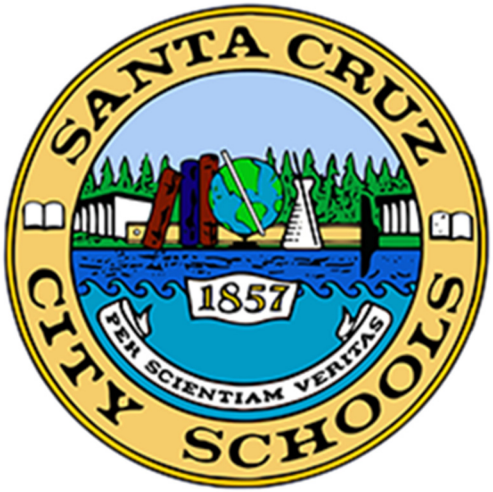
Santa Cruz City Schools

FACILITIES MASTER PLAN

August 19, 2016

"Santa Cruz City School's vision is to create and support a learning environment that challenges and enables students to achieve their highest potential."

Santa Cruz City School



Master Plan


SANTA CRUZ
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Executive Summary

Facilities Needs Overview

This Long Range Master Facilities Plan document (LRFMP), as adopted by the Santa Cruz City School District, reflects the needs of our community and district. The District completed a thorough assessment of district facilities. The District received assistance from District employees, students, and community members to identify the District's current and projected educational facility needs that will achieve the District's goal of providing equitable opportunities for our students. The District has identified the financial implications of achieving their goals, and received an early estimate that we have facilities needs in excess of $300 million.

In addition to discussing facility needs, the Steering Committee discussed project priorities for individual sites as well as district wide priorities. The committee has provided input regarding prioritization of projects, which is ultimately the charge of district staff and the Board of Trustees for final prioritization.

Steering Committee Provided Input Regarding Prioritization

1. Initial projects should relate directly to voter/community Priority/high visibility projects
2. Projects should address the most significant facility needs first.
3. Priority projects will focus on projects eligible to receive state matching funds.
4. Initial projects should be relatively simple, which allows the district to develop standards and systems necessary to accomplish larger projects.
5. Projects should be completed/phased in an appropriate construction sequence.

Based on site surveys, district and steering committee input, we have summarized the following facility needs info for your review. Because the time frame for implementation of many of these projects is undetermined, we are indicating the construction costs and project budgets into 2016 dollars.

Existing School Facilities Needs

Exhibit 1.1 Summarized Facility Master Plan Total

FACILITY MASTER PLAN SUMMARY TOTAL	
Master Plan Project Cost Summary	
Existing School Facilities	$217,107,933
New School Facilities	$0
District Facilities	TBD
Total	$217,107,933
Potential Funding Summary	
Developer Fees (10 year projection)	$2,000,000
State Modernization Eligibility	$8,177,098
State New Construction Eligibility	TBD
Primary/Elementary Local School Bond	$68,000,000
Secondary/High Local School Bond	$140,000,000
Total	$218,177,098
Potential Revenue - Expenditure Summary	
Total	$1,069,165

Exhibit 1.2 Summarized Existing School Facilities

SUMMARY EXISTING SCHOOL MASTER PLAN PROJECTS			
Project Type		Const. Budget	Proj. Budget
Elementary Schools			
Bay View Elementary School		$14,998,400	$18,298,048
DeLaveaga Elementary School		$16,253,900	$19,829,758
Gault Elementary School		$11,677,300	$14,246,306
Westlake Elementary School		$15,268,000	$18,626,960
Branciforte Small Schools		$10,941,896	$13,349,113
Natural Bridges		$6,000,000	$7,320,000
Middle Schools			
Branciforte Middle School		$13,425,800	$16,379,476
Mission Hill Middle School		$14,250,426	$17,385,520
High Schools			
Harbor High School		$23,133,000	$28,222,260
Santa Cruz High School		$24,961,800	$30,453,396
Soquel High School		$27,046,800	$32,997,096
District			
District Facilities		TBD	TBD
TOTALS		**$177,957,322**	**$217,107,933**

Preliminary cost information is subject to change due to cost escalation, scope revisions and district prioritization.


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Enrollment Projections

The enrollment projections are based on information provided by DecisionInsight and the district provided developer fee study. The projections are provided by school site and grade level for the entire district. Generally the projections estimate overall no growth to a reduction in students for the district for the next 10 years. This section presents a summary of data and findings of the report.

Decision Insite Enrollment Projections at the District and School Level

Enrollment projections are based on the student and school data supplied by the school district and the mathematical formulas that are applied to these data. Projections fundamentally look at recent history as reflected in the student data and assume that past patterns and trends will continue into the future. A range of unpredicted anomalies can cause reality to vary from the historical patterns. These include, but are not limited to, the population shifts, housing market fluctuations, employment trends, etc.

4 major factors drive district-wide student enrollment projections. These include: recent kindergarten enrollment trends, changes in grade level cohorts, out of district enrollment, and the number of dwelling units.

DISTRICT PROJECTIONS: For demographic analysis and enrollment projections, the district is divided into studyblocks. Sometimes equivalent to an elementary attendance area or a census block group, a studyblock serves as the basis for the analysis of students served by the district and by schools. Studyblocks typically encompass 500–1000 students.

***Kindergarten Enrollment*:** The projected Kindergarten enrollment is a key variable in projecting K–12 enrollment. The base Kindergarten projection is determined by the trend of Kindergartners served in each studyblock in the previous 3 or 4 years.

Students in the Projections: Enrollment projections are limited to typical TK–12 students.

Cohort Change of Students Served by the District: Cohort percentage changes are calculated in order to assure sensitivity to perennial changes in students served by the district as they age from one grade level to the next. If every cohort were stable as it ages, the cohort percent change, from one grade to the next in each studyblock, would be calculated as 100%. For each studyblock, a cohort weighted average percent change over a defined number of years is calculated based on the change in the enrollment served as it ages from the previous grade level.

Average cohort percentages above 100% might, for example, reflect students returning from private schools. Cohort percentages below 100% might reflect drop□outs. Steep straight□line trends are mathematically moderated to avoid unrealistic results.

SCHOOL PROJECTIONS: These are the elements involved in distributing across the schools the students projected in the district enrollment:

***School Draw Rates*:** Projecting enrollment at the school level is based on the concept of a school draw rate, i.e., the percent of students from a given studyblock who enroll in a given school at its lowest grade. For example, if one□half the sixth□graders from a given studyblock enroll in a particular 6–8 middle school, that school has a draw rate of 50% from that studyblock.

Santa Cruz City School District Summary by School Site

Grade	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Bayview ES	575	568	571	552	546	516	520	518	504	506	501	496	490	482
DeLaveaga ES	661	670	638	636	618	600	596	595	577	577	574	564	558	548
Gault ES	451	422	413	410	411	411	403	404	419	411	407	402	394	387
Monarch El Alt	91	95	100	100	112	113	108	104	95	90	89	86	85	84
Westlake ES	651	638	633	591	579	561	529	518	507	517	510	508	502	493
Branciforte MS	444	447	488	517	510	506	489	484	476	475	476	470	467	467
Mission Hill MS	628	653	635	637	590	596	583	571	574	549	541	522	533	529
Costanoa Cont. HS	168	128	111	92	85	85	85	84	83	82	81	83	81	80
Harbor High School	1074	1025	1014	958	867	842	811	795	790	788	774	780	760	744
Santa Cruz High	1072	1009	1020	1005	1048	1066	1080	1040	1038	1028	990	1011	931	878
Soquel High School	1032	1057	1066	1078	1134	1153	1196	1187	1186	1185	1183	1184	1179	1176
Subtotals:	6847	6712	6689	6576	6500	6449	6400	6300	6249	6208	6126	6106	5980	5868
Pct Chg:		-2.01%	-0.34%	-1.72%	-1.17%	-0.79%	-.77%	-1.59%	-.82%	-0.66%	-1.34%	-0.33%	-2.11%	-1.91%


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Eligibility Summary

STATE SCHOOL FACILITY PROGRAM

The State School Facility Program (SFP) provides funding grants for school districts to acquire school sites, construct new school facilities, or modernize existing facilities. The two primary funding types available in the SFP are the New Construction and Modernization programs. The New Construction grant provides funding on a 50/50 State and local match basis. The Modernization grant provides funding on a 60/40 State and local match basis. The SFP has previously had facility funding programs available for overcrowded school sites, "green" building, joint-use projects, and seismic/health and safety facility needs. This are not currently available, but may be in the future. These other SFP programs are outlined in further detail in the "Additional State Facility Programs" section of this chapter.

Funding for the SFP is contingent upon State-wide general obligation bonds approved by California voters. The State Allocation Board (SAP) is responsible for determining the allocation of State funds used for SFP. The Office of Public School Construction (OPSC) is staff to the SAB and is responsible for verifying applicant school districts' eligibility, processing funding applications and administers all SAB programs, including, preparing regulations, policies and procedures for approval by the SAB. The OPSC also prepares the SAB meeting agendas, which serves as source documents used by the State Controller's Office for fund releases, and also are a historical record of all SAB decisions. Other State agencies involved in the SFP funding process are the Division of the State Architect (DSA) and the California Department of Education's (CDE's) School Facilities and Transportation Services Division.

Currently, the state has placed a state school bond, Measure 51 on the November 2016 ballot for $9 billion. This bond if passed will provide state matching facility funds of $3 billion for New Construction, $3 billion for Modernization, $500 million for Charter Schools, $500 million for Career Technical Education and $2 billion for higher education.

New Construction Eligibility

The SFP New Construction program funding may be used to purchase and/or build new schools or classroom for eligible K-12 students. Program eligibility is based on enrollment projections and seating capacity in the District. New Construction program eligibility is valid until October 31 of each year and must be recalculated annually.

The District's eligibility for new construction funds is being determined. This eligibility reflects the State's funding share only and do not include augmentations such as site acquisition and site development. The eligibility amount also reflects the balance of available eligibility after the drawdown for previously funded projects and utilizes 2016 grant amounts.

Exhibit 4.1 New Construction Eligibility

Methodology	K-6	7-8	9-12	Non Severe SDC	Total
5 Year w/ 93636	0	0	0	0	$0
2013/14 Eligibility	0	0	0	0	$0

Modernization Eligibility

The SFP Modernization program funding is available for the renovation of existing buildings. This funding may not be used to increase capacity at a site. Modernization eligibility is site-specific and is generated by permanent buildings over 25 years of age and portable buildings over 20 years of age.

Based on 2015-16 enrollment, the District is eligible for a total of $8,177,098 of modernization funding. The remaining sites will require an increase in the California Basic Education Data System (CBEDS) for the eligibility to increase within the next 10 years. The future eligibility at all sites is still being evaluated.

Exhibit 4.2 Modernization Eligibility by Site (10-Year Projection)

School Site	Eligible Students	2016 State Funding	2019 Add. Funding TBD	2023 Add. Funding TBD	Total State Funding
Bay View ES	366	$1,577,806			$ 1,577,806
DeLaveaga ES	150	$ 672,983			$ 672,983
Gault ES	415	$1,788,578			$ 1,788,578
Westlake ES	100	$ 482,203			$ 482,203
Alt Ed—Monarch	100	$ 482,203			$ 482,203
Alt Ed—Family Edu.	114	$ 646,459			$ 646,459
Costanoa Cont. High	104	$ 637,571			$ 637,571
ELEMENTARY SUB-TOTAL		**$6,287,803**	**$0**	**$0**	**$ 6,287,803**
Branciforte MS	22	$ 111,242			$ 111,242
Mission Hill MS	134	$ 631,651			$ 631,651
Harbor HS	187	$1,146,402			$ 1,146,402
Soquel HS	0	$ -			$ -
Santa Cruz HS	0	$ -			$ -
SECONDARY SUB-TOTAL		**$1,889,295**	**$0**	**$0**	**$ 1,889,295**
TOTAL		**$8,177,098**	**$0**	**$0**	**$ 8,177,098**

Additional State Facility Programs

The following is a summary of additional SFP opportunities that the District may be eligible for contingent upon available matching funds and/or meeting eligibility requirements.

Charter School Facility Program (CSFP)

This program allows charter schools with preliminary apportionments to renovate existing facilities or to construct new facilities. To qualify for funding, a charter must be deemed financially sound by the California School Finance Authority. Charter schools can access this funding directly or through the school district in which the site will be located, and has four years to convert a preliminary apportionment to a final apportionment. The school district in which the charter school is physically located no longer requires SFP new construction eligibility; however, new construction eligibility will be adjusted by the number of district un-housed pupils the CSFP project will serve (as determined by the district).

At this time the OPSC is not accepting any additional preliminary apportionment applications and there are no future funding rounds currently planned. However, if additional funds become available due to project rescissions, additional rounds may be opened. It is important to monitor this program regularly.

Overcrowding Relief Grant (ORG) Program

The ORG program is available to districts that have school sites that exceed a certain pupil density based on 2005-06 CBEDS. In order to reduce densities and relieve overcrowding, districts are required to remove portable classrooms form classroom use and replace them with an equal amount of permanent capacity. The eligibility for this program is based on a calculation of existing portables and does not utilize traditional SFP new construction eligibility. Projects submitting applications are provided funding based upon density ratios, form most dense sites to least dense. This program is administered utilizing funding cycles.

At this time the OPSC is not accepting any additional preliminary apportionment applications and there are no future funding rounds currently planned.

Career Technical Education Facilities Program (CTEFP)

This CTEFP is available to Local Education Agencies (LEA) operating a comprehensive high school, and provides up to $3 million per project for new construction of Career Technical facilities and up to $1.5 million per project for the modernization of Career Technical facilities. Projects may consist of equipment only. Traditional SFP eligibility is not required and will not be adjusted for these projects. The CDE must first approve the District's Career Technical Education Plan and proposed project. Districts must provide the anticipated costs and square footage to determine the amount of funding. The first of three cycle deadlines for this program have already passed. Additional funding cycles may be part of the future bond.

High Performance Incentive (HPI) Grant

The HPI program provides additional funding based on a sliding scale point system for projects that use the Collaborative for High Performance Schools (CHPS) standards. The project must include the pre-requisites in each of the High Performance Rating Criteria (HPRC) and will receive a score based on the number of HPRC components that are included in the project. The DSA will review the project and will verify the final score which will in turn determine the HPI grant amount. Based on the score, the base grant could increase from approximately 2 to 10 percent.

Regulation changes which took effect in early 2011 provide Base Incentive Grant (BIG) funding in addition to the percentage increase for this point score received. The BIG is $150,000 for new school construction and $250,000 for modernization projects. Any funds received for High Performance must be used on High Performance related costs. In addition, the school district must have a resolution on file that demonstrates support for the high performance incentive grant request as well as the intent to incorporate high performance features in future facilities projects.

At this time the OPSC is not accepting any applications for this program and there are no future funding planned for this program.

Joint-Use Program (AB 16)

The Joint-Use Program allows districts to obtain funding from a Joint-Use partner and a match for the State in order to build joint-use projects (divided into two categories). The program has a 50/50 funding split, with the State providing 50% of the total project costs and the Joint-Use partner providing at least 25% of the local match. Facilities that may qualify for Joint-Use funding are gymnasiums, libraries, multipurpose rooms, childcare facilities or teacher education facilities. Applications must be submitted to the OPSC by March 1st of each year for funding consideration at each year's July SAB meeting.

There are two types of Joint-Use projects that a district may apply for. A Type I project increases the size of an approved facility, creates extra cost, or both, and the Joint-Use project must be a component of a qualifying SFP New Construction project. A Type II project constructs new joint-use facilities at an existing site, reconfigures existing school buildings, or both, and the project may be tied to a concurrent modernization project. Type II may be submitted with preliminary plan approval from CDE.

This program does not currently have available funds.

Seismic Mitigation Funding

Seismic Mitigation Funding is available to districts for facilities that contain a building that is (1) a "Category 2" construction type as defined in Assembly Bill (AB) 300, (2) designed for occupancy by students and staff, and (3) accompanied by a structural engineer's report identifying the building deficiencies and reasoning for concluding that the building has a potential for catastrophic collapse in a seismic event, including, but not limited to, ground shaking, liquefaction, landslide or other identified risks. The district must obtain DSA concurrence with the structural engineer's report to establish program eligibility.

Seismic Mitigation funding is available through the Facility Hardship Program and buildings will be considered for either rehabilitation or replacement depending on the costs associated with the project. These projects are reviewed separately by the OPSC and are treated as appeals. They may first be reviewed for conceptual approval and then for funding.

The District may have Seismic Mitigation Funding eligibility to the extent that "Category 2" construction type buildings exist in the District that meets the Program funding criteria.

Facility Hardship

This program is designed to provide funding to repair or replace facilities that have either an imminent health or safety threat, or for facilities that have been lost due to a natural disaster such as flood, a fire, or an earthquake. This program requires extensive agency-supported documentation and special approval from the SAB.

New Construction Additional Grant for District-Owned Site Acquisition Cost (AB 401)

This program allows a district to apply for additional new construction funding if the district is vacating non-school space that has been productively used for a least the past five years, such as administrative space, and is placing students into the vacated facility.

New Construction Additional Grant for Replaced Facilities (AB 801)

This program provides additional funding for the replacement cost of single-story buildings that are demolished and replaced with multi-story buildings. In order to qualify for this funding, the project must increase capacity at the site by at least 20 percent or 200 pupils, whichever is greater among other criteria.

The California Clean Energy Jobs Act (Proposition 39)

The California Clean Energy Jobs Acts (Proposition 39) is estimated to increase sales tax revenue by $1.1 billion per year. Half ($550 million) of the estimated annual increase in revenue will be transferred into the Clean Energy Job Creation Fund for five consecutive fiscal years starting in July 2013. The funds are to be used for public school facilities, university and college facilities, and other public buildings as well as job training and workforce development, and public-private partnership. Funding is for projects that generate jobs and energy efficiency at K-12 schools, colleges, and government buildings.

The recently adopted 2013-14 Budget Act and accompanying trailer bills have established the general parameters of the program and funding will be distributed to school districts on an annual basis over the next five fiscal years from 2013-14 to 2014-18. The California Energy Commission with assistance from the California Department of Education will administer and implement the program.

While the specific program guidelines are still being developed, it has been indicated that the District will need to submit an energy plan for approval when requesting funds and the project priorities must be considered.

School Facilities Needs Assessment Grant Program (Williams Settlement)

Funding for this program is available to schools ranked in deciles 1 through 3, as identified by performance on the 2003 Academic Performance Index (API). Under the School Facilities Needs Assessment Grant Program, eligible schools receive funding to conduct a one-time assessment of facilities. Each eligible school received $10 per pupil (based on October 2003 enrollment) to complete the review, with a minimum grant amount of $7,500.

Emergency Repair Program (Williams Settlement)

Funding for this program is available to schools ranked in deciles 1 through 3, as identified by performance

on the 2006 Academic Performance Index (API). Funds are allocated for qualifying emergency repairs made to existing building systems or structural components that are broken, not properly functioning, and that pose a health and safety threat to pupils and staff.

Emergency Repair Program funds are made available through the Budget Act and the program will be active until the $800 million associated with this program is exhausted. Currently, there are more projects included on the workload list than funds available for the program and the OPSC is no longer accepting applications.

STATUS OF STATE SCHOOL FACILITY PROGRAM FUNDING

At the September 19, 2012 State Allocation Board (SAB) meeting, the SAM approved School Facility Program (SFP) Regulation section 1859.95.1. The regulation impacts how the Office of Public School Construction (OPSC) processes applications received after existing bond authority is no longer available for New Construction and Modernization applications. The proposed regulation was approved by the Office of Administrative Law on an emergency basis and went into effect on November 1, 2012.

All New Construction and Modernization applications received on or after November 1, 2012 are subject to the new regulation and processing procedures. Applications will not be fully reviewed; however, school districts should continue to submit applications. A list of projects received exceeding the current bond authority is presented to the State Allocation Board for review each month.

Current Status of Funds

There is currently not any new construction or modernization bonding authority remaining. The Unfunded List for new construction is at $977,700,000 for new construction projects and $434,570,000 for Modernization.

FEDERAL SCHOOL FACILITY PROGRAMS

In a much more limited capacity than the State of California, the Federal government has provided some facility funding and financing options for California school districts. A summary of some of these options are outlined below.

Qualified School Construction Bonds (QSCB)

QSCBs are authorized by the federal government through the American Recovery and Reinvestment Act (ARRA) of 2009. The bonds provide federal tax credits for bondholders in lieu of interest in order to significantly reduce an issuer's cost of borrowing. The ARRA provides for an allocation to each state, along with separate allocations for large school districts.

In 2010 the allocation for California was $1,266,626,000 and of that, $546,568,000 was federally allocated to California's twelve largest urban districts. The federal government has not made additional QSCB allocations beyond the 2010 allocation.

Qualified Zone Academy Bonds (QZAB)

QZABs provide interest-free school renovation bonds for sites that house educational programs that strive to improve and promote graduation rates and job skills in partnership with interested private entities. The American Recovery and Reinvestment Act increased the QZAB program from $400 million a year to $1.4 billion for 2009 and $1.4 billion for 2010. This program provides the bondholder with a federal tax credit in lieu of a cash interest payment. As the federal government is providing the interest payment, the district is typically only responsible for repaying the value of the bond.

A district must meet the following 3 requirements in order to qualify for the program. (1) At least 35 percent of the students attending the specified Academy school or program must be eligible for free or reduced-cost lunches established under the National Lunch Act, or the district must be located in an Empowerment Zone or Enterprise Community. (2) The district must secure a written commitment for private entity contributions of at least 10 percent of the QZAB amount. (3) The Academies must be district-operated and provide education and training for K-12 with the same academic standards and assessments as other students in the district.

The QZAB bond often allows districts to increase project size without necessarily increasing the project budget by relieving the interest payments in addition to providing the ability to utilize sinking funds as repayment. Allocations for the QZAB program remain available.

Clean Renewable Energy Bonds (CREB)

CREBs are used primarily by public sector entities to finance qualified renewable energy facilities including: a wind facility, a closed loop biomass facility, an open-loop biomass facility, a geothermal or solar energy facility, a small irrigation power facility, a landfill gas facility, a trash combustion facility, a qualified hydropower facility, or a marine and hydrokinetic renewable energy facility.

CREBs are authorized by the federal government through the American Recovery and Reinvestment Act (ARRA) of 2009. The Recovery Act authorized an additional $1.6 billion of Clean Renewable Energy Bonds (CREBs), which help facilitate the finance of renewable facilities. This sum raises the previously capped $800 million ceiling on CREB issuances, and raises the maximum allowable issuance to $2.4 billion dollars. These bonds function as tax credit bonds which allow investors to receive federal tax credits in lieu of the payment portion of the interest on the bond. CREBs tax credits are treated as taxable income for the bondholder. Applications must be filed by issuers with the Internal Revenue Service when the CREB window is opened. The most recent issuance expired on December 31, 2010.

Pre-Disaster Mitigation (PDM)

PDM funds flow from the Federal Emergency Management Agency (FEMA) to individual states and is administered in California by the California Emergency Management Agency (CalEMA). The program was created when the Disaster Mitigation Act of 2000 amended the Stafford Act to provide a funding mechanism that is not dependent on a residential disaster declaration. The amount allocated to California for the 2012 fiscal year was $3,204,457. PDM funding requires at least a 25 percent match on project costs (75 percent of costs are paid for by federal funds).

Grants for this program may be for the creating of Local Hazard Mitigation Plans (LHMPs) and for the implementation of mitigation projects prior to a disaster event. CalEMA is accepting applications for this program and is creating a list for later funding consideration.

Safe Routes to Schools

There are two separate Safe Routes to Schools programs administered by the California Department of Transportation (CalTrans). There is the State program known as SR2S and the federal program known as SRTS. Both programs aim to improve and enhance the safety of pedestrians and bicycle riders by improving related infrastructure such as sidewalks, trails, traffic calming/control devices, and bike paths.

To date there have been 10 funding cycles for the State SR2S program. On September 27, 2012 CalTrans proposed funding SRTS from a $21 million set aside in the Surface Transportation Program. This concept was approved by the CTC as a one year policy. Future funding for the SRTS will be determined through the MAP-21 Implementation process. For more information on funding or implementation of the SRTS or SR2S programs contact your CalTrans District Safe Routes to School Coordinator.


