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# MARYSVILLE JOINT UNIFIED SCHOOL DISTRICT FACILITY MASTER PLAN

AUGUST 2022





# MARYSVILLE JOINT UNIFIED SCHOOL DISTRICT

Facility Master Plan 2022

**Prepared for:**

Marysville Joint Unified School District

**Prepared By:**

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# Preface

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On behalf of our partners, principals, and staff, we wish to express our sincere appreciation to the Marysville Joint Unified School District for the opportunity to assist in the Facility Master Plan.

We also extend our utmost gratitude to the Marysville Joint Unified School District Board of Trustees, Superintendent, Senior Directors, Principals, and Staff that assisted with data collection and review, and provided District and facility-specific information, insight, expertise and vision. Their commitment and contributions were invaluable and significantly contributed to the successful development of the plan.

PBK Architects, Inc.



# Acknowledgments

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### **Elementary Schools**

#### **David Jones**

Abraham Lincoln Independent Study School

#### **Eric Preston**

Arboga Elementary School

#### **Heather Marshall**

Browns Valley Elementary School

### **Rebecca Evers**

Cedar Lane Elementary School

### **David Jones**

South Lindhurst High School, North Campus

### **Cordua Elementary School**

Covillaud Elementary School

### **Kari Ylst**

Covillaud Elementary School

### **Duane Triplett**

Dobbins Elementary School

### **Lori Guy**

Edgewater Elementary School

### **Jen McAdam**

Ella Elementary School

### **Tracy Pomeroy**

Johnson Park Elementary School

### **Derek Morrison**

Kynoch Elementary School

### **Zack Schultz**

Linda Elementary School

### **Ashley Vette**

Loma Rica Elementary School

### **James Lohman**

Marysville Charter Academy for the Arts

### **Rob Gregor**

Olivehurst Elementary School

### **Duane Triplett**

Yuba Feather Elementary School

### **Elementary Schools**

#### **Ashley Vette**

Foothill Intermediate School

#### **Joe Seiler**

McKenney Intermediate School

#### **Jim Hays**

Yuba Gardens Intermediate School

### **High Schools**

#### **Bob Eckardt**

Lindhurst High School

#### **Shevaun Mathews**

Marysville High School

#### **David Jones**

South Lindhurst Continuation High School

## FACILITY MASTER PLANNING CONSULTANTS

### **PBK Architects, Inc.**

**Foresight Planning and Development**



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Marysville JUSD Facility Condition Assessment

Demographic Analysis and Enrollment Projections



# 01 Executive Summary

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## Introduction

The purpose of a facility master plan (FMP) is to provide a continuous basis for planning educational facilities that will meet the changing needs of a community. Marysville Joint Unified School District (MJUSD) has identified guiding principals which focus on students and staff health and safety; access to safe, clean, and green classrooms, labs, and other school facilities; ensuring access and equity for all students; communicating with stakeholders; and ensuring flexibility to meet the needs and advocate for all students.

In keeping with these aspirations, MJUSD engaged PBK Architects to develop a FMP. The FMP is a compilation of information, policies, and statistical data about a school district which addresses facilities needs for changes in enrollment and educational pedagogy.

The FMP enables the district to:

- Gather and organize quantitative and qualitative information about a community from which present and future educational program needs can be determined.
- Estimate pupil population so that facilities may be planned and provided.
- Make an objective appraisal of the quality and capacity of existing school facilities.
- Make more effective decisions regarding the types, amounts, and quality of new and existing school facilities and the disposition of facilities during periods of declining enrollment.
- Coordinate a program of total school and community planning.
- Develop a system of educational program and facilities priorities as an integral part of the educational process.
- Maintain a program of continuous comprehensive planning and financing of school facilities.



# MARYSVILLE JOINT UNIFIED SCHOOL DISTRICT

## MISSION:

The Marysville Joint Unified School District, in partnership with District staff, students, their families, and the community, will provide each student with the most appropriate educational opportunities in a safe environment.

## CORE VALUES:

- ✓ Student Centered
- ✓ Fiscal Accountability
- ✓ Diversity
- ✓ Respect
- ✓ Social Responsibility
- ✓ Shared Commitment to Public Education



YUBA  
COUNTY



## Master Plan Methodology

The FMP is a multi-phase initiative which includes a review of documentation and records related to existing campuses, as well as historical construction and modernization efforts to date. The assessment team evaluated options and related costs for modernization, as well as life-cycle analysis of mechanical, electrical, and plumbing systems and a thorough investigation of building envelopes (exterior walls, windows, doors, and roofing). The assessments include space utilization and impacts from enrollment changes and the affect on campus capacities.

The information obtained during the assessment process is utilized to maximize the long-term useful life of the facilities and results are leveraged to evaluate existing adequacy and long-term needs in order to support informed decision-making and project planning.

Through the initial facilities assessment, the District identified important infrastructure improvements at all of the campuses, which was expected given the age of most of the District's facilities. The information obtained during the assessment process is utilized to maximize the long-term useful life of the facilities and results are leveraged to evaluate existing adequacy and long-term needs in order to support informed decision-making and project planning.

## The Assessment Process

The FMP serves as a tool in guiding the District in planning the facilities for the next 10 years. The goal of the FMP is to address the long range and the short-term goals and objectives of the Board of Trustees and reflect the needs of the school community. The FMP will facilitate the Board of Trustees' ranking of priorities and considerations in future facility investments and improvements.

The process, in general, is to assist the District administration in establishing educational standards against which to assess existing school facility needs, collect information and data identifying the existing school and administrative/operation facility needs.

The development of the FMP takes into consideration the completion of educational standards, enrollment trends, existing facility needs, and state, federal, and local funding opportunities.

## District Background

The MJUSD serves approximately 10,000 students across 23 schools which includes a charter academy for the arts. Of these, the District operates two comprehensive high schools, three intermediate schools, 14 elementary schools, two alternative schools, and one district-sponsored charter school, and an adult school program. The District also serves about 500 students through its State Preschool Program each year. MJUSD has over 1,300 employees.

The District spans roughly 75 miles and includes school communities throughout Yuba County including the areas of Olivehurst, Linda, Marysville, and the foothill and mountain communities of Loma Rica, Yuba Feather, and Dobbins.

The Yuba County region is California's gateway to historic Mother Lode County which contains a diverse landscape that boasts grand rivers, thriving farmland, friendly communities, and numerous recreational possibilities that extend to the Sierra foothills.



## Enrollment, Capacity & Utilization

The District's enrollment has steadily increased from 2015-2016 through 2019-2020 with a gain of 4.5 percent during that time. In 2020-2021, however, enrollment decreased by 1.9 percent in one year. In the current year, 2021-2022, enrollment increased 2.9 percent from the artificially lowered total of the previous year indicating the District is still in a growth pattern.

MJUSD's future enrollment trends will be affected by three main factors in the coming years:

- 1. Residential Development.** Yuba County communities are set to add more than 4,000 new homes and generate almost 1,500 new TK-12th grade students on top of other enrollment trends.
- 2. Universal Transitional Kindergarten.** Beginning in fall 2022, Universal Transitional Kindergarten (UPK) will begin expanding, adding increasingly younger students each year until 2025 when every four-year old in the District will be eligible to enroll in the new grade level.
- 3. District Demographics.** Adding the above factors, the District's does not present the sort of offsetting enrollment decrease many other California districts are experiencing. Additional enrollment from new sources leads to genuine enrollment growth, particularly in the elementary grades.

*Bear River High School*



MJUSD has sufficient total capacity across the District to accommodate its current and projected enrollment levels, even with the addition of more UPK students. However, some individual sites are projected to enroll more students than their capacity, especially in areas with concentrated residential development.

*A Demographic Analysis and Enrollment Projections Report* has been prepared by King Consulting in March 2022. This report has been provided in Appendix A.

## Education Specifications

Educational specifications are interrelated statements that communicate (or specify) to the architect, the public, and other interested parties what educators believe is required of a proposed educational facility to support a specific educational program. They serve as the link between the educational program and school facilities. They translate the physical requirements of the educational program into words and enable the architect to visualize the educational activity to be conducted so that the architectural concepts and solutions support the educational program.

The educational specifications contain recommendations for the net square feet per space and total net square feet per component, number of primary occupants, and description of the space function. Adjacency diagrams, descriptions and specific features are included to provide an understanding of spatial relationships. Detailed criteria descriptions are provided for building systems, doors and windows, furniture, equipment and casework, 21st century learning, and miscellaneous items.

## Needs Assessments and Master Plans

The site assessments and master plans reflect the needs and priorities identified through stakeholder input and a detailed assessment of existing conditions. This was then compared to enrollment and capacity projections, space utilization, and educational program specifications. The assessment serves to guide facility planning and future capital investments.

Assessments were conducted by the PBK team of architects and staff. The physical site walks encompassed a building-by-building, room-by-room, system-by-system examination of existing conditions on the school site; an evaluation of building exteriors and interiors, and the major systems and components of each.

Areas of focus that were rated included:

- Hazardous materials in the building
- Structural building integrity
- Fire and life safety concerns
- Access compliance issues
- Condition of roofing material and drainage
- Condition of exterior walls
- Condition of exterior windows
- Condition and accessibility of restrooms
- Condition of interior finishes (floor, walls, ceiling)
- Paving, hardcourts, athletic facilities, landscaping, and flow issues
- Security of site including fencing and secured entry
- Overall look and feel of school

Based on assessments and district/site input, proposed site plans were developed to show the following improvements:

- New construction
- Major modernization
- Moderate modernization
- Light modernization
- Reconfigure/repurpose of spaces
- Site upgrades
- Paving upgrades
- Field and landscape upgrades

## Financial Summary

The financial assessment, which serves as the master budget, provides a summary of projected costs for the recommended facility needs and scopes of work at each site. The report includes repair and/or replacement line items as well as proposed modernization and new construction projects.

The master budget establishes project costs in four (4) priorities over the next 10+ years to account for immediate and future needs as part of the road map for long-range facilities improvements. The program level master budget has been drafted based on 2022 industry costs.

Project costs are determined using PBK's database cost which is based on a combination of cost estimation resources; cost estimating manuals; recent, comparable bid estimates; as well as estimates provided by local contractors and material suppliers as a benchmark to validate or adjust. This method of estimation is intended to provide a guide for project budgeting parameters. It is not a detailed estimation of project costs, as projects have only been identified in broad scope.

## District-Wide Summary of Estimated Costs

Key Note	Scope	Priority	Construction Cost	Contingency	Soft Costs	Escalation @ 6%
<b>Arboga Elementary School</b>						
<b>Scope of Work</b>						
1	New Admin/Library/Resource Building	1	\$5,084,136	\$5,592,550	\$6,990,687	\$7,410,128
2	New Classroom Building	1	\$3,297,000	\$3,626,700	\$4,533,375	\$4,805,378
3	New Shade Structures	2	\$90,000	\$99,000	\$123,750	\$147,388
4	Remove Portable Classrooms and Replace with New Modular Classrooms	3	\$10,344,000	\$11,378,400	\$14,223,000	\$19,033,582
5	Update Casework	2	\$18,000	\$19,800	\$24,750	\$29,478
6	New Playfields	3	\$3,000,000	\$3,300,000	\$4,125,000	\$5,520,181
7	New Outdoor Learning courtyard	3	\$27,500	\$30,250	\$37,813	\$50,602
8	New Hardcourts	3	\$1,350,000	\$1,485,000	\$1,856,250	\$2,484,081
<b>Sub Total Scope of Work</b>			<b>\$23,210,636</b>	<b>\$25,531,700</b>	<b>\$31,914,625</b>	<b>\$39,480,817</b>
<b>Scope of Work Add</b>						
4	Remove Portable Classrooms and Replace with New Modular Classrooms	3	\$5,670,000	\$6,237,000	\$7,796,250	\$10,433,141
<b>Sub Total Scope of Work Add</b>			<b>\$5,670,000</b>	<b>\$6,237,000</b>	<b>\$7,796,250</b>	<b>\$10,433,141</b>
<b>Site Total</b>			<b>\$28,880,636</b>	<b>\$31,768,700</b>	<b>\$39,710,875</b>	<b>\$49,913,959</b>



## Marysville Joint Unified School District

Key Note	Scope	Priority	Construction Cost	Contingency	Soft Costs	Escalation @ 6%
<b>Browns Valley Elementary School</b>						
<b>Scope of Work</b>						
1	Main Building Modernization	1	\$1,269,600	\$1,396,560	\$1,745,700	\$1,850,442
2	Main Building Expansion	1	\$700,000	\$770,000	\$962,500	\$1,020,250
3	New Innovation / maker space building	2	\$2,034,000	\$2,237,400	\$2,796,750	\$3,330,974
4	Mechanical upgrade	2	\$3,000	\$3,300	\$4,125	\$4,913
5	Plumbing upgrade	2	\$15,000	\$16,500	\$20,625	\$24,565
6	Fire Alarm Upgrade	2	\$50,980	\$56,078	\$70,098	\$83,487
<b>Sub Total Scope of Work</b>			<b>\$4,072,580</b>	<b>\$4,479,838</b>	<b>\$5,599,798</b>	<b>\$6,314,631</b>
<b>Site Total</b>			<b>\$4,072,580</b>	<b>\$4,479,838</b>	<b>\$5,599,798</b>	<b>\$6,314,631</b>



Marysville Joint Unified School District

Key Note	Scope	Priority	Construction Cost	Contingency	Soft Costs	Escalation @ 6%
<b>Cedar Lane Elementary School</b>						
<b>Scope of Work</b>						
1	Roof Replacement	2	\$530,325	\$583,358	\$729,197	\$868,485
2	Lower Campus Buildings Modernization	1	\$355,000	\$390,500	\$488,125	\$517,413
3	Building Modernization of Classroom wings C and D (Interior)	1	\$2,291,850	\$2,521,035	\$3,151,294	\$3,340,371
4	Restroom Renovation	2	\$440,800	\$484,880	\$606,100	\$721,875
5	Remove 8 Portable Classrooms and Replace with 3 New Modular Classrooms	1	\$1,344,000	\$1,478,400	\$1,848,000	\$1,958,880
6	Building modernization of G-wing Classrooms Building	1	\$2,797,920	\$3,077,712	\$3,847,140	\$4,115,043
7	Building modernization of H-wing Kindergarten Classrooms	2	\$284,200	\$312,620	\$390,775	\$465,419
8	Asphalt Hardscape Repair	2	\$83,136	\$91,450	\$114,312	\$136,147
9	New Outdoor Learning Spaces	2	\$528,000	\$580,800	\$726,000	\$864,678
10	Building Signage	1	\$1,000	\$1,100	\$1,375	\$1,458
<b>Sub Total Scope of Work</b>			<b>\$8,656,231</b>	<b>\$9,521,854</b>	<b>\$11,902,318</b>	<b>\$12,989,768</b>
<b>Scope of Work Add</b>						
5	Remove 8 Portable Classrooms and Replace with 3 New Modular Classrooms	1	\$720,000	\$792,000	\$990,000	\$1,049,400
<b>Sub Total Scope of Work Add</b>			<b>\$720,000</b>	<b>\$792,000</b>	<b>\$990,000</b>	<b>\$1,049,400</b>
<b>Site Total</b>			<b>\$9,376,231</b>	<b>\$10,313,854</b>	<b>\$12,892,318</b>	<b>\$14,039,168</b>

## Marysville Joint Unified School District

Key Note	Scope	Priority	Construction Cost	Contingency	Soft Costs	Escalation @ 6%
<b>Cordua Elementary School</b>						
<b>Scope of Work</b>						
1	Exterior Building Modernization	1	\$572,265	\$629,492	\$786,864	\$834,076
2	Building modernization	1	\$550,800	\$605,880	\$757,350	\$802,791
3	New School Marquee signage	2	\$100,000	\$110,000	\$137,500	\$163,765
4	New Drinking Fountain / Bottle Filler station	1	\$3,500	\$3,850	\$4,813	\$5,101
5	Admin Expansion with new Innovation Classroom	2	\$1,050,000	\$1,155,000	\$1,443,750	\$1,719,529
6	New Outdoor Learning Spaces	1	\$27,500	\$30,250	\$37,813	\$40,081
<b>Sub Total Scope of Work</b>			<b>\$2,304,065</b>	<b>\$2,534,472</b>	<b>\$3,168,089</b>	<b>\$3,565,344</b>
<b>Site Total</b>			<b>\$2,304,065</b>	<b>\$2,534,472</b>	<b>\$3,168,089</b>	<b>\$3,565,344</b>



Marysville Joint Unified School District

Key Note	Scope	Priority	Construction Cost	Contingency	Soft Costs	Escalation @ 6%
<b>Covillaud Elementary School</b>						
<b>Scope of Work</b>						
1	Remove Portable Classrooms and Replace with New 2-story Building	1	\$14,766,000	\$16,242,600	\$20,303,250	\$21,521,445
2	Remove existing Admin and classroom wing and replace with new Admin/Library	1	\$2,505,998	\$2,756,598	\$3,445,747	\$3,652,492
3	Kitchen/Cafeteria renovation	2	\$840,000	\$924,000	\$1,155,000	\$1,375,623
4	Building Modernization at B-wing classrooms	1	\$2,353,200	\$2,588,520	\$3,235,650	\$3,429,789
5	Fire Alarm Upgrade at MP building	1	\$47,364	\$52,100	\$65,126	\$69,033
6	HVAC Replacement	1	\$215,000	\$236,500	\$295,625	\$313,363
7	Parking Lot Expansion	2	\$214,734	\$236,207	\$295,259	\$317,839
8	Parent Drop-off	1	\$196,450	\$216,095	\$270,119	\$286,326
9	Building Signage	1	\$1,000	\$1,100	\$1,375	\$1,458
10	New Outdoor Learning Spaces	2	\$165,000	\$181,500	\$226,875	\$270,212
<b>Sub Total Scope of Work</b>			<b>\$21,304,746</b>	<b>\$23,435,221</b>	<b>\$29,294,026</b>	<b>\$31,237,579</b>
<b>Site Total</b>			<b>\$21,304,746</b>	<b>\$23,435,221</b>	<b>\$29,294,026</b>	<b>\$31,237,579</b>

## Marysville Joint Unified School District

Key Note	Scope	Priority	Construction Cost	Contingency	Soft Costs	Escalation @ 6%
<b>District Offices</b>						
<b>Scope of Work</b>						
1	Building Interior Modernization	2	\$3,924,000	\$4,316,400	\$5,395,500	\$6,426,127
2	Restroom Renovation	2	\$200,000	\$220,000	\$275,000	\$327,529
3	Grounds Building Interior Modernization	1	\$1,246,850	\$1,371,535	\$1,714,419	\$1,817,284
4	Auditorium building Modernization	3	\$12,916,000	\$14,207,600	\$17,759,500	\$23,766,217
<b>Sub Total Scope of Work</b>			<b>\$18,286,850</b>	<b>\$20,115,535</b>	<b>\$25,144,419</b>	<b>\$32,337,157</b>
<b>Site Total</b>			<b>\$18,286,850</b>	<b>\$20,115,535</b>	<b>\$25,144,419</b>	<b>\$32,337,157</b>



