old Gym exhibits some of these problems. Water collects in many places in these gullies. In some case, the drain caps are broken or no longer sit level, probably due to settling of the concrete.
- ❑ Replace site concrete to eliminate damaged areas, uneven grades, trip hazards and non-compliant ADA paths of travel.
- ❑ Recommend district give first priority to creating compliant ADA paths of travel between most public areas on campus.



Uneven grades



Damaged pavement



Trip hazards



Non-compliant ADA path of travel

## SITE WORK EVALUATION

### Athletic Facilities & Other

- Pool needs to be replastered
- Track needs to be resurfaced
- Softball field exterior wheelchair lift has excessive maintenance and compliance costs.
- A switchback aluminum ramp may be a cost effective long term solution.
- Gym needs a sidewalk extended around the east side of the building.
- Recommend district create a 5-10 year asbestos abatement plan for buildings known to contain asbestos floor files
- Important for district to maintain current certified AHERA (Asbestos Hazard Emergency Response Act) report
- Replace cloth shade sail structure with hard roof



Resurface track



Softball field access lift



Extend walkway around east side of gym



Replace shade structure

**BUILDING EVALUATION**

**Office / Admin**

- Glue-lam rafter tails have significant water damage/dry rot (approx. 28 beams)
- Architect or structural engineer can investigate if the rafter tails can be trimmed back to eliminate damaged areas
- Remaining damaged areas should be treated, sealed and capped with sheet metal to prevent further damage
- Replace exterior drinking fountain with ADA-compliant fountains
- Encapsulated asbestos floor tiles likely to be disturbed when carpet is replaced requiring abatement



Administration Building



Glue-lam water damage



Exterior drinking fountain



Glue-lam water damage

## BUILDING EVALUATION

### **Building 10 (Rooms 10-15)**

- Glue-lam rafter tails have significant water damage/dry rot (approx. 30 beams)
- Architect or structural engineer can investigate if the rafter tails can be trimmed back to eliminate damaged areas
- Remaining damaged areas should be treated, sealed and capped with sheet metal to prevent further damage
- Patch & paint exterior stucco walls to eliminate large cracks & prevent further damage
- Replace exterior drinking fountain with ADA-compliant fountains
- Encapsulated asbestos floor tiles likely to be disturbed when carpet is replaced requiring abatement.
- Modify student restrooms for ADA-compliance



Exterior of Building 10 (rooms 10-15)



Building 10 drinking fountain



Glue-lam water damage



Exterior wall stucco cracks



**BUILDING EVALUATION**

**Building 20 (Rooms 20-26)**

- Glue-lam rafter tails have significant water damage/dry rot (approx. 28 beams)
- Architect or structural engineer can investigate if the rafter tails can be trimmed back to eliminate damaged areas
- Remaining damaged areas should be treated, sealed and capped with sheet metal to prevent further damage
- Patch & paint exterior stucco walls to eliminate large cracks & prevent further damage
- Encapsulated asbestos floor tiles likely to be disturbed when carpet is replaced requiring abatement.



Exterior of Building 20



Glue-lam water damage



Exterior wall stucco cracks



Glue-lam water damage

## BUILDING EVALUATION

### Building 30 (Rooms 30-37)

- Glue-lam rafter tails have significant water damage/dry rot (approx. 28 beams)
- Architect or structural engineer can investigate if the rafter tails can be trimmed back to eliminate damaged areas
- Remaining damaged areas should be treated, sealed and capped with sheet metal to prevent further damage
- Encapsulated asbestos floortiles likely to be disturbed when carpet is replaced requiring abatement.



Glue-lam water damage

### Building 40 (Rooms 40-49)

- Rock covered roof is damaged and starting to fail
- Replace rock roof with comp shingle roof
- Modify student restrooms for ADA-compliance
- There is a small hydrant located just south of room 48. Due to its short stature and its narrow cap, this hydrant may pose a safety hazard. It might be advisable to place bollards around this hydrant for safety purposes.



North side of Building 40



South side of Building 40



West end of Building 40

**BUILDING EVALUATION**

**Building 60 (Rooms 60-66)**

- Replace roof and repair water damage under eaves
- District Administration expressed desire to replace this building with a new building



**Building 70 (Rooms 70-75)**

- Replace roof
- Replace 6 roof-top HVAC units



## BUILDING EVALUATION

### **Building 80 (Rooms 80-87)**

- Glue-lam rafter tails have significant water damage/dry rot (approx. 28 beams)
- Architect or structural engineer can investigate if the rafter tails can be trimmed back to eliminate damaged areas
- Remaining damaged areas should be treated, sealed and capped with sheet metal to prevent further damage
- Encapsulated asbestos floor tiles likely to be disturbed when carpet is replaced requiring abatement.
- Modify student restrooms for ADA-compliance



Exterior of Building 80 (rooms 80-87)



Non-compliant ADA restroom



Glue-lam water damage



Exterior of Building 80 (rooms 80-87)

**BUILDING EVALUATION**

**Wrestling**

- Remove old handrail anchors on sidewalk North side of building
- Replace drinking fountain with ADA-compliant fountains



**Old Gym Building**

- Patch and paint exterior stucco walls to eliminate large cracks and prevent further damage
- District staff expressed desire to modernize by adding HVAC and bleachers



## BUILDING EVALUATION

### Little Theater Building

- Install sump pumps to stop ADA-access ramps from flooding
- Replace front lawn with concrete to create outdoor gathering/reception space
- Chiller system is unreliable and requires excessive maintenance, upgrade to HVAC package units



Exterior of Little Theater Building



ADA access ramp flooding



Chiller system



Front lawn

**BUILDING EVALUATION**

**Board Room Building**

- District administration expressed desire to modernize and convert this building into a multi-purpose space.
- Path of travel and uneven grades should be addressed.