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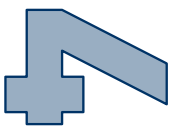
Financing Facility Master Plan



GENERAL OBLIGATION BONDS

General Obligation Bonds are the major source of local revenue for funding school capital improvement projects. The approval of Proposition 46 by California voters in June 1986 made it possible for local school districts to place general obligation bond measures on an election ballot for consideration by the voters of the district. Proposition 46 bonds require a 2/3 (66.7 percent) majority vote for passage.

In November 2000, California voters approved Proposition 39, providing an alternative option for school districts to place a general obligation bond measure on an election ballot for consideration by the school district voters. Proposition 39 bonds require only a 55 percent majority vote for passage. Assembly Bill 1908 (AB 1908) provides guidelines for implementation of Proposition 39 bonds, imposing tax rate maximums for school districts and reducing the number of dates to conduct elections.

The lower threshold for passage have made Proposition 39 bonds a more popular option than Proposition 46 bonds for school districts seeking local revenue though general obligation bonds. However, it is important to understand differences in the requirements between each Proposition in order to make an informed decision regarding which may be best for a particular district.

The district is utilizing DS&C for the development of their bond planning. The district is divided into two bond attendance areas. The Elementary attendance boundary has an assessed valuation of $8.86 Billion. They also have an outstanding 1998 bond election. Based on reasonable assumptions the tax base could support a $68 Million bond. The secondary school attendance boundary has a has an assessed valuation of $18.56 Billion. They also have an outstanding 1998 bond election. Based on reasonable assumptions the tax base could support a $140 Million bond.

Exhibit 5.1 General Information Regarding Proposition 39/AB 1908 Bonds

Items	Proposition 39/AB 1908
Requirement to Call for Bond Election	2/3 Majority Vote of Board
Minimum Affirmative Votes for Approval	55% of Votes Cast
Facilities Eligible for Bond Financing	Construction, Reconstruction, Rehabilitation, or Replacement of School Facilities, and the Acquisition or Lease or Real Property
Furniture/Equipment Allowance	Yes
Election Dates	Coincide with Regularly Scheduled Local Election in Odd-Numbered Years or in Even-Numbered Years: First Tuesday in June First Tuesday after First Monday in November
Maximum Annual Tax per Bond Election	Unified School District - $60 per $100,000 of assessed valuation High School/Elementary District - $30 per $100,000 of assessed valuation
Accountability Requirements	List of specific projects to be funded from bonds Annual Performance Audit Annual Financial Audit
Citizens Oversight Committee	Independent committee appointed by Board Review and report on the expenditure of bond proceeds District to provide technical and administrative assistance Membership of at least 7 members, representing business community, seniors, taxpayers, parents and PTA Members limited to two consecutive two year terms No committee membership for school employees, officials, vendors, contractors, or consultants Public meetings subject to Brown Act
Charter School Funding	Make available facilities reasonably equivalent to district facilities for “in-district” student with or without bond measure
Evaluate Safety, Class Size Reduction, and Information Technology	Board must certify these issues were considered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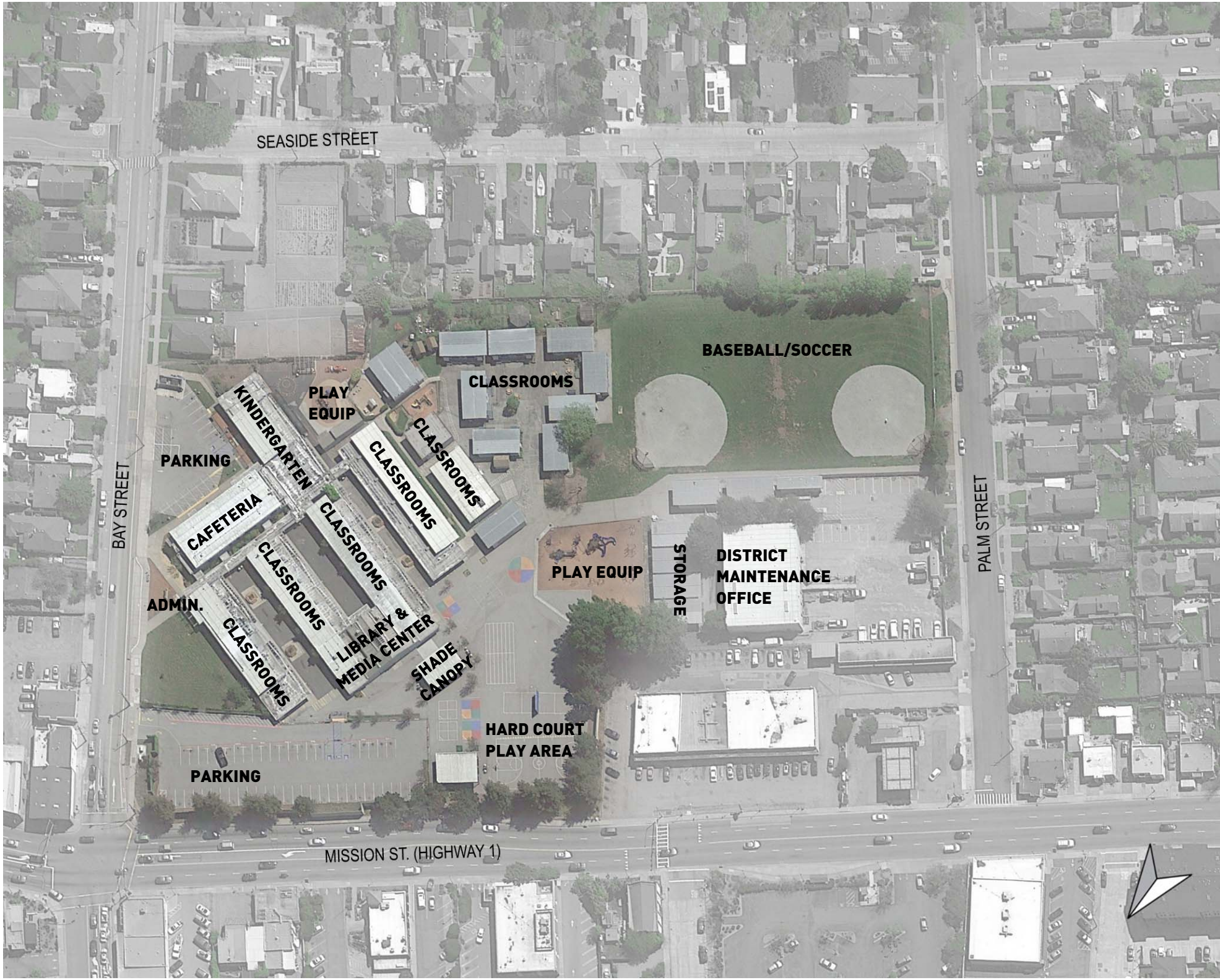
ELEMENTARY SCHOOLS

Bay View Elementary School


SEASIDE STREET
BAY STREET
PALM STREET
MISSION ST. (HIGHWAY 1)
BASEBALL/SOCCER
CLASSROOMS
PLAY EQUIP
KINDERGARTEN
CLASSROOMS
CLASSROOMS
PARKING
CAFETERIA
CLASSROOMS
CLASSROOMS
ADMIN.
CLASSROOMS
LIBRARY & MEDIA CENTER
SHADE CANOPY
PLAY EQUIP
STORAGE
DISTRICT MAINTENANCE OFFICE
HARD COURT PLAY AREA
PARKING

Bay View Elementary School

EXISTING CAMPUS

Background:

Bayview Elementary, established in 1950, is a multi-cultural, neighborhood school composed of several classroom buildings and other structures arranged in a traditional finger plan arrangement with north –facing window walls.

- Current Enrollment: **570 Students**
- Enrollment Projection: **506 in 2021 / 482 in 2025**
- Building Area: **55,843 SF**
- Approximate Site AC: **5.821 Acres**
- Modernization Eligibility: **$1,577,806**

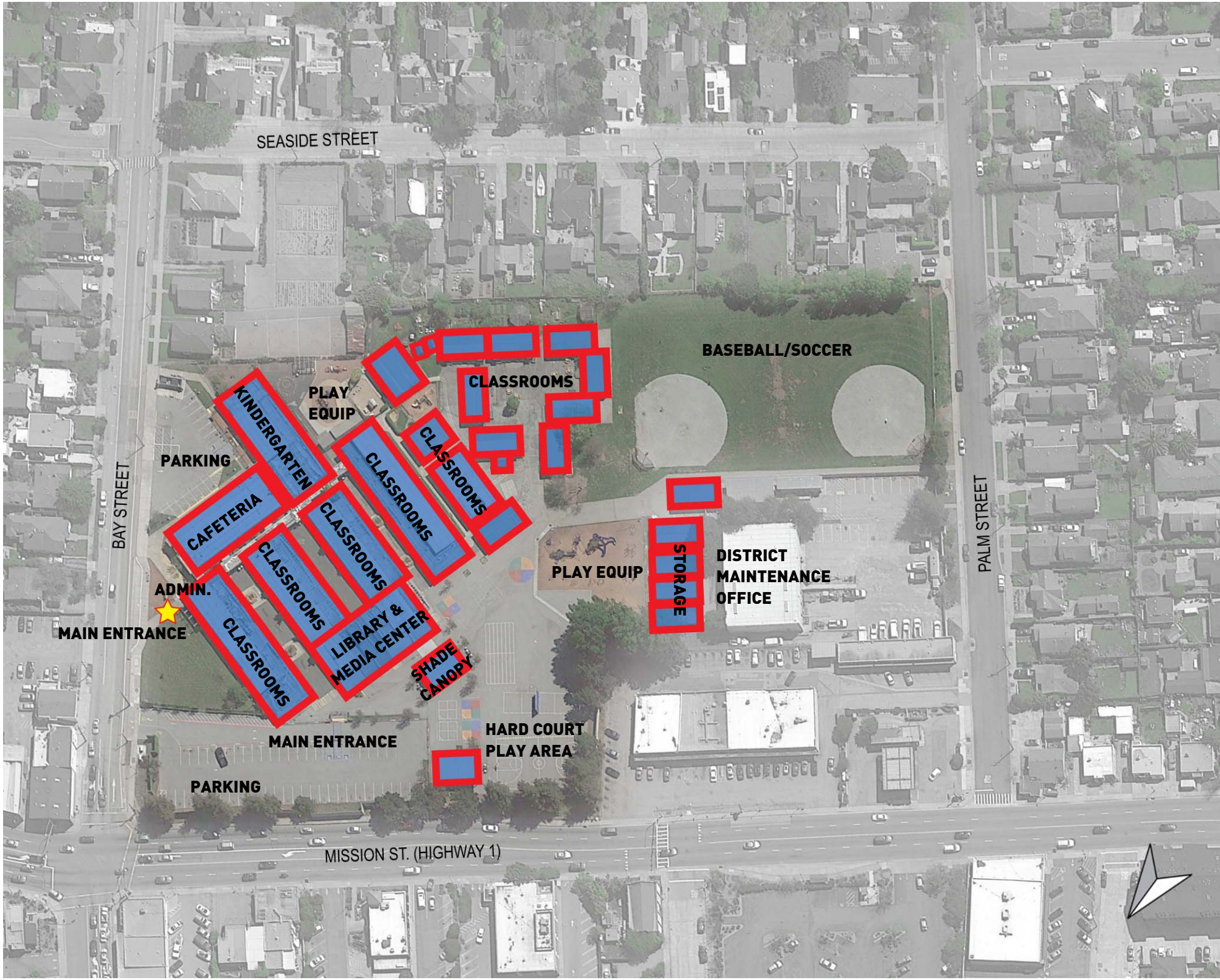
COMMUNITY AND STAFF PRIORITY SURVEY

This survey represents input from staff, students, parents, and community as collected during community meetings, school meetings, and online surveys

Top 10 projects in order of importance with 1 being the highest priority.

1. Remove Portable Classroom Buildings
2. Technology Infrastructure Upgrades
3. Improve the Quality of the Existing Play Fields
4. Expand Play Fields
5. New Interior Finishes/Lighting/Cabinetry
6. Nature Based Play equipment
7. Modernize Existing Cafeteria & Kitchen
8. Improve Parking Lot Circulation & Drop-off
9. Campus Security
10. New Multi-Purpose Building

Note: This list was reviewed and considered by the steering committee in making appropriate project priority recommendations.


SEASIDE STREET
BAY STREET
PALM STREET
MISSION ST. (HIGHWAY 1)
BASEBALL/SOCCER
CLASSROOMS
PLAY EQUIP
KINDERGARTEN
PARKING
CLASSROOMS
CLASSROOMS
CAFETERIA
CLASSROOMS
CLASSROOMS
ADMIN.
MAIN ENTRANCE
CLASSROOMS
LIBRARY & MEDIA CENTER
SHADE CANOPY
PLAY EQUIP
STORAGE
DISTRICT MAINTENANCE OFFICE
HARD COURT PLAY AREA
MAIN ENTRANCE
PARKING

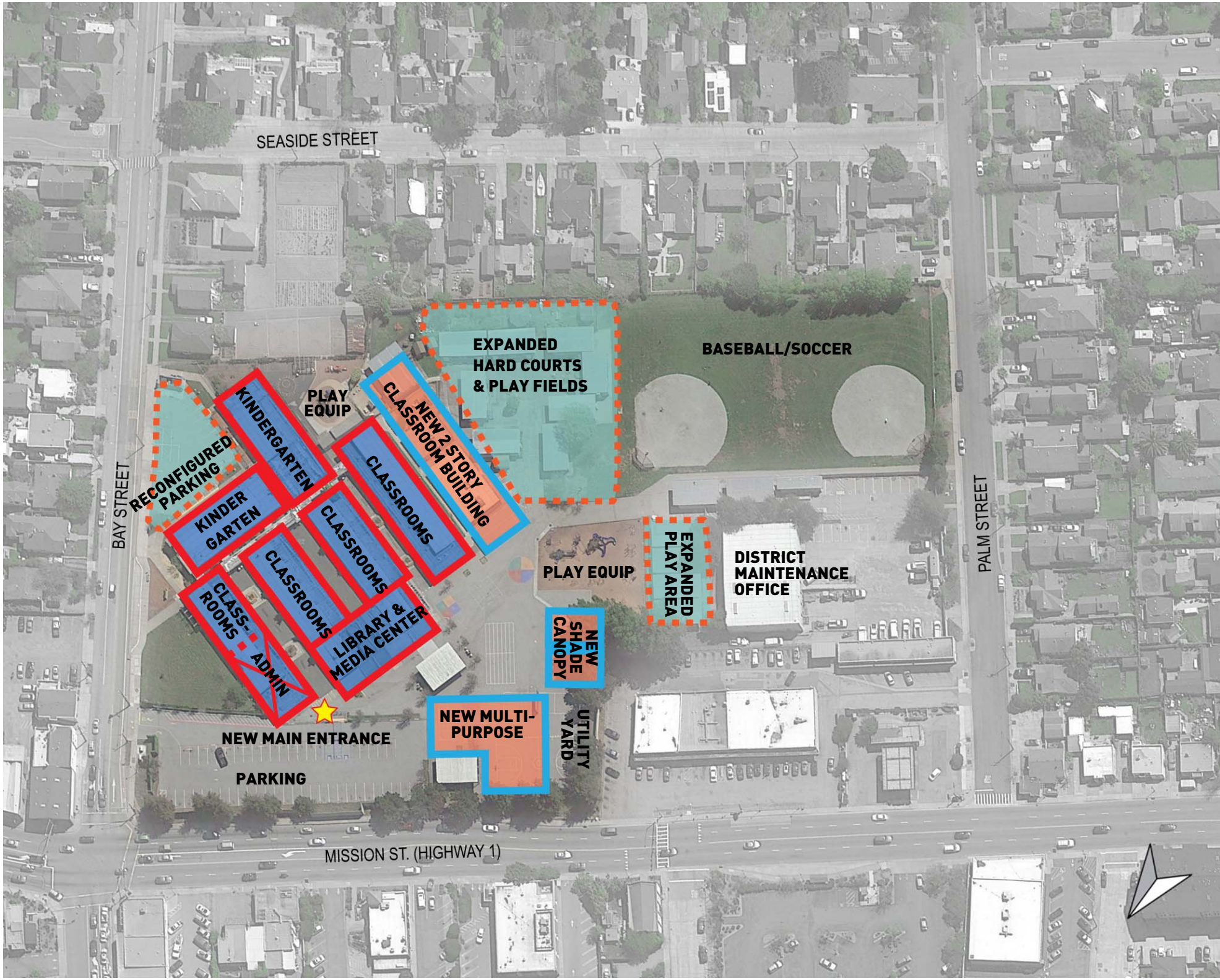
Bay View Elementary School

IDENTIFIED CAMPUS NEEDS AND SUGGESTED IMPROVEMENTS

Improvements/needs noted are based upon Architect and Engineer assessments of facilities as well as Facilities Staff.

- **Re-roof existing permanent buildings**
- **New 2-story classroom building to replace portables**
- **Repaint exterior of entire campus**
- **New multi-purpose to free-up space for kindergarten/pre-k at front of campus**
- **Install new campus-wide HVAC system**
- **Construct new multi-purpose building**
- **Replace existing landscaping and irrigation with drought tolerant plants and water efficient irrigation**
- ADA site improvements
- Improve campus security: fencing, lighting and cameras
- **New campus utility infrastructure; electrical**
- Re-purpose triangular parking lot into Kindergarten play equipment
- **Expand the play field areas if portable classrooms are removed**
- Reconfigure and/or add to parking lot to improve circulation and student drop-off
- Construct a nature based play equipment near the existing play fields
- Reconstruct play fields to eliminate hazards (low/high spots), replant turf, install new water efficient irrigation
- **Fix flooding problems, storm drainage system**
- **Relocate Administration offices closer to main parking area for supervision and easier access**

Needs in bold have been included on the master plan project list.


SEASIDE STREET
BAY STREET
PALM STREET
MISSION ST. (HIGHWAY 1)
EXPANDED HARD COURTS & PLAY FIELDS
BASEBALL/SOCCER
PLAY EQUIP
KINDERGARTEN
NEW 2 STORY CLASSROOM BUILDING
RECONFIGURED PARKING
KINDER GARTEN
CLASSROOMS
CLASSROOMS
CLASSROOMS
CLASS-ROOMS
ADMIN
LIBRARY & MEDIA CENTER
PLAY EQUIP
EXPANDED PLAY AREA
DISTRICT MAINTENANCE OFFICE
NEW SHADE CANOPY
NEW MULTI-PURPOSE
UTILITY YARD
NEW MAIN ENTRANCE
PARKING

Bay View Elementary School

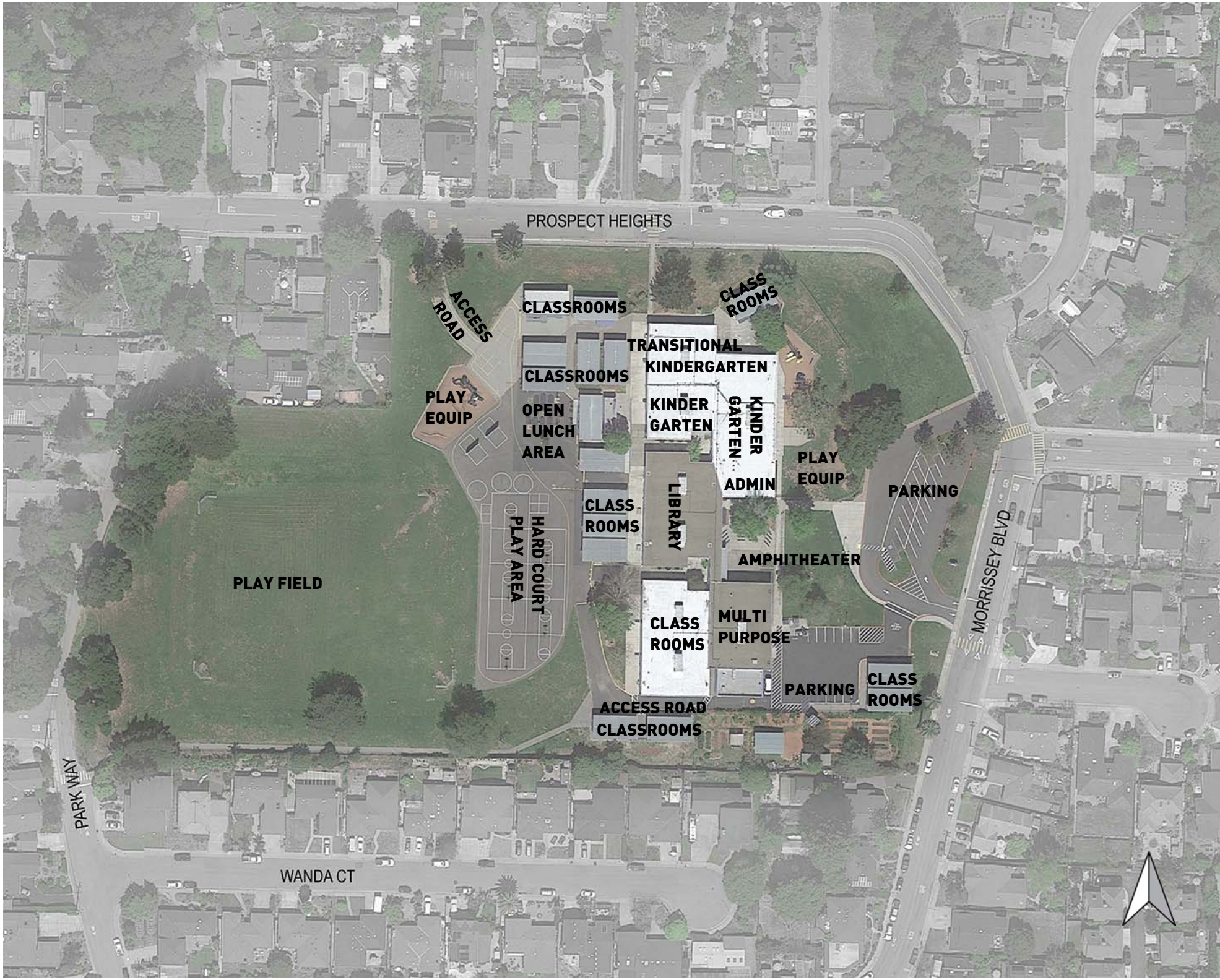
CONSTRUCTION COST ESTIMATES OF MASTER PLAN PROJECTS

Potential Funding Allocation	**$15M to $19M**	
Scope of Work	**Construction Cost Estimate**	**Description of Work**
Existing Building Renovation	$4,500,000	Remodel existing buildings: new interior finishes (flooring, tackboard, ceilings, paint), new lighting and new cabinetry*
School Furnishings	$273,000	New furnishings at all new and remodeled spaces
HVAC System	$1,100,000	Install new campus-wide HVAC system
Utility Infrastructure	$650,000	Site utility replacement/refurbishment; sewer, water, gas, storm sewer
Paint School	$110,400	Paint the entire exterior of all permanent buildings
Re-Roof Existing School	$750,000	Re-roof all existing permanent buildings
Landscape and Irrigation Improvements	$85,000	Replace all landscaping with water efficient irrigation system and drought tolerant plants
Convert Multi-Purpose Building into Kindergarten Classrooms	$800,000	Convert multi-purpose building into kindergarten classroom spaces
Replace portables with new 2-story classroom	$4,300,000	Construct new permanent classroom building to replace portable classrooms
New Multi-Purpose Building	$2,360,000	Construct new multi-purpose building near main parking to facilitate visitor access and student lunch use
Expand site into utility yard (10,000SF)	$70,000	Expand hard court play area once M.O.T. storage portables are removed
Total Construction	**$14,998,400**	
Soft Costs (22%)	**$3,299,648**	
Total Project Budget	**$18,298,048**	

Note: Master Plan project will remove any Non-Field Act buildings on this campus

** Renovation costs include costs required to relocate administration offices within same building closer to main parking area*

DeLaveaga Elementary School


PROSPECT HEIGHTS
ACCESS ROAD
CLASSROOMS
CLASS ROOMS
TRANSITIONAL KINDERGARTEN
CLASSROOMS
PLAY EQUIP
OPEN LUNCH AREA
KINDER GARTEN
KINDER GARTEN
PLAY EQUIP
ADMIN
PARKING
LIBRARY
CLASS ROOMS
HARD COURT PLAY AREA
AMPHITHEATER
PLAY FIELD
MORRISSEY BLVD
CLASS ROOMS
MULTI PURPOSE
PARKING
CLASS ROOMS
ACCESS ROAD CLASSROOMS
PARK WAY
WANDA CT

DeLaveaga Elementary School

EXISTING CAMPUS

Background:

Established in 1969, DeLaveaga Elementary School was designed with one main large single-story structure housing classroom spaces, a library/ media center, administrative offices, a multi-purpose room and small, tiered theater room.