Marysville Joint Unified School District

Key Note	Scope	Priority	Construction Cost	Contingency	Soft Costs	Escalation @ 6%
<b>Dobbins Elementary School</b>						
<b>Scope of Work</b>						
1	MP Building Exterior Modernization	2	\$198,000	\$217,800	\$272,250	\$324,254
2	Classroom Building Exterior Renovation	2	\$73,700	\$81,070	\$101,338	\$120,695
3	Site Lighting	1	\$12,000	\$13,200	\$16,500	\$17,490
4	Remove Portable Classrooms and Replace with New Modular Classrooms	3	\$1,752,000	\$1,927,200	\$2,409,000	\$3,223,785
5	Structural Evaluation at MP Building	1	\$1,000	\$1,100	\$1,375	\$1,458
<b>Sub Total Scope of Work</b>			<b>\$2,036,700</b>	<b>\$2,240,370</b>	<b>\$2,800,463</b>	<b>\$3,687,682</b>
<b>Scope of Work Add</b>						
4	Remove Portable Classrooms and Replace with New Modular Classrooms	3	\$960,000	\$1,056,000	\$1,320,000	\$1,766,458
<b>Sub Total Scope of Work Add</b>			<b>\$960,000</b>	<b>\$1,056,000</b>	<b>\$1,320,000</b>	<b>\$1,766,458</b>
<b>Site Total</b>			<b>\$2,996,700</b>	<b>\$3,296,370</b>	<b>\$4,120,463</b>	<b>\$5,454,139</b>

## Marysville Joint Unified School District

Key Note	Scope	Priority	Construction Cost	Contingency	Soft Costs	Escalation @ 6%
<b>Edgewater Elementary School</b>						
<b>Scope of Work</b>						
1	Classroom Building Modernization (Interior)	1	\$1,872,000	\$2,059,200	\$2,574,000	\$2,728,440
2	New Library Building with Innovation Space	2	\$1,750,000	\$1,925,000	\$2,406,250	\$2,865,882
3	Remove Portable Classrooms and Replace with New Modular Classrooms	3	\$9,636,000	\$10,599,600	\$13,249,500	\$17,730,820
<b>Sub Total Scope of Work</b>			<b>\$13,258,000</b>	<b>\$14,583,800</b>	<b>\$18,229,750</b>	<b>\$23,325,142</b>
<b>Scope of Work Add</b>						
3	Remove Portable Classrooms and Replace with New Modular Classrooms	3	\$5,280,000	\$5,808,000	\$7,260,000	\$9,715,518
<b>Sub Total Scope of Work Add</b>			<b>\$5,280,000</b>	<b>\$5,808,000</b>	<b>\$7,260,000</b>	<b>\$9,715,518</b>
<b>Site Total</b>			<b>\$18,538,000</b>	<b>\$20,391,800</b>	<b>\$25,489,750</b>	<b>\$33,040,660</b>



Marysville Joint Unified School District

Key Note	Scope	Priority	Construction Cost	Contingency	Soft Costs	Escalation @ 6%
<b>Ella Elementary School</b>						
<b>Scope of Work</b>						
1	Exterior Building Modernization	1	\$1,460,140	\$1,606,154	\$2,007,693	\$2,128,154
2	Roof Replacement	2	\$663,700	\$730,070	\$912,588	\$1,086,906
3	HVAC Replacement	2	\$473,000	\$520,300	\$650,375	\$751,368
4	Remove Portable Classrooms and Replace with New Modular Classrooms	2	\$4,380,000	\$4,818,000	\$6,022,500	\$7,172,894
5	Restroom Renovation	1	\$80,000	\$88,000	\$110,000	\$116,600
6	New Outdoor Learning Spaces	2	\$165,000	\$181,500	\$226,875	\$270,212
<b>Sub Total Scope of Work</b>			<b>\$7,221,840</b>	<b>\$7,944,024</b>	<b>\$9,930,030</b>	<b>\$11,526,134</b>
<b>Scope of Work Add</b>						
4	Remove Portable Classrooms and Replace with New Modular Classrooms	2	\$2,400,000	\$2,640,000	\$3,300,000	\$3,930,353
<b>Sub Total Scope of Work Add</b>			<b>\$2,400,000</b>	<b>\$2,640,000</b>	<b>\$3,300,000</b>	<b>\$3,930,353</b>
<b>Site Total</b>			<b>\$9,621,840</b>	<b>\$10,584,024</b>	<b>\$13,230,030</b>	<b>\$15,456,487</b>



## Marysville Joint Unified School District

Key Note	Scope	Priority	Construction Cost	Contingency	Soft Costs	Escalation @ 6%
<b>Foothill Intermediate School</b>						
<b>Scope of Work</b>						
1	Reconfigure Existing Main Building	1	\$14,194,200	\$15,613,620	\$19,517,025	\$20,688,047
2	Classroom Building Modernization (Exterior)	1	\$52,800	\$58,080	\$72,600	\$76,956
3	New Admin Building	1	\$4,200,000	\$4,620,000	\$5,775,000	\$6,121,500
4	Drop-off and parking Lot Paving Upgrades	1	\$469,326	\$516,259	\$645,323	\$684,043
5	New Paving and Path of Travel Upgrades	1	\$9,000	\$9,900	\$12,375	\$13,118
6	Asphalt Hardscape Repair	2	\$50,250	\$55,275	\$69,094	\$82,292
7	New Site Perimeter Fencing	2	\$38,250	\$42,075	\$52,594	\$62,640
<b>Sub Total Scope of Work</b>			<b>\$19,013,826</b>	<b>\$20,915,209</b>	<b>\$26,144,011</b>	<b>\$27,728,594</b>
<b>Site Total</b>			<b>\$19,013,826</b>	<b>\$20,915,209</b>	<b>\$26,144,011</b>	<b>\$27,728,594</b>

## Marysville Joint Unified School District

Key Note	Scope	Priority	Construction Cost	Contingency	Soft Costs	Escalation @ 6%
<b>Johnson Park Elementary School</b>						
<b>Scope of Work</b>						
1	Remove Portable Classrooms and Replace with New 2-story Building	2	\$14,760,000	\$16,236,000	\$20,295,000	\$24,171,670
2	Classroom Modernization	2	\$288,000	\$316,800	\$396,000	\$471,642
3	Main Building Modernization	2	\$4,511,925	\$4,963,118	\$6,203,897	\$7,388,940
4	Expand Lunch Shelter	1	\$45,000	\$49,500	\$61,875	\$65,588
<b>Sub Total Scope of Work</b>			<b>\$19,604,925</b>	<b>\$21,565,418</b>	<b>\$26,956,772</b>	<b>\$32,097,840</b>
<b>Site Total</b>			<b>\$19,604,925</b>	<b>\$21,565,418</b>	<b>\$26,956,772</b>	<b>\$32,097,840</b>



## Marysville Joint Unified School District

Key Note	Scope	Priority	Construction Cost	Contingency	Soft Costs	Escalation @ 6%
<b>Kynock Elementary School</b>						
<b>Scope of Work</b>						
1	Building Modernization (Exterior)	1	\$3,138,260	\$3,452,086	\$4,315,108	\$4,574,014
2	Building Modernization (Interior)	1	\$13,835,300	\$15,218,830	\$19,023,538	\$20,164,950
3	Administration Reconfiguration	2	\$1,080,000	\$1,188,000	\$1,485,000	\$1,768,659
4	New Kinder/TK Classrooms	2	\$1,335,000	\$1,468,500	\$1,835,625	\$2,186,259
5	Remove Portable Classrooms and Replace with New Modular Classrooms	2	\$3,504,000	\$3,854,400	\$4,818,000	\$5,738,315
6	Kindergarten Play Yard	2	\$37,500	\$41,250	\$51,563	\$61,412
7	New Outdoor Learning Spaces	2	\$1,267,200	\$1,393,920	\$1,742,400	\$2,075,226
8	Electrical upgrade	2	\$700,000	\$770,000	\$962,500	\$1,146,353
<b>Sub Total Scope of Work</b>			<b>\$24,897,260</b>	<b>\$27,386,986</b>	<b>\$34,233,733</b>	<b>\$37,715,187</b>
<b>Scope of Work Add</b>						
4	New Kinder/TK Classrooms	2	\$675,000	\$742,500	\$928,125	\$1,105,412
5	Remove Portable Classrooms and Replace with New Modular Classrooms	2	\$1,920,000	\$2,112,000	\$2,640,000	\$3,144,282
<b>Sub Total Scope of Work Add</b>			<b>\$2,595,000</b>	<b>\$2,854,500</b>	<b>\$3,568,125</b>	<b>\$4,249,694</b>
<b>Site Total</b>			<b>\$27,492,260</b>	<b>\$30,241,486</b>	<b>\$37,801,858</b>	<b>\$41,964,881</b>



## Marysville Joint Unified School District

Key Note	Scope	Priority	Construction Cost	Contingency	Soft Costs	Escalation @ 6%
<b>Linda Elementary School</b>						
<b>Scope of Work</b>						
1	Building Modernization (Exterior)	1	\$1,331,000	\$1,464,100	\$1,830,125	\$1,939,933
2	Building Modernization (Interior)	1	\$5,569,300	\$6,126,230	\$7,657,788	\$8,117,255
3	Kitchen Renovation/Expansion	1	\$1,410,000	\$1,551,000	\$1,938,750	\$2,055,075
4	Cafeteria Modernization	2	\$938,575	\$1,032,433	\$1,290,541	\$1,537,055
5	Administration Modernization	1	\$792,000	\$871,200	\$1,089,000	\$1,154,340
6	Exterior Door Replacement	3	\$4,800	\$5,280	\$6,600	\$8,832
7	Building Modernization (Interior)	3	\$1,460,700	\$1,606,770	\$2,008,463	\$2,687,776
8	Classroom Renovation	3	\$264,000	\$290,400	\$363,000	\$485,776
9	Classroom Renovation	3	\$264,000	\$290,400	\$363,000	\$485,776
10	New Kinder/TK Classrooms	2	\$1,335,000	\$1,468,500	\$1,835,625	\$2,186,259
11	Kinder Building Modernization	3	\$766,050	\$842,655	\$1,053,319	\$1,409,578
12	Remove Portable Classrooms and Replace with New Modular Classrooms	2	\$5,688,000	\$6,256,800	\$7,821,000	\$9,314,936
13	New Outdoor Learning Spaces	1	\$825,000	\$907,500	\$1,134,375	\$1,202,438
14	Electrical upgrade	2	\$700,000	\$770,000	\$962,500	\$1,146,353
<b>Sub Total Scope of Work</b>			<b>\$21,348,425</b>	<b>\$23,483,268</b>	<b>\$29,354,084</b>	<b>\$33,731,380</b>
<b>Scope of Work Add</b>						
10	New Kinder/TK Classrooms	2	\$675,000	\$742,500	\$928,125	\$1,105,412

## Marysville Joint Unified School District

Key Note	Scope	Priority	Construction Cost	Contingency	Soft Costs	Escalation @ 6%
<b>Linda Elementary School</b>						
12	Remove Portable Classrooms and Replace with New Modular Classrooms	2	\$3,120,000	\$3,432,000	\$4,290,000	\$5,109,459
<b>Sub Total Scope of Work Add</b>			<b>\$3,795,000</b>	<b>\$4,174,500</b>	<b>\$5,218,125</b>	<b>\$6,214,870</b>
<b>Site Total</b>			<b>\$25,143,425</b>	<b>\$27,657,768</b>	<b>\$34,572,209</b>	<b>\$39,946,250</b>



Marysville Joint Unified School District

Key Note	Scope	Priority	Construction Cost	Contingency	Soft Costs	Escalation @ 6%
<b>Lindhurst High School</b>						
<b>Scope of Work</b>						
1	Security Upgrade at Entry	1	\$60,000	\$66,000	\$82,500	\$87,450
2	Parking lot upgrade	3	\$17,500	\$19,250	\$24,063	\$32,201
3	Upgrade Hardcourts	2	\$35,700	\$39,270	\$49,088	\$58,464
4	Bldg. C Modernization	2	\$12,084,225	\$13,292,648	\$16,615,809	\$19,789,695
5	Bldg. E Modernization	2	\$3,160,750	\$3,476,825	\$4,346,031	\$5,176,193
6	Bldg. F Modernization	2	\$1,146,600	\$1,261,260	\$1,576,575	\$1,877,726
7	Bldg. G Modernization	2	\$1,246,970	\$1,371,667	\$1,714,584	\$2,042,097
8	Bldg. B Gym Modernization	2	\$3,545,200	\$3,899,720	\$4,874,650	\$5,805,786
9	Bldg. H Modernization	2	\$1,314,225	\$1,445,648	\$1,807,059	\$2,152,237
10	Kitchen/Cafeteria Modernization	1	\$450,000	\$495,000	\$618,750	\$655,875
11	Remove Portable Classrooms and Replace with New Modular Classrooms	2	\$1,860,000	\$2,046,000	\$2,557,500	\$3,046,023
12	Press box Modernization	1	\$80,000	\$88,000	\$110,000	\$116,600
13	Stadium Bleachers Upgrade	1	\$500,000	\$550,000	\$687,500	\$728,750
14	Path of Travel to Stadium Upgrade	1	\$800,000	\$880,000	\$1,100,000	\$1,166,000
<b>Sub Total Scope of Work</b>			<b>\$26,301,170</b>	<b>\$28,931,287</b>	<b>\$36,164,109</b>	<b>\$42,735,097</b>



## Marysville Joint Unified School District

Key Note	Scope	Priority	Construction Cost	Contingency	Soft Costs	Escalation @ 6%
<b>Lindhurst High School</b>						
<b>Scope of Work Add</b>						
11	Remove Portable Classrooms and Replace with New Modular Classrooms	2	\$960,000	\$1,056,000	\$1,320,000	\$1,572,141
<b>Sub Total Scope of Work Add</b>			<b>\$960,000</b>	<b>\$1,056,000</b>	<b>\$1,320,000</b>	<b>\$1,572,141</b>
<b>Site Total</b>			<b>\$27,261,170</b>	<b>\$29,987,287</b>	<b>\$37,484,109</b>	<b>\$44,307,238</b>

Marysville Joint Unified School District

Key Note	Scope	Priority	Construction Cost	Contingency	Soft Costs	Escalation @ 6%
<b>Loma Rica Elementary School</b>						
<b>Scope of Work</b>						
1	Remove Portable Classrooms and Replace with New Modular Classrooms	2	\$1,314,000	\$1,445,400	\$1,806,750	\$2,151,868
2	Classrooms 2-5 Modernization	2	\$908,700	\$999,570	\$1,249,463	\$1,488,130
3	Multipurpose Building Modernization	2	\$770,400	\$847,440	\$1,059,300	\$1,261,643
4	Path of Travel Upgrades	1	\$200,000	\$220,000	\$275,000	\$291,500
5	Parking Lot Upgrade	1	\$16,535	\$18,189	\$22,736	\$24,100
6	Fire Alarm Upgrades	2	\$62,836	\$69,120	\$86,400	\$102,903
7	Front Entry/Landscaping Upgrades	1	\$128,000	\$140,800	\$176,000	\$186,560
8	Building Signage	2	\$1,000	\$1,100	\$1,375	\$1,638
9	Remove and replace Well House	3	\$90,944	\$100,038	\$125,048	\$167,342
<b>Sub Total Scope of Work</b>			<b>\$3,492,415</b>	<b>\$3,841,657</b>	<b>\$4,802,071</b>	<b>\$5,675,684</b>
<b>Scope of Work Add</b>						
1	Remove Portable Classrooms and Replace with New Modular Classrooms	2	\$720,000	\$792,000	\$990,000	\$1,179,106
<b>Sub Total Scope of Work Add</b>			<b>\$720,000</b>	<b>\$792,000</b>	<b>\$990,000</b>	<b>\$1,179,106</b>
<b>Site Total</b>			<b>\$4,212,415</b>	<b>\$4,633,657</b>	<b>\$5,792,071</b>	<b>\$6,854,790</b>

## Marysville Joint Unified School District

Key Note	Scope	Priority	Construction Cost	Contingency	Soft Costs	Escalation @ 6%
<b>Marysville Charter Academy for the Arts</b>						
<b>Scope of Work</b>						
1	Restroom Renovation	1	\$30,000	\$33,000	\$41,250	\$43,725
2	Storage Building Modernization	3	\$60,000	\$66,000	\$82,500	\$110,404
3	Building Exterior Modernization	2	\$143,710	\$158,081	\$197,601	\$235,346
<b>Sub Total Scope of Work</b>			<b>\$233,710</b>	<b>\$257,081</b>	<b>\$321,351</b>	<b>\$389,475</b>
<b>Site Total</b>			<b>\$233,710</b>	<b>\$257,081</b>	<b>\$321,351</b>	<b>\$389,475</b>



Marysville Joint Unified School District

Key Note	Scope	Priority	Construction Cost	Contingency	Soft Costs	Escalation @ 6%
<b>Marysville High School</b>						
<b>Scope of Work</b>						
1	Main Building Modernization	1	\$9,148,200	\$10,063,020	\$12,578,775	\$13,333,502
2	Classrooms S-Building Modernization	2	\$1,406,790	\$1,547,469	\$1,934,336	\$2,303,825
3	Classroom Portables Modernization	3	\$15,975	\$17,573	\$21,966	\$29,395
4	Field House/Weight Room Modernization	1	\$4,674,725	\$5,142,198	\$6,427,747	\$6,813,412
5	Multi-Purpose Building Modernization	1	\$1,937,000	\$2,130,700	\$2,663,375	\$2,823,178
6	Classrooms M1-M4 Modernization	3	\$1,125,150	\$1,237,665	\$1,547,081	\$2,070,344
7	Mechanical Evaluation	1	\$11,500	\$12,650	\$15,813	\$16,761
8	Library Expansion	2	\$1,650,000	\$1,815,000	\$2,268,750	\$2,702,118
9	South Auditorium Modernization	1	\$1,265,000	\$1,391,500	\$1,739,375	\$1,843,738
10	New Outdoor Learning Spaces	2	\$770,000	\$847,000	\$1,058,750	\$1,260,988
11	New Shade Structure	2	\$135,000	\$148,500	\$185,625	\$221,082
12	Track Replacement	1	\$4,865,000	\$5,351,500	\$6,689,375	\$7,090,738
13	Resurface Tennis courts	3	\$10,000	\$11,000	\$13,750	\$18,401
14	Concession Stand Building Modernization	3	\$77,000	\$84,700	\$105,875	\$141,685
<b>Sub Total Scope of Work</b>			<b>\$27,091,340</b>	<b>\$29,800,474</b>	<b>\$37,250,593</b>	<b>\$40,669,164</b>
<b>Site Total</b>			<b>\$27,091,340</b>	<b>\$29,800,474</b>	<b>\$37,250,593</b>	<b>\$40,669,164</b>