**Library**

- Replace roof-top HVAC units (5 total, 1 reported bad and needs immediate replacement.)



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# **SECTION 4**

# **COST ESTIMATES**

## BUILDINGS MODERNIZATION/REHABILITATION



Buildings modernization and rehabilitation summary provides an overview of both permanent and portable building structures on campus. Cost estimates cover those items identified as either needing repair or replacement with like kind systems because they are no longer functional or safe (i.e. ADA compliance, insufficient utilities, roofing, etc.) or general improvements that result in extending the useful life of a building system.

Proposed construction cost estimates and support budget costs are based upon the 2019 costs for constructing public works in the region. The District should keep in mind all costs identified in the FPA are estimates. Cost estimates do not take into account escalation or inflation. Depending on the timing of projects, it is recommended the District consult with the architect and project manager before finalizing any construction budgets.

The following categories were analyzed during the site assessment:

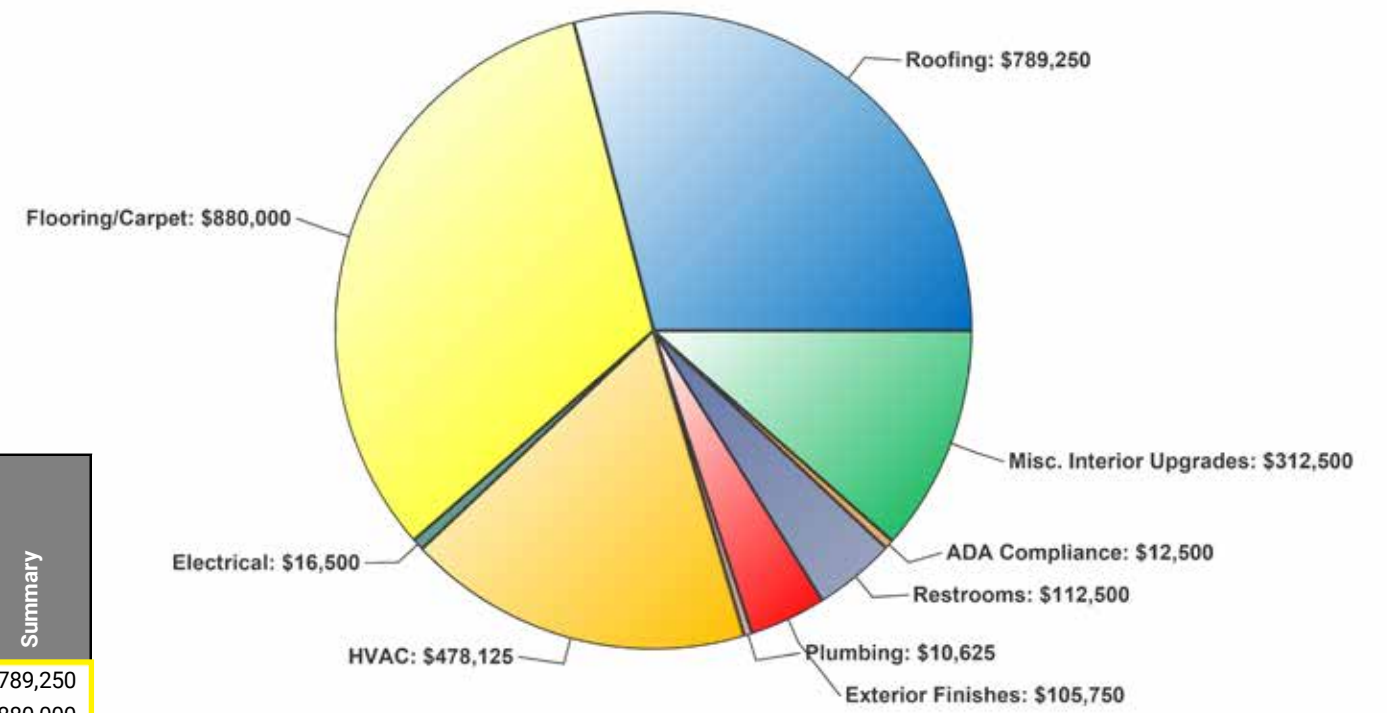
- Roofing
- Flooring/Carpet
- Electrical
- Doors/Windows
- HVAC
- Plumbing
- Exterior Finishes
- Restrooms
- Fire Alarm Compliance
- ADA Compliance (Building)
- Misc. Interior Upgrades

These tasks do not include cost for categories which are already included in the Districts yearly general maintenance plan.

Support costs include a 10% contingency and 15% for architect fees, engineering, testing, inspection and DSA fees.