- Current Enrollment: **637 Students**
- Enrollment Projection: **577 in 2021 / 548 in 2025**
- Building Area: **56,893 SF**
- Approximate Site AC: **9.96 Acres**
- Modernization Eligibility: **$672,983**

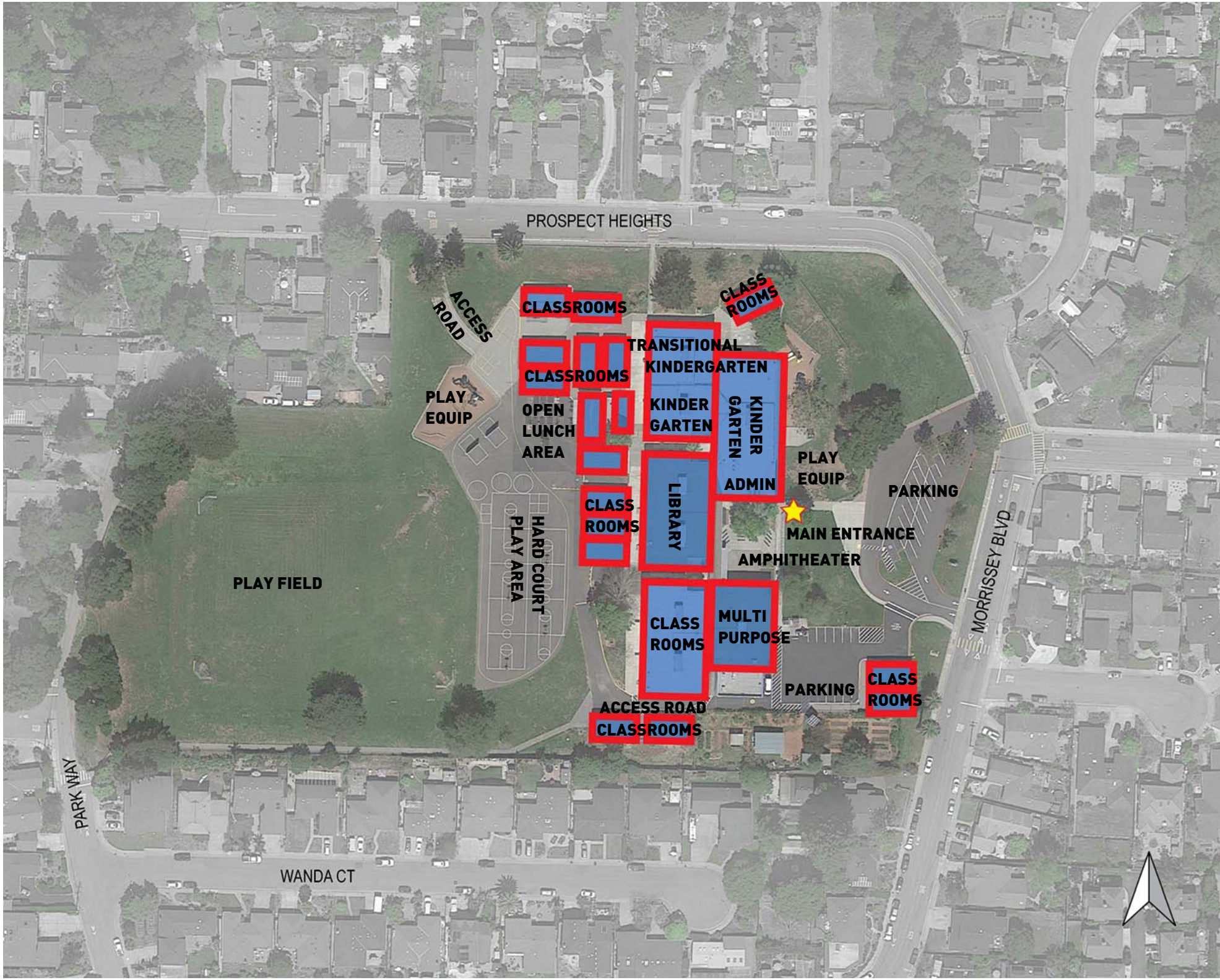
COMMUNITY AND STAFF PRIORITY SURVEY

This survey represents input from staff, students, parents, and community as collected during community meetings, school meetings, and online surveys

Top 10 projects in order of importance with 1 being the highest priority.

1. Shade Canopies
2. Technology Infrastructure Upgrades
3. Remove Portable Classroom Buildings
4. Install new campus-wide HVAC system
5. Add Running Track
6. Improve Student Drop-Off Area
7. Provide Larger Stage/Multi-Purpose Room
8. Parking Improvements
9. Replace Plumbing Fixtures
10. Landscaping and Irrigation

Note: This list was reviewed and considered by the steering committee in making appropriate project priority recommendations.


PROSPECT HEIGHTS
ACCESS ROAD
CLASSROOMS
CLASS ROOMS
TRANSITIONAL KINDERGARTEN
CLASSROOMS
PLAY EQUIP
OPEN LUNCH AREA
KINDER GARTEN
KINDER GARTEN
ADMIN
PLAY EQUIP
PARKING
CLASS ROOMS
LIBRARY
MAIN ENTRANCE
AMPHITHEATER
HARD COURT PLAY AREA
PLAY FIELD
MORRISSEY BLVD
CLASS ROOMS
MULTI PURPOSE
PARKING
CLASS ROOMS
ACCESS ROAD
CLASSROOMS
PARK WAY
WANDA CT

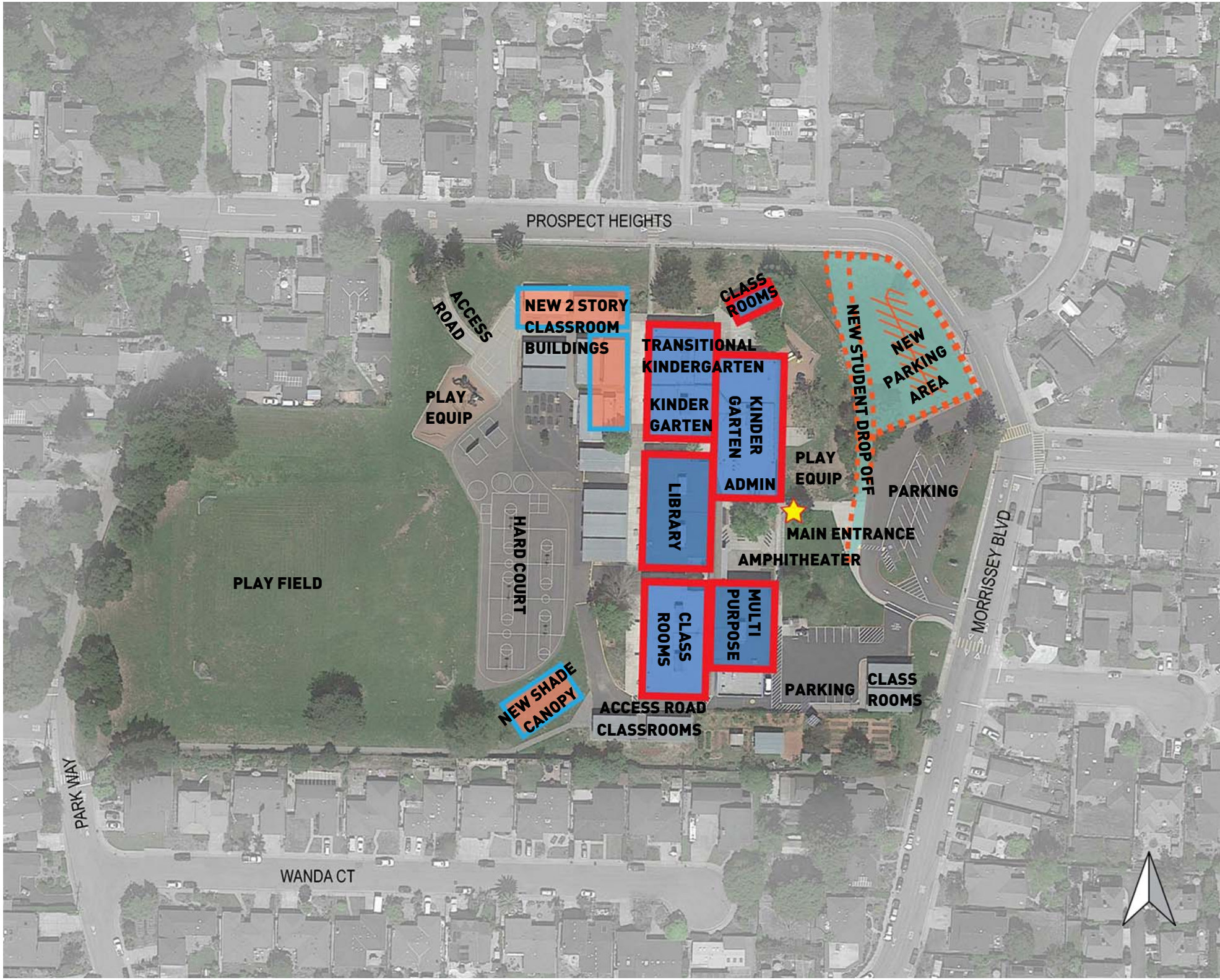
DeLaveaga Elementary School

IDENTIFIED CAMPUS NEEDS AND SUGGESTED IMPROVEMENTS

Improvements/needs noted are based upon Architect and Engineer assessments of facilities as well as Facilities Staff.

- **Re-roof all permanent buildings**
- **New classroom building to replace portables**
- **Update cabinetry, floor/wall finishes & lighting at existing buildings**
- **Update technology in classrooms. new wireless access points across entire campus**
- **Install new campus-wide HVAC system**
- **Remove moveable walls and reconfigure classroom spaces**
- **Replace all existing plumbing fixtures with water efficient fixtures**
- **Improve student drop-off & on-site parking for student safety**
- **New landscape, water efficient irrigation, and drought tolerant plants**
- Repave hard courts and parking areas
- **Increase parking area at front of campus**
- **Provide lunch shade canopy**
- Provide baseball diamond to play fields with backstops and dugouts
- Provide running track at play field area
- **Replace door & window frames**
- Enlarge stage and multi-purpose room

Needs in bold have been included on the master plan project list.


PROSPECT HEIGHTS
ACCESS ROAD
NEW 2 STORY CLASSROOM BUILDINGS
CLASS ROOMS
TRANSITIONAL KINDERGARTEN
KINDER GARTEN
KINDER GARTEN
ADMIN
NEW STUDENT DROP OFF
NEW PARKING AREA
PLAY EQUIP
PLAY EQUIP
PARKING
LIBRARY
MAIN ENTRANCE
AMPHITHEATER
HARD COURT
PLAY FIELD
MORRISSEY BLVD
CLASS ROOMS
MULTI PURPOSE
NEW SHADE CANOPY
ACCESS ROAD CLASSROOMS
PARKING
CLASS ROOMS
PARK WAY
WANDA CT

DeLaveaga Elementary School

CONSTRUCTION COST ESTIMATES OF MASTER PLAN PROJECTS

Potential Funding Allocation	**$16.7M to $19.7M**	
Scope of Work	**Construction Cost Estimate**	**Description of Work**
Existing Building Renovation/Reconfigure Classrooms	$8,000,000	Reconfigure classroom spaces by removing movable walls; better classroom arrangement/flow and increased storage
School Furnishings	$309,500	New furnishings at all new and remodeled spaces
HVAC System	$1,100,000	Install new campus-wide HVAC system
Utility Infrastructure	$300,000	Site utility replacement/refurbishment; sewer, water, gas, storm sewer
Paint School	$120,400	Paint the entire exterior of all permanent buildings
Re-Roof Existing School	$790,000	Re-roof all existing permanent buildings
Landscape and Irrigation Improvements	$400,000	Replace all landscaping with water efficient irrigation system and drought tolerant plants
Replace portable classrooms w/ permanent building	$5,000,000	Construct new 2-story permanent classroom buildings to replace portables
Shade Canopies	$90,000	Install shade canopy near hard courts for lunch use
Improve Student Drop-Off & Parking Area	$144,000	Enlarge parking lot to increase number of stalls and provide safer student drop off
Total Construction	**$16,253,900**	
Soft Costs (22%)	**$3,575,858**	
Total Project Budget	**$19,829,758**	

Note: Master Plan project will remove any Non-Field Act buildings on this campus

Gault Elementary School


SUMNER STREET
CLASSROOMS
CLASSROOMS
PLAY FIELD
HARD COURT PLAY AREA
PLAY EQUIP
PLAY EQUIP
HARD COURT PLAY AREA
PRE-KINDERGARTEN
HARD COURT PLAY AREA
AUDITORIUM & CAFETERIA
CLASSROOM
LIBRARY
ADMINISTRATION
CLASSROOMS
OPEN LUNCH AREA
KINDERGARTEN
EFFEY STREET
BROADWAY
SEABRIGHT AVE.

Gault Elementary School

EXISTING CAMPUS

Background:

Established in 1928, Gault Elementary School has historical character and iconic street presence.

- Current Enrollment: **412 Students**
- Enrollment Projection: **411 in 2021 / 387 in 2025**
- Building Area: **35,112 SF**
- Approximate Site AC: **3.165 Acres**
- Modernization Eligibility: **$1,788,578**

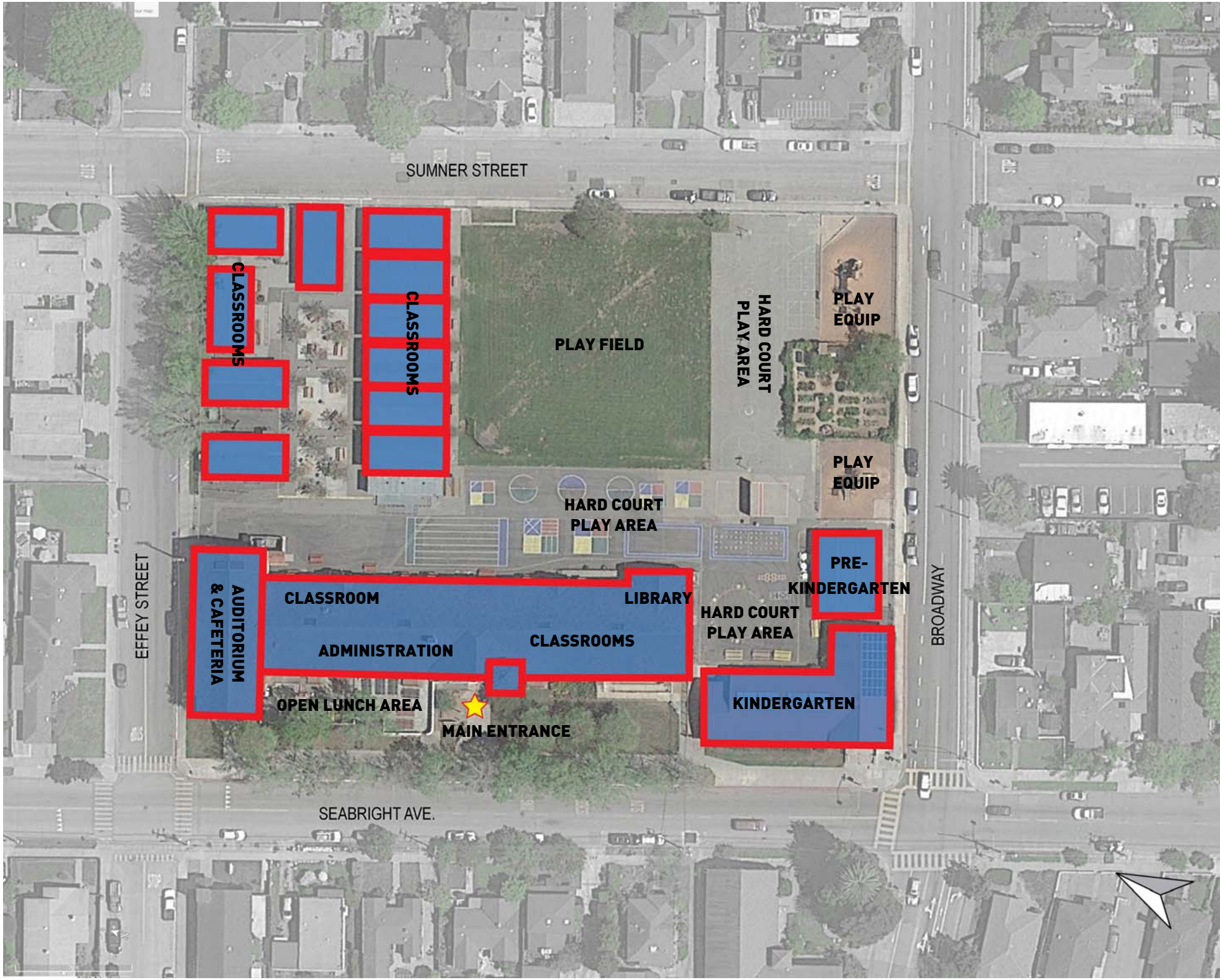
COMMUNITY AND STAFF PRIORITY SURVEY

This survey represents input from staff, students, parents, and community as collected during community meetings, school meetings, and online surveys

Top 10 projects in order of importance with 1 being the highest priority.

1. Expand Play Fields
2. Technology Infrastructure Upgrades
3. Provide Outdoor Classroom
4. Provide Student Drop-off Lane
5. Remove Portable Classroom Buildings
6. Provide Running Track
7. Add Solar Panels
8. Add Kindergarten Shade Canopy
9. Provide Stage Improvements
10. New Interior Finishes/Lighting/Cabinetry

Note: This list was reviewed and considered by the steering committee in making appropriate project priority recommendations.


SUMNER STREET
CLASSROOMS
CLASSROOMS
PLAY FIELD
HARD COURT PLAY AREA
PLAY EQUIP
PLAY EQUIP
HARD COURT PLAY AREA
EFFEY STREET
AUDITORIUM & CAFETERIA
CLASSROOM
LIBRARY
ADMINISTRATION
CLASSROOMS
OPEN LUNCH AREA
MAIN ENTRANCE
PRE-KINDERGARTEN
HARD COURT PLAY AREA
KINDERGARTEN
BROADWAY
SEABRIGHT AVE.

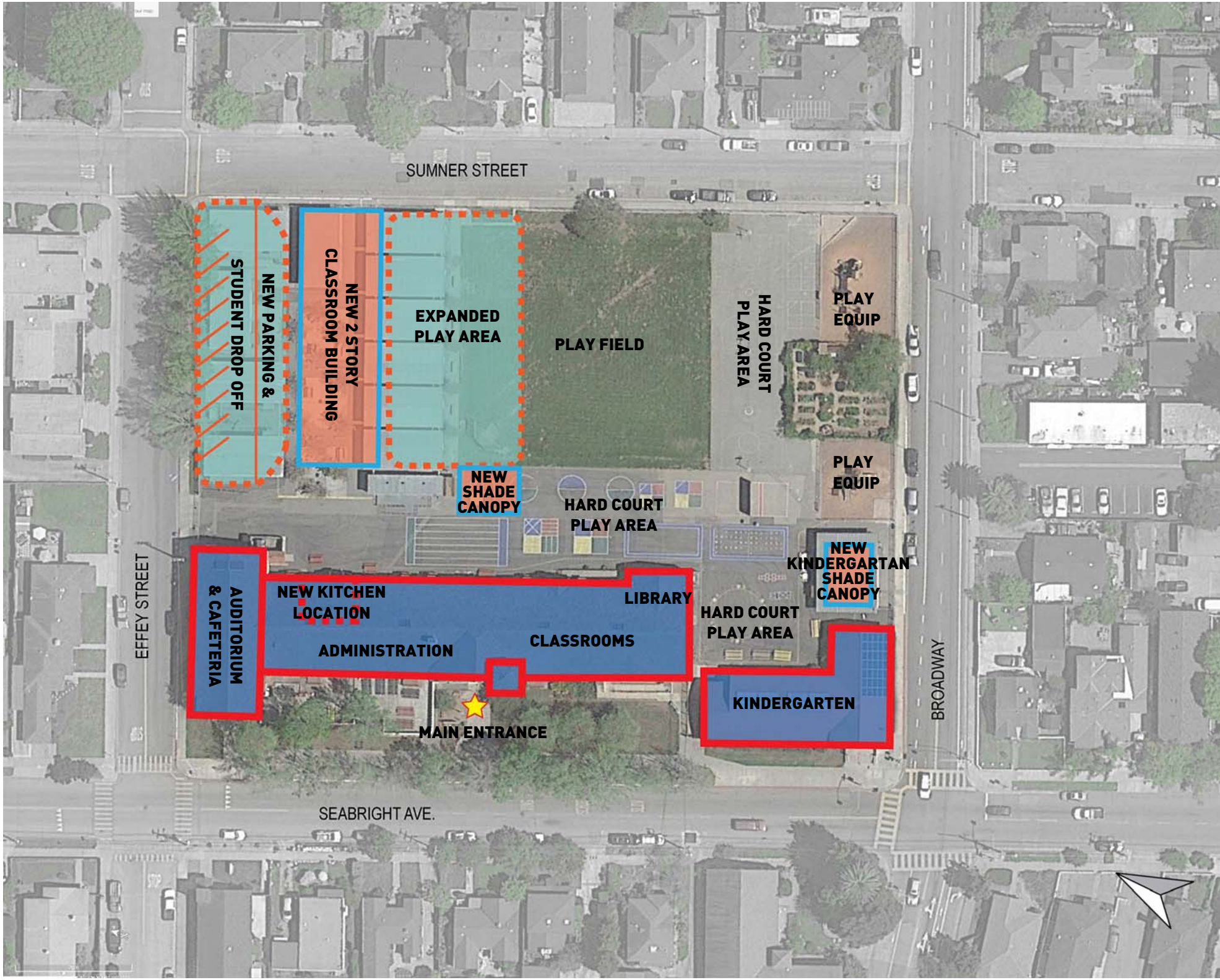
Gault Elementary School

IDENTIFIED CAMPUS NEEDS AND SUGGESTED IMPROVEMENTS

Improvements/needs noted are based upon Architect and Engineer assessments of facilities as well as Facilities Staff.

- **Re-roof existing permanent buildings**
- **New 2-story classroom building to replace portable buildings**
- **Repair exterior finishes**
- **New state of the art computer lab**
- **Install new finishes and lighting in all spaces of the existing buildings**
- **Incorporate shade canopy into new building instead of separate shade canopy**
- **Relocate kitchen to rear of campus for ease of serviceability and student access**
- **ADA site improvements**
- Campus security: lighting and cameras
- **New campus utility infrastructure; electrical, data, plumbing**
- **New landscape, water efficient irrigation and drought tolerant plants**
- **Provide smaller parking lot near Effey and Sumner Street**
- **Provide off street student drop-off lane for safer student access**
- **Expand the play field areas if portable classrooms are removed**
- Repurpose outdoor front lunch area into an outdoor classroom
- **Provide visual privacy at playground through placement of new buildings, landscaping and/or privacy slats in fences**
- Provide running track
- Provide solar panels on campus to off-set energy usage
- **Provide additional hydration stations throughout campus**
- Install lunch shade canopy at the front of campus
- **Renovate kitchen: new finishes and equipment**
- **Install new campus-wide HVAC system**
- **New lunch shade canopies near play fields**
- **New classroom technology; new cables and wireless access points across entire campus**
- Provide outdoor classroom with cover near life lab/garden
- **Provide kindergarten shade canopy**
- **Provide stage improvements: new finishes, PA system, stage lighting, flooring and acoustics**

Needs in bold have been included on the master plan project list.


SUMNER STREET
STUDENT DROP OFF
NEW PARKING &
NEW 2 STORY CLASSROOM BUILDING
EXPANDED PLAY AREA
PLAY FIELD
HARD COURT PLAY AREA
PLAY EQUIP
PLAY EQUIP
NEW SHADE CANOPY
HARD COURT PLAY AREA
NEW KINDERGARTAN SHADE CANOPY
AUDITORIUM & CAFETERIA
NEW KITCHEN LOCATION
LIBRARY
ADMINISTRATION
CLASSROOMS
HARD COURT PLAY AREA
KINDERGARTEN
MAIN ENTRANCE
EFFEY STREET
BROADWAY
SEABRIGHT AVE.