## Marysville Joint Unified School District

Key Note	Scope	Priority	Construction Cost	Contingency	Soft Costs	Escalation @ 6%
<b>McKenney Intermediate School</b>						
<b>Scope of Work</b>						
1	Multipurpose Building Modernization	1	\$3,799,000	\$4,178,900	\$5,223,625	\$5,537,043
2	Library Building Modernization	2	\$1,239,900	\$1,363,890	\$1,704,863	\$2,030,519
3	Science Building Modernization	2	\$1,268,500	\$1,395,350	\$1,744,188	\$2,077,355
4	Remove Portable Classrooms and Replace with New Modular Classrooms	3	\$2,616,000	\$2,877,600	\$3,597,000	\$4,813,597
5	Classroom Modernization	1	\$6,473,550	\$7,120,905	\$8,901,131	\$9,435,199
6	New CTE Classrooms	2	\$1,620,000	\$1,782,000	\$2,227,500	\$2,652,988
<b>Sub Total Scope of Work</b>			<b>\$17,016,950</b>	<b>\$18,718,645</b>	<b>\$23,398,306</b>	<b>\$26,546,701</b>
<b>Scope of Work Add</b>						
4	Remove Portable Classrooms and Replace with New Modular Classrooms	3	\$1,440,000	\$1,584,000	\$1,980,000	\$2,649,687
6	New CTE Classrooms	2	\$1,012,500	\$1,113,750	\$1,392,188	\$1,658,118
<b>Sub Total Scope of Work Add</b>			<b>\$2,452,500</b>	<b>\$2,697,750</b>	<b>\$3,372,188</b>	<b>\$4,307,804</b>
<b>Site Total</b>			<b>\$19,469,450</b>	<b>\$21,416,395</b>	<b>\$26,770,494</b>	<b>\$30,854,505</b>



Marysville Joint Unified School District

Key Note	Scope	Priority	Construction Cost	Contingency	Soft Costs	Escalation @ 6%
<b>Olivehurst Elementary School</b>						
<b>Scope of Work</b>						
1	Building Modernization	2	\$4,130,525	\$4,543,578	\$5,679,472	\$6,764,342
2	Restroom Renovation	2	\$300,000	\$330,000	\$412,500	\$491,294
3	New Outdoor Learning Spaces	1	\$275,000	\$302,500	\$378,125	\$400,813
4	Kitchen Renovation/Expansion	1	\$560,000	\$616,000	\$770,000	\$816,200
5	Remove Portable Classrooms and Replace with New Modular Classrooms	2	\$4,806,000	\$5,286,600	\$6,608,250	\$7,870,531
6	Parking Lot Upgrade	2	\$59,187	\$65,106	\$81,382	\$96,927
7	Electrical upgrade	2	\$700,000	\$770,000	\$962,500	\$1,146,353
<b>Sub Total Scope of Work</b>			<b>\$10,830,712</b>	<b>\$11,913,783</b>	<b>\$14,892,229</b>	<b>\$17,586,460</b>
<b>Scope of Work Add</b>						
5	Remove Portable Classrooms and Replace with New Modular Classrooms	2	\$2,640,000	\$2,904,000	\$3,630,000	\$4,323,388
<b>Sub Total Scope of Work Add</b>			<b>\$2,640,000</b>	<b>\$2,904,000</b>	<b>\$3,630,000</b>	<b>\$4,323,388</b>
<b>Site Total</b>			<b>\$13,470,712</b>	<b>\$14,817,783</b>	<b>\$18,522,229</b>	<b>\$21,909,848</b>



## Marysville Joint Unified School District

Key Note	Scope	Priority	Construction Cost	Contingency	Soft Costs	Escalation @ 6%
<b>South Lindhurst High School, North Campus</b>						
<b>Scope of Work</b>						
1	Exterior Building Modernization	3	\$249,700	\$274,670	\$343,338	\$459,463
2	Building Signage	3	\$1,000	\$1,100	\$1,375	\$1,840
3	Building modernization	2	\$1,224,000	\$1,346,400	\$1,683,000	\$2,004,480
<b>Sub Total Scope of Work</b>			<b>\$1,474,700</b>	<b>\$1,622,170</b>	<b>\$2,027,713</b>	<b>\$2,465,783</b>
<b>Site Total</b>			<b>\$1,474,700</b>	<b>\$1,622,170</b>	<b>\$2,027,713</b>	<b>\$2,465,783</b>

Marysville Joint Unified School District

Key Note	Scope	Priority	Construction Cost	Contingency	Soft Costs	Escalation @ 6%
<b>South Lindhurst High School</b>						
<b>Scope of Work</b>						
1	Roof Replacement	2	\$216,000	\$237,600	\$297,000	\$353,732
2	Building Exterior Modernization	2	\$0	\$0	\$0	\$0
3	Classrooms Modernization	1	\$19,200	\$21,120	\$26,400	\$27,984
<b>Sub Total Scope of Work</b>			<b>\$235,200</b>	<b>\$258,720</b>	<b>\$323,400</b>	<b>\$381,716</b>
<b>Site Total</b>			<b>\$235,200</b>	<b>\$258,720</b>	<b>\$323,400</b>	<b>\$381,716</b>

## Marysville Joint Unified School District

Key Note	Scope	Priority	Construction Cost	Contingency	Soft Costs	Escalation @ 6%
<b>Yuba Feather Elementary School</b>						
<b>Scope of Work</b>						
1	Building Demolition	1	\$5,886	\$6,475	\$8,093	\$8,579
2	Main Building Modernization	2	\$4,461,000	\$4,907,100	\$6,133,875	\$7,305,543
3	Classroom 7-9 Wing Modernization	2	\$1,113,550	\$1,224,905	\$1,531,131	\$1,823,602
4	Room Signage Upgrade	2	\$7,200	\$7,920	\$9,900	\$11,791
5	Kitchen Renovation/Expansion	1	\$280,000	\$308,000	\$385,000	\$408,100
6	Parking Lot Lighting	1	\$12,000	\$13,200	\$16,500	\$17,490
7	Path of Travel Upgrades	1	\$50,000	\$55,000	\$68,750	\$72,875
8	Mechanical upgrade	1	\$4,000	\$4,400	\$5,500	\$5,830
9	Building Modernization	3	\$214,200	\$235,620	\$294,525	\$394,141
<b>Sub Total Scope of Work</b>			<b>\$6,147,836</b>	<b>\$6,762,620</b>	<b>\$8,453,275</b>	<b>\$10,047,951</b>
<b>Site Total</b>			<b>\$6,147,836</b>	<b>\$6,762,620</b>	<b>\$8,453,275</b>	<b>\$10,047,951</b>



Marysville Joint Unified School District

Key Note	Scope	Priority	Construction Cost	Contingency	Soft Costs	Escalation @ 6%
<b>Yuba Gardens Intermediate School</b>						
<b>Scope of Work</b>						
1	Building Modernization	1	\$14,076,800	\$15,484,480	\$19,355,600	\$20,516,936
2	Admin /Entry Renovation/Expansion	2	\$426,000	\$468,600	\$585,750	\$697,638
3	Kitchen Modernization	2	\$135,000	\$148,500	\$185,625	\$221,082
4	Parking Lot Upgrade	2	\$46,000	\$50,600	\$63,250	\$75,332
5	Hardscape upgrades	3	\$64,400	\$70,840	\$88,550	\$118,500
6	Electrical upgrade	1	\$700,000	\$770,000	\$962,500	\$1,020,250
7	Remove Portable Classrooms and Replace with New Modular Classrooms	1	\$12,552,000	\$13,807,200	\$17,259,000	\$18,294,540
8	New Outdoor Learning Spaces	2	\$275,000	\$302,500	\$378,125	\$450,353
9	Building Signage	1	\$1,000	\$1,100	\$1,375	\$1,458
<b>Sub Total Scope of Work</b>			<b>\$28,276,200</b>	<b>\$31,103,820</b>	<b>\$38,879,775</b>	<b>\$41,396,088</b>
<b>Site Total</b>			<b>\$28,276,200</b>	<b>\$31,103,820</b>	<b>\$38,879,775</b>	<b>\$41,396,088</b>
<b>Grand Total</b>			<b>\$334,508,817</b>	<b>\$367,959,699</b>	<b>\$459,949,623</b>	<b>\$532,373,248</b>



AUGUST 2022

## 02 District Background

### Community of the District

The Marysville area is as rich as the history of its citizens. The history of Marysville is based in the California Gold Rush and is still evident in many ways. The gold rush that brought people in droves to the fertile agricultural lands of the North Valley represents the dichotomy of the people we now serve. The burden of fiscal growth and environmental sustainability shaped the growth of the area. The Sawyer ruling of 1884 was the beginning of the end of hydraulic mining for gold, shifting the local industry of the area away from gold mining and towards primarily agrarian efforts. The school district has had schools open in the area for over 160 years. MJUSD, as it is known today, was unified in 1966 and serves an area that runs 75 miles from North to South, serving roughly 10,000 students from preschool through grade 12.

The student population is extremely diverse, representing more than 10 ethnic groups and more than 20 languages and dialects. While this rich history exists, the community struggles with limited industry to produce local jobs. Currently, MJUSD includes over 1,300 employees.



**District-Area  
Population**

**60,720**



**Median Household  
Income**

**\$80,440**



**Total  
Households**

**21,477**





## People and Population

### Age and Sex

**33.2 +/- 0.6%**

Median age in Marysville  
Joint Unified School  
District Boundary

**38.1 +/- 0.1%**

Median age in the  
United States

### Population by Age Range in Nevada Joint Union High School District Boundary

Under 5 years 7.6%



Under 18 Years 27.3%



18 Years and Over 51.9%



65 Years and Over 13.2%



## District Profile

MJUSD operates 23 school campuses: 14 elementary schools, 3 intermediate schools, 2 comprehensive high schools, and 1 continuation high school, 2 alternative schools, and 1 adult school. The District's schools are dynamic, student-centered learning communities.

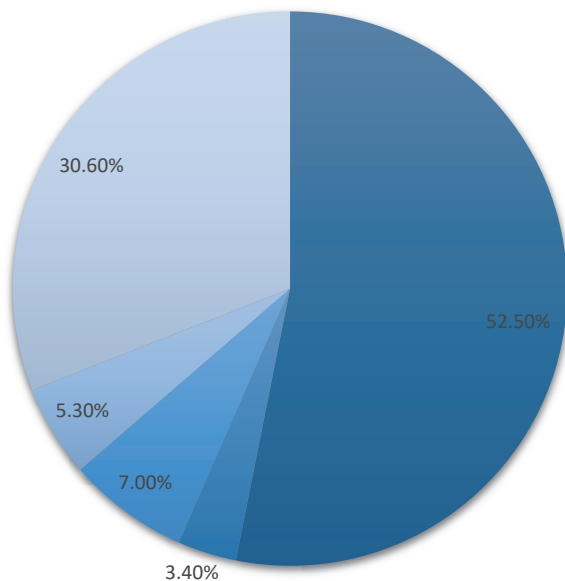


**Graduation Rate**  
**78.9%**



**Enrollment**  
**9,877**

### District Diversity



■ White ■ Black ■ Asian ■ Two or More Races ■ Hispanic or Latino

Hispanic or Latino	30.6%
Black or African American	3.4%
White	52.5%
Asian	7.0%
Native Hawaiian/Pacific Islander	0.40%
American Indian and Alaska Native	0.80%
Two or More Races	5.30%



**English as a Second Language**  
**6.1%**



**Socially Economically Disadvantaged**  
**18.6%**



**Students with Disabilities**  
**6%**

## District Schools/Facilities Assessed

### Elementary Schools

Abraham Lincoln Independent Study School  
Arboga Elementary School  
Browns Valley Elementary School  
Cedar Lane Elementary School  
Covillaud Elementary School  
Dobbins Elementary School  
Edgewater Elementary School  
Ella Elementary School  
Johnson Park Elementary School  
Kynoch Elementary School  
Loma Rica Elementary School  
Marysville Charter Academy for the Arts  
Olivehurst Elementary School  
Yuba Feather Elementary School

### Middle Schools

Foothill Intermediate School  
McKenney Intermediate School  
Yuba Gardens Intermediate School