**BUILDINGS MODERNIZATION/REHABILITATION**

Buildings Modernization/Rehabilitation Summary	Administration Bldg	Building 10	Building 20	Building 30	Building 40	Building 50	Building 60	Building 70
Roofing	\$17,500	\$18,750	\$17,500	\$17,500	\$207,500	\$0	\$152,500	\$157,500
Flooring/Carpet	\$144,000	\$184,000	\$184,000	\$184,000	\$0	\$0	\$0	\$0
Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,000
Doors/Windows	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$56,250
Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior Finishes	\$0	\$22,500	\$22,500	\$0	\$0	\$0	\$0	\$0
Restrooms	\$0	\$25,000	\$0	\$0	\$25,000	\$0	\$0	\$0
Fire Alarm Compliance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
ADA Compliance(Bldg)	\$3,125	\$3,125	\$0	\$0	\$0	\$0	\$0	\$0
Misc. Interior Upgrades	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Buildings Modernization/Rehabilitation Total</b>	<b>\$164,625</b>	<b>\$253,375</b>	<b>\$224,000</b>	<b>\$201,500</b>	<b>\$232,500</b>	<b>\$0</b>	<b>\$152,500</b>	<b>\$222,750</b>



Buildings Modernization/Rehabilitation Summary	Building 80	Library	Board Room	Old Gym	Wrestling Building	Little Theater	Gym	Kingsburg Alternative Education/Oasis	District Office Buildings	Summary
Roofing	\$17,500	\$0	\$65,000	\$25,000	\$0	\$0	\$0	\$76,750	\$16,250	\$789,250
Flooring/Carpet	\$184,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$880,000
Electrical	\$0	\$7,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$16,500
Doors/Windows	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
HVAC	\$0	\$46,875	\$0	\$187,500	\$0	\$187,500	\$0	\$0	\$0	\$478,125
Plumbing	\$0	\$0	\$0	\$0	\$0	\$10,625	\$0	\$0	\$0	\$10,625
Exterior Finishes	\$0	\$0	\$0	\$60,000	\$750	\$0	\$0	\$0	\$0	\$105,750
Restrooms	\$25,000	\$0	\$0	\$25,000	\$12,500	\$0	\$0	\$0	\$0	\$112,500
Fire Alarm Compliance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
ADA Compliance(Bldg)	\$0	\$0	\$3,125	\$0	\$3,125	\$0	\$0	\$0	\$0	\$12,500
Misc. Interior Upgrades	\$0	\$0	\$0	\$312,500	\$0	\$0	\$0	\$0	\$0	\$312,500
<b>Buildings Modernization/Rehabilitation Total</b>	<b>\$226,500</b>	<b>\$54,375</b>	<b>\$68,125</b>	<b>\$610,000</b>	<b>\$16,375</b>	<b>\$198,125</b>	<b>\$0</b>	<b>\$76,750</b>	<b>\$16,250</b>	<b>\$2,717,750</b>



## BUILDINGS MODERNIZATION/REHABILITATION DETAILS & PRIORITY RANKING



The modernization/rehabilitation description of deficiency and recommended action is based on the assessment findings performed by SchoolWorks, Inc. and district staff including key maintenance and operations personnel. Certain building systems observed as sufficient will not have a recommended action item.

These tasks do not include cost for categories which are already included in the Districts yearly general maintenance plan.

Support costs include a 10% contingency and 15% for architect fees, engineering, testing, inspection and DSA fees.

Upon review of existing conditions, and with input from District staff, the FPA has prioritized and ranked tasks into four main categories.

- 1. Emergency priority tasks** are urgent health/safety problems or operational disruptions. Some examples include loss of power or water supplies, HVAC failure, key asset breakdowns, and major security problems.
- 2. High priority tasks** will directly affect operations in the near future. These might include leaking roofs, high-use equipment that is not performing well, repairs to key assets, and safety inspections.
- 3. Medium priority tasks** typically include preventive maintenance schedules. These tasks will affect operations eventually and need to be performed to maintain optimum production.
- 4. Low priority tasks** are not necessarily vital to day-to-day operations. These tasks might include non-critical repairs, furniture replacement and cosmetic painting, etc.

**BUILDINGS MODERNIZATION/REHABILITATION  
DETAILS & PRIORITY RANKING**

Priority tasks and rankings categories are simply guideline for suggestions as the District plans for future facilities improvement projects.

These tasks and rankings are based on the observations made during the time of the assessment.

Priorities and needs can and will change from year-to-year and these rankings may need to be adjusted.

Administration Bldg	Description of deficiency & recommended action	Area/Units	Construction Cost	Support Costs	Total Cost	Priority Ranking
Roofing	Treat rot and seal/add metal cap/paint on glue-lam rafter ends	28 ea	\$14,000	\$3,500	\$17,500	3
Flooring/Carpet	Remove carpet & hazmat tile- replace with carpet(or polish concrete)	7200 sf	\$115,200	\$28,800	\$144,000	2
ADA Compliance(Bldg)	ADA compliant bi-level drinking fountain	1 ea	\$2,500	\$625	\$3,125	2
<b>Total</b>			<b>\$131,700</b>	<b>\$32,925</b>	<b>\$164,625</b>	

Building 10	Description of deficiency & recommended action	Area/Units	Construction Cost	Support Costs	Total Cost	Priority Ranking
Roofing	Treat rot and seal/add metal caps/paint on glue-lam rafter ends	30 ea	\$15,000	\$3,750	\$18,750	3
Flooring/Carpet	Remove carpet & hazmat tile - replace with carpet (or polish concrete)	9200 sf	\$147,200	\$36,800	\$184,000	2
Exterior Finishes	Patch & paint exterior stucco walls to prevent further damage	3600 sf	\$18,000	\$4,500	\$22,500	3
Restrooms	ADA compliance & cosmetic upgrades	300 sf	\$20,000	\$5,000	\$25,000	2
ADA Compliance(Bldg)	ADA compliant bi-level drinking fountain	1 ea	\$2,500	\$625	\$3,125	2
<b>Total</b>			<b>\$202,700</b>	<b>\$50,675</b>	<b>\$253,375</b>	

Building 20	Description of deficiency & recommended action	Area/Units	Construction Cost	Support Costs	Total Cost	Priority Ranking
Roofing	Treat rot and seal/add metal caps/paint on glue-lam rafter ends	28 ea	\$14,000	\$3,500	\$17,500	3
Flooring/Carpet	Remove carpet & hazmat tile - replace with carpet (or polish concrete)	9200 sf	\$147,200	\$36,800	\$184,000	2
Exterior Finishes	Patch & paint exterior stucco walls to prevent further damage	3600 sf	\$18,000	\$4,500	\$22,500	3
<b>Total</b>			<b>\$179,200</b>	<b>\$44,800</b>	<b>\$224,000</b>	

1. Emergency Priority | 2. High Priority | 3. Medium Priority | 4. Low Priority



## BUILDINGS MODERNIZATION/REHABILITATION DETAILS & PRIORITY RANKING

Priority tasks and rankings categories are simply guideline for suggestions as the District plans for future facilities improvement projects.