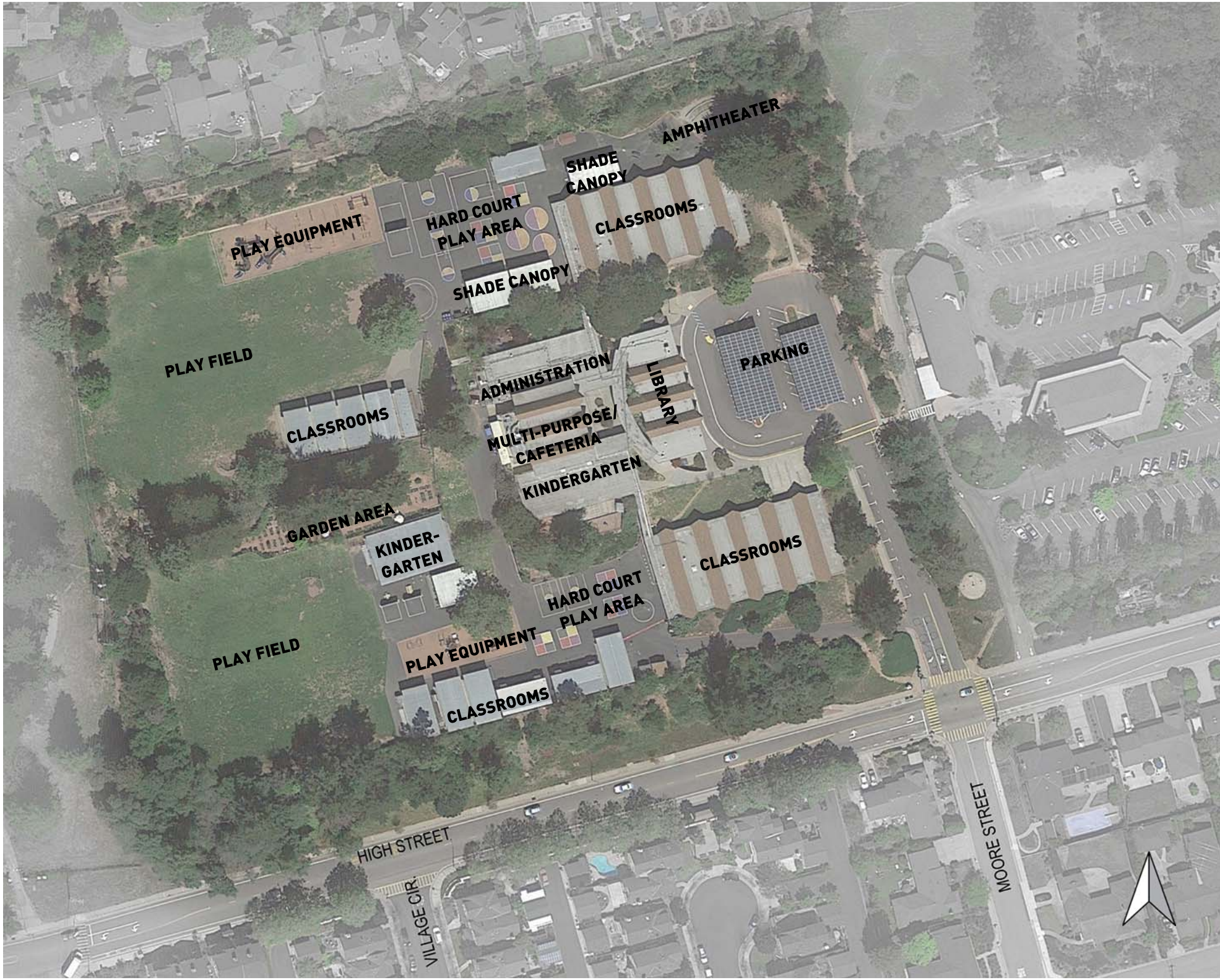
Gault Elementary School

CONSTRUCTION COST ESTIMATES OF MASTER PLAN PROJECTS

Potential Funding Allocation	**$11M to $15M**	
Scope of Work	**Construction Cost Estimate**	**Description of Work**
Existing Building Renovation	$4,400,000	Remodel existing buildings: new interior finishes (flooring, tackboard, ceilings, paint), new lighting and new cabinetry
School Furnishings	$228,500	New furnishings at all new and remodeled spaces
HVAC System	$850,000	Install new campus-wide HVAC system
Utility Infrastructure	$375,000	Site utility replacement/refurbishment; sewer, water, gas, storm sewer
Paint School	$69,400	Paint the entire exterior of all permanent buildings
Re-Roof Existing School	$700,000	Re-roof all existing permanent buildings
Landscape and Irrigation Improvements	$174,400	Replace all landscaping with water efficient irrigation system and drought tolerant plants
Replace portable classrooms w/ permanent building	$4,300,000	Construct new 2-story permanent classroom buildings to replace portables
Relocate Kitchen	$300,000	Relocate kitchen to space near back of campus to create a better layout and access by students
Add Kindergarten Shade Canopy	$45,000	Construct new shade/rain canopy in kindergarten area
Provide Student Drop-off Lane/ Parking	$145,000	Construct small parking area with student drop off by new classroom building
Shade Canopies	$90,000	Install lunch shade canopy near play fields
Total Construction	**$11,677,300**	
Soft Costs (22%)	**$2,569,006**	
Total Project Budget	**$14,246,006**	

Note: Master Plan project will remove any Non-Field Act buildings on this campus

Westlake Elementary School


AMPHITHEATER
SHADE CANOPY
PLAY EQUIPMENT
HARD COURT PLAY AREA
CLASSROOMS
SHADE CANOPY
PLAY FIELD
ADMINISTRATION
LIBRARY
PARKING
CLASSROOMS
MULTI-PURPOSE/ CAFETERIA
KINDERGARTEN
GARDEN AREA
KINDER-GARTEN
CLASSROOMS
HARD COURT PLAY AREA
PLAY FIELD
PLAY EQUIPMENT
CLASSROOMS
HIGH STREET
VILLAGE CIR.
MOORE STREET

Westlake Elementary School

EXISTING CAMPUS

Background:

Established in 1960, Westlake Elementary School was designed using a traditional "finger plan" layout with clerestory, north-facing windows, a design commonly utilized in this era.

- Current Enrollment: **594 Students**
- Enrollment Projection: **517 in 2021 / 493 in 2025**
- Building Area: **53,491 SF**
- Approximate Site AC: **10.79 Acres**
- Modernization Eligibility: **$482,203**

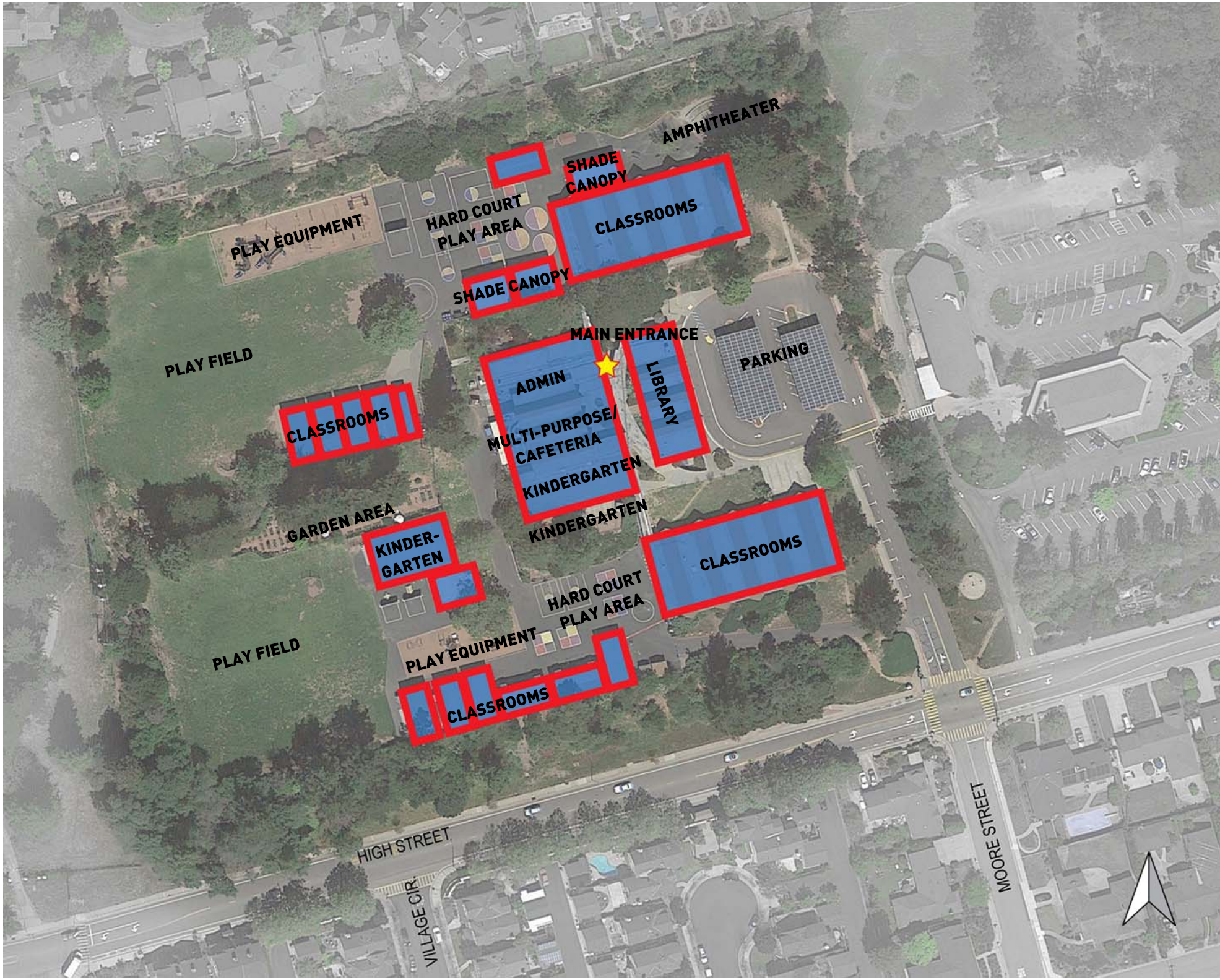
COMMUNITY AND STAFF PRIORITY SURVEY

This survey represents input from staff, students, parents, and community as collected during community meetings, school meetings, and online surveys

Top 10 projects in order of importance with 1 being the highest priority.

1. Remove Portable Classroom Buildings
2. Technology Infrastructure Upgrades
3. Campus Security
4. Expand Play Fields/Hard Courts
5. New Interior Finishes/Lighting/Cabinetry
6. Replace Plumbing Fixtures
7. Install new campus-wide HVAC system
8. Relocate Student Drop-off Lane
9. Parking Improvements
10. Convert lower classroom to two-story

Note: This list was reviewed and considered by the steering committee in making appropriate project priority recommendations.


AMPHITHEATER
SHADE CANOPY
CLASSROOMS
PLAY EQUIPMENT
HARD COURT PLAY AREA
SHADE CANOPY
MAIN ENTRANCE
PLAY FIELD
ADMIN
LIBRARY
PARKING
CLASSROOMS
MULTI-PURPOSE/ CAFETERIA
KINDERGARTEN
GARDEN AREA
KINDERGARTEN
KINDER-GARTEN
CLASSROOMS
HARD COURT PLAY AREA
PLAY FIELD
PLAY EQUIPMENT
CLASSROOMS
HIGH STREET
VILLAGE CIR.
MOORE STREET

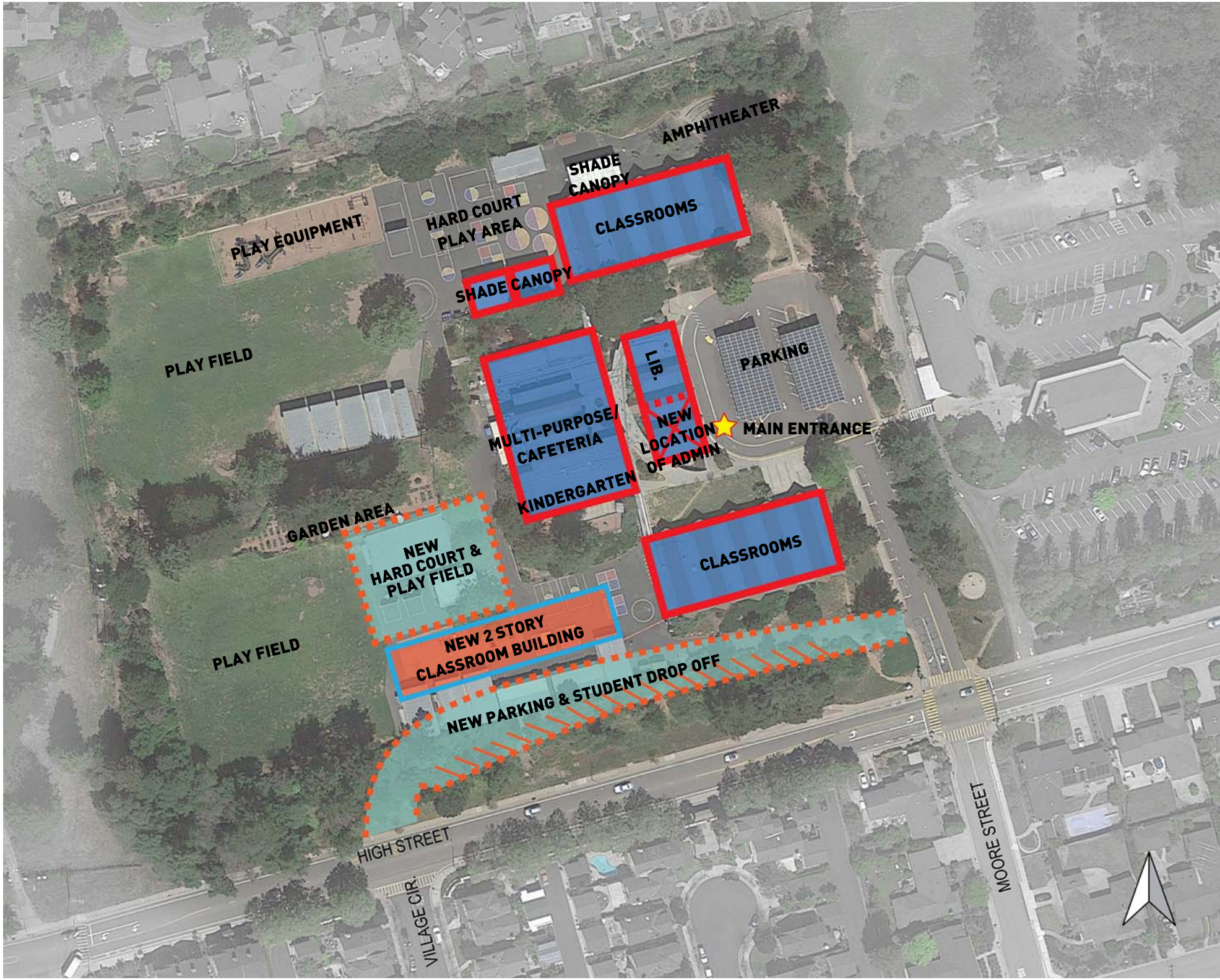
Westlake Elementary School

IDENTIFIED CAMPUS NEEDS AND SUGGESTED IMPROVEMENTS

Improvements/needs noted are based upon Architect and Engineer assessments of facilities as well as Facilities Staff.

- **Remove all portable buildings and replace with 2-story classroom building**
- **Update cabinetry, floor/wall finishes & lighting in existing buildings**
- **Update technology in classrooms with new cables and wireless access points**
- **Replace all plumbing fixtures with water efficient fixtures**
- **Enlarge stage to better accommodate performances and band programs**
- Convert lower classroom into a 2-story building
- **Additional parking lot for staff and visitors**
- **New student drop-off lane & diagonal parking at south area of campus**
- Improve campus security: fencing, gates, and security cameras
- Expand play field/hard court areas if portable classrooms are removed
- Regrade play fields to be one level if portable classrooms are removed
- Install curb cut at High Street to facilitate student drop-off
- Relocate administration offices for greater visibility in center of campus
- **Replace landscaping with water efficient irrigation system and drought tolerant plants**
- **Re-roof all permanent buildings**
- **Add new storage space to multi-purpose area**
- **Install new campus-wide HVAC system**
- **Convert library into administration wing for greater security/visibility to front of campus**

Needs in bold have been included on the master plan project list.


AMPHITHEATER
SHADE CANOPY
CLASSROOMS
PLAY EQUIPMENT
HARD COURT PLAY AREA
SHADE CANOPY
PLAY FIELD
PARKING
LIB.
MULTI-PURPOSE/ CAFETERIA
NEW LOCATION OF ADMIN
MAIN ENTRANCE
KINDERGARTEN
GARDEN AREA
NEW HARD COURT & PLAY FIELD
CLASSROOMS
NEW 2 STORY CLASSROOM BUILDING
PLAY FIELD
NEW PARKING & STUDENT DROP OFF
HIGH STREET
VILLAGE CIR.
MOORE STREET

Westlake Elementary School

CONSTRUCTION COST ESTIMATES OF MASTER PLAN PROJECTS

Potential Funding Allocation	**$15.6M to $18.4M**	
Scope of Work	**Construction Cost Estimate**	**Description of Work**
Existing Building Renovation	$4,800,000	Remodel existing buildings: new interior finishes (flooring, tackboard, ceilings, paint), new lighting and new cabinetry
School Furnishings	$282,500	New furnishings at all new and remodeled spaces
HVAC System	$1,100,000	Install new campus-wide HVAC system
Utility Infrastructure	$500,000	Site utility replacement/refurbishment; sewer, water, gas, storm sewer
Paint School	$95,500	Paint the entire exterior of all permanent buildings
Re-Roof Existing School	$700,000	Re-roof all existing permanent buildings
Landscape and Irrigation Improvements	$600,000	Replace all landscaping with water efficient irrigation system and drought tolerant plants
Convert Library to Admin and move Library	$1,200,000	Convert a portion of the library to Administration offices for greater visibility/access to main campus entry area
Replace portable classrooms w/ permanent building	$5,750,000	Construct new permanent classroom buildings to replace portables
Add lower parking area and drop-off	$240,000	Increase quantity of off-street parking, reduce congestion and provide safer student access
Total Construction	**$15,268,000**	
Soft Costs (22%)	**$3,358,960**	
Total Project Budget	**$18,626,960**	

Note: Master Plan project will remove any Non-Field Act buildings on this campus

Branciforte Small Schools


WATER STREET
N. BRANCIFORTE AVE
CLASSROOMS
PLAY EQUIP
GARDEN
ARK COSTANOA MONARCH
ALTERNATIVE FAMILY EDUCATION
HARD COURT PLAY AREA
PLAY FIELD
PARKING
PLAY EQUIP
HEAD START
STUDENT DROP OFF
CLASSROOMS
PARKING
BENITO AVE
BENITO AVE
BENITO AVE

Branciforte Small Schools

EXISTING CAMPUS

Background:

Established in 1931, the Branciforte main building has a great street presence and houses the Ark, Costanoa, Monarch programs. The Alternative Family Education Program is housed separately on the site.

- Current Enrollment: **404 Students**
- Enrollment Projection:
  - **Constanoa Cont. H.S.** **82 in 2021 / 80 in 2025**
- Building Area: **46,778 SF**
- Approximate Site AC: **4.143 Acres**
- Modernization Eligibility: **$1,766,233**
  - **Monarch** **$482,203**
  - **Alternative Family Ed.** **$646,459**
  - **Costanoa Continuation** **$637,571**

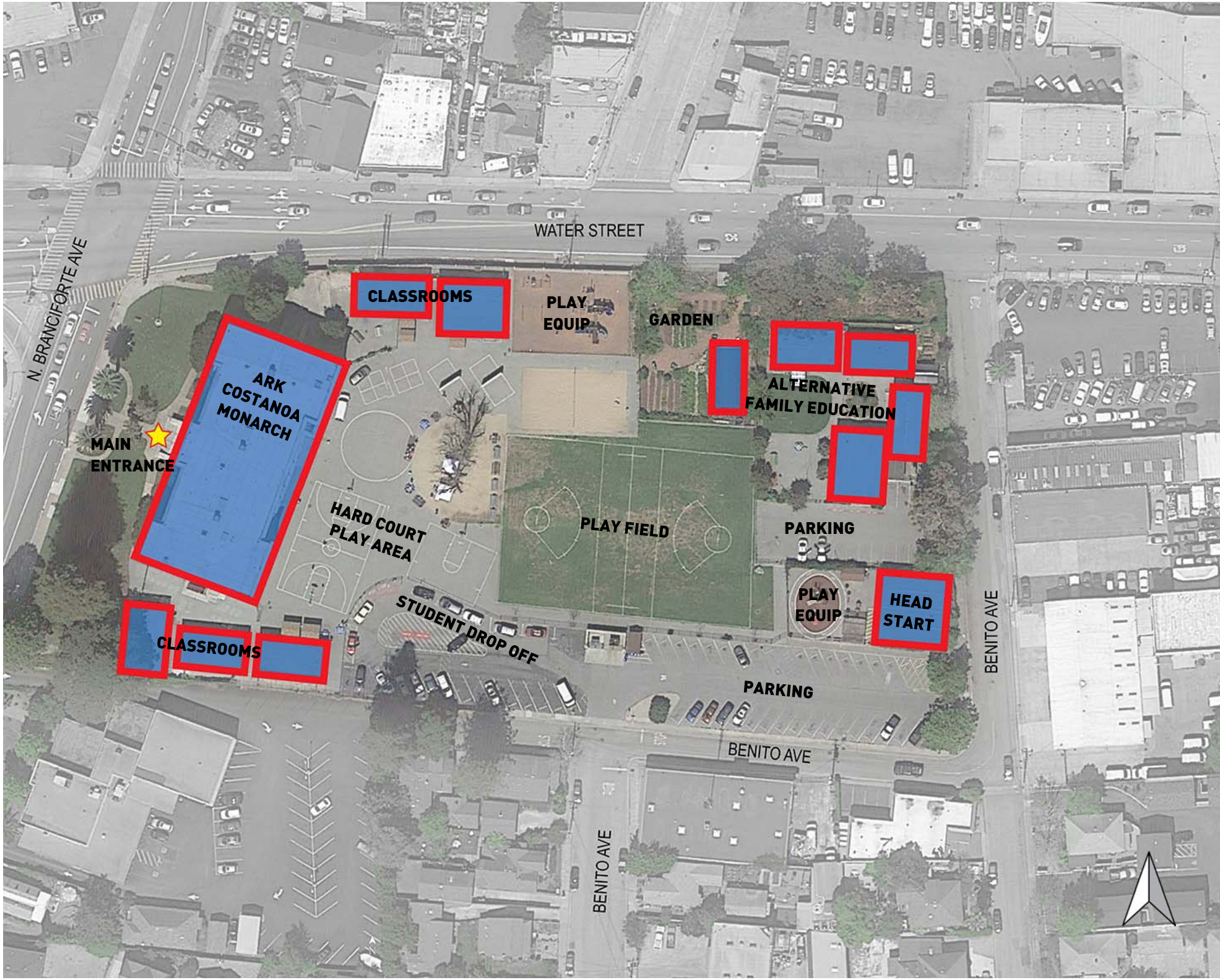
COMMUNITY AND STAFF PRIORITY SURVEY

This survey represents input from staff, students, parents, and community as collected during community meetings, school meetings, and online surveys

Top 10 projects in order of importance with 1 being the highest priority.

1. Technology Infrastructure Upgrades
2. Separate pedestrian/bicycle access from parking lot
3. Add solar panels to campus
4. Shade canopies
5. New interior finishes/lighting/cabinetry
6. Improve student pick up/ drop off areas
7. Campus security
8. Expand play field
9. Provide logical/clear primary access
10. Upgrade finishes at multi-purpose room

Note: This list was reviewed and considered by the steering committee in making appropriate project priority recommendations.