### High Schools

Lindhurst High School  
Marysville High School  
South Lindhurst High School

### District Facilities

District Office



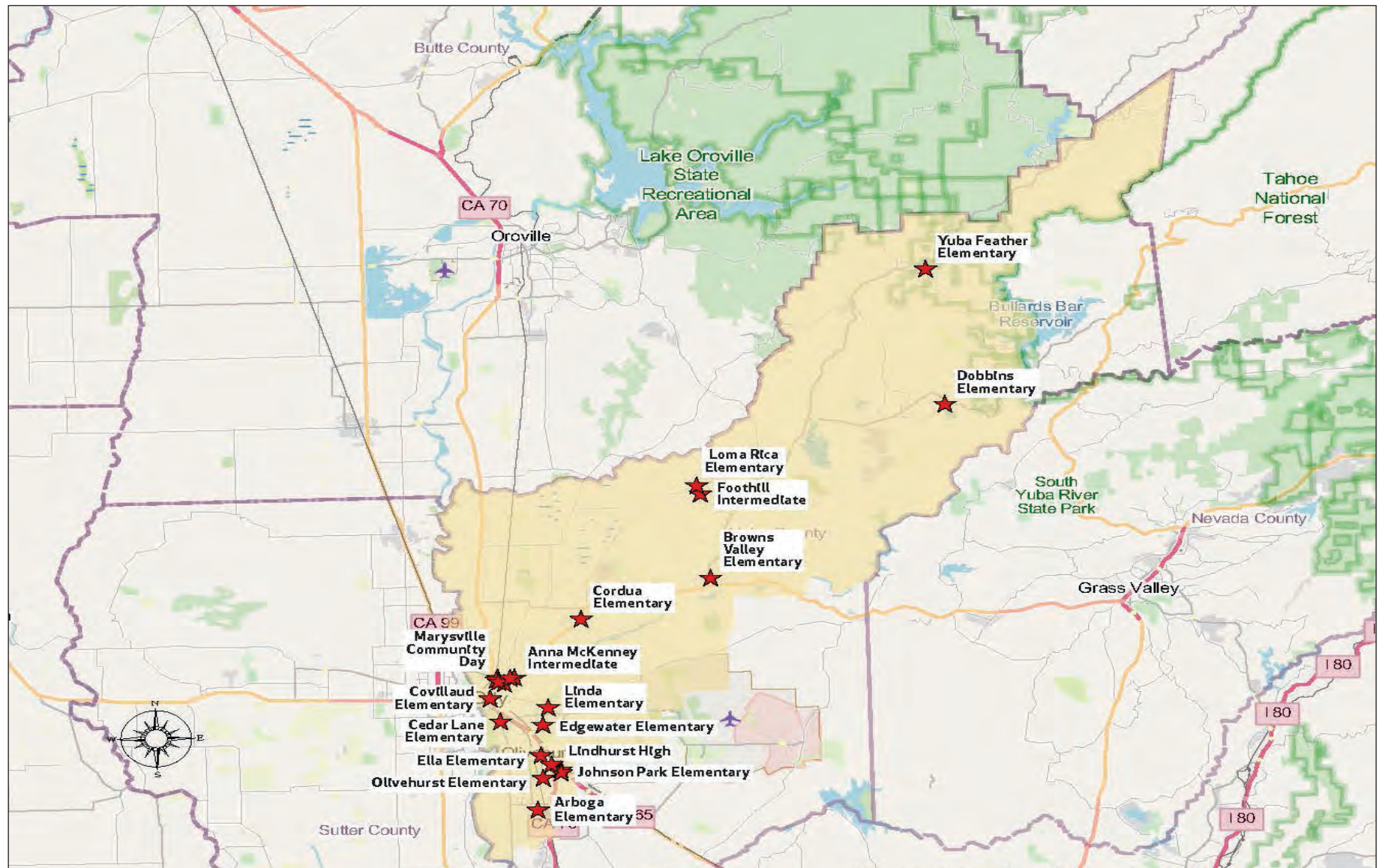


Figure 2-1 – Marysville Joint Unified School District Boundary



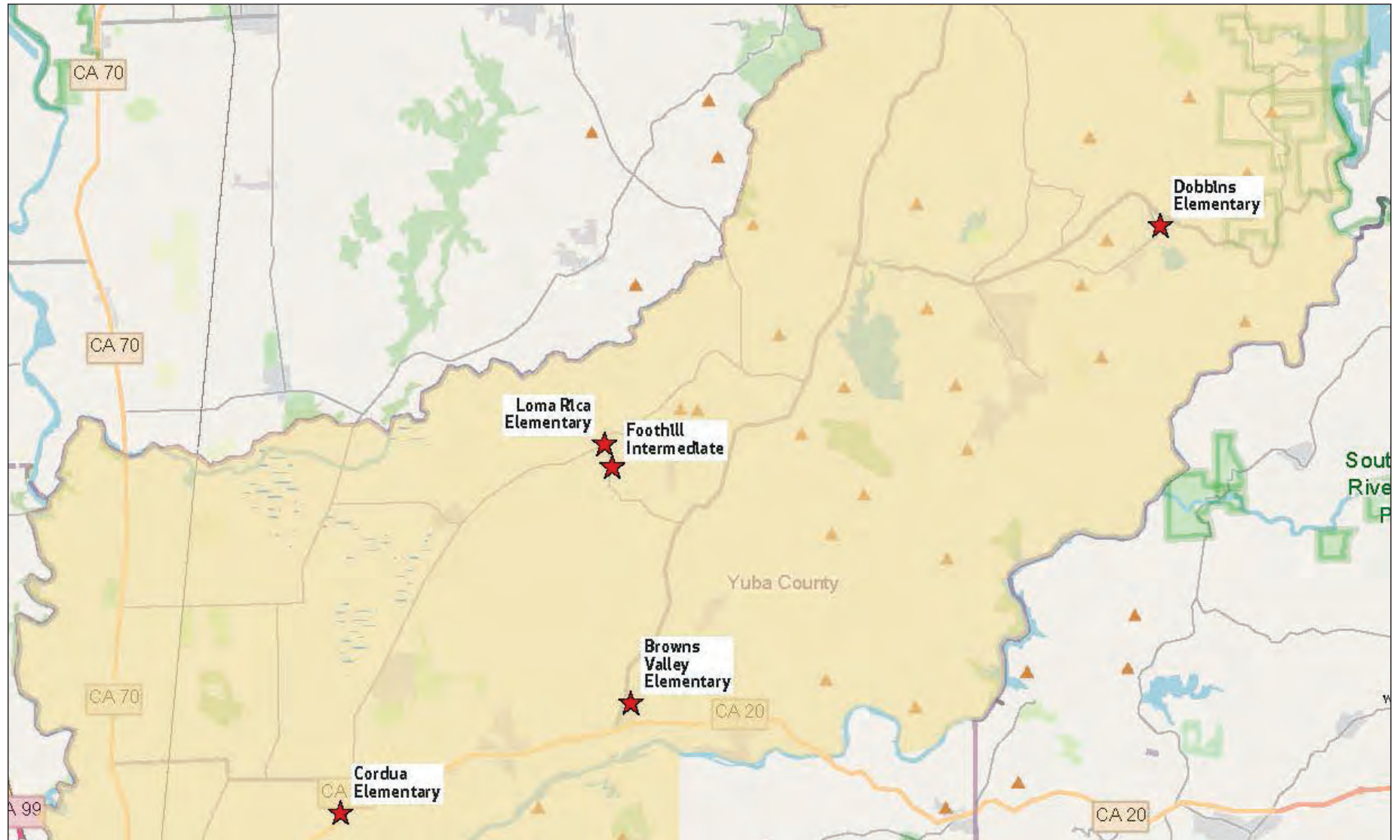


Figure 2-2 - Northeast District Boundary and School Sites

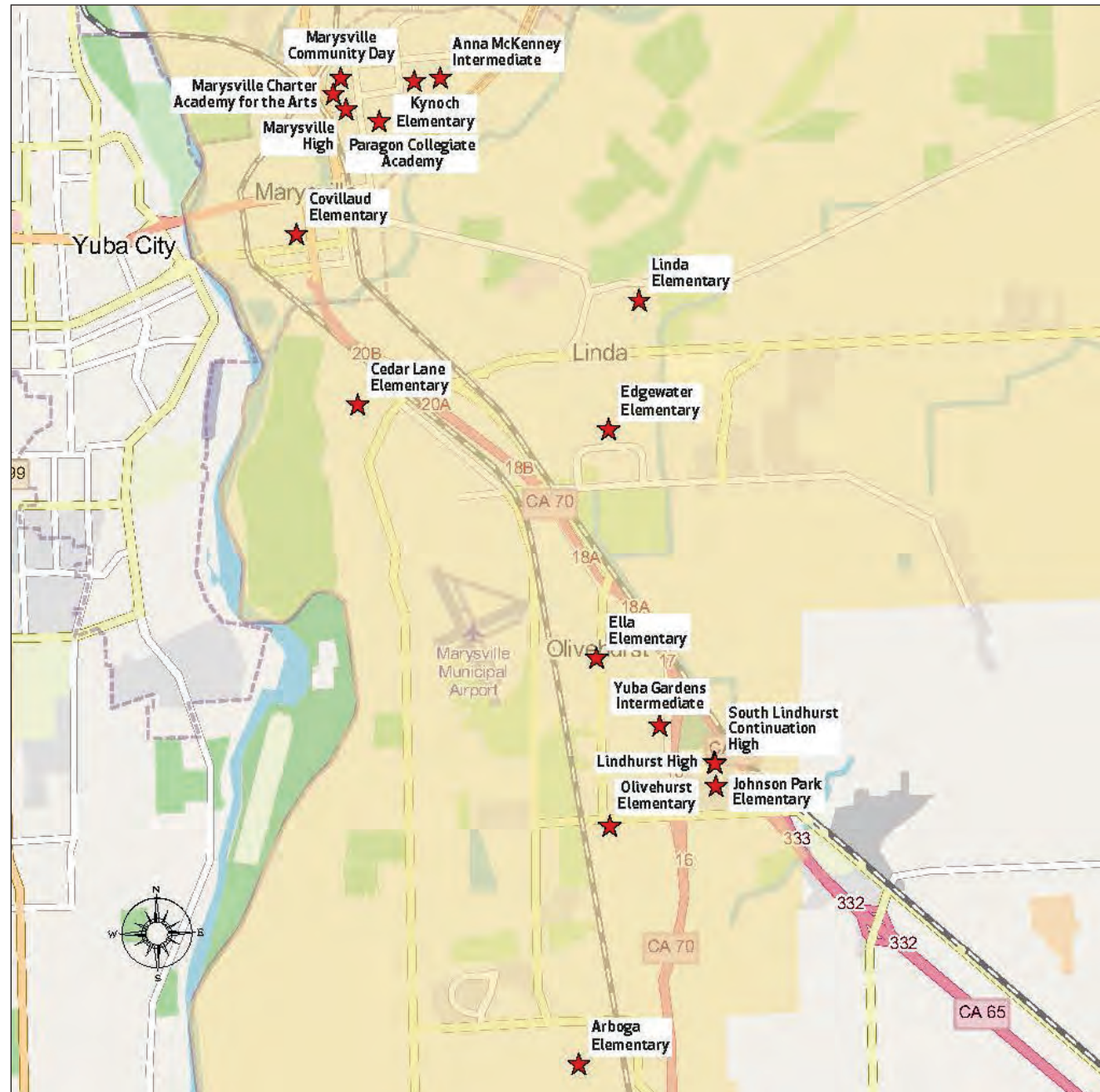


Figure 2-3- South District Boundary and School Sites



## Local Control Accountability Plan

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MJUSD has engaged educational partners, both locally and regionally in a multitude of ways as they have developed and implemented supplemental and concentration funds; while strategically planning the integration of other funds allocated through ESSER II, III, ELO, IPI and the upcoming A-G planning efforts. Survey's, stakeholder forums for students, conversations with bargaining groups have been included in the plan development.

### Reflections: Successes

The district conducted an extensive survey with almost 800 community feedback in which the following five areas were identified by the community as areas of high importance:

- College and career readiness with a 95%
- Student support services with 94%
- Core academics for college preparations had a 92%
- STEM had a 91% importance
- Physical education and athletics as 88%

Each of these areas has been identified as a high priority and has had a lot of work completed to enhance the impacts of the programs offered through MJUSD.

Looking at our data, MJUSD has achieved notable shifts in the data. The Distance Learning plan was implemented with fidelity across the district, both through synchronous and asynchronous teaching. At the onset of the 2021-22 school year, data indicates that there are significant learning gaps as well as gaps in the total credits earned for graduation status.

### Reflections: Identified Need

The district's community survey identifies the following areas as the top four challenges for schools:

- Recruiting and Retaining High-Quality Teachers 37%
- Providing a Safe and Orderly Environment 22%
- Offering Challenging Instructional Programs 16%
- Expanding Communication and Community Involvement 13%.

The district has continued to address these areas this year in a variety of ways.

### Graduation Rate

The district compared the 2020-21 school year data to 2019-20 data. In 2020-21 overall Graduation rate was 78.9% (a decrease of 11%). The subgroup data shows English Learner Graduation rate was 76.2% (a decrease of 12.2%), Students with Disabilities Graduation rate of 56.1% (a decrease of 13.6%) Foster Youth Graduation rate of 44.4% (a decrease of 22.3%), and Homeless students Graduation rate of 62.1% (a decrease of 11.2%).

## Goals and Actions

### Goal 1: Improve Academic Performance

1.2	Development of assessment and student data
1.3	Professional Development
1.4	Design a new hire workshop for all new employees- classified and certificated
1.5	Reading and Math Assessments to Support RTI
1.6	FEV Tutor
1.7	Academic Improvement: Lexia
1.8	Student technology devices and hotspots
1.9	Beyond SST
1.10	Vector Professional Development
1.11	Academic Improvement: Destiny Library software
1.12	Assessment Licenses
1.13	Academic Improvement: Para- educators for Math program support
1.14	Academic Improvement: K-3 Literacy coach
1.15	Academic Improvement: 4-12 literacy coach
1.16	Academic Literacy- K-6 Math Coach; K-12 Science Coach; 7-12 Math Coach
1.17	Supplemental Para Educators
1.18	Academic Improvement: Literacy (Library technicians, Librarian)
1.19	Director of Student Improvement and Data
1.20	Satellite location for South Lindhurst - certificated staff

1.21	Satellite location for South Lindhurst - classified staff
1.22	ASL teacher
1.23	Homeless Advocate
1.24	Substitutes for Professional Learning
1.25	Increase classroom supports for New Teacher Induction
1.26	Universal TK growth - classified
1.27	Universal TK growth - certificated
1.28	Special Education Supports: Clerk
1.29	Special Ed supports
1.30	Transportation
1.31	Site Allocations (Elementary)
1.32	Site Allocations (Middle)
1.33	Site Allocation (high)
1.34	Homeless Transportation
1.35	Special Ed Transportation

**Goal 2: Create an environment through expanded opportunities to address the physical, emotional, and safety needs of all students and staff.**

2.1	PBIS/MTSS Training
2.2	Strategies for classroom support for teachers and staff with behavior management
2.3	Athletics budgets (high school)
2.4	Athletic budgets (middle school)
2.6	Supplies for music programs
2.7	Middle School music
2.8	Elementary Music Program
2.9	High School Music
2.10	Additional administration
2.12	Elementary PE teacher
2.13	SRO (Marysville City limits)
2.14	YCSO SRO
2.15	Counseling services (elementary)
2.16	Counseling services (middle)
2.17	Additional high school counseling services
2.18	PBIS/MTSS Coordinator
2.19	Additional District nurses
2.20	Health Aides
2.21	Athletic trainers
2.23	Health Aide II
2.24	CARESOLACE
2.25	Update to classrooms and school facilities
2.26	Raptor/Catapult
2.27	SEL curriculum K-12
2.28	Safety budget
2.29	Panorama Surveys



### Goal 3: Prepare every student with the skills needed for college and career readiness.

3.1	Dual Immersion
3.2	AP training
3.3	CTE training
3.4	AVID training
3.5	Counselor and administrator training
3.6	Credit recovery licenses
3.8	Credit recovery- Sections
3.10	Dual Enrollment materials
3.11	College and Career Fairs
3.12	AP textbooks
3.13	Adult Ed Materials
3.14	Career Technical Education (CTE) sections
3.15	JROTC staff
3.16	High School Registrar (secretary)
3.17	Provide district based technology support
3.18	College and Career Centers
3.19	Work Based Learning Coordinator
3.20	Adult Ed Principal & support staff
3.21	Early College Program books and supplies costs
3.22	Transportation for JROTC
3.23	Transportation for Early College
3.24	Transportation for College and Career Readiness
3.25	Programs: AVID, STEM, Honors, and GATE

### Goal 4: Build a system of specific support for EL (English Learner), foster, and low SES students.

4.1	Project BeGLAD
	Training with new supplemental curriculum
4.3	Designated/Integrated ELD
4.4	EL curriculum
4.5	Academic Improvement: Supplemental consumables
4.6	Translation services
4.7	EL program specialist
4.8	EL facilitators allocated at a ratio of 150 EL : 1 teacher
4.9	Progress Monitoring
4.10	Provide ELD sections to support academic language acquisition

### Goal 5: Improve the meaningful school to home relationship.

5.1	RaeWee
5.2	Home Visit costs
5.3	Parent institutes
5.4	Parent Institutes
5.5	AERIES analytics
5.6	Outreach Consultants at a ratio of 500:1
5.7	Additional attendance clerks
5.8	SARB Clerk
5.9	Mental Health Clinician
5.10	Communications Officer
5.11	AERIES Mass dialer

## Bond Measure History

### Prior Bond Measures

#### **FAILED: November 2018 GO BOND Measure J**

**\$74,000,000**

To repair/improve aging local schools with funding that cannot be taken by the State, replace leaking roofs, outdated heating, air conditioning, electrical/plumbing; remove asbestos/dry rot; upgrade outdated classrooms, science labs/technology; improve safety/security systems; acquire, construct, equip facilities.

#### **PASSED: November 2008 GO BOND Measure P**

**\$74,000,000**

To continue improving the quality of education in local schools and protecting the safety of our children, by repairing, replacing or updating fire alarm systems, worn-out roofs, outdated classrooms and science labs, plumbing and heating/air conditioning systems; and to help qualify for state matching funds for school modernization and construction.

#### **PASSED: June 2006 GO BOND**

**\$37,000,000**

Repair, modernize, construct, acquire, furnish, equip facilities.

## 03 Enrollment and Capacity

Demographic analysis and enrollment projections has been prepared by King Consulting to supply the District with relevant and accurate information on demographics and enrollment trends. King Consulting's detailed *Demographic Analysis and Enrollment Projections Report* can be found in Appendix A of the District's Facility Master Plan.

### Summary of Demographics

Historical enrollment trends are based on certified State enrollment totals for historical years and uncertified enrollments for 2021-22. From 2015-2016 through 2019-2020, MJUSD enrollment steadily increased with a total gain of 4.5 percent during that time. In 2020-2021, however, due to the COVID pandemic, enrollment decreased by 1.9 percent in one year. In the current year, enrollment increased 2.9 percent from the artificially lowered total of the previous year indicating that the District is still in a growth pattern.

District elementary school enrollments vary considerable, with the smallest school being 90 percent smaller than the average size and the largest being 93 percent more than the average. The intermediate schools are also unbalanced with the smallest school being only 60 percent smaller than the average size. The high schools are much closer in enrollment size to each other.

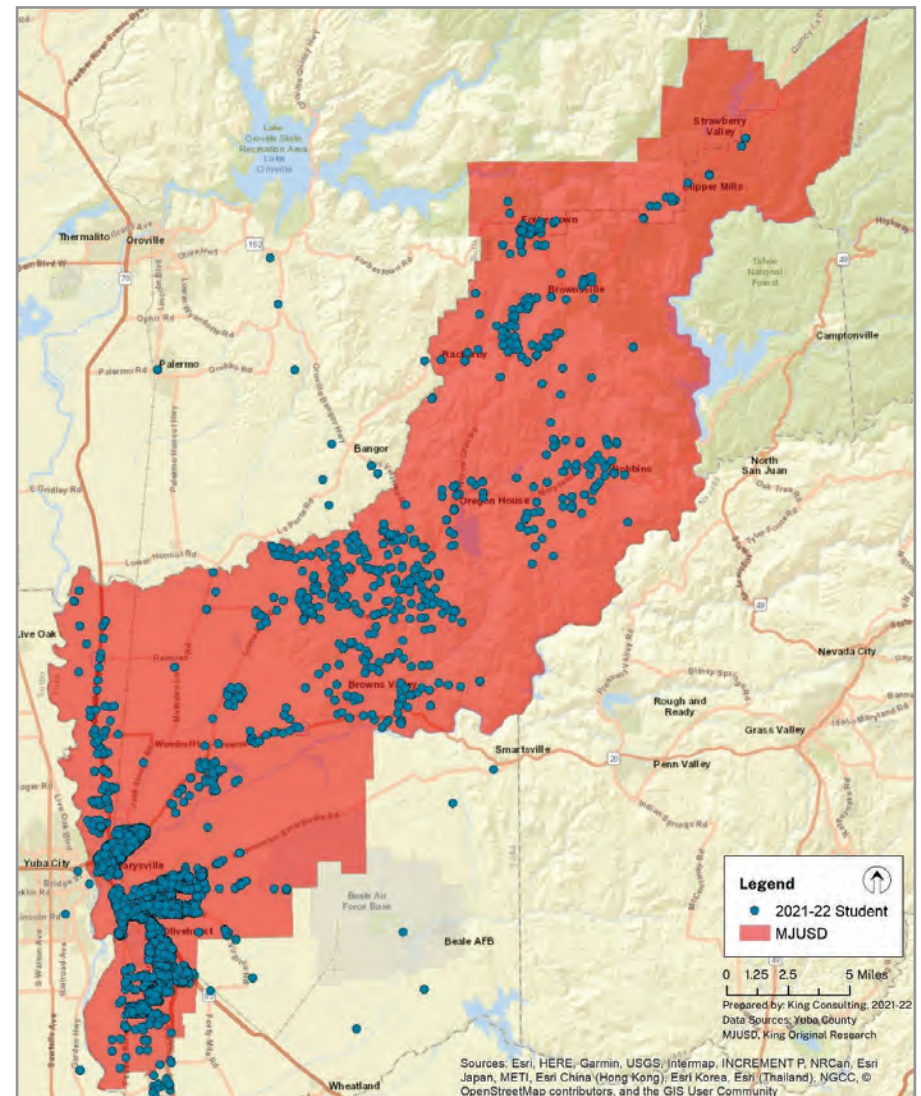


Figure 3-1 — District-Wide Student Distribution



MJUSD has undertaken a demographic study to assist in proactive planning for current and future facility needs for its student population. Based on the analyses prepared for the study, the following steps are recommended for the MJUSD to meet its future facility needs. However, it is important to note that these recommendations may be constrained by broader fiscal and policy issues.

1. The District should plan for how it will house the additional Universal Pre-Kindergarten (UPK) students it will enroll, whether at its elementary schools or in a centralized location.
2. Continue to closely monitor residential development throughout the District, as increased enrollments in these areas can impact existing school facilities.
3. Consider boundary adjustments to reduce enrollment at schools with enrollment that exceeds capacity values, especially if large new developments have not yet been built.



## District Current Enrollment and Projections

The MJUSD boundary has a total population of 64,998 according to the 2020 Decennial United States Census. This represents growth of 6.6 percent since 2010. Based on the district-wide Moderate enrollment projection, the District's enrollment will continue to increase as residential development brings hundreds of new families to the District and universal pre-kindergarten expands to become a new grade level cohort.

Total MJUSD enrollment is projected to increase from 9,877 in the current year (2022) to 11,050 by 2028-2029 (plus 1,173 or 11.9 percent).