These tasks and rankings are based on the observations made during the time of the assessment.

Priorities and needs can and will change from year-to-year and these rankings may need to be adjusted.

Building 30	Description of deficiency & recommended action	Area/Units	Construction Cost	Support Costs	Total Cost	Priority Ranking
Roofing	Treat rot and seal/add metal caps/paint on glue-lam rafter ends	28 ea	\$14,000	\$3,500	\$17,500	3
Flooring/Carpet	Remove carpet & hazmat tile - replace with carpet (or polish concrete)	9200 sf	\$147,200	\$36,800	\$184,000	2
<b>Total</b>			<b>\$161,200</b>	<b>\$40,300</b>	<b>\$201,500</b>	

Building 40	Description of deficiency & recommended action	Area/Units	Construction Cost	Support Costs	Total Cost	Priority Ranking
Roofing	Remove & replace rock roof	15600 st	\$166,000	\$41,500	\$207,500	3
Restrooms	ADA compliance & cosmetic upgrades	300 sf	\$20,000	\$5,000	\$25,000	2
<b>Total</b>			<b>\$186,000</b>	<b>\$46,500</b>	<b>\$232,500</b>	

Building 60	Description of deficiency & recommended action	Area/Units	Construction Cost	Support Costs	Total Cost	Priority Ranking
Roofing	Remove & replace roof and repair water damage under eaves	9200 sf	\$122,000	\$30,500	\$152,500	3
<b>Total</b>			<b>\$122,000</b>	<b>\$30,500</b>	<b>\$152,500</b>	

Building 70	Description of deficiency & recommended action	Area/Units	Construction Cost	Support Costs	Total Cost	Priority Ranking
Roofing	Remove & replace roof	12600 sf	\$126,000	\$31,500	\$157,500	3
Electrical	Upgrade exterior recessed can lighting under eaves	24 units	\$7,200	\$1,800	\$9,000	3
HVAC	Remove & replace HVAC units	6 units	\$45,000	\$11,250	\$56,250	3
<b>Total</b>			<b>\$178,200</b>	<b>\$44,550</b>	<b>\$222,750</b>	

1. Emergency Priority | 2. High Priority | 3. Medium Priority | 4. Low Priority



**BUILDINGS MODERNIZATION/REHABILITATION  
DETAILS & PRIORITY RANKING**

Priority tasks and rankings categories are simply guideline for suggestions as the District plans for future facilities improvement projects.

These tasks and rankings are based on the observations made during the time of the assessment.

Priorities and needs can and will change from year-to-year and these rankings may need to be adjusted.

Building 80	Description of deficiency & recommended action	Area/Units	Construction Cost	Support Costs	Total Cost	Priority Ranking
Roofing	Treat rot and seal/add metal caps/paint on glue-lam rafter ends	28 ea	\$14,000	\$3,500	\$17,500	3
Flooring/Carpet	Remove carpet & hazmat tile - replace with carpet (or polish concrete)	9200 sf	\$147,200	\$36,800	\$184,000	2
Restrooms	ADA compliance & cosmetic upgrades	300 sf	\$20,000	\$5,000	\$25,000	2
<b>Total</b>			<b>\$181,200</b>	<b>\$45,300</b>	<b>\$226,500</b>	

Library	Description of deficiency & recommended action	Area/Units	Construction Cost	Support Costs	Total Cost	Priority Ranking
Electrical	Upgrade exterior recessed can lighting under eaves	20 units	\$6,000	\$1,500	\$7,500	3
HVAC	Remove & replace HVAC units (1 of the units as soon as possible)	5 units	\$37,500	\$9,375	\$46,875	2
<b>Total</b>			<b>\$43,500</b>	<b>\$10,875</b>	<b>\$54,375</b>	

Board Room	Description of deficiency & recommended action	Area/Units	Construction Cost	Support Costs	Total Cost	Priority Ranking
Roofing	Remove & replace roof	5200 sf	\$52,000	\$13,000	\$65,000	3
ADA Compliance(Bldg)	ADA compliant bi-level drinking fountain	1 unit	\$2,500	\$625	\$3,125	2
<b>Total</b>			<b>\$54,500</b>	<b>\$13,625</b>	<b>\$68,125</b>	

Little Theater	Description of deficiency & recommended action	Area/Units	Construction Cost	Support Costs	Total Cost	Priority Ranking
HVAC	New HVAC system		\$150,000	\$37,500	\$187,500	3
Plumbing	New sump pump/drainage system		\$8,500	\$2,125	\$10,625	3
<b>Total</b>			<b>\$158,500</b>	<b>\$39,625</b>	<b>\$198,125</b>	

1. Emergency Priority | 2. High Priority | 3. Medium Priority | 4. Low Priority



## BUILDINGS MODERNIZATION/REHABILITATION DETAILS & PRIORITY RANKING

Priority tasks and rankings categories are simply guideline for suggestions as the District plans for future facilities improvement projects.