WATER STREET
N. BRANCIFORTE AVE
CLASSROOMS
PLAY EQUIP
GARDEN
ALTERNATIVE FAMILY EDUCATION
ARK COSTANOA MONARCH
MAIN ENTRANCE
HARD COURT PLAY AREA
PLAY FIELD
PARKING
PLAY EQUIP
HEAD START
STUDENT DROP OFF
CLASSROOMS
PARKING
BENITO AVE
BENITO AVE
BENITO AVE

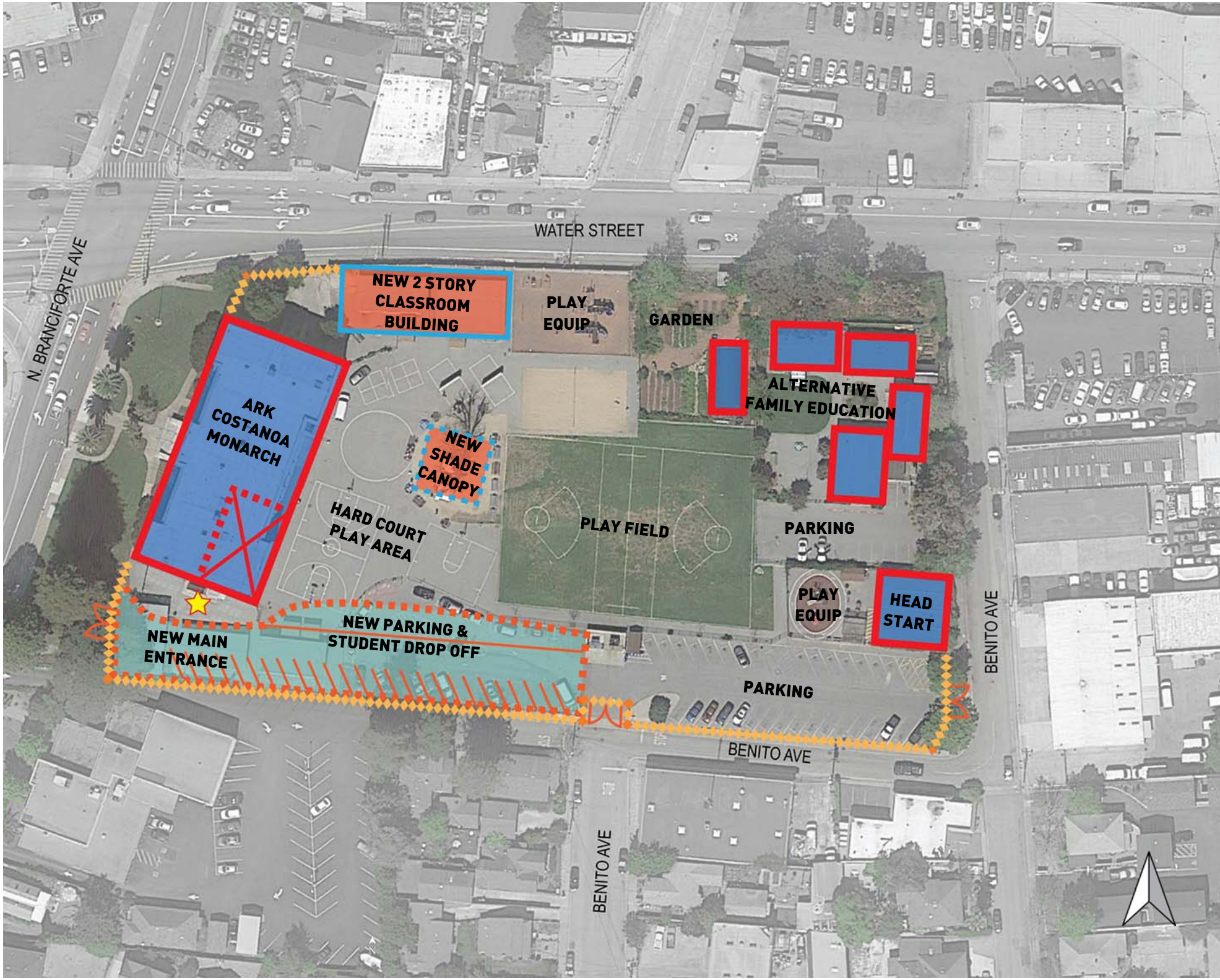
Branciforte Small Schools

IDENTIFIED CAMPUS NEEDS AND SUGGESTED IMPROVEMENTS

Improvements/needs noted are based upon Architect and Engineer assessments of facilities as well as Facilities Staff.

- **Parking Improvements**
- **Improve Student Drop-Off Area**
- **Shade Canopies**
- **Technology Infrastructure Upgrades**
- **Remove Portable Classroom Buildings**
- **Install new campus-wide HVAC system**
- **Student Staging Area**
- **New Interior Finishes/Lighting/Cabinetry**
- **Landscaping and Irrigation**
- Grass Play Fields
- Paving Areas
- Outdoor Display Plaza
- Campus Security
- **Renovate Kitchen**
- Separate Pedestrian/Bicycle Access from Parking Lot
- **Upgrade Elevator**
- **Provide Logical/Clear Primary Access**
- Install Additional Restrooms in Upper Floor Levels
- Add Solar
- **Upgrade Finishes at Multi-Purpose Room**
- Expand Play Field
- Provide Curb Cut at Branciforte Ave. for Drop-Off
- Relocate Kitchen

Needs in bold have been included on the master plan project list.


WATER STREET
N. BRANCIFORTE AVE
NEW 2 STORY CLASSROOM BUILDING
PLAY EQUIP
GARDEN
ALTERNATIVE FAMILY EDUCATION
ARK COSTANOA MONARCH
NEW SHADE CANOPY
HARD COURT PLAY AREA
PLAY FIELD
PARKING
PLAY EQUIP
HEAD START
BENITO AVE
NEW MAIN ENTRANCE
NEW PARKING & STUDENT DROP OFF
PARKING
BENITO AVE
BENITO AVE

Branciforte Small Schools

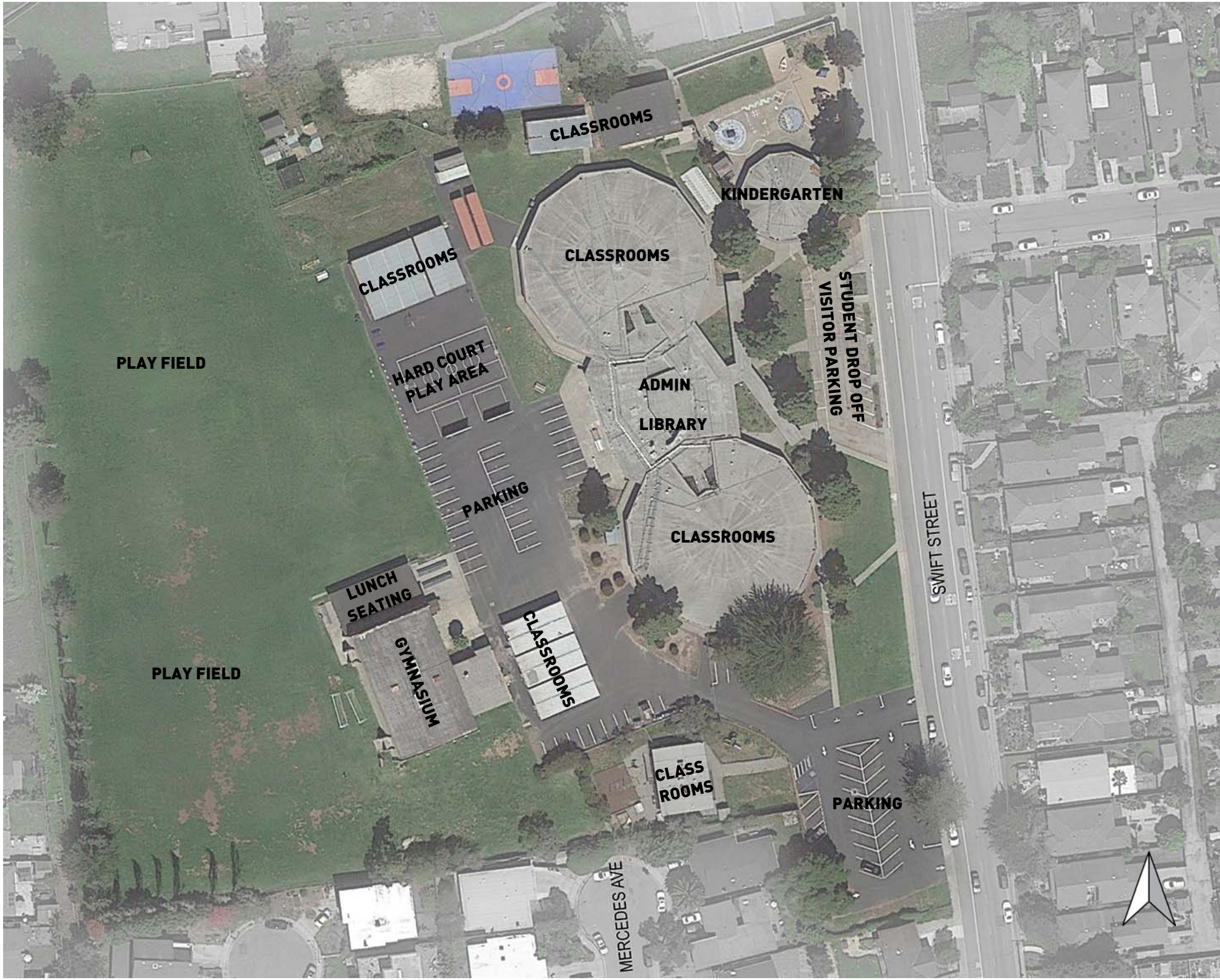
CONSTRUCTION COST ESTIMATES OF MASTER PLAN PROJECTS

Potential Funding Allocation	**$14M to $15M**	
Scope of Work	**Construction Cost Estimate**	**Description of Work**
Existing Building Renovation	$5,000,000	Remodel existing building: new interior finishes (flooring, tackboard, ceilings, paint), new lighting and new cabinetry
School Furnishings	$202,000	New furnishings at all new and remodeled spaces
HVAC System	$1,000,000	Install new campus-wide HVAC system
Utility Infrastructure	$375,000	Site utility replacement/refurbishment; sewer, water, gas, storm sewer
Paint School	$71,200	Paint the entire exterior of the main building
Re-Roof Existing School	$200,000	Re-roof the main building
Landscape and Irrigation Improvements	$293,696	Replace all landscaping with water efficient irrigation system and drought tolerant plants
Improve Student Drop Off Area	$125,000	Reduce congestion and provide safer student access
Secure/Accessible Campus Entrance	$125,000	Re-identify the main entrance to the side, provide security improvements (lighting, fencing and cameras)
Shade Canopy	$100,000	Install new lunch shade canopy
Reconfigure Administration	$250,000	Relocate the administration functions to new main entry area
New Multi-Story Classroom Building	$3,200,000	Replace portable classrooms with new permanent 2-story building with restrooms and storage areas
Total Construction	**$10,941,896**	
Soft Costs (22%)	**$2,407,217**	
Total Project Budget	**$13,349,113**	

Note: Master Plan project will remove any Non-Field Act buildings on this campus

Natural Bridges Elementary School

255 Swift Street


CLASSROOMS
KINDERGARTEN
CLASSROOMS
CLASSROOMS
STUDENT DROP OFF
VISITOR PARKING
PLAY FIELD
HARD COURT
PLAY AREA
ADMIN
LIBRARY
PARKING
CLASSROOMS
SWIFT STREET
LUNCH
SEATING
GYMNASIUM
CLASSROOMS
PLAY FIELD
CLASS
ROOMS
PARKING
MERCEDES AVE

Natural Bridges Elementary School

255 Swift Street

EXISTING CAMPUS

Background:

The Natural Bridges site was established in 1964 but is currently vacant and not being utilized for any school or community activities with the exception of the gym.

- Building Area: **50,345 SF**
- Approximate Site AC: **9.03 Acres**
- Modernization Eligibility: **N/A**

COMMUNITY AND STAFF PRIORITY SURVEY

This survey represents input from staff, students, parents, and community as collected during community meetings, school meetings, and online surveys

Top 10 projects in order of importance with 1 being the highest priority.

1. Re-open campus
2. Renovate all existing buildings; new interior finishes/lighting/cabinetry
3. Improve the curb appeal of the campus
4. Renovate the gym (new finishes, interior and exterior)
5. Improve the play fields
6. Campus security
7. Install new campus-wide HVAC system
8. Improve student drop-off
9. Replace plumbing fixtures
10. Technology upgrades

Note: This list was reviewed and considered by the steering committee in making appropriate project priority recommendations.


CLASSROOMS
KINDERGARTEN
CLASSROOMS
CLASSROOMS
STUDENT DROP OFF
VISITOR PARKING
MAIN
ENTRANCE
PLAY FIELD
HARD COURT
PLAY AREA
ADMIN
LIBRARY
PARKING
CLASSROOMS
SWIFT STREET
LUNCH
SEATING
GYMNASIUM
CLASSROOMS
PLAY FIELD
CLASS
ROOMS
PARKING
MERCEDES AVE

Natural Bridges Elementary School

255 Swift Street

IDENTIFIED CAMPUS NEEDS AND SUGGESTED IMPROVEMENTS

Improvements/needs noted are based upon Architect and Engineer assessments of facilities as well as Facilities Staff.

- Parking improvements
- Improve student drop-off
- Technology infrastructure upgrades
- Remove portable classroom buildings
- Install new campus-wide HVAC system
- **New interior finishes/lighting/cabinetry**
- **Landscaping and irrigation**
- **Paving areas**
- **Modernize gym**
- New student quad area
- Relocate parking
- **Exterior finishes at gym**
- Construct new buildings
- **Community play fields**
- Demo existing gym and build new facility

Needs in bold have been included on the master plan project list.


CLASSROOMS
KINDERGARTEN
CLASSROOMS
CLASSROOMS
UPGRADED
PLAY FIELD
HARD COURT
PLAY AREA
MAIN ENTRANCE
ADMIN
LIBRARY
LANDSCAPE
IMPROVEMENTS
NEW STUDENT DROP OFF
& VISITOR PARKING
PARKING
SHED
CLASSROOMS
SWIFT STREET
LANDSCAPE
IMPROVEMENTS
LUNCH
SEATING
GYMNASIUM
CLASSROOMS
UPGRADED
PLAY FIELD
CLASS
ROOMS
PARKING
MERCED AVE

Natural Bridges Elementary School

255 Swift Street

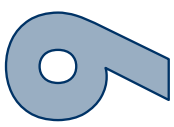
CONSTRUCTION COST ESTIMATES OF MASTER PLAN PROJECTS

Potential Funding Allocation	**$5 M to $8 M**	
Scope of Work	**Construction Cost Estimate**	**Description of Work**
Existing Classroom/Administration Building Renovation	$2,750,000	Refresh interiors with carpeting and paint, address life safety issues
Gymnasium Renovation	$1,250,000	Renovate existing gymnasium: new interior finishes (paint, flooring), new lighting, HVAC system, repair termite damage, paint exterior
Play Field Upgrades	$1,250,000	Replace existing grass turf with artificial turf (City Parks Department to partner with the District and to contribute an additional funds contingent on grant approval)
Miscellaneous Site/Campus Improvements	$750,000	Repair damaged concrete sidewalks, ADA improvements, minor asphalt, landscape and irrigation improvements, etc.
Total Construction	**$6,000,000**	
Soft Costs (22%)	**$1,320,000**	
Total Project Budget	**$7,320,000**	

Note: Master Plan project will remove any Non-Field Act buildings on this campus


SANTA CRUZ
CITY SCHOOLS
1857
PER SCIENTIAM VERITAS

MIDDLE SCHOOLS
And
HIGH SCHOOLS



Branciforte Middle School


PARKING
GYMNASIUM
AMPHITHEATER
MULTI PURPOSE
CAFETERIA
CLASS ROOMS
COVERED WALKWAY
STUDENT DROP OFF
POPLAR AVE
HARD COURT PLAY AREA
TRACK & FIELD
CLASSROOMS
LIB.
ADMIN
CLASSROOMS
PLAY FIELD
CLASSROOMS
CLASSROOMS
CLASSROOMS
BASEBALL
INNOVATION CENTER
PLAY EQUIP
GARDEN
MELROSE AVE

Branciforte Middle School

EXISTING CAMPUS

Background:

Established in 1950, Branciforte Middle School is arranged in a traditional "finger plan" layout with north-facing windows, a layout commonly utilized in this era.

- Current Enrollment: **518 Students**
- Enrollment Projection: **475 in 2021 / 467 in 2025**
- Building Area: **55,628 SF**
- Approximate Site AC: **9.46 Acres**
- Modernization Eligibility: **$111,242**

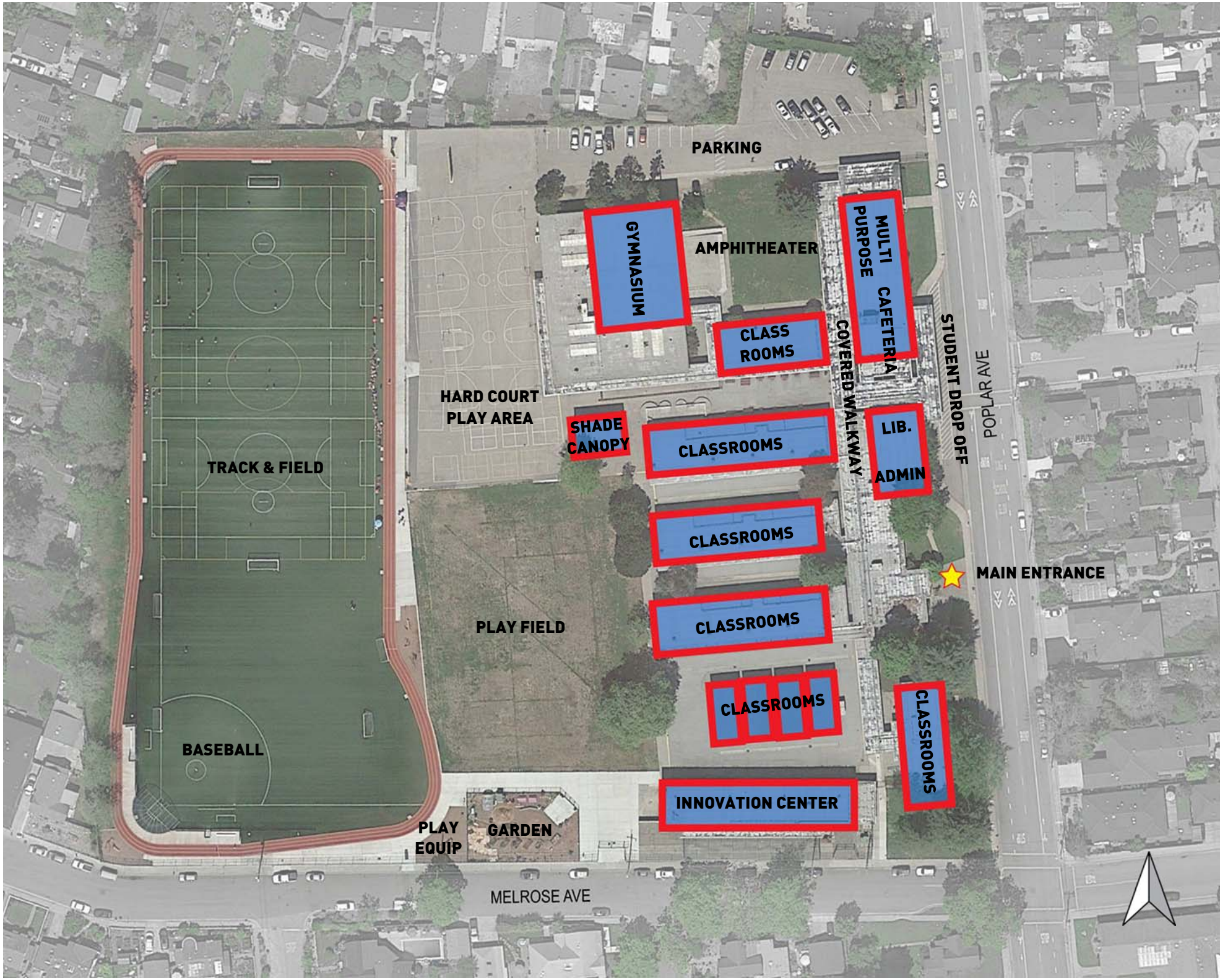
COMMUNITY AND STAFF PRIORITY SURVEY

This survey represents input from staff, students, parents, and community as collected during community meetings, school meetings, and online surveys

Top 10 projects in order of importance with 1 being the highest priority.

1. Technology Infrastructure Upgrades
2. Computer/Science Lab
3. Hydration Stations
4. Restrooms
5. Band/Music Spaces
6. Multi-Purpose Room Improvements
7. Shade Canopies
8. Add Solar Panels to Campus
9. Remove Portable Classroom Buildings
10. Landscape/Hardscape Improvements

Note: This list was reviewed and considered by the steering committee in making appropriate project priority recommendations.


PARKING
GYMNASIUM
AMPHITHEATER
MULTI PURPOSE CAFETERIA
CLASS ROOMS
COVERED WALKWAY
STUDENT DROP OFF
POPLAR AVE
HARD COURT PLAY AREA
SHADE CANOPY
CLASSROOMS
LIB.
ADMIN
TRACK & FIELD
CLASSROOMS
MAIN ENTRANCE
PLAY FIELD
CLASSROOMS
CLASSROOMS
CLASSROOMS
BASEBALL
INNOVATION CENTER
PLAY EQUIP
GARDEN
MELROSE AVE

Branciforte Middle School

IDENTIFIED CAMPUS NEEDS AND SUGGESTED IMPROVEMENTS

Improvements/needs noted are based upon Architect and Engineer assessments of facilities as well as Facilities Staff.

- **ADA accessibility improvements at permanent buildings**
- **Re-roof permanent buildings**
- **Repair exterior building finishes**
- **Upgrade technology in classrooms. New cable and wireless access points across entire campus**
- Replace portable classrooms with new permanent classroom building
- **Install new finishes and lighting in all spaces of the existing permanent buildings**
- **New landscape & water efficient irrigation and drought tolerant plants**
- **New hardscape & landscaping between buildings**
- **Replace utility infrastructure throughout campus: electrical, gas, water & sewer**
- **Install new campus-wide HVAC system**
- **Provide new shade canopy at amphitheater**
- Improve campus security, replace fencing and add security cameras
- **Provide hydration stations throughout campus**
- Repave hard court play areas and parking areas
- Provide solar panels to campus to off-set energy usage
- **Improve the exterior aesthetics of the campus**
- **Improve exterior site lighting throughout the campus**
- **Construct a student plaza/covered lunch area near the gym and cafeteria**
- **Provide additional secured access staff/visitor parking**
- **Improve student drop-off area for student safety**
- **Update finishes, lighting & sound system in multi-purpose room**
- **Dedicated space for state of the art computer lab**
- **New science lab**
- **Update kitchen area, add more service windows, replace all equipment, lighting and finishes**
- **Provide dedicated band/music room**
- Provide additional restroom spaces
- Provide dedicated space for media/video production
- Rearrange classroom space/ancillary spaces to increase physical separation of 6th graders
- Replace all lockers throughout campus
- Incorporate features that reflect the historical significance of the school site
- **Improve vocational shops and career tech educational programs**

Needs in bold have been included on the master plan project list.


PARKING
NEW SHADE CANOPY
GYMNASIUM
UPDATED AMPHITHEATER
MULTI PURPOSE CAFETERIA
CLASS ROOMS
COVERED WALKWAY
STUDENT DROP OFF
POPLAR AVE
HARD COURT PLAY AREA
SHADE CANOPY
CLASSROOMS
LIB.
ADMIN
TRACK & FIELD
CLASSROOMS
MAIN ENTRANCE
EXPANDED PLAY FIELD
CLASSROOMS
CLASSROOMS
CLASSROOMS
BASEBALL
INNOVATION CENTER
PLAY EQUIP
GARDEN
MELROSE AVE

Branciforte Middle School

CONSTRUCTION COST ESTIMATES OF MASTER PLAN PROJECTS

Potential Funding Allocation	**$15M to $16M**	
Scope of Work	**Construction Cost Estimate**	**Description of Work**
Existing Building Renovation	$7,500,000	Remodel existing buildings including science labs: new interior finishes (flooring, tackboard, ceilings, paint), new lighting and new cabinetry
School Furnishings	$310,800	New furnishings at all new and remodeled spaces
HVAC System	$1,350,000	Install new campus-wide HVAC system
Utility Infrastructure	$1,350,000	Site utility replacement/refurbishment; sewer, water, gas, storm sewer
Paint School	$115,000	Paint the entire exterior of all permanent buildings
Re-Roof Existing School	$1,100,000	Re-roof all existing permanent buildings
Landscape and Irrigation Improvements	$300,000	Replace all landscaping with water efficient irrigation system and drought tolerant plants
Add Lunch/Plaza Area	$100,000	Update with hardscape, seating, and shade canopies
Improve Campus Curb Appeal	$1,100,000	Improve the exterior appearance of the campus (new trim/finish materials)
Play field Improvements	$200,000	Improve grassy play area: regrade, new irrigation, new grass turf
Total Construction	**$13,425,800**	
Soft Costs (22%)	**$2,953,676**	
Total Project Budget	**$16,379,476**	

Note: Master Plan project will remove any Non-Field Act buildings on this campus

Mission Hill Middle School


BASEBALL
SOCCER FIELD
CLASSROOMS
CLASSROOMS
LIBRARY
AUDITORIUM
ADMINISTRATION
SHADE CANOPY
CLASSROOMS
SHADE CANOPY
SHADE CANOPY
HARD COURT PLAY AREA
CLASSROOM/ SHOPS
LOCKER ROOM
GYMNASIUM
KING ST.
CABRILLO HWY
PEYTON ST.