- TK-6th grade enrollment will increase from 5,535 to 6,479 (plus 944 or 17.1 percent)
- 7th-8th grade enrollment will increase from 1,454 to 1,622 (plus 168 or 11.6 percent)
- 9th-12th grade enrollment will increase from 2,888 to 2,949 (plus 61 or 2.1 percent), however these grades will grow more as larger cohorts in earlier grades continue to move into high school in later years

Table 3-1 — District-Wide Enrollments By Grade (Moderate Projections)

Grade	Annual Enrollments			Projected Enrollments							Percentage Change (2021-2022 to 2028-2029)
	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	
Grade TK	155	97	108	255	395	507	759	739	737	728	650.52%
Grade K	757	717	801	796	763	807	767	809	800	794	10.74%
Grade 1	795	769	767	828	827	797	843	792	835	821	6.76%
Grade 2	809	765	749	762	825	826	799	834	782	822	7.45%
Grade 3	841	808	760	767	783	849	852	813	848	793	-1.86%
Grade 4	806	816	787	767	777	796	863	854	817	848	3.92%
Grade 5	761	789	786	794	776	789	811	865	857	817	3.55%
Grade 6	762	730	777	793	802	789	803	814	867	857	17.40%
Grade 7	786	735	726	762	775	786	776	781	791	840	14.29%
Grade 8	731	759	728	726	761	773	787	768	773	782	3.03%
Grade 9	727	728	784	738	740	776	792	793	776	781	7.28%
Grade 10	658	687	731	770	729	732	769	773	777	758	10.33%
Grade 11	620	623	706	680	720	683	688	710	716	717	15.09%
Grade 12	581	577	667	688	667	705	672	666	689	693	20.10%
TK-6	5,686	5,491	5,535	5,762	5,948	6,160	6,497	6,520	6,543	6,480	18.01%
7-8	1,517	1,494	1,454	1,488	1,536	1,559	1,563	1,549	1,564	1,622	8.57%
9-12	2,586	2,615	2,888	2,876	2,856	2,896	2,921	2,942	2,958	2,949	12.77%
<b>TOTAL</b>	<b>9,789</b>	<b>9,600</b>	<b>9,877</b>	<b>10,126</b>	<b>10,340</b>	<b>10,615</b>	<b>10,981</b>	<b>11,011</b>	<b>11,065</b>	<b>11,051</b>	<b>15.11%</b>

Table 3-2 — District Enrollment Projections By School Site (Moderate Projections)

Facility	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029
<b>Elementary School</b>								
Arboga Elementary School	463	504	557	662	653	675	674	640
Browns Valley Elementary School	134	127	128	133	141	141	148	147
Cedar Lane Elementary School	510	573	571	556	561	552	539	529
Cordua Elementary School	57	62	71	78	88	95	95	95
Covillaud Elementary School	494	529	539	557	593	598	595	594
Dobbins Elementary School	39	47	51	47	44	44	45	43
Edgewater Elementary School	504	520	509	508	495	505	517	514
Ella Elementary School	555	569	570	576	599	605	613	618
Johnson Park Elementary School	390	438	481	506	586	578	585	571
Kynoch Elementary School	710	730	765	796	849	844	847	845
Linda Elementary School	590	629	676	725	804	804	813	816
Loma Rica Elementary School	99	106	110	114	125	121	116	117
Olivehurst Elementary School	455	466	472	492	518	509	492	487
Feather River Elementary School	150	149	176	147	151	147	148	148
<b>ELEMENTARY SCHOOL TOTALS</b>	<b>5,150</b>	<b>5,449</b>	<b>5,676</b>	<b>5,897</b>	<b>6,207</b>	<b>6,218</b>	<b>6,227</b>	<b>6,164</b>
<b>Middle School</b>								
Foothill Intermediate School	204	211	212	208	204	212	218	222
McKinney Intermediate School	557	571	578	589	573	566	573	590
Yuba Gardens Intermediate School	755	840	851	864	878	873	888	920
<b>MIDDLE SCHOOL TOTALS</b>	<b>1,312</b>	<b>1,411</b>	<b>1,429</b>	<b>1,453</b>	<b>1,451</b>	<b>1,439</b>	<b>1,461</b>	<b>1,510</b>
<b>High School</b>								
Lindhurst High School	1,175	1,320	1,351	1,396	1,430	1,430	1,422	1,407
Marysville High School	1,018	1,083	1,057	1,054	1,050	1,068	1,079	1,083
South Lindhurst High School	139	123	121	125	121	121	124	125
<b>HIGH SCHOOL TOTALS</b>	<b>2,332</b>	<b>2,526</b>	<b>2,529</b>	<b>2,575</b>	<b>2,601</b>	<b>2,619</b>	<b>2,625</b>	<b>2,615</b>



Facility	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029
<b>Other Schools</b>								
Marysville Charter Academy for the Arts	332	314	302	298	294	297	307	312
Marysville South Lindhurst High School, North Campus	53	53	52	53	54	54	54	54
Lincoln Alternative School	494	166	167	169	170	171	172	173
<b>OTHER SCHOOL TOTALS</b>	<b>879</b>	<b>533</b>	<b>521</b>	<b>520</b>	<b>518</b>	<b>522</b>	<b>533</b>	<b>539</b>
<b>DISTRICT-WIDE TOTALS</b>	<b>9,673</b>	<b>9,919</b>	<b>10,155</b>	<b>10,445</b>	<b>10,777</b>	<b>10,798</b>	<b>10,846</b>	<b>10,828</b>

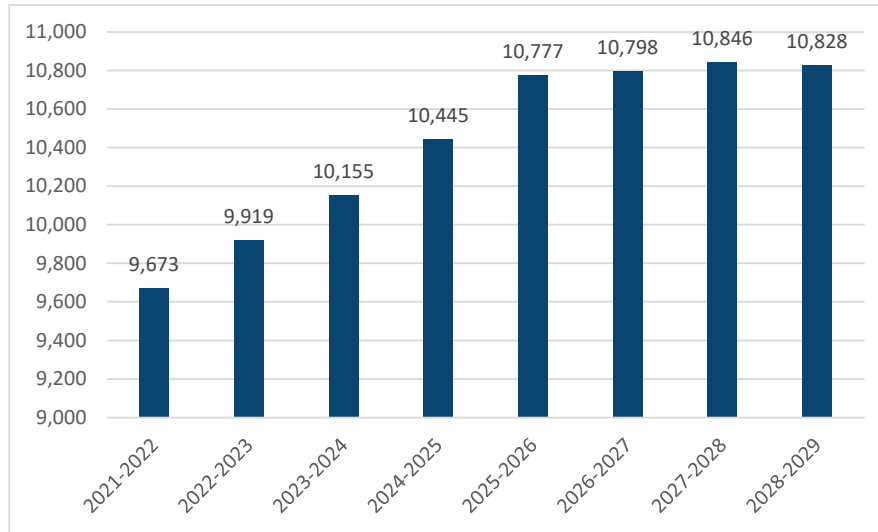


Figure 3-2— District-Wide Moderate Enrollment Projections

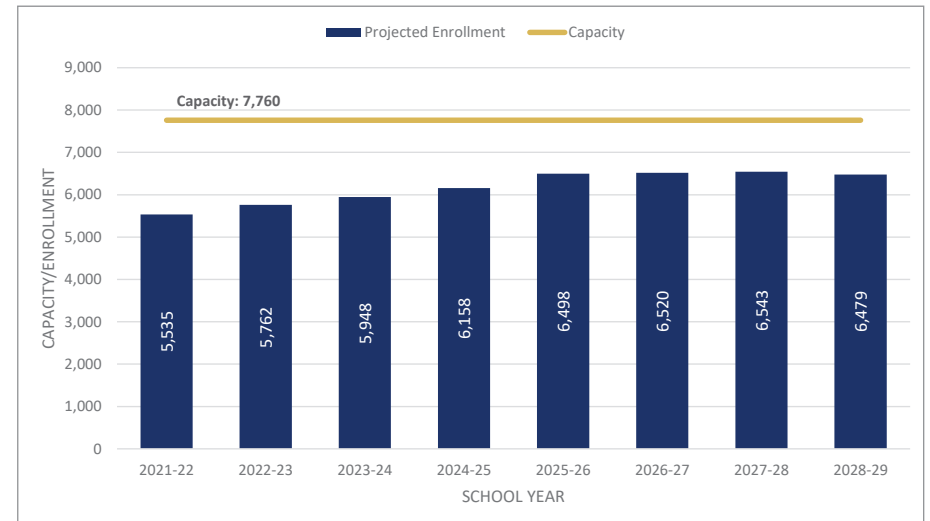


Figure 3-3 — Elementary School Projected Enrollment vs. Capacity

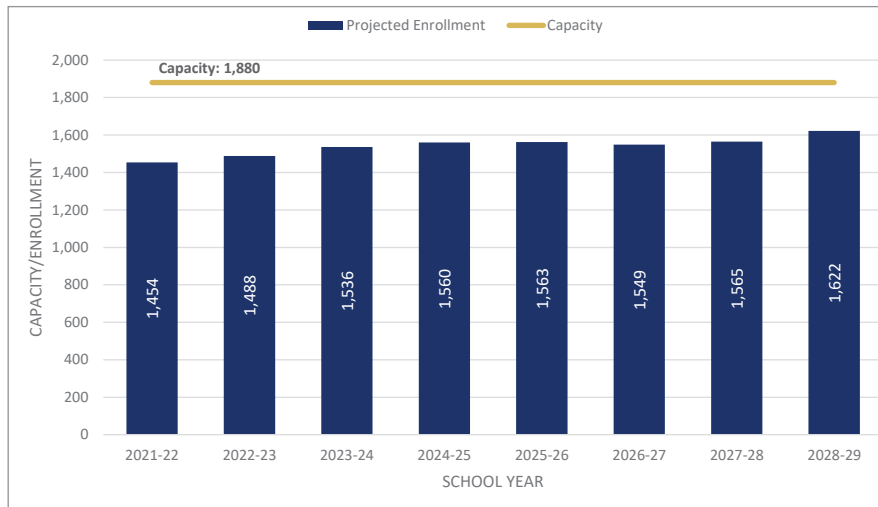


Figure 3-4 — Middle School Projected Enrollment vs. Capacity

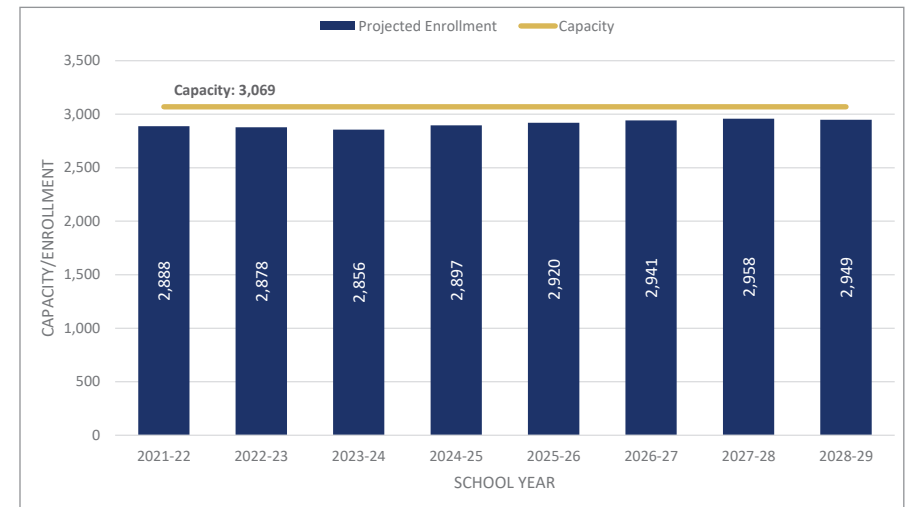


Figure 3-5 — High School Projected Enrollment vs. Capacity

## Facility Analysis

The March 2022 *Demographic Analysis and Enrollment Projections Report* includes calculations to provide comparison with enrollment projections and adequacy of the District's existing facilities to accommodate the Moderate projected enrollment.

Capacity was sourced from the District's Facilities Master Plan dated May 23, 2017. Capacity for each site was based on the number of available classrooms and a common loading factor for each grade level to indicate how many students each classroom would add to a site's capacity.

As shown in Table 3-3, MJUSD has sufficient total capacity across the District to accommodate its current and projected enrollment levels, even with the addition of UPK students. However, some individual sites are projected to enroll more students than their capacity, especially in areas with concentrated residential development. Much of the excess capacity is at schools that are far from where most of the population growth in the District is set to occur to development.

Table 3-3 — Facility Capacities Compared to Current Enrollments

School Facility	Target Capacity	Highest Projected Enrollment	Lowest Projected Enrollment
<b>Elementary School</b>			
Arboga Elementary School	640	675	504
Browns Valley Elementary School	312	148	127
Cedar Lane Elementary School	824	573	529
Cordua Elementary School	152	95	62
Covillaud Elementary School	648	598	529
Dobbins Elementary School	112	51	43
Edgewater Elementary School	536	520	495
Ella Elementary School	752	618	569
Johnson Park Elementary School	536	586	438
Kynoch Elementary School	968	849	730
Linda Elementary School	960	816	629
Loma Rica Elementary School	240	125	106
Olivehurst Elementary School	816	518	466
Feather River Elementary School	264	151	146
<b>ELEMENTARY SCHOOL TOTALS</b>	<b>7,760</b>	<b>6,543</b>	<b>5,762</b>
<b>Middle School</b>			
Foothill Intermediate School	276	222	204
McKenney Intermediate School	674	590	566
Yuba Gardens Intermediate School	930	920	840
<b>MIDDLE SCHOOL TOTALS</b>	<b>1,880</b>	<b>1,622</b>	<b>1,488</b>
<b>High School</b>			
Lindhurst High School	1,550	1,430	1,320
Marysville High School	1,380	1,083	1,050
South Lindhurst High School	189	125	121
<b>HIGH SCHOOL TOTALS</b>	<b>3,069</b>	<b>2,958</b>	<b>2,856</b>



## Conclusions and Recommendations

Despite the one-time drop in enrollment caused by COVID-19, MJUSD can expect enrollment to increase for the next few years as hundreds of new homes are built in the District and more Universal Pre-Kindergarten students enroll as 4-year-old students. Enrollments will continue to increase by at least 2 percent each year through 2025-2026 as more 4-year-old UPK students enroll and new families move to the District to occupy the large supply of available new housing. After that time, barring additional new development not currently in the County's pipeline, enrollment growth will slow, and total enrollment will remain just over 11,000 total students.



## 04 Community Outreach

### Stakeholder Involvement

At the outset of this facility master planning process, the District Leadership team set out to define roles and responsibilities of the stakeholder participant groups. Their goal was to ensure representation of users, district leadership, parent and community members, and neighboring cities and towns where potential projects might have an impact.

**User Groups.** The facility planning team met with a variety of user groups including focus groups, site staff, and students. Focus groups provided detailed insights into the needs of specific program activities, interactions, adjacencies and needed resources. Site staff gave the planning team an in-depth understanding of the perspective of teachers and administrators; students shared critical understanding of their experience as learners and their desires to create spaces which facilitate a variety of social-emotional, and engaging experiences.

**Community.** The district made every effort to reach out to as many community groups as possible. This included a focus group specifically for parents and community members actively involved at school sites; a community survey which sought to develop broad understanding of community priorities and community forums where the public was invited to partake in providing direct input to the facility planning team.

- 1 SURVEYS
- 2 SITE COUNCIL MEETINGS
- 3 FOCUS GROUPS





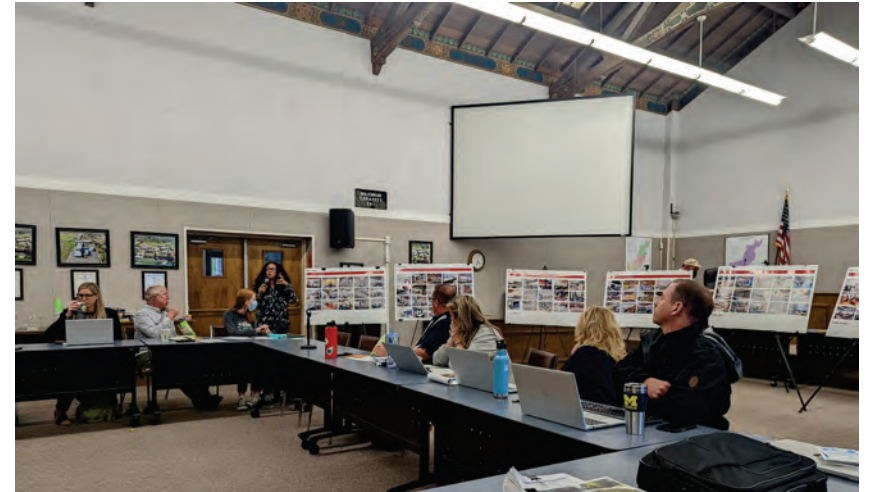
## What Kinds of Activities are Most Engaging?







MARYSVILLE JOINT UNIFIED SCHOOL DISTRICT



*Visioning Session, May 2022*



## Common Feedback

- Collaboration Spaces
  - Inviting
  - Multiple Areas
- Library
  - Seating Areas for 21st Century
  - Collaboration Spaces for Small Groups
- Student Centers
- Multi-Functional Learning Areas (Movable Tables, Sitting Areas)
- Labs: Movable Furniture, Upgraded Spaces
- Maker Spaces
- Science Classroom Additions
- Indoor/Outdoor Spaces
- Wellness Centers: Smaller Meeting Areas, Private Spaces, Landing Spots, Inviting Spaces
- Career Technology Center: Pathways from Intermediate School to High School, Industry Partnerships
- Multi-Media, Visual Arts, Performing Arts



*Edgewater Elementary School*



*Foothill Intermediate School*



*Marysville High School*



## 05 Facility Assessments

### Process Overview

A primary component of the Marysville Joint Unified School District (MJUSD) Facility Master Plan is the assessment of existing conditions at all school facilities, identification of proposed projects, and estimation of associated costs. This assessment serves to guide facility planning and future capital investments.

Facility assessments are essential to the long-term stewardship of facility assets — the information obtained during the assessment process is utilized to maximize the functionality, value, and useful life of the District's educational facilities.

In addition, facility assessments are also a core component of the facility master planning process because assessment results are leveraged to evaluate both the adequacy and equity of existing facilities; determine future program feasibility; identify imminent facility needs; inform decisions regarding facility reinvestment and/or replacement; and to develop and refine budgets and capital improvement plans.

### The Assessment Process

During the planning and collection phases, the team reviewed documentation provided by MJUSD pertaining to all school sites and district facilities, including existing site plans, floor plans, construction history, modernization efforts to date, and capacity and enrollment data.



Figure 5-1 — Facility Master Plan Process Flow Diagram



## Areas of Focus

The facility assessment was conducted by a multi-disciplinary team of architects, engineers, and consultants. The physical site walks encompassed a building-by-building, room-by-room, system-by-system examination of existing conditions on the school site, as well as all building exteriors and interiors; and the site components of each. Areas of focus are identified below.

### Learning Spaces

Classrooms (indoor and/or outdoor), Laboratories, Computer Labs, CTE, Arts, SPED, etc.

### Ancillary, Support & Common Areas

Kitchens, Cafeteria, Auditorium, Gymnasiums, Locker Rooms, Restrooms, Libraries, Collaboration Spaces, Hallways, Corridors, etc.



*Dobbins Elementary School*

## Administrative/Support Spaces

Offices, Conference Rooms, Workrooms, Staff Rooms, Storage Rooms, etc.

Items that were reviewed and rated in the Facility Condition Assessment included:

- Hazardous materials in the building
- Structural building integrity
- Fire and life safety concerns
- Access compliance issues
- Condition of roofing material and drainage
- Condition of exterior walls
- Condition of exterior windows
- Condition and accessibility of restrooms
- Condition of interior finishes (floor, walls, ceiling)
- Paving, hardcourts, play areas, landscaping, and flow issues
- Security of site including fencing and secured entry
- Overall look and feel of school

The following improvements were identified:

- New construction
- Interior modernization
- Exterior modernization
- Reconfigure/repurpose
- Field/play equipment upgrades
- Site ADA upgrades
- Landscape upgrades
- Paving upgrades

## C

## Civil

The civil assessment included a walk-through of each site to observe conditions related to drainage and detention, grading, site utilities and paved surfaces.