These tasks and rankings are based on the observations made during the time of the assessment.

Priorities and needs can and will change from year-to-year and these rankings may need to be adjusted.

Old Gym	Description of deficiency & recommended action	Area/Units	Construction Cost	Support Costs	Total Cost	Priority Ranking
Roofing	Repair/re-seal roof & interior ceiling areas		\$20,000	\$5,000	\$25,000	3
HVAC	New HVAC system		\$150,000	\$37,500	\$187,500	3
Exterior Finishes	Patch & paint exterior stucco walls to prevent further damage	10400 sf	\$48,000	\$12,000	\$60,000	3
Restrooms	ADA compliance & cosmetic upgrades	300 sf	\$20,000	\$5,000	\$25,000	2
Misc. Interior Upgrades	New bleacher seating	600 seats	\$250,000	\$62,500	\$312,500	4
<b>Total</b>			<b>\$488,000</b>	<b>\$122,000</b>	<b>\$610,000</b>	

Wrestling Building	Description of deficiency & recommended action	Area/Units	Construction Cost	Support Costs	Total Cost	Priority Ranking
Exterior Finishes	Remove old handrail anchors on north sidewalk	20 ea	\$600	\$150	\$750	3
Restrooms	ADA compliance & cosmetic upgrades	200 sf	\$10,000	\$2,500	\$12,500	2
ADA Compliance(Bldg)	ADA compliant bi-level drinking fountain	1 ea	\$2,500	\$625	\$3,125	2
<b>Total</b>			<b>\$13,100</b>	<b>\$3,275</b>	<b>\$16,375</b>	

Kingsburg Alternative Education/Oasis	Description of deficiency & recommended action	Area/Units	Construction Cost	Support Costs	Total Cost	Priority Ranking
Roofing	Remove & replace roofs	6140	\$61,400	\$15,350	\$76,750	3
<b>Total</b>			<b>\$61,400</b>	<b>\$15,350</b>	<b>\$76,750</b>	

District Office Buildings	Description of deficiency & recommended action	Area/Units	Construction Cost	Support Costs	Total Cost	Priority Ranking
Roofing	Remove & Replace roof - Portable 90	1300 sf	\$13,000	\$3,250	\$16,250	3
<b>Total</b>			<b>\$13,000</b>	<b>\$3,250</b>	<b>\$16,250</b>	

1. Emergency Priority | 2. High Priority | 3. Medium Priority | 4. Low Priority





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# SITE WORK SUMMARY

## SITE WORK MODERNIZATION/REHABILITATION NEW FACILITIES SUMMARY

Site work modernization and rehabilitation summary provides an overview of those site categories identified as either needing repair or replacement with like kind systems because they are no longer functional or safe (i.e. ADA-compliance, insufficient utilities, flatwork and pavement, security etc.) or general improvements that result in extending the useful life of a site or infrastructure system.

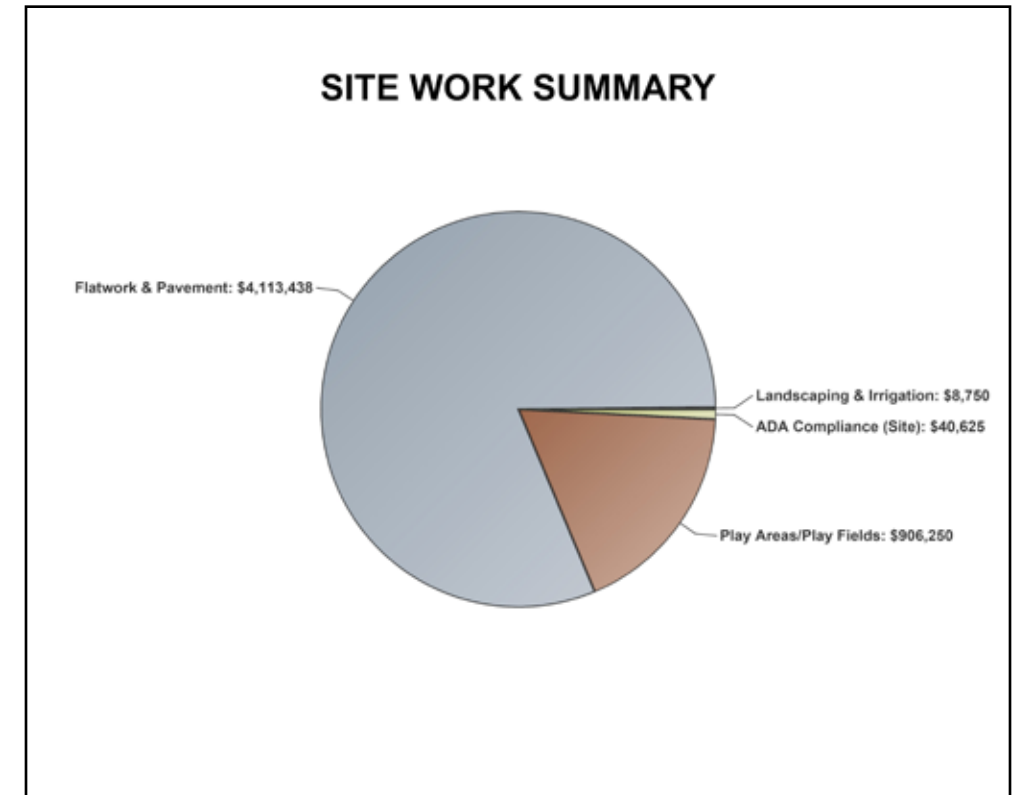
The site cost estimates also include a summary of potential new facilities such as classroom wings, multi-purpose event centers or gymnasiums. It may also include costs for support facilities such as sports fields, parking or other site related infrastructure.