Mission Hill Middle School

EXISTING CAMPUS

Background:

Mission Hill Middle School, established in 1931, was the first public school in Santa Cruz. Its iconic main building provides the school with its identity and street presence.

- Current Enrollment: **634 Students**
- Enrollment Projection: **549 in 2021 / 529 in 2025**
- Building Area: **79,703 SF**
- Approximate Site AC: **6.097 Acres**
- Modernization Eligibility: **$631,651**

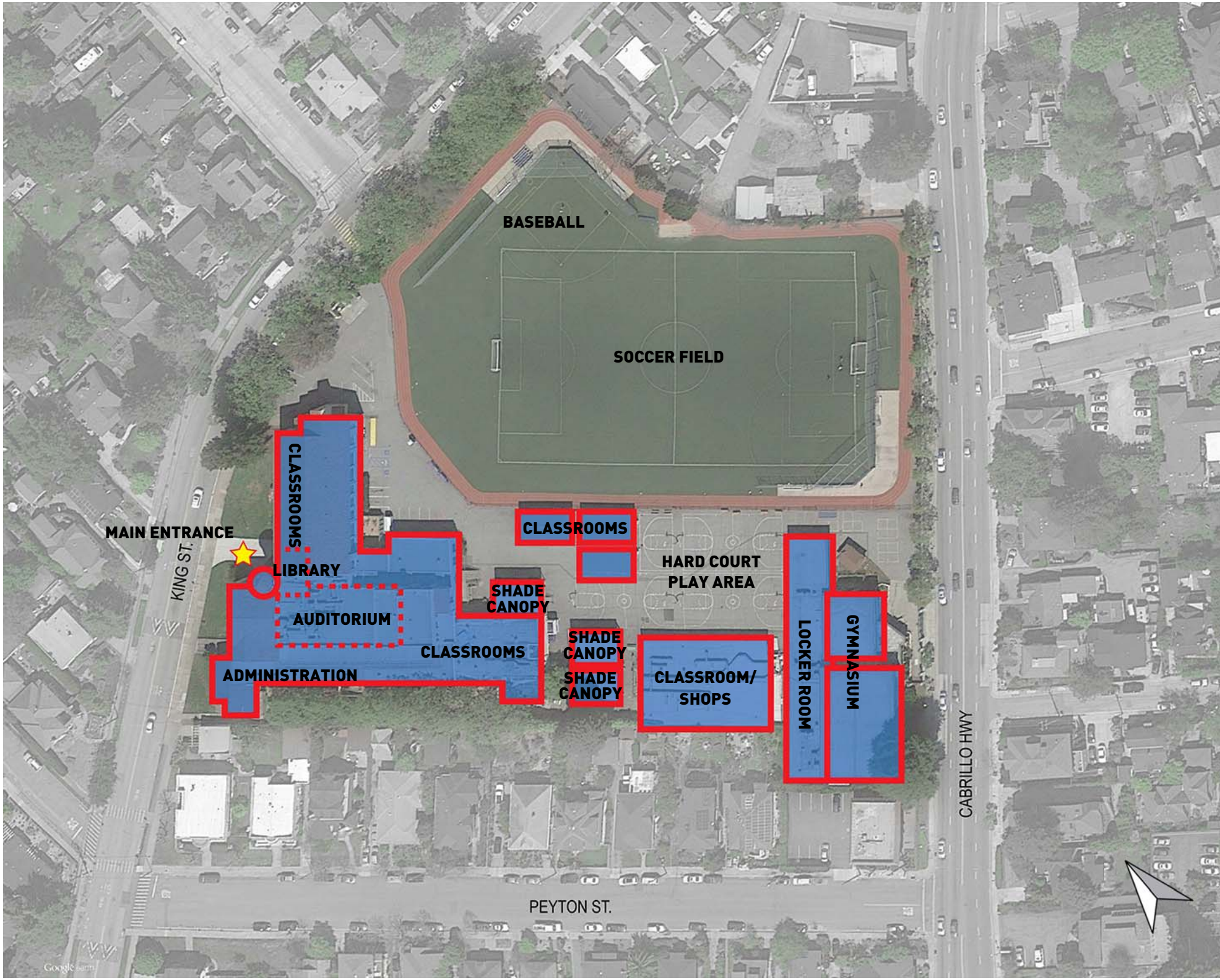
COMMUNITY AND STAFF PRIORITY SURVEY

This survey represents input from staff, students, parents, and community as collected during community meetings, school meetings, and online surveys

Top 10 projects in order of importance with 1 being the highest priority.

1. Technology Infrastructure Upgrades
2. Crosswalk/flashing lights
3. Remove Portable Classroom Buildings
4. Science Labs
5. Campus Security
6. Shade Structures
7. Relocated Cafeteria
8. Secure Main Entry/Administration entrance
9. New Student Plaza
10. Gymnasium Improvements

Note: This list was reviewed and considered by the steering committee in making appropriate project priority recommendations.


BASEBALL
SOCCER FIELD
CLASSROOMS
MAIN ENTRANCE
KING ST.
LIBRARY
AUDITORIUM
CLASSROOMS
ADMINISTRATION
SHADE CANOPY
CLASSROOMS
HARD COURT PLAY AREA
SHADE CANOPY
SHADE CANOPY
CLASSROOM/ SHOPS
LOCKER ROOM
GYMNASIUM
CABRILLO HWY
PEYTON ST.

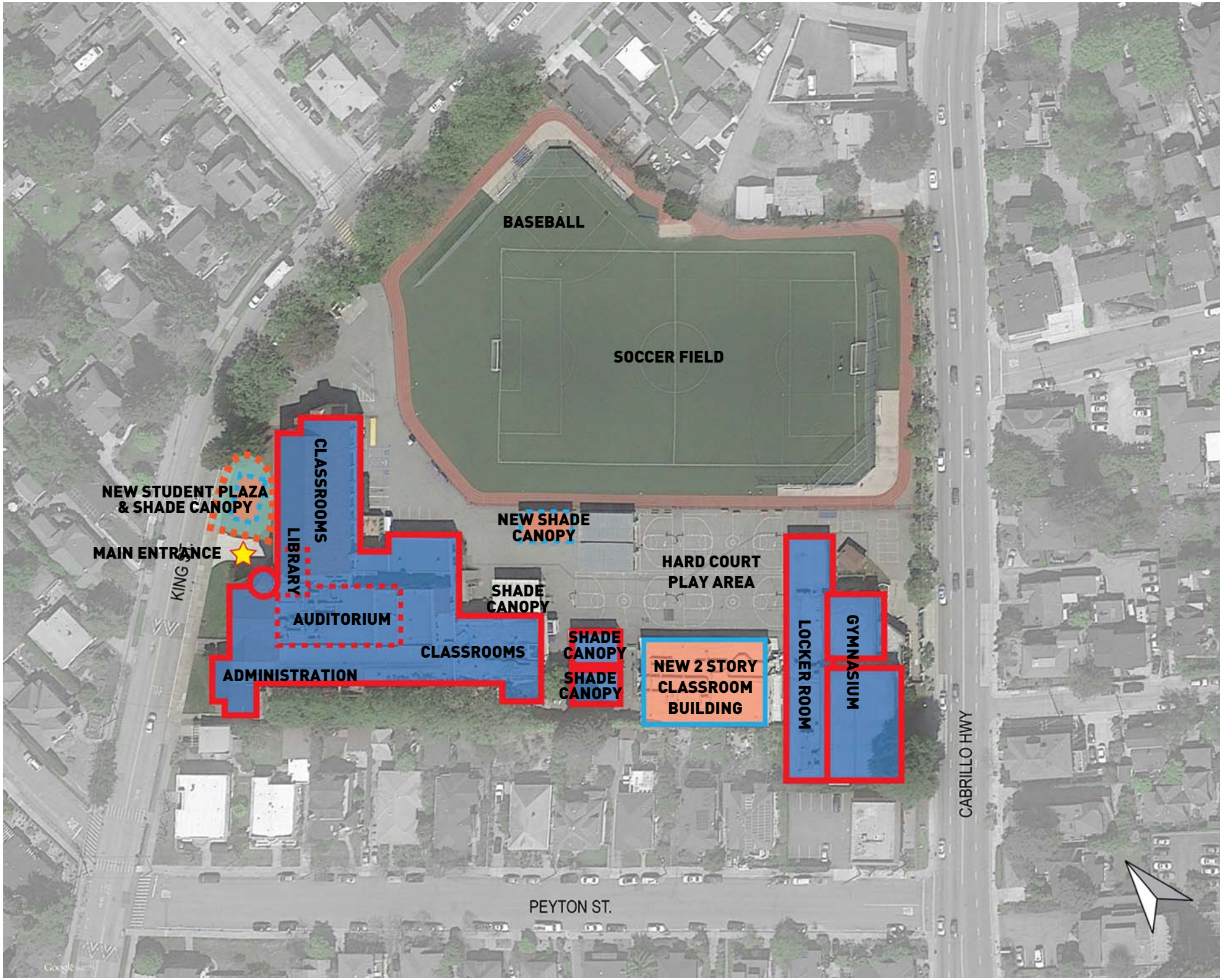
Mission Hill Middle School

IDENTIFIED CAMPUS NEEDS AND SUGGESTED IMPROVEMENTS

Improvements/needs noted are based upon Architect and Engineer assessments of facilities as well as Facilities Staff.

- **Update ADA building accessibility**
- **New classroom building in lieu of portable classrooms**
- **Update exterior building finishes: paint and replace windows**
- New cafeteria building: provide more service windows, seating and improved kitchen facilities
- **Provide new finishes, lighting and cabinetry at existing buildings**
- **Replace existing heating system with new equipment**
- **Provide new lunch shade structures adjacent to play courts/cafeteria**
- Update campus security: better fencing, gates and cameras
- **ADA site improvements**
- **New landscape, water efficient irrigation and drought tolerant plants**
- **New student plaza/ shade canopy for student pick-up facing King street**
- Resurface asphalt paving at hard court play areas and parking lots
- Replace existing synthetic field with new synthetic turf
- Repurpose bike cage area and consider incorporating into new student lunch area

Needs in bold have been included on the master plan project list.


BASEBALL
SOCCER FIELD
NEW STUDENT PLAZA & SHADE CANOPY
MAIN ENTRANCE
CLASSROOMS
LIBRARY
AUDITORIUM
ADMINISTRATION
CLASSROOMS
NEW SHADE CANOPY
SHADE CANOPY
SHADE CANOPY
SHADE CANOPY
HARD COURT PLAY AREA
NEW 2 STORY CLASSROOM BUILDING
LOCKER ROOM
GYMNASIUM
KING
PEYTON ST.
CABRILLO HWY

Mission Hill Middle School

CONSTRUCTION COST ESTIMATES OF MASTER PLAN PROJECTS

Potential Funding Allocation	**$18M to $19M**	
Scope of Work	**Construction Cost Estimate**	**Description of Work**
Existing Building Renovation	$6,000,000	Remodel existing buildings including science labs: new interior finishes (flooring, tackboard, ceilings, paint), new lighting and new cabinetry
School Furnishings	$380,400	New furnishings at all new and remodeled spaces
HVAC System	$1,550,000	Install new campus-wide HVAC system
Utility Infrastructure	$1,000,000	Site utility replacement/refurbishment; sewer, water, gas, storm sewer
Paint Exterior School	$128,000	Paint the entire exterior of all permanent buildings
Re-Roof Existing School	$1,000,000	Re-roof all existing permanent buildings
Landscape and Irrigation Improvements	$372,026	Replace all landscaping with water efficient irrigation system and drought tolerant plants
New STEM/Classroom Buildings	$3,375,000	Stem technology within new permanent classroom buildings to replace existing portables
Shade Structures	$120,000	Construct shade/rain canopies for lunch/play areas/student pick up
New Student Plaza (pick-up area)	$45,000	Construct a new student plaza facing King Street to facilitate student pick-up
Additional Storage (within new building)	$280,000	Existing building lacks storage; add storage rooms in new buildings
Total Construction	**$14,250,426**	
Soft Costs (22%)	**$3,135,094**	
Total Project Budget	**$17,385,520**	

Note: Master Plan project will remove any Non-Field Act buildings on this campus

Harbor High School


SOQUEL AVE
BASEBALL
FOOTBALL/SOCCER
SOFTBALL
BLEACHERS
LA FONDA AVE
CLASSROOMS
CLASS ROOMS
MULTI PURPOSE
LOCKERS
GYMNASIUM
POOL
LIBRARY
RR
LOWER PARKING
COVERED WALKWAY
CLASS ROOMS
WEIGHT ROOM
RR
CLASS ROOMS
CLASS ROOMS
TENNIS COURTS
ADMINISTRATION
CLASS ROOMS
ACCESS ROAD
UPPER PARKING
ACCESS ROAD
LA FONDA AVE
CABRILLO HWY / HWY 1

Harbor High School

EXISTING CAMPUS

Background:

Established in 1967, Harbor High School has a spacious campus with newer facilities compared to other campuses.

- Current Enrollment: **958 Students**
- Enrollment Projection: **788 in 2021 / 744 in 2025**
- Building Area: **129,102 SF**
- Approximate Site AC: **33.98 Acres**
- Modernization Eligibility: **$1,146,402**

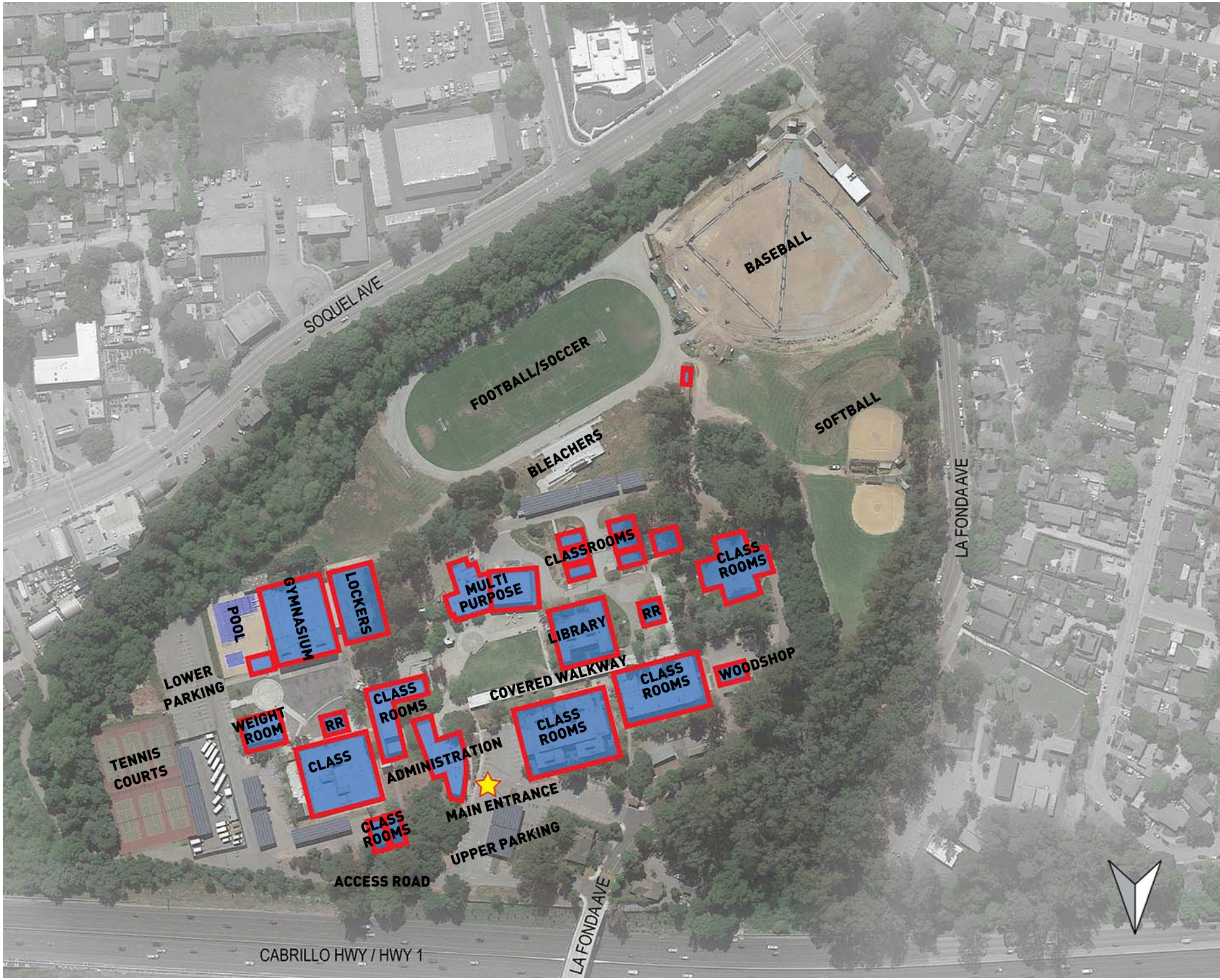
COMMUNITY AND STAFF PRIORITY SURVEY

This survey represents input from staff, students, parents, and community as collected during community meetings, school meetings, and online surveys

Top 10 projects in order of importance with 1 being the highest priority.

1. Technology Infrastructure Upgrades
2. Improve Quad area
3. Campus security
4. Remove Portable Classroom Buildings
5. New performing arts building
6. Replace plumbing fixtures
7. Replace turf at football/soccer field with synthetic grass
8. Renovate/expand pool/pool locker and shower building
9. Improve student pick up/ drop off areas
10. Landscape and irrigation improvements

Note: This list was reviewed and considered by the steering committee in making appropriate project priority recommendations.


SOQUEL AVE
BASEBALL
FOOTBALL/SOCCER
SOFTBALL
BLEACHERS
LA FONDA AVE
CLASSROOMS
CLASS ROOMS
MULTI PURPOSE
POOL
GYMNASIUM
LOCKERS
LIBRARY
RR
LOWER PARKING
COVERED WALKWAY
WOODSHOP
CLASS ROOMS
WEIGHT ROOM
RR
CLASS ROOMS
CLASS ROOMS
TENNIS COURTS
CLASS
ADMINISTRATION
MAIN ENTRANCE
CLASS ROOMS
UPPER PARKING
ACCESS ROAD
LA FONDA AVE
CABRILLO HWY / HWY 1

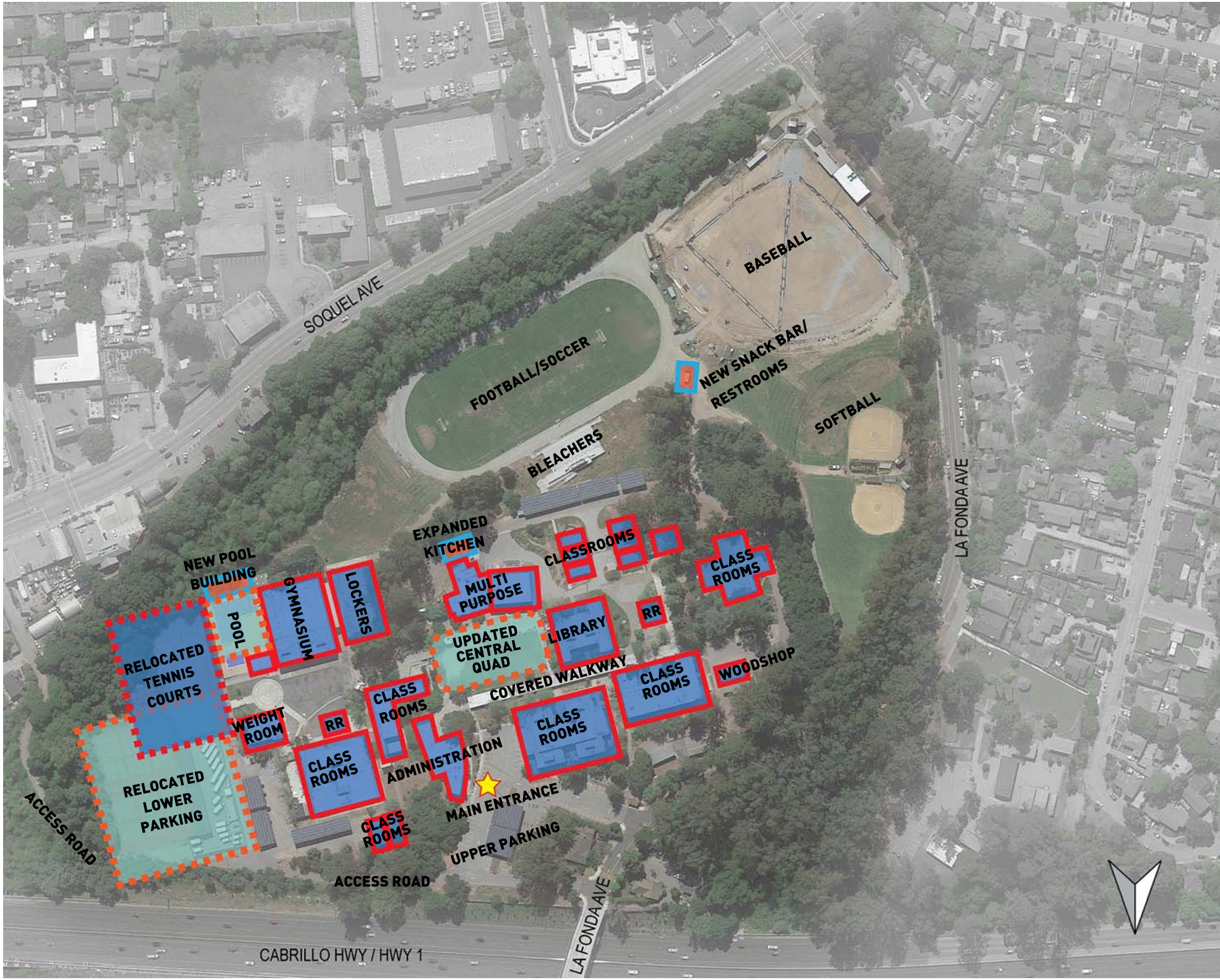
Harbor High School

IDENTIFIED CAMPUS NEEDS AND SUGGESTED IMPROVEMENTS

Improvements/needs noted are based upon Architect and Engineer assessments of facilities as well as Facilities Staff.

- **Improve tennis courts**
- Improve campus curb appeal
- **Improve student pick up/drop off areas**
- **Landscape and irrigation improvements**
- Campus security improvements (cameras, lighting)
- **Improve quad area**
- **Re-surface paved areas**
- Replace track surface
- **Replace turf on football/soccer field with synthetic turf**
- Increase parking for athletic fields
- **Preserve legacy garden**
- Re-design athletic fields (reconfigure)
- Update bleachers
- **Construct restroom and Snack bar at stadium**
- **Renovate/expand pool/pool locker and shower building**
- **Gym improvements**
- **Cafeteria and Library renovation**
- Remove portable classroom buildings and replace with 2-story permanent building
- **Technology and infrastructure upgrades**
- **Install new campus-wide HVAC system**
- **New interior finishes and lighting campus-wide**
- **New plumbing fixtures**
- Upgrade and enlarge kitchen
- New performance arts building

Needs in bold have been included on the master plan project list.