The team looked for observable deficiencies that included, but were not limited to the following:

- Drainage and detention
- Driveways
- Concrete parking areas
- Asphalt paving
- Sidewalks
- Site grading
- Site utilities (sanitary sewer, storm drain, domestic water, and fire supply)



## B

## Building Envelope

The basic function of the exterior enclosure of a building is to protect the covered and/or conditioned spaces within from the surrounding external environment.

As such, the building envelope assessment involved a visual inspection of the protective systems, structures and materials that make up the exterior envelope of each building and include: exterior doors and door openings, wall finishes, windows, skylights, canopies, roofs, overhangs, roofing, and flashing.

The team walked the facility inside and out to observe and document existing conditions and provide prioritized recommendations based on any needs identified. Observable deficiencies may have included but were not limited to the following:

- Visible damage, deterioration, and/or exposure with regard to roofs and/or exterior windows, doors, masonry, painted surfaces, etc.
- Ponding water on roof areas
- Missing or damaged system components
- Gutters and/or downspouts improperly anchored to the building; damaged, missing and/or filled with debris and inadequate size or amount
- Active roof leaks and/or visible water damage on ceilings and/or walls
- Sloping or sagging ceilings, floors, and/or roofs

## A

## Architecture

The architectural assessment included a walk-through of the campus to observe interior and exterior building conditions and to identify potential deficiencies. Components evaluated included interior finishes and fixtures such as ceilings, flooring, painted surfaces, casework and millwork; doors and door hardware, walls, windows and window coverings; and over-all structural integrity. A welcoming school campus with well-maintained landscaping and great curb appeal can be a source of pride for both a school and the community. The team evaluated curb appeal, signage, way-finding, accessibility (in and around buildings, to, from and throughout the site), as well as design and functionality. The architectural team looked for observable deficiencies related to, but certainly not limited to the following:

- General condition of ceilings, walls, and floors (including any areas damaged by water or with visible tears, holes, or cracks)
- Missing, damaged, stained, and/or loose ceiling, wall and/or floor tile
- Damaged, worn, chipping, peeling, and/or cracking plaster or paint
- Poorly functioning and/or poorly conditioned doors and/or door hardware; inaccessible door openings;
- Severe cracks in foundation slab, structural walls, columns, and/or beams
- Missing and/or damaged posts, beams or supports (including portable building posts/beams/supports and/or ramps)
- Damage caused by dry rot or mold in structural components
- Sloping or sagging ceilings, floors, and/or roofs
- Rust
- Leaning and/or bulging walls and roofs
- Poor anchorage of non-structural elements (equipment, casework, book cases, etc.)
- Safe and welcoming entries; signage (including marquee)
- Fencing and gates
- Drop-off / pick-up and circulation
- Site signage/wayfinding/access
- Over-all condition of landscaping and grounds
- Irrigation system condition and functionality
- Hardcourts and play fields
- Play equipment





# M

## Mechanical

Properly functioning heating, ventilation, and air conditioning (HVAC) systems are needed to maintain operational facilities with safe, healthy, and comfortable learning environments for both students and staff. HVAC are also large consumers of energy and contribute significantly to the total energy usage on school campuses every day.

The mechanical assessment focused on the integrity of building HVAC systems and component systems. The team looked for observable deficiencies that included but were not limited to the following:

- Air conditioning and/or heating systems that are poorly functioning or non-functional
- Outdated, inefficient, and/or non-functional HVAC system units and/or controls
- Vibrating or excessively noisy HVAC units
- Strong odors near HVAC systems and equipment such as chemical smells, mildew, or trash/debris
- Non-functional specialty fans/hoods
- Discomfort, stale air and/or stuffiness in a room or space
- Spaces with no HVAC systems

# E

## Electrical

To help ensure the safety of students and staff and the protection of facility assets, the electrical assessment involved a walk-through of the entire site to evaluate the integrity of electrical systems and components to include utility service and switchgear; wiring, conduit and distribution; receptacles and appliances; and interior and exterior lighting.

The team looked for observable deficiencies that included but were not limited to the following:

- Inadequate power supply and/or distribution
- Switchboards that are in poor condition, lack space and/or capacity
- Improperly mounted, covered or guarded electrical equipment and/or components
- Blocked electrical panels
- Exposed wiring or frayed cords
- Damaged or missing electrical components
- Outdated, inefficient and/or non-functional lighting fixtures, systems and/or controls
- Poorly functioning and/or outdated low voltage systems and equipment
- Damaged or missing light covers or bulbs
- Improper use of extension cords or surge protectors
- Corrosion of metal system elements exposed to groundwater
- Outdated or improperly working lighting and inadequate light levels

# P

## Plumbing

Properly maintained restrooms and drinking fountains contribute to the health of students and staff and also assist in reducing excessive water consumption.

The plumbing assessment included a walk-through of the entire site to observe piping, drainage and distribution systems and related components, with any issues noted and prioritized.

The team looked for observable deficiencies that included but were not limited to the following:

- Outdated, inefficient and/or non-functional fixtures, systems and/or controls
- Inaccessible sinks/fountains and other fixtures
- Loose/improperly attached, clogged and/or damaged fixtures
- Signs of leakage and/or contaminants
- Dirty or moldy fixtures
- Improper water pressure
- Missing restroom partitions and/or stall doors
- Inoperable or missing exhaust fans

# T

## Technology

The technology assessment included a walk-through of each site to observe conditions with regard to a variety of systems and infrastructure including network, Internet, classroom, security and audio visual.

The team looked for observable deficiencies related to the following:

- Network Systems - data cabling, network switches/routers, phone systems, and wireless network
- Classroom Systems - classroom multimedia, telephones, peripherals including document cameras and sound reinforcement
- Internet Systems - routers, firewalls, content filtering and Internet connections
- Data Center - servers, storage, virtualization, backups, disaster recovery and room elements (racks, cooling, power, battery backup, generator, etc.)
- Wide Area Network - building-to-building connectivity
- Physical Security Systems - video surveillance cameras, access control components, intrusion, campus entrance/exits
- Audio Visual Systems - sound systems, bell, clock, public address and board room systems

## S

## Safety &amp; Security

To assist in providing a safe and secure facility for students and staff, as well as the protection of facility assets, a safety review was conducted as a part of the condition assessment. The scope of the review included fencing, gates, security, cameras, and intercoms; building access control; and visibility.

The team looked for observable deficiencies with regard to a variety of elements and universally adopted best practice standards to include, but not limited to the following:

- Secure vestibules with restrictive access
- Adequate visibility of campus front, entrances, and internally
- Cameras
- Lock down ability
- Secure pedestrian gates
- Fencing
- Site and building signage
- Exterior night lighting for safety and security

## AD

## ADA Accessibility

Accessibility to site, buildings, and components are required to adhere to the Americans with Disabilities Act (ADA) Our team extensively walked the sites to look for the following deficiencies:

- Inadequate path of travel from public way
- Parking stalls
- Drop-offs
- Ramps and stairs
- Restroom facilities
- Walks and door thresholds
- Casework and sinks



## How Costs Were Developed

After gathering data and information from the district, district meetings, and on-site inspections, the team determined which individual components needed to be incorporated into the Facility Master Plan. In the cost estimating, each line item identifies components of work needed and is categorized by scope item per site functional areas (classrooms, admin, multipurpose room, gymnasium, portables, etc). Scope items include:

- Interior Modernization
- Exterior Modernization
- Roofing Modernization
- HVAC Upgrades
- Electrical Upgrades
- ADA Upgrades
- Paving
- Fields
- Play Equipment

As presented in the cost documents, we have categorized and noted priorities of each line item for each school facility. Furthermore, we listed each area and structure of each facility into the work needed to be done to its corresponding priority. Each priority includes an accompanying percentage cost of escalation based on priority and associated timeline into the future.

Each line item cost included is based on a larger, DSA approved, contractor design-bid-build project delivery where each item is part of a larger project. Each line item cost includes the following:

- Labor
- Materials
- General Contractor's Overhead and Profit
- General Conditions
- Insurance and Bonds
- Soft Costs including architectural/engineering fees, DSA fees, testing, inspector fees, legal fees, reimbursables, furniture and equipment (25%)
- Contingency (7%)
- Escalation (5% for Priority 1; 9% for Priority 2; 15% for Priority 3; 19% for Priority 4)

The resources used in order to determine the cost and prices of the project is mentioned in the listed below Resource Information. Disclaimer to the project costing are fluctuations of prices depending on current economic trend and economy.

### Resources Information:

1. PBK Database
2. Book: Current Construction Remodeling/Repair Costs 2019 55th Annual Edition, Sierra West Publishing ISBN 979-1-937984-32-8

Table 5-1 includes totals by priority with escalation percentage.

Table 5-1 — Cost Summary Priority Per Site\*

Campus Site	Priority 1 1-3 years	Priority 2 4-5 years	Priority 3 6-10 years	Grand Total
Arboga Elementary School	\$11,524,062	\$148,500	\$28,038,313	\$39,710,875
Browns Valley Elementary School	\$2,708,200	\$2,891,598		\$5,599,798
Cedar Lane Elementary School	\$10,042,959	\$2,849,359		\$12,892,318
Cordua Elementary School	\$1,586,839	\$1,581,250		\$3,168,089
Covillaud Elementary School	\$27,875,026	\$1,419,000		\$29,294,026
District Offices	\$1,714,419	\$5,670,500	\$17,759,500	\$25,144,419
Dobbins Elementary School	\$17,875	\$373,588	\$3,729,000	\$4,120,463
Edgewater Elementary School	\$2,574,000	\$2,406,250	\$20,509,500	\$25,489,750
Ella Elementary School	\$2,295,068	\$10,934,963		\$13,230,030
Foothill Intermediate School	\$26,022,323	\$121,688		\$26,144,011
Johnson Park Elementary School	\$61,875	\$26,894,897		\$26,956,772
Kynock Elementary School	\$23,338,645	\$14,463,213		\$37,801,858
Lindhurst High School	\$2,598,750	\$34,861,296	\$24,063	\$37,484,109
Loma Rica Elementary School	\$473,736	\$5,193,287	\$125,048	\$5,792,071
Marysville Charter Academy for the Arts	\$30,114,459	\$5,447,461	\$1,688,672	\$37,250,593
McKenney Intermediate School	\$14,124,756	\$7,068,738	\$5,577,000	\$26,770,494
Olivehurst Elementary School	\$1,148,125	\$17,374,104		\$18,522,229
South Lindhurst High School, North Campus		\$1,683,000	\$344,713	\$2,027,713
South Lindhurst High School	\$26,400	\$297,000		\$323,400
Yuba Feather Elementary School	\$483,843	\$7,674,906	\$294,525	\$8,453,275
Yuba Gardens Intermediate School	\$37,578,475	\$1,212,750	\$88,500	\$38,879,775
<b>TOTALS</b>	<b>\$210,001,122</b>	<b>\$167,892,737</b>	<b>\$82,055,764</b>	<b>\$459,949,623</b>

\*Escalation percentage increase included in cost tables.

## Priority Codes

### Priority 1

**IMMEDIATE NEEDS**  
Must Do - Critical  
Replacements

Timeframe: 1 - 3 Years

**Priority 1** items include critical replacements, upgrades and/or modernization of systems and infrastructure; deferred maintenance items such as, roofing, heating, ventilating and air conditioning (HVAC), electrical, fire alarm, clock/bell/intercom/communication, or removal of hazardous materials, that have reached (or will soon reach) the point where failure to address the issue will cause additional damage and/or interruption in school operations or possible endangerment to students/staff and/or facilities.

Priority 1 also included health, safety and welfare items required to meet code, to address fire/life-safety issues, and to achieve full accessibility compliance as required by law (items that must be completed if upgrades are initiated at the campus).

### Priority 2

**SHOULD DO**  
Life-Cycle Replacements,  
Curricular, Instructional,  
Program and/or Capacity Need

Timeframe: 4 - 5 Years

**Priority 2** items include Priority 1 type items that can be delayed from upgrading to years 4 through 5. This may include modernization of existing facilities or components/systems, the replacement of outdated facilities (or facilities in disrepair), as well as the construction of new facilities to meet the immediate programmatic and/or capacity needs of the school and District.

### Priority 3

**WOULD LIKE TO DO**  
Life-Cycle Replacements,  
Curricular, Instructional,  
Program, and/or Capacity Need

Timeframe: 6 - 10 Years

**Priority 3** items include the modernization of existing facilities or the replacement of existing facilities that do not fall within Priority 1 or 2. Priority 3 also encompasses identified needs/issues that are not of an immediate nature. These items, while important, do not need to be addressed immediately, but should be addressed if sufficient resources are available.



## 06 School Site Assessments

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This section includes the individual school and district sites of Marysville Joint Unified School District (MJUSD) and provides site information and photographs, site walk, assessment findings, existing site plans, proposed master site plans, and projected costs by categories with priorities.



# Arboga Elementary School

1686 Broadway Street | Olivehurst, CA 95961 | (530) 741-6101

Eric Preston, Principal



## Grade Level

K-6

## Year Built

1957

## Current Enrollment

463

## Square Feet

34,856 square feet













## Existing Site





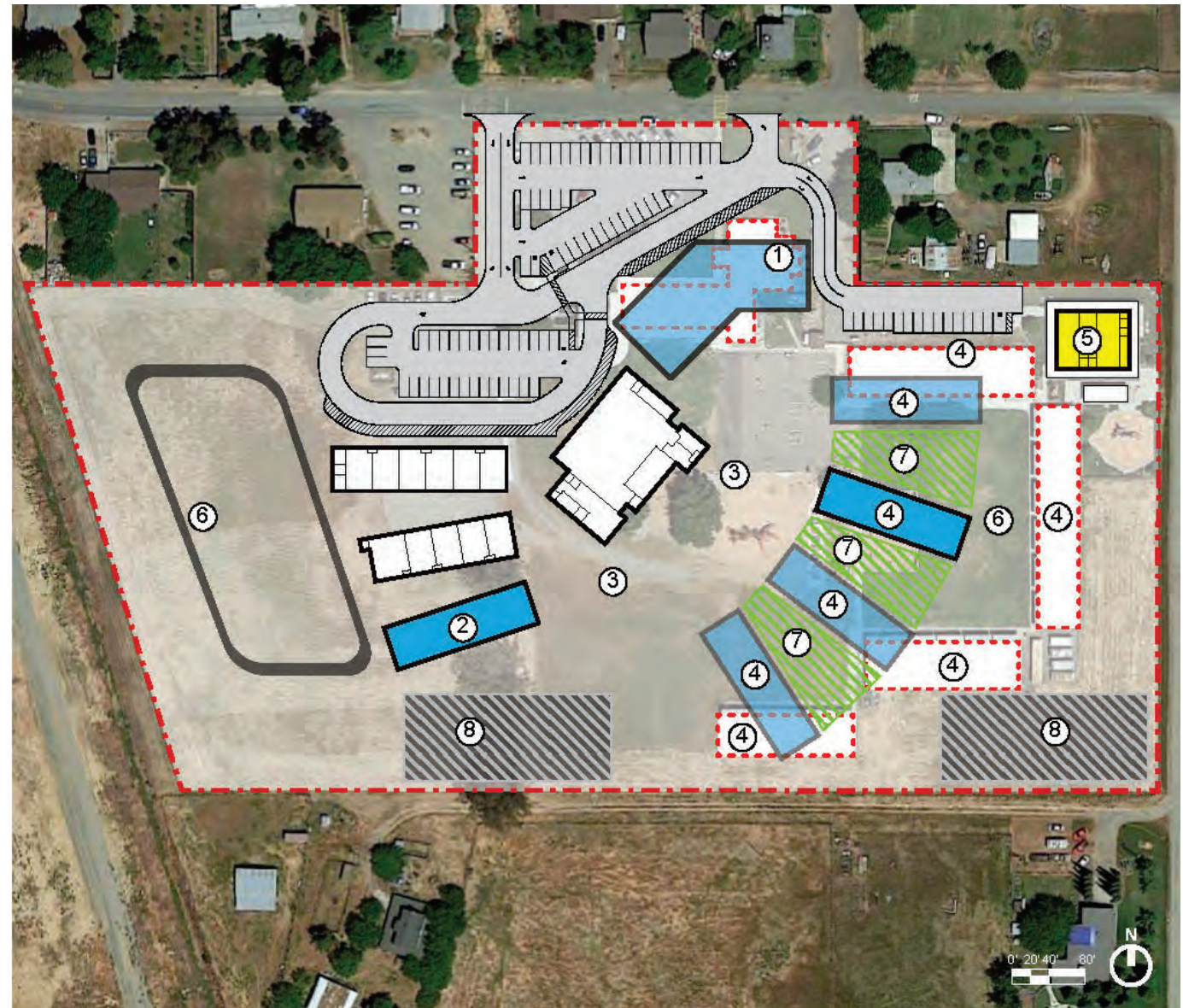
# Arboga Elementary School

## Proposed Site

LEGEND	
	EXISTING - NO / MIN. WORK
	LIGHT MODERNIZATION
	MODERATE MODERNIZATION
	MAJOR MODERNIZATION
	NEW CONSTRUCTION
	RECONFIGURE / REPURPOSE
	DEMOLITION
	SITE UPGRADES

### WORK SCOPE DESCRIPTION

1. Replace Bldg With (N)  
Admin/Library/Resource  
Bldg
2. New Classroom Wing (3 Cr,  
Science Rm, Rr)
3. New Shade Structure
4. Remove Portable Classrooms  
and Replace With (N) Modular  
Classrooms
5. Update Casework at (E)  
Preschool
6. (N) Amphitheater
7. (N) Outdoor Learning  
Courtyard
8. (N) Hardcourts
9. (N) Playfields