Proposed construction cost estimates and support budget costs are based upon the 2019 costs for constructing public works in the region. The District should keep in mind all costs identified in the FPA are estimates. Cost estimates do not take into account escalation or inflation. Depending on the timing of projects, it is recommended the District consult with the architect and project manager before finalizing any construction budgets.



Site Work Modernization/Rehabilitation Summary	Amount
Utilities (Gas, Water, Sewer, Drainage)	\$0
Security	\$0
Landscaping & Irrigation	\$8,750
Flatwork & Pavement	\$4,113,438
Play Areas/Playfields	\$906,250
ADA Compliance(Site)	\$40,625
Pest Control	\$0
<b>Site Work Modernization/Rehabilitation Total</b>	<b>\$5,069,063</b>

Portable Replacement/New Construction Summary	Amount
Replace Portables with New Structures	\$0
New Facilities	\$9,006,250
<b>Total</b>	<b>\$9,006,250</b>



## COST ESTIMATES

**SITE WORK MODERNIZATION/REHABILITATION  
NEW FACILITIES  
SUMMARY**



The modernization/rehabilitation description of deficiency and recommended action is based on the assessment findings performed by SchoolWorks, Inc. and district staff including key maintenance and operations personnel. Certain site systems observed as sufficient will not have a recommended action item.

The following categories were analyzed during the site assessment:

- Utilities (gas, water, sewer, drainage)
- Security
- Landscaping & Irrigation
- Flatwork & Pavement
- Play Areas/Play Fields
- ADA Compliance (Site)
- Pest Control
- Portable Replacement
- New Facilities

These tasks do not include cost for categories which are already included in the Districts yearly general maintenance plan.

Support costs include a 10% contingency and 15% for architect fees, engineering, testing, inspection and DSA fees.

Upon review of existing conditions, and with input from District staff, the FPA has prioritized and ranked tasks into four main categories.

- 1. Emergency priority tasks** are urgent health/safety problems or operational disruptions. Some examples include loss of power or water supplies, HVAC failure, key asset breakdowns, and major security problems.
- 2. High priority tasks** will directly affect operations in the near future. These might include leaking roofs, high-use equipment that is not performing well, repairs to key assets, and safety inspections.
- 3. Medium priority tasks** typically include preventive maintenance schedules. These tasks will affect operations eventually and need to be performed to maintain optimum production.
- 4. Low priority tasks** are not necessarily vital to day-to-day operations. These tasks might include non-critical repairs, furniture replacement and cosmetic painting, etc.



# SITE WORK DETAILS

## SITE WORK MODERNIZATION/REHABILITATION NEW FACILITIES DETAILS & PRIORITY RANKING

Priority tasks and rankings categories are simply guideline for suggestions as the District plans for future facilities improvement projects.

These tasks and rankings are based on the observations made during the time of the assessment.

Priorities and needs can and will change from year-to-year and these rankings may need to be adjusted.



Site Work Modernization/Rehabilitation Summary	Description of deficiency & recommended action	Area/Units	Construction Cost	Support Costs	Total Cost	Priority Ranking
<b>Landscaping &amp; Irrigation</b>	Move marquee closer to front street corner		\$4,500	\$1,125	\$5,625	4
	Irrigation controls - linked to satellite/weather station	1 unit	\$2,500	\$625	\$3,125	4
<b>Flatwork &amp; Pavement</b>	Asphalt replacement - East of wrestling bldg	8000 sf	\$68,000	\$17,000	\$85,000	3
	Replace front lawn of little theatre with concrete	13600 sf	\$204,000	\$51,000	\$255,000	3
	Extend sidewalk around East side of gym bldg	1250 sf	\$18,750	\$4,688	\$23,438	4
	Replace damaged/uneven concrete- ADA path of travel	125000 sf	\$3,000,000	\$750,000	\$3,750,000	2
<b>Play Areas/Playfields</b>	Re-surface/re-paint track	76000 sf	\$300,000	\$75,000	\$375,000	3
	Re-plaster pool		\$400,000	\$100,000	\$500,000	3
	Temporary pool repairs (necessary until replaster)		\$25,000	\$6,250	\$31,250	2
<b>ADA Compliance(Site)</b>	Replace baseball WC lift with ADA aluminum ramp	4 level	\$32,500	\$8,125	\$40,625	3
<b>Total</b>			<b>\$4,055,250</b>	<b>\$1,013,813</b>	<b>\$5,069,063</b>	

Portable Replacement/New Construction Summary	Description of deficiency & recommended action	Area/Units	Construction Cost	Support Costs	Total Cost	Priority Ranking
<b>Additional New Facilities</b>	Remove/Replace shade structure with metal structure	3000 sf	\$210,000	\$52,500	\$262,500	3
	Expand 2 drop-off areas (parent and bus) remove trees	9800 sf	\$325,000	\$81,250	\$406,250	3
	Remove & Replace 60 wing with new building	9200 sf	\$5,520,000	\$1,380,000	\$6,900,000	3
	Convert/Modernize board room bldg into MP bldg	4600 sf	\$1,150,000	\$287,500	\$1,437,500	3
<b>Total</b>			<b>\$7,205,000</b>	<b>\$1,801,250</b>	<b>\$9,006,250</b>	



## COST ESTIMATES

**SECTION 5**

**CONCLUSION**

# CONCLUSION

The Kingsburg Joint Union High School District administration and leadership should be recognized for the continued efforts to fund facility improvement projects by utilizing all available facility funding sources. The maintenance and operations staff should also be complimented on the overall condition of the school facilities particularly given the scarcity of dedicated facilities funding over the last decade.