SOQUEL AVE
BASEBALL
FOOTBALL/SOCCER
NEW SNACK BAR/
RESTROOMS
SOFTBALL
BLEACHERS
LA FONDA AVE
EXPANDED
KITCHEN
CLASSROOMS
NEW POOL
BUILDING
GYMNASIUM
LOCKERS
MULTI
PURPOSE
CLASS
ROOMS
POOL
RELOCATED
TENNIS
COURTS
UPDATED
CENTRAL
QUAD
LIBRARY
RR
COVERED WALKWAY
WOODSHOP
WEIGHT
ROOM
RR
CLASS
ROOMS
CLASS
ROOMS
CLASS
ROOMS
ADMINISTRATION
RELOCATED
LOWER
PARKING
ACCESS ROAD
MAIN ENTRANCE
CLASS
ROOMS
UPPER PARKING
ACCESS ROAD
LA FONDA AVE
CABRILLO HWY / HWY 1

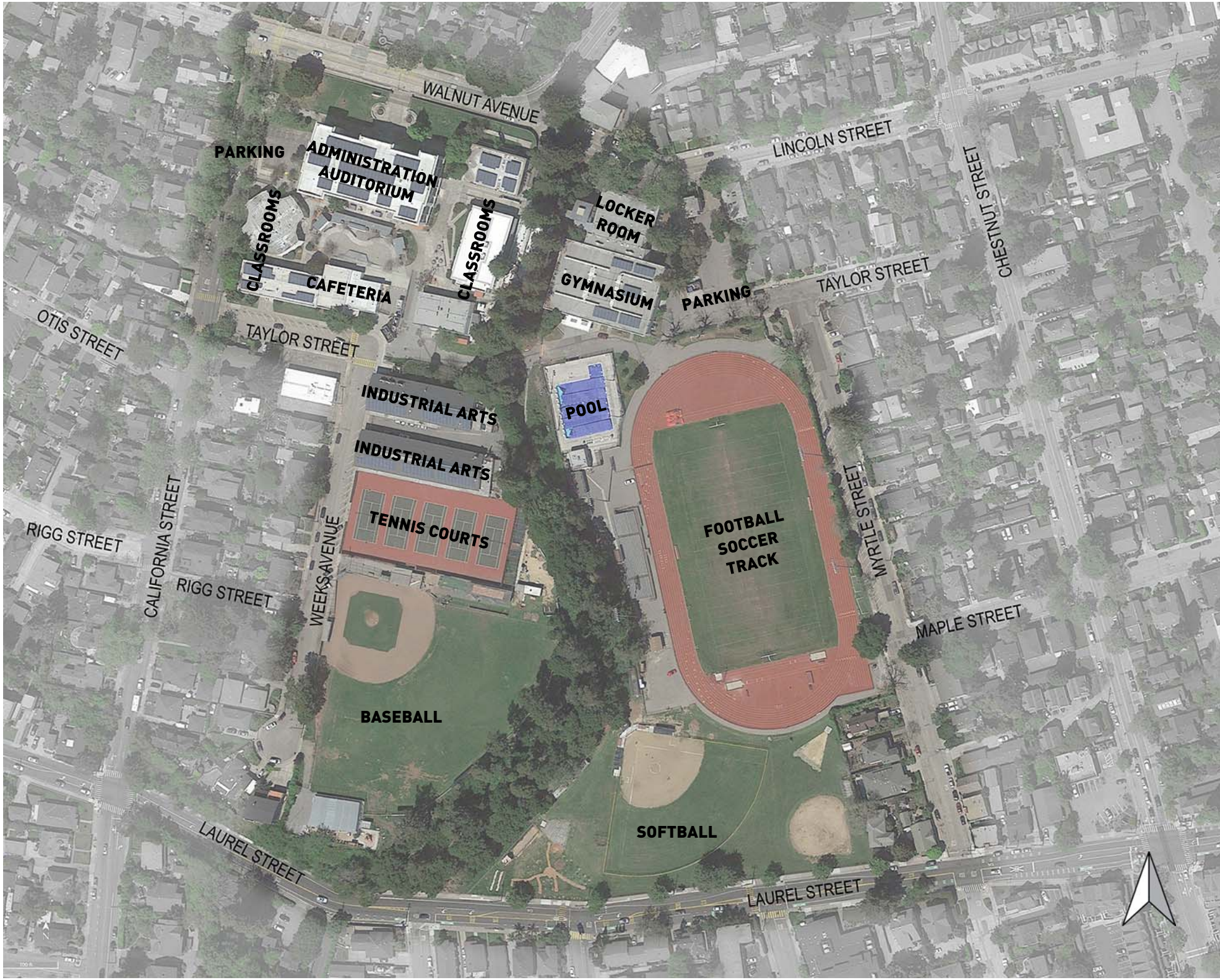
Harbor High School

CONSTRUCTION COST ESTIMATES OF MASTER PLAN PROJECTS

Potential Funding Allocation	**$28M to $29M**	
Scope of Work	**Construction Cost Estimate**	**Description of Work**
Existing Building Renovation	$7,000,000	Remodel existing buildings including science labs: new interior finishes (flooring, tackboard, ceilings, paint), new lighting and new cabinetry
School Furnishings	$574,800	New furnishings at all new and remodeled spaces
HVAC System	$2,800,000	Install new campus-wide HVAC system
Utility Infrastructure	$800,000	Site utility replacement/refurbishment; sewer, water, gas, storm sewer
Paint Exterior of School	$258,200	Paint the entire exterior of all permanent buildings
Re-Roof Existing Buildings	$650,000	Re-roof all existing permanent buildings
Landscape and Irrigation Improvements	$400,000	Replace all landscaping with water efficient irrigation system and drought tolerant plants
Improve Student Pick-Up/Drop-Off Areas	$200,000	Reduce congestion and provide safer student access
Update Central Quad	$300,000	Update with hardscape, seating, and shade canopies
Upgrade Stadium/Turf/Track/Lights	$3,000,000	Replace turf on football field with synthetic turf and upgrade lighting
Construct Snack Bar/Restroom Building near Athletic Fields	$800,000	Provide new snack bar/restroom building near athletic fields
Reconfigure Cafeteria and Upgrade Kitchen	$1,200,000	Reconfigure multi-purpose/cafeteria and upgrade and enlarge kitchen
Reconfigure Lower Parking/Tennis	$650,000	Reconfigure main parking to separate district parking, tennis and student areas
Pool Replacement	$4,500,000	Replace existing pool with appropriate sized pool for athletic competitions
Total Construction	**$23,133,000**	
Soft Costs (22%)	**$5,089,260**	
Total Project Budget	**$28,222,260**	

Note: Master Plan project will remove any Non-Field Act buildings on this campus

Santa Cruz High School


WALNUT AVENUE
PARKING
ADMINISTRATION
AUDITORIUM
CLASSROOMS
CLASSROOMS
CAFETERIA
LOCKER
ROOM
GYMNASIUM
PARKING
LINCOLN STREET
CHESTNUT STREET
TAYLOR STREET
OTIS STREET
TAYLOR STREET
INDUSTRIAL ARTS
INDUSTRIAL ARTS
POOL
TENNIS COURTS
FOOTBALL
SOCCER
TRACK
MYRTLE STREET
RIGG STREET
CALIFORNIA STREET
RIGG STREET
WEEKS AVENUE
MAPLE STREET
BASEBALL
SOFTBALL
LAUREL STREET
LAUREL STREET

Santa Cruz High School

EXISTING CAMPUS

Background:

Established in 1922, Santa Cruz High School's main building provides the campus with its identity.

- Current Enrollment: **1,008 Students**
- Enrollment Projection: **1028 in 2021 / 878 in 2025**
- Building Area: **160,642 SF**
- Approximate Site AC: **15.48 Acres**
- Modernization Eligibility: **$0**

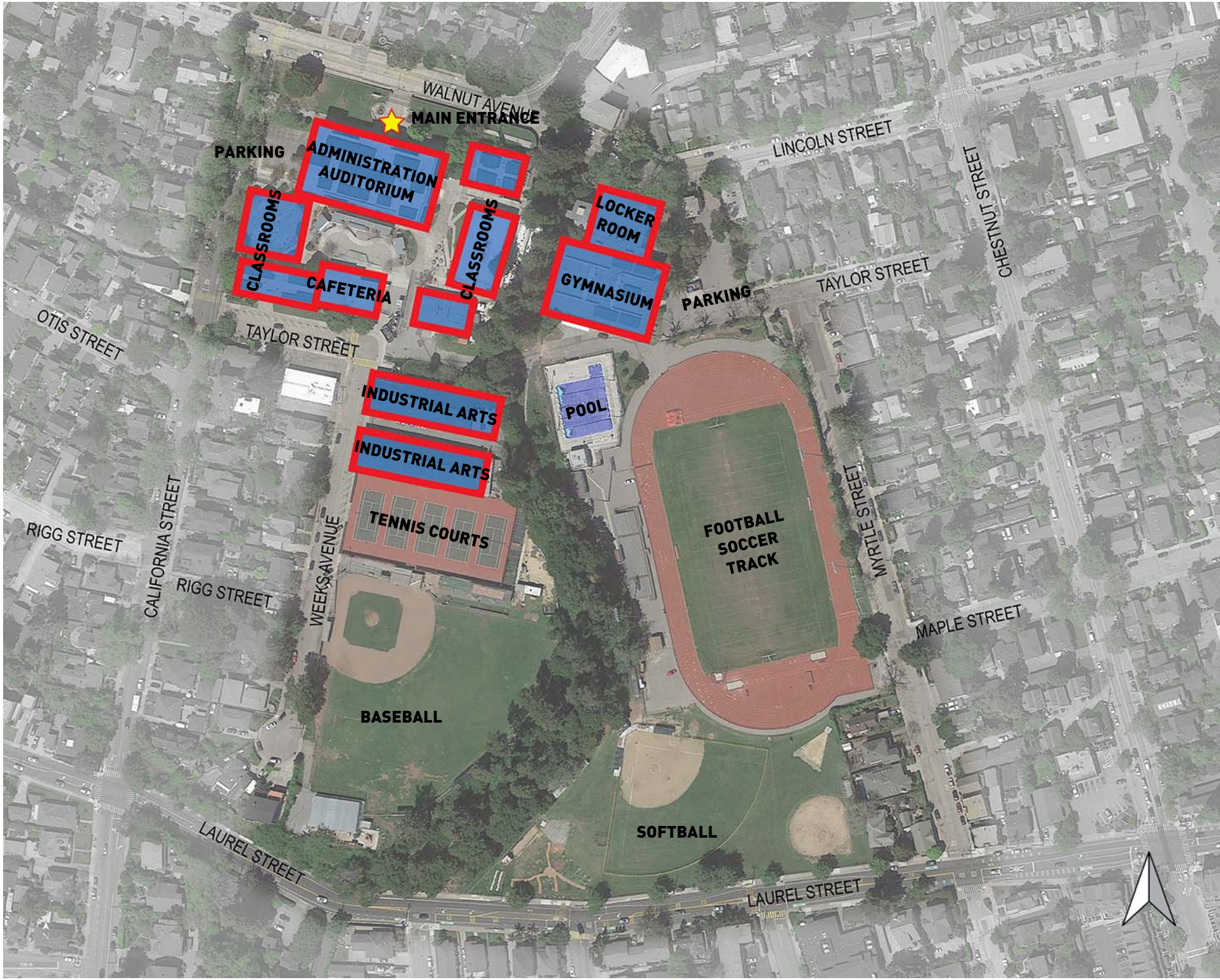
COMMUNITY AND STAFF PRIORITY SURVEY

This survey represents input from staff, students, parents, and community as collected during community meetings, school meetings, and online surveys

Top 10 projects in order of importance with 1 being the highest priority.

1. Technology Infrastructure Upgrades
2. Renovate science labs
3. New interior finishes/ lighting
4. Window/door replacement
5. Replace plumbing fixtures
6. Repair/replace roofs
7. New stadium lighting/bleachers/turf/track
8. Replace deck at library
9. Landscape and irrigation
10. Energy efficiency improvements

Note: This list was reviewed and considered by the steering committee in making appropriate project priority recommendations.


WALNUT AVENUE
MAIN ENTRANCE
PARKING
ADMINISTRATION AUDITORIUM
CLASSROOMS
CLASSROOMS
CAFETERIA
LOCKER ROOM
GYMNASIUM
PARKING
LINCOLN STREET
CHESTNUT STREET
TAYLOR STREET
OTIS STREET
TAYLOR STREET
INDUSTRIAL ARTS
INDUSTRIAL ARTS
POOL
TENNIS COURTS
FOOTBALL
SOCCER
TRACK
MYRTLE STREET
RIGG STREET
CALIFORNIA STREET
RIGG STREET
WEEKS AVENUE
MAPLE STREET
BASEBALL
SOFTBALL
LAUREL STREET
LAUREL STREET

Santa Cruz High School

IDENTIFIED CAMPUS NEEDS AND SUGGESTED IMPROVEMENTS

Improvements/needs noted are based upon Architect and Engineer assessments of facilities as well as Facilities Staff.

- **New stadium lighting**
- New bleachers, turf and track
- Dugout shade structures
- Renovate tennis courts
- Install parking lot lighting
- Increase parking
- Street frontage improvements
- Secure athletic fields with fencing
- **Landscape and irrigation improvements**
- Water collection and re-use
- **Technology infrastructure upgrades**
- **Repair and/or replace roofs**
- **New interior finishes and lighting**
- **Replace windows and doors**
- **Waterproof foundation and walls of main building**
- **Replace deck at library**
- **Renovate gym building**
- Increase restroom quantity
- **New snack bar and restroom building at ball fields**
- **Renovate kitchen and cafeteria**
- **Energy efficient improvements**
- **Improve gymnasium restrooms**
- Provide gathering spaces for students
- **Renovate science labs**
- **Install new campus-wide HVAC system**
- Campus security improvements (cameras, lighting)
- **New plumbing fixtures**

Needs in bold have been included on the master plan project list.


WALNUT AVENUE
MAIN ENTRANCE
PARKING
ADMINISTRATION AUDITORIUM
CLASSROOMS
CLASSROOMS
CAFETERIA
LOCKER ROOM
GYMNASIUM
LINCOLN STREET
CHESTNUT STREET
PARKING
TAYLOR STREET
OTIS STREET
TAYLOR STREET
INDUSTRIAL ARTS
INDUSTRIAL ARTS
NEW POOL BUILDING
POOL
TENNIS COURTS
RIGG STREET
CALIFORNIA STREET
RIGG STREET
WEEKS AVENUE
NEW SNACK BARS
UPGRADED FOOTBALL SOCCER TRACK
MYRTLE STREET
MAPLE STREET
BASEBALL
SOFTBALL
LAUREL STREET
LAUREL STREET

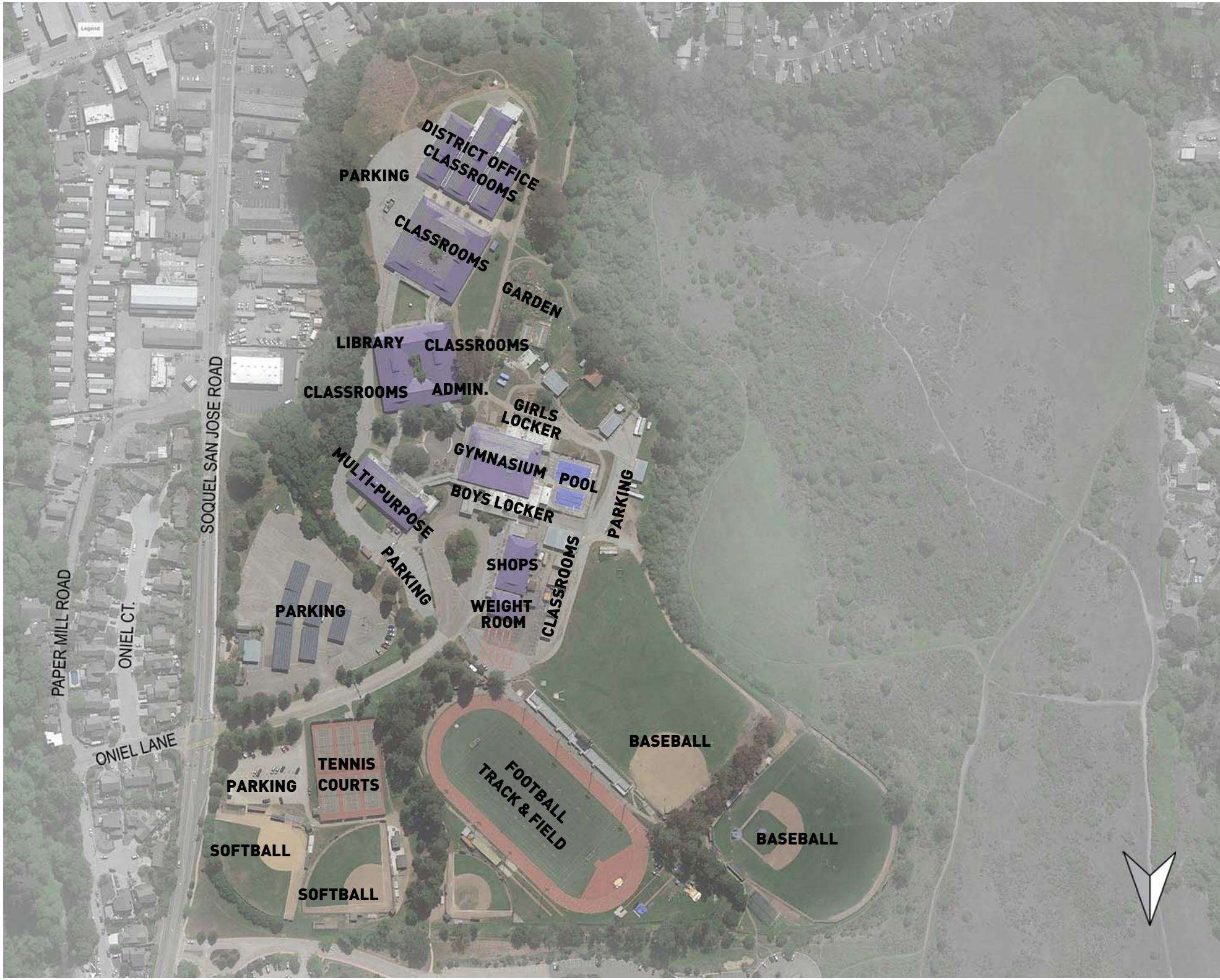
Santa Cruz High School

CONSTRUCTION COST ESTIMATES OF MASTER PLAN PROJECTS

Potential Funding Allocation	**$30M to $31M**	
Scope of Work	**Construction Cost Estimate**	**Description of Work**
Existing Building Renovation	$9,500,000	Remodel existing buildings: new interior finishes (flooring, tackboard, ceilings, paint), new lighting and new cabinetry
School Furnishings	$604,800	New furnishings at all new and remodeled spaces
HVAC System	$3,000,000	Install new campus-wide HVAC system
Utility Infrastructure	$2,000,000	Site utility replacement/refurbishment; sewer, water, gas, storm sewer
Paint Exterior of School	$320,000	Paint the entire exterior of all permanent buildings
Re-Roof Existing School	$1,000,000	Re-roof all existing permanent buildings
Landscape and Irrigation Improvements	$380,000	Replace all landscaping with water efficient irrigation system and drought tolerant plants
Upgrade Stadium Turf	$1,500,000	Replace existing turf on football field with synthetic turf (This work has been completed and will be reimbursed through local bond)
Provide New Pool Building	$1,125,000	Construct new pool building with locker/changing area, restrooms and storage
Athletic Fields Concessions and Restroom Building	$1,300,000	Provide 2 new snack bar/restroom buildings near athletic fields (baseball/football)
Install Lighting at Parking and Track	$224,500	Install lighting in parking lot and at the track for improved safety and security
Renovate Kitchen and Cafeteria	$1,407,500	Improve for student and community use
Renovate Science Labs	$2,280,000	Replace all finishes, lighting and install new science lab cabinetry, plumbing and equipment
Reconfigure Gym	$320,000	Reconfigure Gym for improved foyer/entry, concessions and restrooms structure
Total Construction	**$24,961,800**	
Soft Costs (22%)	**$5,491,596**	
Total Project Budget	**$30,453,396**	

Note: Master Plan project will remove any Non-Field Act buildings on this campus

Soquel High School


DISTRICT OFFICE
CLASSROOMS
PARKING
CLASSROOMS
GARDEN
LIBRARY
CLASSROOMS
CLASSROOMS
ADMIN.
GIRLS LOCKER
GYMNASIUM
POOL
MULTI-PURPOSE
BOYS LOCKER
PARKING
PARKING
SHOPS
CLASSROOMS
PARKING
WEIGHT ROOM
SOQUEL SAN JOSE ROAD
PAPER MILL ROAD
ONIEL CT.
ONIEL LANE
TENNIS COURTS
PARKING
FOOTBALL TRACK & FIELD
BASEBALL
BASEBALL
SOFTBALL
SOFTBALL

Soquel High School

EXISTING CAMPUS

Background:

Constructed in 1962, Soquel High School is the District's southernmost high school campus.

- Current Enrollment: **1,088 Students**
- Enrollment Projection: **1185 in 2021 / 1176 in 2025**
- Building Area: **137,142 SF**
- Approximate Site AC: **48.79 Acres**
- Modernization Eligibility: **$0**

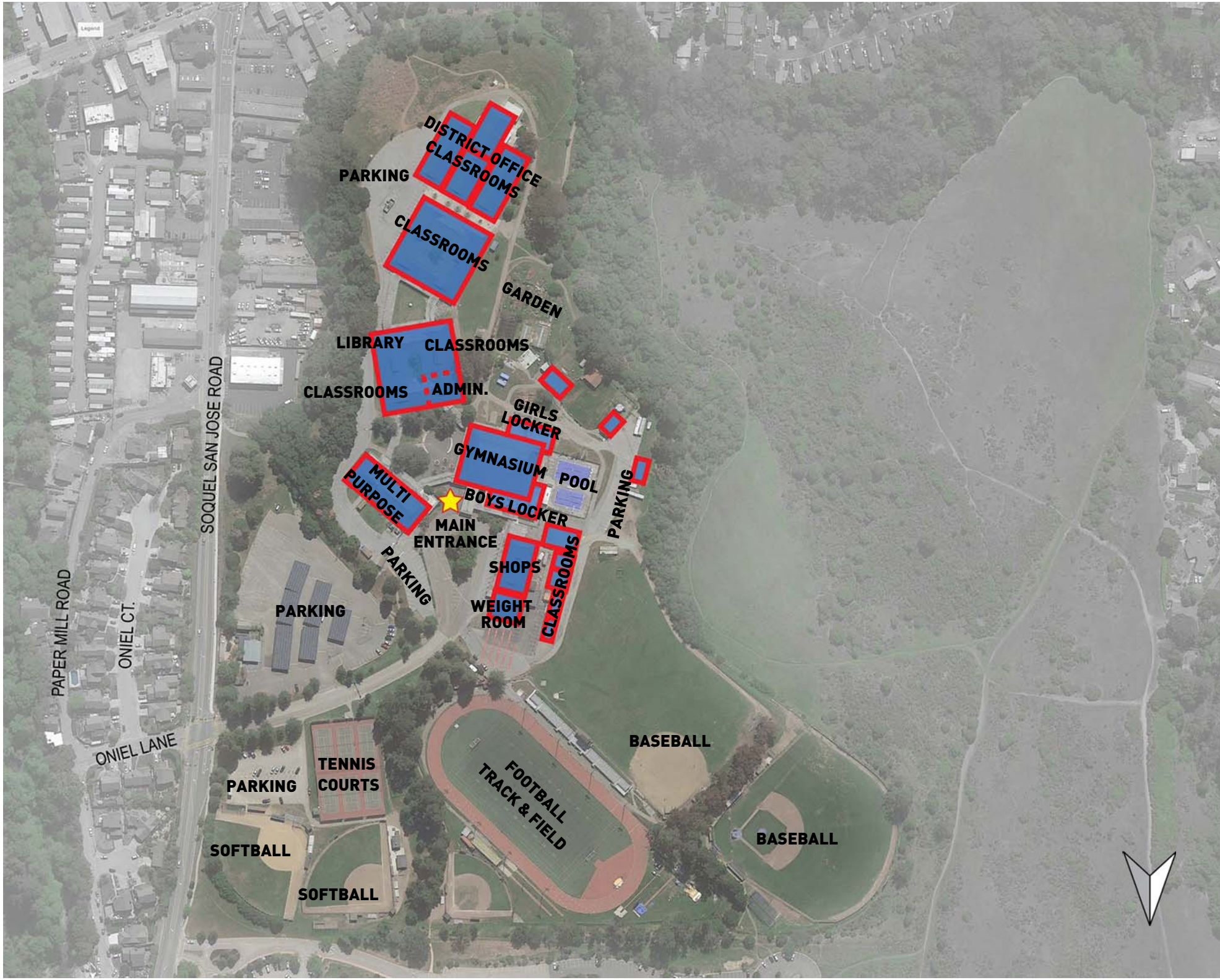
COMMUNITY AND STAFF PRIORITY SURVEY

This survey represents input from staff, students, parents, and community as collected during community meetings, school meetings, and online surveys

Top 10 projects in order of importance with 1 being the highest priority.