# Arboga Elementary School

## Proposed Work Items

Key Note	Scope	Priority	Qty	Unit	Unit Cost	Construction Cost	Contingency	Soft Costs	Escalation @ 6%
<b>Arboga Elementary School</b>						<b>\$28,880,636</b>	<b>\$31,768,700</b>	<b>\$39,710,875</b>	<b>\$49,913,959</b>
<b>Scope of Work</b>									
<b>1</b>	<b>New Admin/Library/Resource Building</b>	<b>1</b>				<b>\$5,084,136</b>	<b>\$5,592,550</b>	<b>\$6,990,687</b>	<b>\$7,410,128</b>
	Remove building, Stub utilities, Minor grading		7356	SF	\$6	\$44,136	\$48,550	\$60,687	\$64,328
	New building for Administration/Entry, Library/Arts space, and Resource Programs.		7200	SF	\$700	\$5,040,000	\$5,544,000	\$6,930,000	\$7,345,800
<b>2</b>	<b>New Classroom Building</b>	<b>1</b>				<b>\$3,297,000</b>	<b>\$3,626,700</b>	<b>\$4,533,375</b>	<b>\$4,805,378</b>
	New Classroom wing (3 classrooms, Science room, and restrooms)		4710	SF	\$700	\$3,297,000	\$3,626,700	\$4,533,375	\$4,805,378
<b>3</b>	<b>New Shade Structures</b>	<b>2</b>				<b>\$90,000</b>	<b>\$99,000</b>	<b>\$123,750</b>	<b>\$147,388</b>
	New shade structures (2) including lighting and power.		2000	SF	\$45	\$90,000	\$99,000	\$123,750	\$147,388
<b>4</b>	<b>Remove Portable Classrooms and Replace with New Modular Classrooms</b>	<b>3</b>				<b>\$10,344,000</b>	<b>\$11,378,400</b>	<b>\$14,223,000</b>	<b>\$19,033,582</b>
	Remove building and foundation, Stub utilities, Minor grading		7	EA	\$6,000	\$42,000	\$46,200	\$57,750	\$77,283
	Remove building and foundation, Stub utilities, Minor grading		6	EA	\$6,000	\$36,000	\$39,600	\$49,500	\$66,242
	Remove building and foundation, Stub utilities, Minor grading		6	EA	\$6,000	\$36,000	\$39,600	\$49,500	\$66,242
	Remove building and foundation, Stub utilities, Minor grading		4	EA	\$6,000	\$24,000	\$26,400	\$33,000	\$44,161
	New Modular classroom (960sf x \$450/sf), + three restroom modulares		18	EA	\$432,000	\$7,776,000	\$8,553,600	\$10,692,000	\$14,308,308
	Provide (3) Kinder classrooms and (1) new TK classrooms		4	EA	\$607,500	\$2,430,000	\$2,673,000	\$3,341,250	\$4,471,346



## Arboga Elementary School

### Proposed Work Items

Key Note	Scope	Priority	Qty	Unit	Unit Cost	Construction Cost	Contingency	Soft Costs	Escalation @ 6%
5	<b>Update Casework</b>	2				\$18,000	\$19,800	\$24,750	\$29,478
	Remove existing casework in preschool classrooms and install new casework.		60	LF	\$300	\$18,000	\$19,800	\$24,750	\$29,478
6	<b>New Playfields</b>	3				\$3,000,000	\$3,300,000	\$4,125,000	\$5,520,181
	New playfields, including grading, turf, and irrigation.		200000	SF	\$15	\$3,000,000	\$3,300,000	\$4,125,000	\$5,520,181
7	<b>New Outdoor Learning courtyard</b>	3				\$27,500	\$30,250	\$37,813	\$50,602
	Create new outdoor learning courtyard, which includes shade structure, seat walls, plaza, and landscaping.		500	SF	\$55	\$27,500	\$30,250	\$37,813	\$50,602
8	<b>New Hardcourts</b>	3				\$1,350,000	\$1,485,000	\$1,856,250	\$2,484,081
	New hardscape paving, including hardcourts with striping.		90000	SF	\$15	\$1,350,000	\$1,485,000	\$1,856,250	\$2,484,081
<b>Sub Total Scope of Work</b>						<b>\$23,210,636</b>	<b>\$25,531,700</b>	<b>\$31,914,625</b>	<b>\$39,480,817</b>
<b>Scope of Work Add</b>									
4	<b>Remove Portable Classrooms and Replace with New Modular Classrooms</b>	3				\$5,670,000	\$6,237,000	\$7,796,250	\$10,433,141
	Additive cost to make Modular classrooms Site Built, +\$250/SF x 960sf		18	EA	\$240,000	\$4,320,000	\$4,752,000	\$5,940,000	\$7,949,060
	Additive cost to make Kinder/TK Modular classrooms Site Built, +\$250/SF x 1350sf		4	EA	\$337,500	\$1,350,000	\$1,485,000	\$1,856,250	\$2,484,081
<b>Sub Total Scope of Work Add</b>						<b>\$5,670,000</b>	<b>\$6,237,000</b>	<b>\$7,796,250</b>	<b>\$10,433,141</b>
<b>Site Total</b>						<b>\$28,880,636</b>	<b>\$31,768,700</b>	<b>\$39,710,875</b>	<b>\$49,913,959</b>



AUGUST 2022

# Browns Valley Elementary School

9555 Browns Valley School Road | Browns Valley, CA 95918 | (530) 741-6107

Heather Marshall, Principal



## Grade Level

K-5

## Year Built

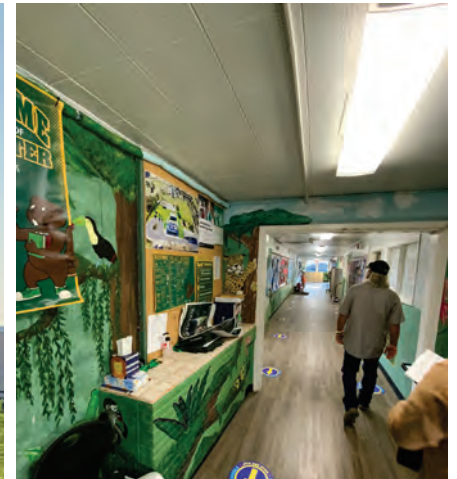
1950

## Current Enrollment

134

## Square Feet

17,935 square feet











# Browns Valley Elementary School

## Existing Site



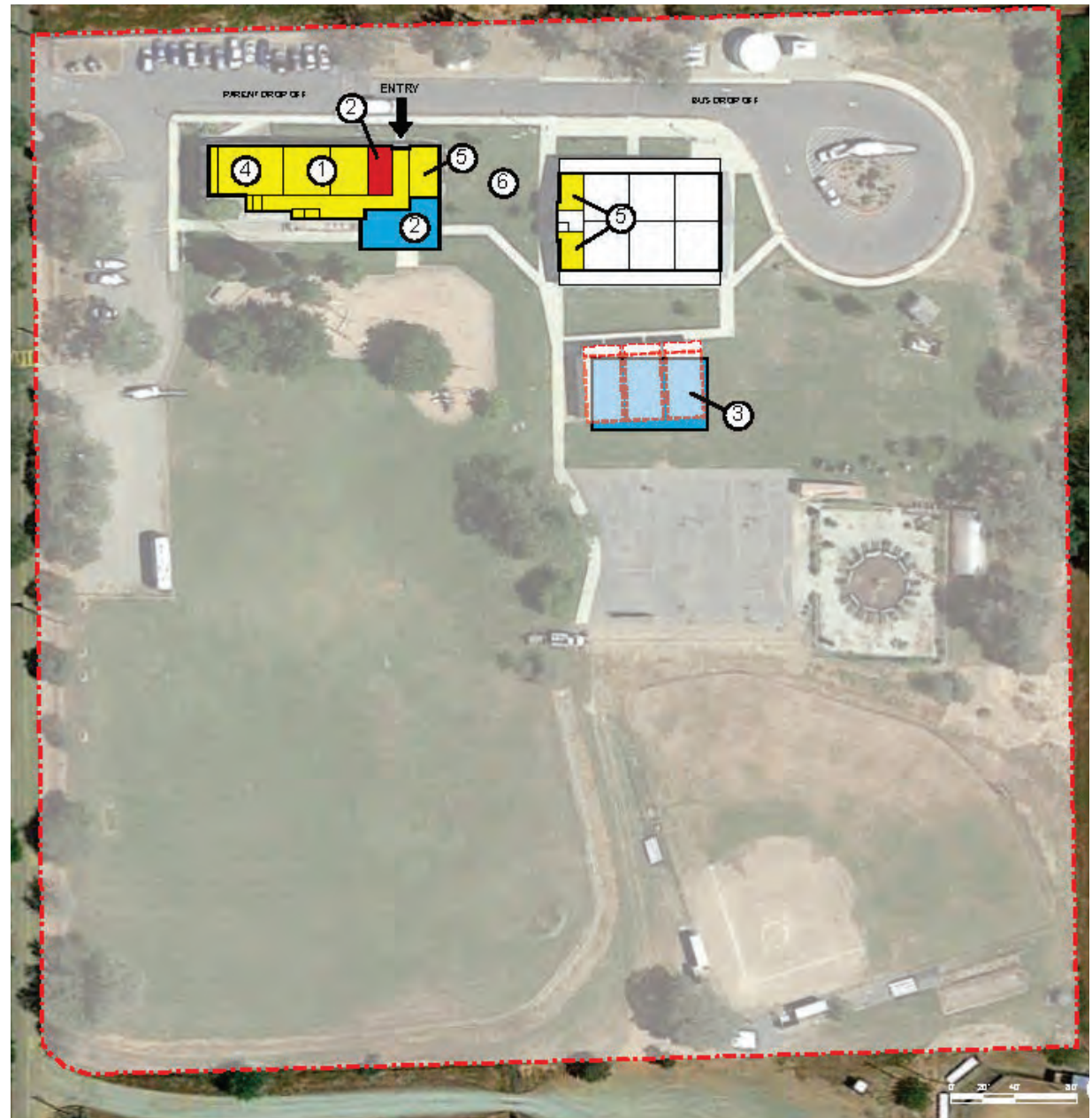
# Browns Valley Elementary School

## Proposed Site

LEGEND	
	EXISTING - NO / MIN. WORK
	LIGHT MODERNIZATION
	MODERATE MODERNIZATION
	MAJOR MODERNIZATION
	NEW CONSTRUCTION
	RECONFIGURE / REPURPOSE
	DEMOLITION
	SITE UPGRADES

## WORK SCOPE DESCRIPTION

1. (E) Main Building Modernization
2. (N) Main Building Expansion
3. (N) Innovation/Maker Space Bldg
4. Mechanical Upgrades
5. Plumbing Upgrade
6. Fire Alarm Upgrade





# Browns Valley Elementary School

## Proposed Work Items

Key Note	Scope	Priority	Qty	Unit	Unit Cost	Construction Cost	Contingency	Soft Costs	Escalation @ 6%
<b>Browns Valley Elementary School</b>						<b>\$4,072,580</b>	<b>\$4,479,838</b>	<b>\$5,599,798</b>	<b>\$6,314,631</b>
<b>Scope of Work</b>									
<b>1</b>	<b>Main Building Modernization</b>	<b>1</b>				<b>\$1,269,600</b>	<b>\$1,396,560</b>	<b>\$1,745,700</b>	<b>\$1,850,442</b>
	Repair/replace exterior wall envelope		3000	SF	\$45	\$135,000	\$148,500	\$185,625	\$196,763
	Remove windows and replace with new storefront system.		3120	SF	\$70	\$218,400	\$240,240	\$300,300	\$318,318
	Update interior walls and ceilings; Renovate/replace casework.		6108	SF	\$150	\$916,200	\$1,007,820	\$1,259,775	\$1,335,362
<b>2</b>	<b>Main Building Expansion</b>	<b>1</b>				<b>\$700,000</b>	<b>\$770,000</b>	<b>\$962,500</b>	<b>\$1,020,250</b>
	Expand Administration space, and include Student Support Services and Health office.		1000	SF	\$700	\$700,000	\$770,000	\$962,500	\$1,020,250
<b>3</b>	<b>New Innovation / maker space building</b>	<b>2</b>				<b>\$2,034,000</b>	<b>\$2,237,400</b>	<b>\$2,796,750</b>	<b>\$3,330,974</b>
	New Innovation / maker space building		2880	SF	\$700	\$2,016,000	\$2,217,600	\$2,772,000	\$3,301,496
	Remove building and foundation, Stub utilities, Minor grading		3	EA	\$6,000	\$18,000	\$19,800	\$24,750	\$29,478
<b>4</b>	<b>Mechanical upgrade</b>	<b>2</b>				<b>\$3,000</b>	<b>\$3,300</b>	<b>\$4,125</b>	<b>\$4,913</b>
	Remove damaged roof-mounted ductwork and replace with new ductwork in kind.		30	LF	\$100	\$3,000	\$3,300	\$4,125	\$4,913
<b>5</b>	<b>Plumbing upgrade</b>	<b>2</b>				<b>\$15,000</b>	<b>\$16,500</b>	<b>\$20,625</b>	<b>\$24,565</b>
	Remove and replace restroom plumbing fixtures with new.		10	EA	\$1,500	\$15,000	\$16,500	\$20,625	\$24,565
<b>6</b>	<b>Fire Alarm Upgrade</b>	<b>2</b>				<b>\$50,980</b>	<b>\$56,078</b>	<b>\$70,098</b>	<b>\$83,487</b>
	Replace Fire Alarm system with new Silent Knight system.		12745	SF	\$4	\$50,980	\$56,078	\$70,098	\$83,487
<b>Sub Total Scope of Work</b>						<b>\$4,072,580</b>	<b>\$4,479,838</b>	<b>\$5,599,798</b>	<b>\$6,314,631</b>



# Browns Valley Elementary School

## Proposed Work Items

Key Note	Scope	Priority	Qty	Unit	Unit Cost	Construction Cost	Contingency	Soft Costs	Escalation @ 6%
	Site Total					\$4,072,580	\$4,479,838	\$5,599,798	\$6,314,631



AUGUST 2022

# Cedar Lane Elementary School

841 Cedar Lane | Olivehurst, CA 95961 | (530) 741-6112

Rebecca Evers, Principal



## Grade Level

K-6

## Year Built

1950

## Current Enrollment

510

## Square Feet

51,054 square feet















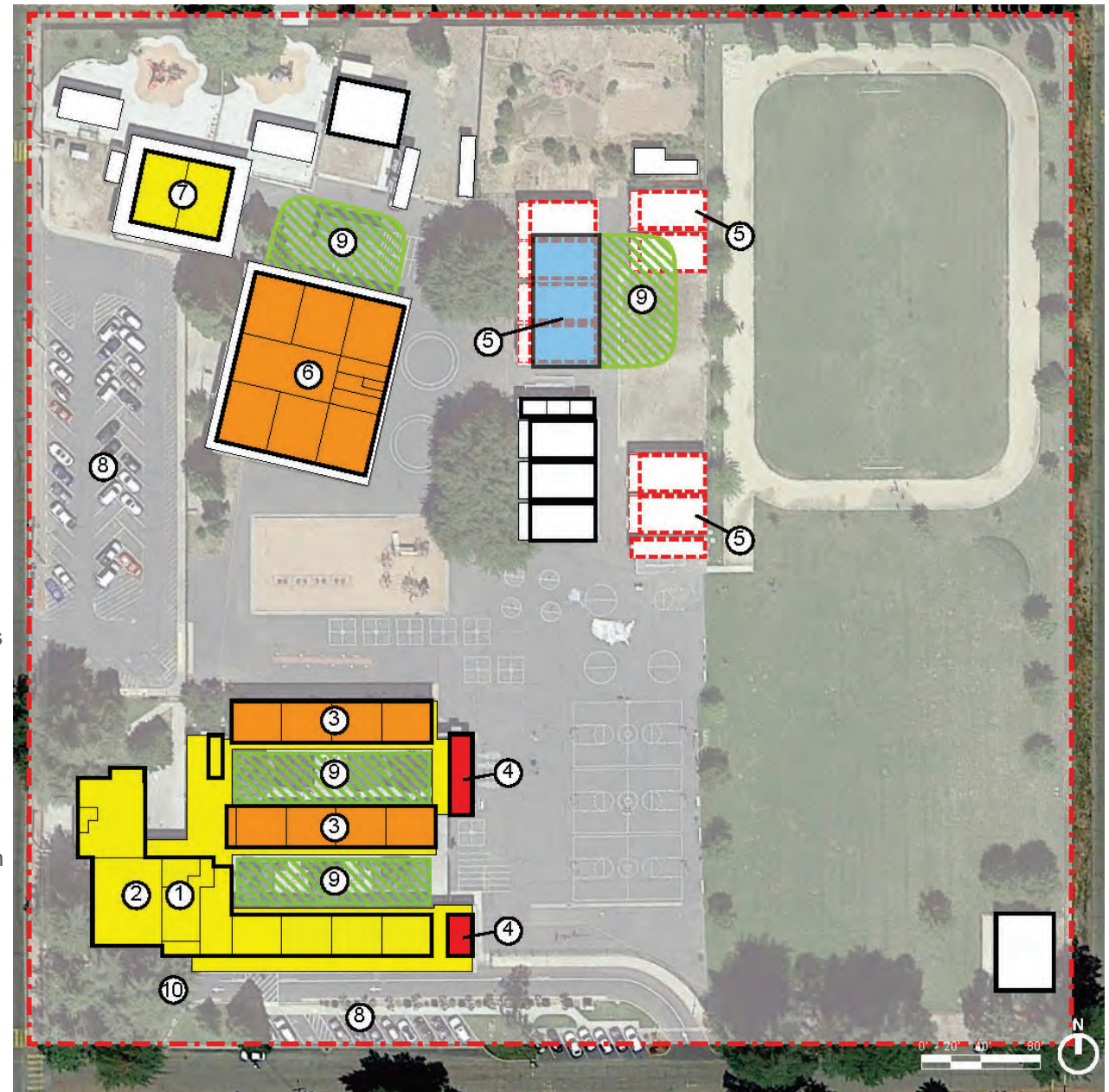
# Cedar Lane Elementary School

## Proposed Site

LEGEND	
	EXISTING - NO / MIN. WORK
	LIGHT MODERNIZATION
	MODERATE MODERNIZATION
	MAJOR MODERNIZATION
	NEW CONSTRUCTION
	RECONFIGURE / REPURPOSE
	DEMOLITION
	SITE UPGRADES

## WORK SCOPE DESCRIPTION

1. Replace (E) Roof at Entire Lower Campus
2. Modernize (E) Lower Campus Buildings
3. Interior Modernization of Buildings C and D
4. (E) Restroom Renovation
5. Remove (E) 8 Portable Classrooms and Replace with 3 (N) Modular Bldgs
6. Modernization of (E) G Wing Classroom Bldg
7. Modernization of (E) H Wing Kindergarten Classrooms
8. Asphalt Hardscape Repair
9. New Outdoor Learning Spaces
10. (N) Building Signage