The Facilities Planning Assessment (FPA) has identified a total of **\$16,793,063** in facilities needs improvements at Kingsburg High School and Kingsburg Alternative Education Center/Oasis Continuation High School. These projects include modernization repairs, renovations, upgrades and new construction projects.

Proposed construction cost estimates and support budget costs are based upon the 2019 costs for constructing public works in the region. The District should keep in mind all costs identified in the FPA are estimates. Cost estimates do not take into account escalation or inflation. Depending on the timing of projects, it is recommended the District consult with the architect and project manager before finalizing any construction budgets.

This document provides an overall conditions assessment. As is often the case with facilities maintenance and operations, the list of improvements and needs exceeds the funds available through State Building Program assistance. The District may want to explore additional funding sources to cover future facilities projects.

Kingsburg High School	
Modernization/Rehabilitation	Cost
Roofing	\$789,250
Flooring/Carpet	\$880,000
Electrical	\$16,500
Doors/Windows	\$0
HVAC	\$478,125
Plumbing	\$10,625
Exterior Finishes	\$105,750
Restrooms	\$112,500
Fire Alarm Compliance	\$0
ADA Compliance(Bldg)	\$12,500
Misc. Interior Upgrades	\$312,500
Utilities (Gas, Water, Sewer, Drainage)	\$0
Security	\$0
Landscaping & Irrigation	\$8,750
Flatwork & Pavement	\$4,113,438
Play Areas/Playfields	\$906,250
ADA Compliance(Site)	\$40,625
Pest Control	\$0
<b>Total</b>	<b>\$7,786,813</b>
New Construction	Cost
New Facilities: Metal Shade Structure, Expand Student drop-off areas, Replace Bldg. 60, Convert Board Room Bldg.	\$9,006,250
<b>Total</b>	<b>\$9,006,250</b>
<b>Total Master Plan Cost</b>	<b>\$16,793,063</b>

Priority Ranking Modernization/Rehabilitation	Amount
1 Emergency Priority Tasks	\$0
2 High Priority Tasks (2-3 years)	\$4,833,125
3 Medium Priority Tasks (3-5 years)	\$11,615,250
4 Low Priority Tasks	\$344,688
<b>Total</b>	<b>\$16,793,063</b>

Priority tasks and rankings categories are simply guideline for suggestions as the District plans for future facilities improvement projects.

These tasks and rankings are based on the observations made during the time of the assessment.

Priorities and needs can and will change from year-to-year and these rankings may need to be adjusted.



# CONCLUSION

**HIGH PRIORITY TASKS**

High Priority Tasks							
Building	System	Description of deficiency & recommended action	Area/Units	Construction Cost	Support Cost	Total Cost	Priority Ranking
Administration Building	Flooring/Carpet	Remove carpet & hazmat tile- replace with carpet(or polish concrete)	7200 sf	\$115,200	\$28,800	\$144,000	2
	ADA Compliance(Bldg)	ADA compliant bi-level drinking fountain	1 ea	\$2,500	\$625	\$3,125	2
Building 10	Flooring/Carpet	Remove carpet & hazmat tile - replace with carpet (or polish concrete)	9200 sf	\$147,200	\$36,800	\$184,000	2
	Restrooms	ADA compliance & cosmetic upgrades	300 sf	\$20,000	\$5,000	\$25,000	2
	ADA Compliance(Bldg)	ADA compliant bi-level drinking fountain	1 ea	\$2,500	\$625	\$3,125	2
Building 20	Flooring/Carpet	Remove carpet & hazmat tile - replace with carpet (or polish concrete)	9200 sf	\$147,200	\$36,800	\$184,000	2
Building 30	Flooring/Carpet	Remove carpet & hazmat tile - replace with carpet (or polish concrete)	9200 sf	\$147,200	\$36,800	\$184,000	2
Building 40	Restrooms	ADA compliance & cosmetic upgrades	300 sf	\$20,000	\$5,000	\$25,000	2
Building 80	Flooring/Carpet	Remove carpet & hazmat tile - replace with carpet (or polish concrete)	9200 sf	\$147,200	\$36,800	\$184,000	2
	Restrooms	ADA compliance & cosmetic upgrades	300 sf	\$20,000	\$5,000	\$25,000	2
Library	HVAC	Remove & replace HVAC units (1 of the units as soon as possible)	5 units	\$37,500	\$9,375	\$46,875	2
Board Room	ADA Compliance(Bldg)	ADA compliant bi-level drinking fountain	1 unit	\$2,500	\$625	\$3,125	2
Old Gym	Restrooms	ADA compliance & cosmetic upgrades	300 sf	\$20,000	\$5,000	\$25,000	2
Wrestling Building	Restrooms	ADA compliance & cosmetic upgrades	200 sf	\$10,000	\$2,500	\$12,500	2
	ADA Compliance(Bldg)	ADA compliant bi-level drinking fountain	1 ea	\$2,500	\$625	\$3,125	2
Site Work	Flatwork & Pavement	Replace damaged/uneven concrete- ADA path of travel	125000 sf	\$3,000,000	\$750,000	\$3,750,000	2
	Play Areas/Playfields	Temporary pool repairs (necessary until replaster)		\$25,000	\$6,250	\$31,250	2
						<b>\$4,833,125</b>	