1. Technology Infrastructure Upgrades
2. Replace/Enlarge and enhance pool complex
3. Enhance classroom environment
4. Construct new athletic field restrooms
5. Remove Portable Classroom Buildings
6. Enlarge/Enhance Library
7. Provide covered student gathering space
8. Window/door replacement
9. Replace plumbing fixtures
10. Campus beautification

Note: This list was reviewed and considered by the steering committee in making appropriate project priority recommendations.


DISTRICT OFFICE
CLASSROOMS
PARKING
CLASSROOMS
GARDEN
LIBRARY
CLASSROOMS
CLASSROOMS
ADMIN.
GIRLS LOCKER
GYMNASIUM
POOL
MULTI PURPOSE
BOYS LOCKER
MAIN ENTRANCE
PARKING
PARKING
SHOPS
CLASSROOMS
WEIGHT ROOM
PARKING
SOQUEL SAN JOSE ROAD
PAPER MILL ROAD
ONIEL CT.
ONIEL LANE
TENNIS COURTS
PARKING
FOOTBALL TRACK & FIELD
BASEBALL
BASEBALL
SOFTBALL
SOFTBALL

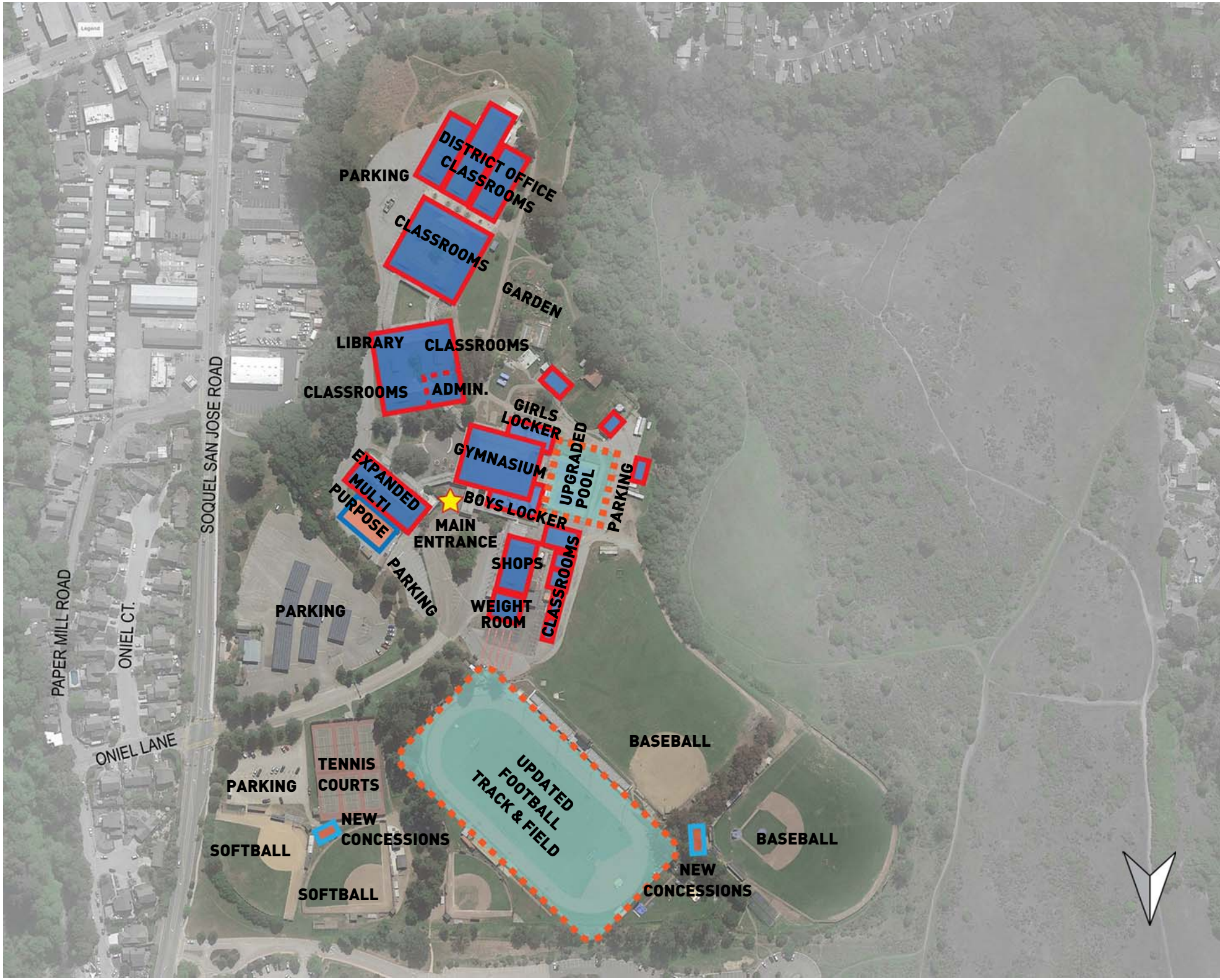
Soquel High School

IDENTIFIED CAMPUS NEEDS AND SUGGESTED IMPROVEMENTS

Improvements/needs noted are based upon Architect and Engineer assessments of facilities as well as Facilities Staff.

- **Construct new athletic field restrooms**
- Replace backstop and dugouts
- Renovate/replace tennis courts
- Renovate Bleachers
- **Replace/enlarge and enhance pool complex**
- Parking improvements
- **Replace asphalt sidewalks with concrete**
- Relocate district offices off campus
- Increase campus security, add cameras/fencing
- Remove natural grass at athletic fields and replace with synthetic turf
- **Campus beautification**
- Remove portable classroom buildings and replace with permanent buildings
- **Install new campus-wide HVAC system**
- **Landscape and irrigation improvements**
- **New plumbing fixtures**
- **Windows/door replacement**
- Provide student covered gathering places
- **Enhance classroom environment and enlarge library**
- **Re-roof buildings**
- **Replace accessory buildings at ball fields**
- Construct theater building
- **Enlarge Cafeteria**

Needs in bold have been included on the master plan project list.


DISTRICT OFFICE
CLASSROOMS
PARKING
CLASSROOMS
GARDEN
LIBRARY
CLASSROOMS
CLASSROOMS
ADMIN.
GIRLS LOCKER
GYMNASIUM
UPGRADED POOL
PARKING
EXPANDED MULTI PURPOSE
BOYS LOCKER
MAIN ENTRANCE
SHOPS
CLASSROOMS
PARKING
WEIGHT ROOM
PARKING
SOQUEL SAN JOSE ROAD
PAPER MILL ROAD
ONIEL CT.
ONIEL LANE
BASEBALL
UPDATED FOOTBALL TRACK & FIELD
TENNIS COURTS
PARKING
NEW CONCESSIONS
SOFTBALL
SOFTBALL
BASEBALL
NEW CONCESSIONS

Soquel High School

CONSTRUCTION COST ESTIMATES OF MASTER PLAN PROJECTS

Potential Funding Allocation	**$32M to $33M**	
Scope of Work	**Construction Cost Estimate**	**Description of Work**
Existing Building Renovation	$12,000,000	Remodel existing buildings including science labs: new interior finishes (flooring, tackboard, ceilings, paint), new lighting and new cabinetry. This includes remedying any non-field act compliant buildings on campus.
School Furnishings	652,800	New furnishings at all new and remodeled spaces
HVAC System	$1,600,000	Install new campus-wide HVAC system
Utility Infrastructure	$1,500,000	Site utility replacement/refurbishment; sewer, water, gas, storm sewer
Paint Exterior of School	$294,000	Paint the entire exterior of all permanent buildings
Re-Roof Existing School	$1,100,000	Re-roof all existing permanent buildings
Landscape and Irrigation Improvements	$600,000	Replace all landscaping with water efficient irrigation system and drought tolerant plants
Upgrade Stadium Turf	$1,000,000	Replace existing turf on football field with synthetic turf (This work has been completed and will be reimbursed through local bond)
Athletic Restroom and Storage Buildings	$900,000	Construct 2 new snack bar/restroom/storage buildings near athletic fields
Pool Complex Replacement	$4,500,000	Provide new pool with proper size and depth. Includes pool equipment building, restrooms and spectator seating area
Multi-Purpose Building Upgrades and Addition	$2,900,000	Renovate existing multi-purpose building with new finishes, lighting, sound system, stage lighting and enlarge the main room with an addition
Total Construction	**$27,046,800**	
Soft Costs (22%)	**$5,950,296**	
Total Project Budget	**$32,997,096**	

Note: Master Plan project will remove any Non-Field Act buildings on this campus

3131 Swift Street

Former Ark and Monarch Campus


SHADE CANOPY
KITCHEN
CLASSROOMS
ADMIN.
SWIFT STREET
PARKING
CLASS ROOMS
CLASS ROOMS
CLASS ROOMS
CLASS ROOMS
CLASS ROOMS
CLASS ROOMS

3131 Swift Street

Former Ark and Monarch Campus

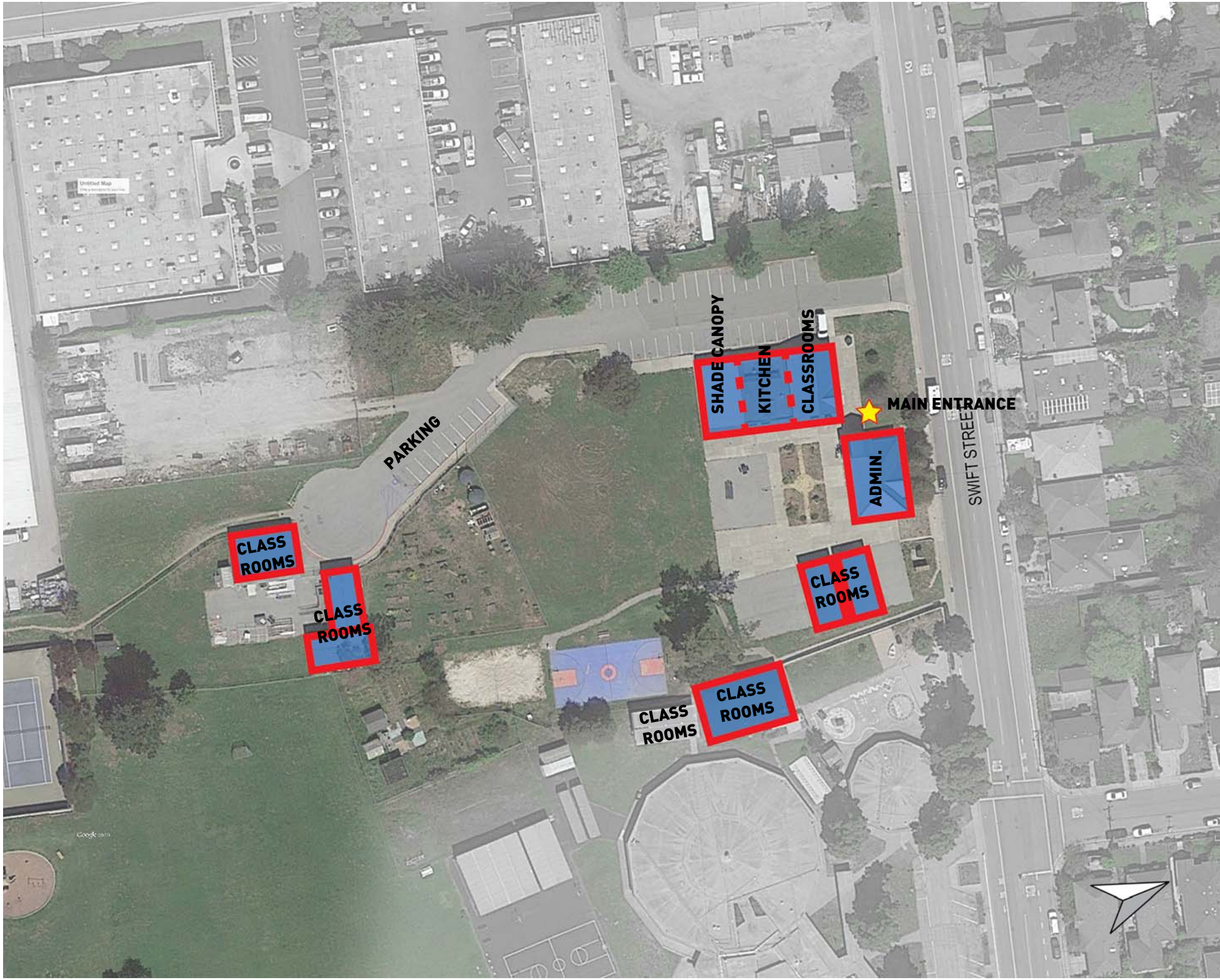
EXISTING CAMPUS

Background:

- Building Area: **16,687 SF**
- Approximate Site AC: **4.10 Acres**
- Modernization Eligibility: **$0**

COMMUNITY AND STAFF PRIORITY SURVEY

This school site was not included in the site surveys or community meetings.


SHADE CANOPY
KITCHEN
CLASSROOMS
MAIN ENTRANCE
ADMIN.
SWIFT STREET
PARKING
CLASS ROOMS
CLASS ROOMS
CLASS ROOMS
CLASS ROOMS
CLASS ROOMS

3131 Swift Street

Former Ark and Monarch Campus

IDENTIFIED CAMPUS NEEDS AND SUGGESTED IMPROVEMENTS

Improvements/needs noted are based upon Architect and Engineer assessments of facilities as well as Facilities Staff.

- Resurface asphalt paving within 10 years
- Repaint exterior of campus within 10 years
- Replace irrigation system with new water efficient system and drought-tolerant plants

Adult Education School

319 La Fonda Avenue


PARK WAY
CLASS ROOMS
STORAGE
CLASS ROOMS
CLASS ROOMS
AUDITORIUM
REST ROOMS
SHADE CANOPY
CLASSROOMS
ADMIN.
PARKING
PARKING
LA FONDA AVENUE
CABRILLO HIGHWAY

FIG. #

Adult Education School

319 La Fonda Avenue

EXISTING CAMPUS

Background:

Established in 1986, the La Fonda Adult Education site is comprised of multiple portable classroom buildings and one permanent multi-purpose/ restroom building.

- Building Area: **12,480 SF**
- Approximate Site AC: **5.95 Acres**
- Modernization Eligibility: **TBD**

COMMUNITY AND STAFF PRIORITY SURVEY

This school site was not included in the site surveys or community meetings.

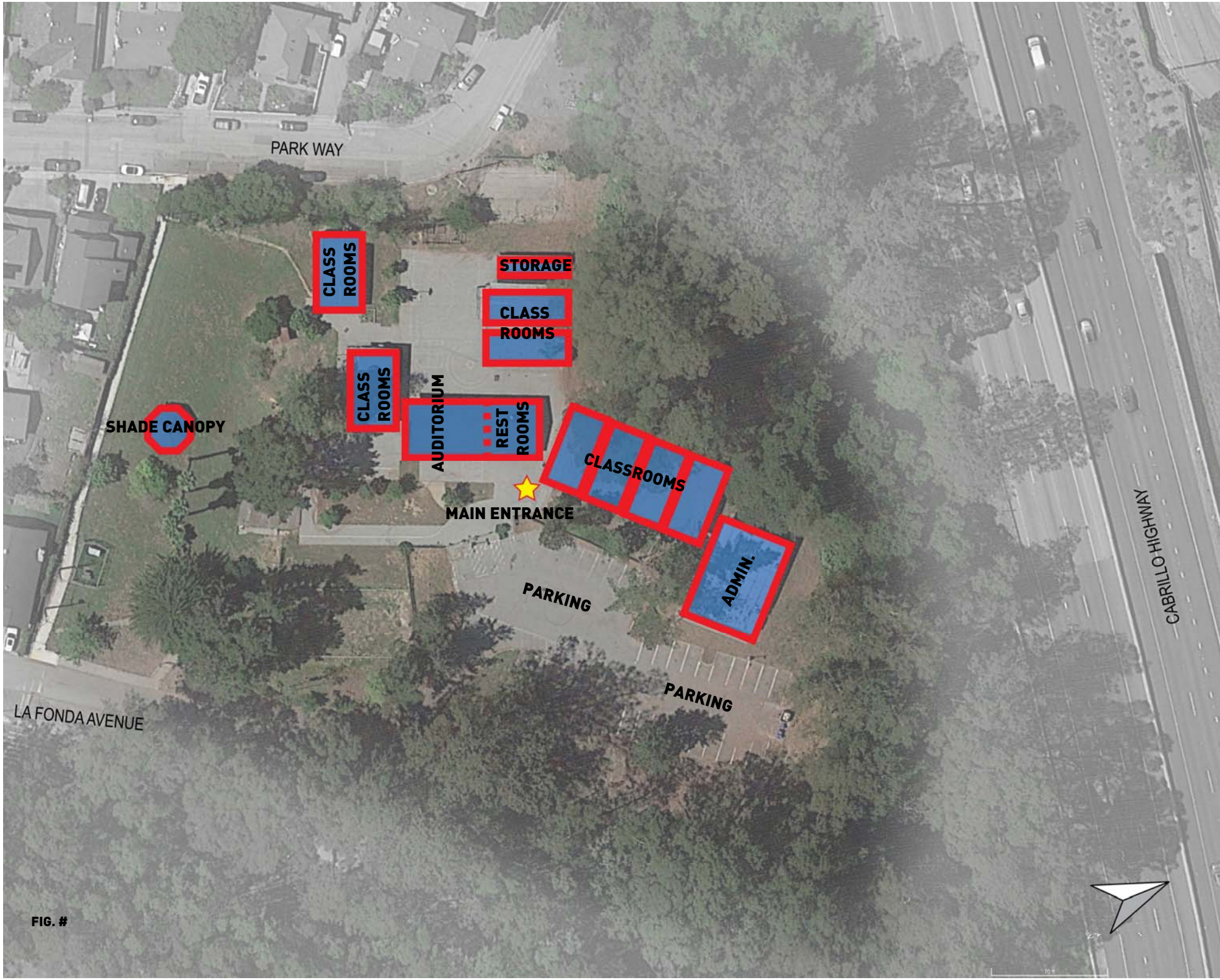

PARK WAY
CLASS ROOMS
STORAGE
CLASS ROOMS
CLASS ROOMS
AUDITORIUM
REST ROOMS
SHADE CANOPY
CLASSROOMS
MAIN ENTRANCE
ADMIN.
PARKING
PARKING
LA FONDA AVENUE
CABRILLO HIGHWAY

FIG. #

Adult Education School

319 La Fonda Avenue

IDENTIFIED CAMPUS NEEDS AND SUGGESTED IMPROVEMENTS

Improvements/needs noted are based upon Architect and Engineer assessments of facilities as well as Facilities Staff.

- Repair damaged fascia
- New permanent structure
- Replace all cabinetry to meet ADA compliance
- Replace partitions in restrooms
- ADA site improvements
- Replace or demolish rotted wood deck
- Re-stripe parking areas
- Replace irrigation system with new water efficient system and drought-tolerant plants

District Maintenance Facility

536 Palm Street

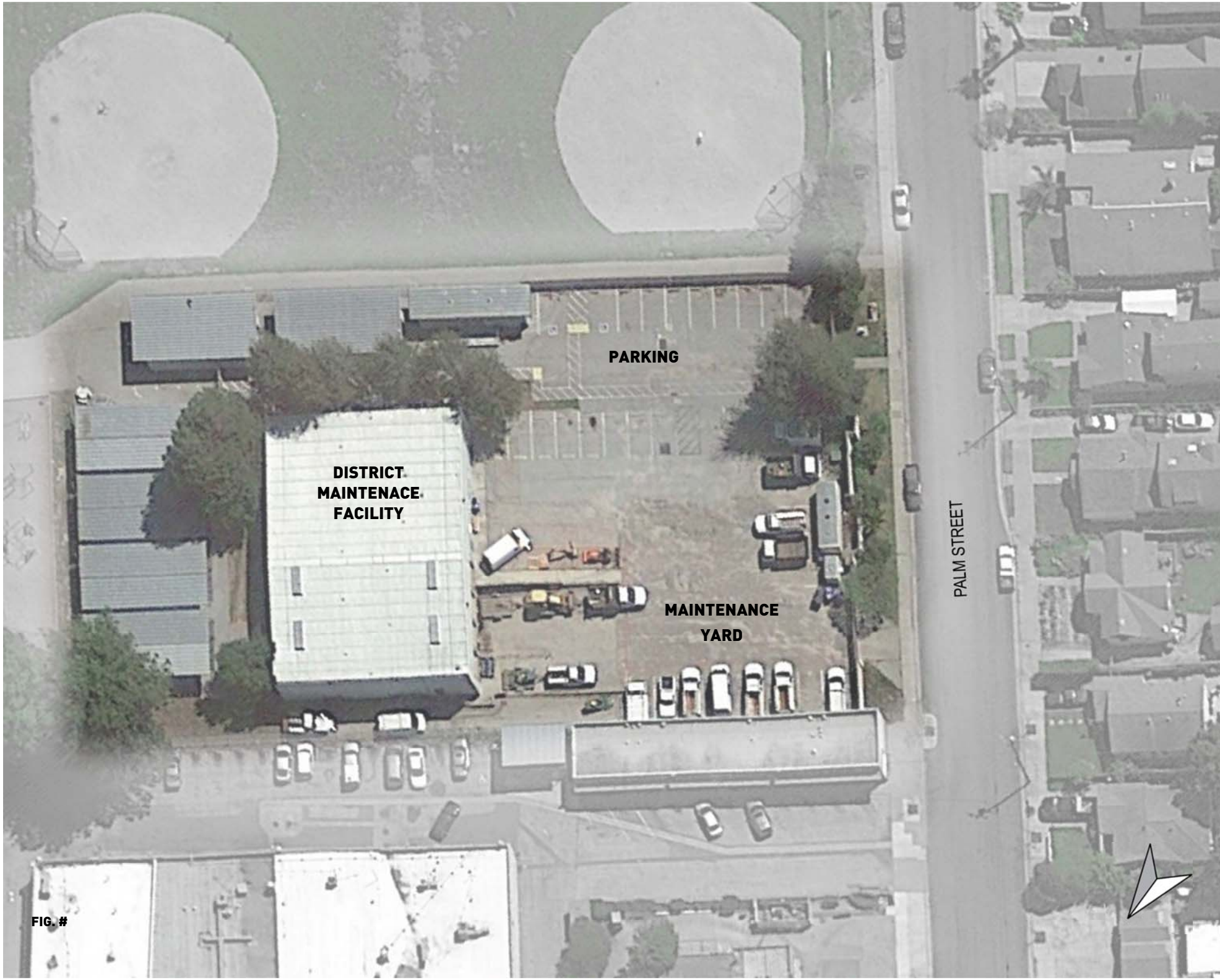

PARKING
DISTRICT MAINTENACE FACILITY
MAINTENANCE YARD
PALM STREET

FIG. #

District Maintenance Facility

536 Palm Street

EXISTING CAMPUS

Background:

Located adjacent to Bay View Elementary School on Palm Street, The District Maintenance and Operations Facility is comprised of a pre-engineered metal building for the main structure that was constructed in 1981. Several portable buildings are currently used for storage by the maintenance department.

- Building Area: **7,300 SF**
- Approximate Site AC: **2.1 Acres**
- Modernization Eligibility: **N/A**

COMMUNITY AND STAFF PRIORITY SURVEY

This site was not included in the site surveys or community meetings.


MAIN ENTRANCE
PARKING
DISTRICT
MAINTENACE
FACILITY
MAINTENANCE
YARD
PALM STREET

FIG. #

District Maintenance Facility

536 Palm Street

IDENTIFIED FACILITY NEEDS AND SUGGESTED IMPROVEMENTS

Improvements/needs noted are based upon Architect and Engineer assessments of facilities as well as Facilities Staff.

- Remove or relocate some of the portable buildings to allow for more play field space at Bay View Elementary School
- Resurface the asphalt parking lot