**MEDIUM PRIORITY TASKS**

Medium Priority Tasks							
Building	System	Description of deficiency & recommended action	Area/Units	Construction Cost	Support Cost	Total Cost	Priority Ranking
Administration Building	Roofing	Treat rot and seal/add metal cap/paint on glue-lam rafter ends	28 ea	\$14,000	\$3,500	\$17,500	3
Building 10	Roofing	Treat rot and seal/add metal caps/paint on glue-lam rafter ends	30 ea	\$15,000	\$3,750	\$18,750	3
	Exterior Finishes	Patch & paint exterior stucco walls to prevent further damage	3600 sf	\$18,000	\$4,500	\$22,500	3
Building 20	Roofing	Treat rot and seal/add metal caps/paint on glue-lam rafter ends	28 ea	\$14,000	\$3,500	\$17,500	3
	Exterior Finishes	Patch & paint exterior stucco walls to prevent further damage	3600 sf	\$18,000	\$4,500	\$22,500	3
Building 30	Roofing	Treat rot and seal/add metal caps/paint on glue-lam rafter ends	28 ea	\$14,000	\$3,500	\$17,500	3
Building 40	Roofing	Remove & replace rock roof	15600 st	\$166,000	\$41,500	\$207,500	3
Building 60	Roofing	Remove & replace roof and repair water damage under eaves	9200 sf	\$122,000	\$30,500	\$152,500	3
Building 70	Roofing	Remove & replace roof	12600 sf	\$126,000	\$31,500	\$157,500	3
	Electrical	Upgrade exterior recessed can lighting under eaves	24 units	\$7,200	\$1,800	\$9,000	3
	HVAC	Remove & replace HVAC units	6 units	\$45,000	\$11,250	\$56,250	3
Building 80	Roofing	Treat rot and seal/add metal caps/paint on glue-lam rafter ends	28 ea	\$14,000	\$3,500	\$17,500	3
Library	Electrical	Upgrade exterior recessed can lighting under eaves	20 units	\$6,000	\$1,500	\$7,500	3
Board Room	Roofing	Remove & replace roof	5200 sf	\$52,000	\$13,000	\$65,000	3
Old Gym	Roofing	Repair/re-seal roof & interior ceiling areas		\$20,000	\$5,000	\$25,000	3
	HVAC	New HVAC system		\$150,000	\$37,500	\$187,500	3
	Exterior Finishes	Patch & paint exterior stucco walls to prevent further damage	10400 sf	\$48,000	\$12,000	\$60,000	3
Wrestling Building	Exterior Finishes	Remove old handrail anchorages on north sidewalk	20 ea	\$600	\$150	\$750	3
Little Theater	HVAC	New HVAC system		\$150,000	\$37,500	\$187,500	3
	Plumbing	New sump pump/drainage system		\$8,500	\$2,125	\$10,625	3





**MEDIUM PRIORITY TASKS  
(CONT.)**

Medium Priority Tasks							
Building	System	Description of deficiency & recommended action	Area/Units	Construction Cost	Support Cost	Total Cost	Priority Ranking
Kingsburg Alt Ed Center	Roofing	Remove & replace roofs	6140	\$61,400	\$15,350	\$76,750	3
District Office	Roofing	Remove & Replace roof - Portable 90	1300 sf	\$13,000	\$3,250	\$16,250	3
Site Work	Flatwork & Pavement	Asphalt replacement - East of wrestling bldg	8000 sf	\$68,000	\$17,000	\$85,000	3
	Flatwork & Pavement	Replace front lawn of little theatre with concrete	13600 sf	\$204,000	\$51,000	\$255,000	3
	Play Areas/Playfields	Re-surface/re-paint track	76000 sf	\$300,000	\$75,000	\$375,000	3
	Play Areas/Playfields	Re-plaster pool		\$400,000	\$100,000	\$500,000	3
	ADA Compliance(Site)	Replace baseball WC lift with ADA aluminum ramp	4 level	\$32,500	\$8,125	\$40,625	3
	Additional New Facilities	Remove/Replace shade structure with metal structure	3000 sf	\$210,000	\$52,500	\$262,500	3
	Additional New Facilities	Expand 2 drop-off areas (parent and bus) remove trees	9800 sf	\$325,000	\$81,250	\$406,250	3
	Additional New Facilities	Remove & Replace 60 wing with new building	9200 sf	\$5,520,000	\$1,380,000	\$6,900,000	3
	Additional New Facilities	Convert/Modernize board room bldg into MP bldg	4600 sf	\$1,150,000	\$287,500	\$1,437,500	3
						<b>\$11,615,250</b>	

**LOW PRIORITY TASKS**

Low Priority Tasks							
Building	System	Description of deficiency & recommended action	Area/Units	Construction Cost	Support Cost	Total Cost	Priority Ranking
Old Gym	Misc. Interior Upgrades	New bleacher seating	600 seats	\$250,000	\$62,500	\$312,500	4
Site Work	Landscaping & Irrigation	Move marquee closer to front street corner	1 unit	\$4,500	\$1,125	\$5,625	4
	Landscaping & Irrigation	Irrigation controls - linked to satellite/weather station	1 unit	\$2,500	\$625	\$3,125	4
	Flatwork & Pavement	Extend sidewalk around East side of gym bldg	1250 sf	\$18,750	\$4,688	\$23,438	4
						<b>\$344,688</b>	



# Facilities Planning Assessment

KINGSBURG JOINT  
UNION HIGH  
SCHOOL DISTRICT  
2019