# Cedar Lane Elementary School

## Proposed Work Items

Key Note	Scope	Priority	Qty	Unit	Unit Cost	Construction Cost	Contingency	Soft Costs	Escalation @ 6%
<b>Cedar Lane Elementary School</b>						<b>\$9,376,231</b>	<b>\$10,313,854</b>	<b>\$12,892,318</b>	<b>\$14,039,168</b>
<b>Scope of Work</b>									
<b>1</b>	<b>Roof Replacement</b>	<b>2</b>				<b>\$530,325</b>	<b>\$583,358</b>	<b>\$729,197</b>	<b>\$868,485</b>
	Remove and replace roofing system at entire lower campus.		21213	SF	\$25	\$530,325	\$583,358	\$729,197	\$868,485
<b>2</b>	<b>Lower Campus Buildings Modernization</b>	<b>1</b>				<b>\$355,000</b>	<b>\$390,500</b>	<b>\$488,125</b>	<b>\$517,413</b>
	At lower campus (except for classroom wing A) repair/replace exterior wall envelope		4000	SF	\$45	\$180,000	\$198,000	\$247,500	\$262,350
	At classroom wing C, Remove windows and replace with new storefront system.		1000	SF	\$70	\$70,000	\$77,000	\$96,250	\$102,025
	At classroom wing D, Remove windows and replace with new storefront system.		1500	SF	\$70	\$105,000	\$115,500	\$144,375	\$153,038
<b>3</b>	<b>Building Modernization of Classroom wings C and D (Interior)</b>	<b>1</b>				<b>\$2,291,850</b>	<b>\$2,521,035</b>	<b>\$3,151,294</b>	<b>\$3,340,371</b>
	At classroom wing C, update floor, wall, ceiling, and casework finishes.		4464	SF	\$275	\$1,227,600	\$1,350,360	\$1,687,950	\$1,789,227
	At classroom wing D, update floor, wall, ceiling, and casework finishes.		3870	SF	\$275	\$1,064,250	\$1,170,675	\$1,463,344	\$1,551,144
<b>4</b>	<b>Restroom Renovation</b>	<b>2</b>				<b>\$440,800</b>	<b>\$484,880</b>	<b>\$606,100</b>	<b>\$721,875</b>
	At classroom wings C/D restrooms, update all finishes and fixtures, and convert to ADA compliance.		622	SF	\$400	\$248,800	\$273,680	\$342,100	\$407,447
	At P201-P203 restrooms, update all finishes and fixtures, and convert to ADA compliance.		480	SF	\$400	\$192,000	\$211,200	\$264,000	\$314,428
<b>5</b>	<b>Remove 8 Portable Classrooms and Replace with 3 New Modular Classrooms</b>	<b>1</b>				<b>\$1,344,000</b>	<b>\$1,478,400</b>	<b>\$1,848,000</b>	<b>\$1,958,880</b>
	Remove building and foundation, Stub utilities, Minor grading		8	EA	\$6,000	\$48,000	\$52,800	\$66,000	\$69,960



# Cedar Lane Elementary School

## Proposed Work Items

Key Note	Scope	Priority	Qty	Unit	Unit Cost	Construction Cost	Contingency	Soft Costs	Escalation @ 6%
	New (3) Modular Classrooms (960sf x \$450/sf), + One restroom modular		3	EA	\$432,000	\$1,296,000	\$1,425,600	\$1,782,000	\$1,888,920
<b>6</b>	<b>Building modernization of G-wing Classrooms Building</b>	<b>1</b>				<b>\$2,797,920</b>	<b>\$3,077,712</b>	<b>\$3,847,140</b>	<b>\$4,115,043</b>
	At G-wing classrooms building, update walls, ceilings, and casework.		8232	SF	\$275	\$2,263,800	\$2,490,180	\$3,112,725	\$3,299,489
	At G-wing classrooms, Remove windows and replace with new storefront system.		576	SF	\$70	\$40,320	\$44,352	\$55,440	\$58,766
	At G-wing classrooms, install new solartube skylights for natural daylighting.		16	EA	\$1,500	\$24,000	\$26,400	\$33,000	\$34,980
	Convert (1) existing classroom to new Innovation/Makerspace room		960	SF	\$275	\$264,000	\$290,400	\$363,000	\$384,780
	Remove and replace roofing system at G-wing classroom building.		8232	SF	\$25	\$205,800	\$226,380	\$282,975	\$337,028
<b>7</b>	<b>Building modernization of H-wing Kindergarten Classrooms</b>	<b>2</b>				<b>\$284,200</b>	<b>\$312,620</b>	<b>\$390,775</b>	<b>\$465,419</b>
	At Kindergarten classrooms, update interior finishes and casework.		1624	SF	\$150	\$243,600	\$267,960	\$334,950	\$398,931
	Remove and replace roofing system at H-wing classroom building.		1624	SF	\$25	\$40,600	\$44,660	\$55,825	\$66,488
<b>8</b>	<b>Asphalt Hardscape Repair</b>	<b>2</b>				<b>\$83,136</b>	<b>\$91,450</b>	<b>\$114,312</b>	<b>\$136,147</b>
	At both parking lots, re-seal asphalt paving and re-stripe.		27712	SF	\$3	\$83,136	\$91,450	\$114,312	\$136,147
<b>9</b>	<b>New Outdoor Learning Spaces</b>	<b>2</b>				<b>\$528,000</b>	<b>\$580,800</b>	<b>\$726,000</b>	<b>\$864,678</b>
	Create (4) new outdoor learning spaces, each including shade structure, seat walls, plaza, and landscaping		9600	SF	\$55	\$528,000	\$580,800	\$726,000	\$864,678
<b>10</b>	<b>Building Signage</b>	<b>1</b>				<b>\$1,000</b>	<b>\$1,100</b>	<b>\$1,375</b>	<b>\$1,458</b>
	Install new front building signage with logo		1	EA	\$1,000	\$1,000	\$1,100	\$1,375	\$1,458
<b>Sub Total Scope of Work</b>						<b>\$8,656,231</b>	<b>\$9,521,854</b>	<b>\$11,902,318</b>	<b>\$12,989,768</b>

# Cedar Lane Elementary School

## Proposed Work Items

Key Note	Scope	Priority	Qty	Unit	Unit Cost	Construction Cost	Contingency	Soft Costs	Escalation @ 6%
Scope of Work Add									
5	Remove 8 Portable Classrooms and Replace with 3 New Modular Classrooms	1				\$720,000	\$792,000	\$990,000	\$1,049,400
	Additive cost to make Modular classrooms Site Built, +\$250/SF x 960sf		3	EA	\$240,000	\$720,000	\$792,000	\$990,000	\$1,049,400
Sub Total Scope of Work Add						\$720,000	\$792,000	\$990,000	\$1,049,400
Site Total						\$9,376,231	\$10,313,854	\$12,892,318	\$14,039,168



# Cordua Elementary School

2830 Highway 20 | Marysville, CA 95901 | (530) 741-6115

Heather Marshall, Principal



## Grade Level

K-5

## Year Built

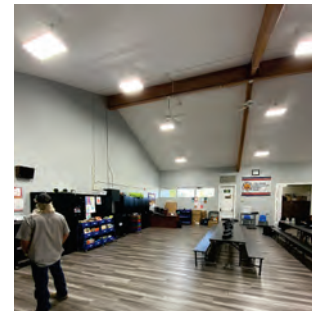
1950

## Current Enrollment

57

## Square Feet

34,856 square feet





# Cordua Elementary School









## Existing Site





# Cordua Elementary School

## Proposed Site

LEGEND	
	EXISTING - NO / MIN. WORK
	LIGHT MODERNIZATION
	MODERATE MODERNIZATION
	MAJOR MODERNIZATION
	NEW CONSTRUCTION
	RECONFIGURE / REPURPOSE
	DEMOLITION
	SITE UPGRADES

## WORK SCOPE DESCRIPTION

1. Exterior Building Modernization
2. Building Modernization
3. (N) School Marquee Signage
4. New Drinking Fountain/Bottle Filler
5. Admin Expansion With (N) Innovation Classroom
6. (N) Outdoor Learning Spaces





# Cordua Elementary School

## Proposed Work Items

Key Note	Scope	Priority	Qty	Unit	Unit Cost	Construction Cost	Contingency	Soft Costs	Escalation @ 6%
<b>Cordua Elementary School</b>						<b>\$2,304,065</b>	<b>\$2,534,472</b>	<b>\$3,168,089</b>	<b>\$3,565,344</b>
<b>Scope of Work</b>									
<b>1</b>	<b>Exterior Building Modernization</b>	<b>1</b>				<b>\$572,265</b>	<b>\$629,492</b>	<b>\$786,864</b>	<b>\$834,076</b>
	Repair/replace exterior wall envelope at Admin/MP building		3223	SF	\$55	\$177,265	\$194,992	\$243,739	\$258,364
	Repair/replace exterior wall envelope at classrooms 1-2 building		2160	SF	\$55	\$118,800	\$130,680	\$163,350	\$173,151
	Repair/replace exterior wall envelope at classrooms 3-5 building		3260	SF	\$55	\$179,300	\$197,230	\$246,538	\$261,330
	Remove windows and replace with new storefront system at both classroom buildings.		1350	SF	\$70	\$94,500	\$103,950	\$129,938	\$137,734
	Repair/replace exterior doors and associated hardware at Classrooms 1-2.	2		EA	\$1,200	\$2,400	\$2,640	\$3,300	\$3,498
<b>2</b>	<b>Building modernization</b>	<b>1</b>				<b>\$550,800</b>	<b>\$605,880</b>	<b>\$757,350</b>	<b>\$802,791</b>
	Remove and replace interior carpet flooring at classrooms 3-5		3672	SF	\$150	\$550,800	\$605,880	\$757,350	\$802,791
<b>3</b>	<b>New School Marquee signage</b>	<b>2</b>				<b>\$100,000</b>	<b>\$110,000</b>	<b>\$137,500</b>	<b>\$163,765</b>
	Provide new Marguee signage (includes Electrical, Struct., Masonry, & landscaping.)		1	EA	\$100,000	\$100,000	\$110,000	\$137,500	\$163,765
<b>4</b>	<b>New Drinking Fountain / Bottle Filler station</b>	<b>1</b>				<b>\$3,500</b>	<b>\$3,850</b>	<b>\$4,813</b>	<b>\$5,101</b>
	Install new Drinking fountain/bottle filler station at Main building		1	EA	\$3,500	\$3,500	\$3,850	\$4,813	\$5,101
<b>5</b>	<b>Admin Expansion with new Innovation Classroom</b>	<b>2</b>				<b>\$1,050,000</b>	<b>\$1,155,000</b>	<b>\$1,443,750</b>	<b>\$1,719,529</b>
	Expand Administration space, and include new Innovation space. Work includes replacement of HVAC system to correct non-equitable cooling issues.		1500	SF	\$700	\$1,050,000	\$1,155,000	\$1,443,750	\$1,719,529



# Cordua Elementary School

## Proposed Work Items

Key Note	Scope	Priority	Qty	Unit	Unit Cost	Construction Cost	Contingency	Soft Costs	Escalation @ 6%
6	New Outdoor Learning Spaces	1				\$27,500	\$30,250	\$37,813	\$40,081
	Create new outdoor learning space, which includes shade structure, seat walls, plaza, and landscaping.		500	SF	\$55	\$27,500	\$30,250	\$37,813	\$40,081
Sub Total Scope of Work						\$2,304,065	\$2,534,472	\$3,168,089	\$3,565,344
Site Total						\$2,304,065	\$2,534,472	\$3,168,089	\$3,565,344



# Covillaud Elementary School

628 F Street | Marysville, CA 95901 | (530) 741-7868

Kari Yist, Principal



## Grade Level

K-5

## Year Built

1950

## Current Enrollment

494

## Square Feet

37,612 square feet





# Covillaud Elementary School

## Existing Site





# Covillaud Elementary School

## Proposed Site

LEGEND	
	EXISTING - NO / MIN. WORK
	LIGHT MODERNIZATION
	MODERATE MODERNIZATION
	MAJOR MODERNIZATION
	NEW CONSTRUCTION
	RECONFIGURE / REPURPOSE
	DEMOLITION
	SITE UPGRADES

### WORK SCOPE DESCRIPTION

1. Remove (E) Portable Classrooms and Replace With (N) 2 Story Bldg
2. Remove (E) A-Wing Classroom and Replace with (N) Admin/ Library
3. Kitchen/Cafeteria Renovation
4. Modernization of B-Wing Classroom Bldg
5. Fire Alarm Upgrade at MP Bldg
6. HVAC Replacement
7. Parking Lot Expansion
8. Parent Drop Off
9. (N) Building Signage
10. (N) Outdoor Learning Spaces





# Covillaud Elementary School

## Proposed Work Items

Key Note	Scope	Priority	Qty	Unit	Unit Cost	Construction Cost	Contingency	Soft Costs	Escalation @ 6%
<b>Covillaud Elementary School</b>						<b>\$21,304,746</b>	<b>\$23,435,221</b>	<b>\$29,294,028</b>	<b>\$31,237,579</b>
<b>Scope of Work</b>									
<b>1</b>	<b>Remove Portable Classrooms and Replace with New 2-story Building</b>	<b>1</b>				<b>\$14,766,000</b>	<b>\$16,242,600</b>	<b>\$20,303,250</b>	<b>\$21,521,445</b>
	Remove 11 portable classroom buildings and foundation, Stub utilities, Minor grading		11	EA	\$6,000	\$66,000	\$72,600	\$90,750	\$96,195
	New classrooms building, including restrooms and circulation space.		21000	SF	\$700	\$14,700,000	\$16,170,000	\$20,212,500	\$21,425,250
<b>2</b>	<b>Remove existing Admin and classroom wing and replace with new Admin/Library</b>	<b>1</b>				<b>\$2,505,998</b>	<b>\$2,756,598</b>	<b>\$3,445,747</b>	<b>\$3,652,492</b>
	Remove existing classroom/Admin building and foundation, Stub utilities, Minor grading.		9333	SF	\$6	\$55,998	\$61,598	\$76,997	\$81,617
	New Admin / Library building		3500	SF	\$700	\$2,450,000	\$2,695,000	\$3,368,750	\$3,570,875
<b>3</b>	<b>Kitchen/Cafeteria renovation</b>	<b>2</b>				<b>\$840,000</b>	<b>\$924,000</b>	<b>\$1,155,000</b>	<b>\$1,375,623</b>
	At Cafeteria and Kitchen, update interior finishes and equipment.		4000	SF	\$150	\$600,000	\$660,000	\$825,000	\$982,588
	Expand Kitchen into Reading Center space. Renovation includes replacement of HVAC exhaust system and fire suppression system.		600	SF	\$400	\$240,000	\$264,000	\$330,000	\$393,035
<b>4</b>	<b>Building Modernization at B-wing classrooms</b>	<b>1</b>				<b>\$2,353,200</b>	<b>\$2,588,520</b>	<b>\$3,235,650</b>	<b>\$3,429,789</b>
	At B-wing classrooms, update interior floors, walls, ceilings, and casework.		5760	SF	\$400	\$2,304,000	\$2,534,400	\$3,168,000	\$3,358,080
	Repair/replace exterior doors and associated hardware		6	EA	\$1,200	\$7,200	\$7,920	\$9,900	\$10,494
	Remove windows and replace with new storefront system at 6 classrooms.		600	SF	\$70	\$42,000	\$46,200	\$57,750	\$61,215



# Covillaud Elementary School

## Proposed Work Items

Key Note	Scope	Priority	Qty	Unit	Unit Cost	Construction Cost	Contingency	Soft Costs	Escalation @ 6%
<b>5</b>	<b>Fire Alarm Upgrade at MP building</b>	<b>1</b>				<b>\$47,364</b>	<b>\$52,100</b>	<b>\$65,126</b>	<b>\$69,033</b>
	Replace Fire Alarm system with new Silent Knight system.		11841	SF	\$4	\$47,364	\$52,100	\$65,126	\$69,033
<b>6</b>	<b>HVAC Replacement</b>	<b>1</b>				<b>\$215,000</b>	<b>\$236,500</b>	<b>\$295,625</b>	<b>\$313,363</b>
	Remove and replace packaged roof mounted mechanical units		5	EA	\$43,000	\$215,000	\$236,500	\$295,625	\$313,363
<b>7</b>	<b>Parking Lot Expansion</b>	<b>2</b>				<b>\$214,734</b>	<b>\$236,207</b>	<b>\$295,259</b>	<b>\$317,839</b>
	Remove existing sitework (including paving, concrete, landscaping, irrigation, underground utilities, etc.)		9000	SF	\$3	\$27,000	\$29,700	\$37,125	\$44,216
	Earthwork grading, soil preperation.		130	CY	\$30	\$3,900	\$4,290	\$5,363	\$5,684
	New Asphalt drive and Parking lot		9000	SF	\$15	\$135,000	\$148,500	\$185,625	\$196,763
	New concrete curb, gutter, and 4' sidewalk		258	LF	\$73	\$18,834	\$20,717	\$25,897	\$27,451
	New landscaping Trees		4	EA	\$2,000	\$8,000	\$8,800	\$11,000	\$11,660
	New Landscaping/planters with irrigation		1000	SF	\$4	\$4,000	\$4,400	\$5,500	\$5,830
	New light pole standards with underground utility trenching		3	EA	\$6,000	\$18,000	\$19,800	\$24,750	\$26,235
<b>8</b>	<b>Parent Drop-off</b>	<b>1</b>				<b>\$196,450</b>	<b>\$216,095</b>	<b>\$270,119</b>	<b>\$286,326</b>
	Earthwork grading, soil preperation.		140	CY	\$30	\$4,200	\$4,620	\$5,775	\$6,122
	New Asphalt drive and Parking lot		10000	SF	\$15	\$150,000	\$165,000	\$206,250	\$218,625
	New concrete curb, gutter, and 4' sidewalk		250	LF	\$73	\$18,250	\$20,075	\$25,094	\$26,599
	New landscaping Trees		4	EA	\$2,000	\$8,000	\$8,800	\$11,000	\$11,660
	New Landscaping/planters with irrigation		1000	SF	\$4	\$4,000	\$4,400	\$5,500	\$5,830

# Covillaud Elementary School

## Proposed Work Items

Key Note	Scope	Priority	Qty	Unit	Unit Cost	Construction Cost	Contingency	Soft Costs	Escalation @ 6%
	New light pole standards with underground utility trenching		2	EA	\$6,000	\$12,000	\$13,200	\$16,500	\$17,490
9	<b>Building Signage</b>	1				<b>\$1,000</b>	<b>\$1,100</b>	<b>\$1,375</b>	<b>\$1,458</b>
	Install new front building signage with logo		1	EA	\$1,000	\$1,000	\$1,100	\$1,375	\$1,458
10	<b>New Outdoor Learning Spaces</b>	2				<b>\$165,000</b>	<b>\$181,500</b>	<b>\$226,875</b>	<b>\$270,212</b>
	Create new outdoor learning space, which includes shade structure, seat walls, plaza, and landscaping.		3000	SF	\$55	\$165,000	\$181,500	\$226,875	\$270,212
<b>Sub Total Scope of Work</b>						<b>\$21,304,746</b>	<b>\$23,435,221</b>	<b>\$29,294,026</b>	<b>\$31,237,579</b>
<b>Site Total</b>						<b>\$21,304,746</b>	<b>\$23,435,221</b>	<b>\$29,294,026</b>	<b>\$31,237,579</b>



# Dobbins Elementary School

14200 Old Dobbins Road | Dobbins, CA 95935 | (530) 692-1665

Duane Triplett, Principal



## Grade Level

K - 6

## Year Built

1950

## Current Enrollment

39

## Square Feet

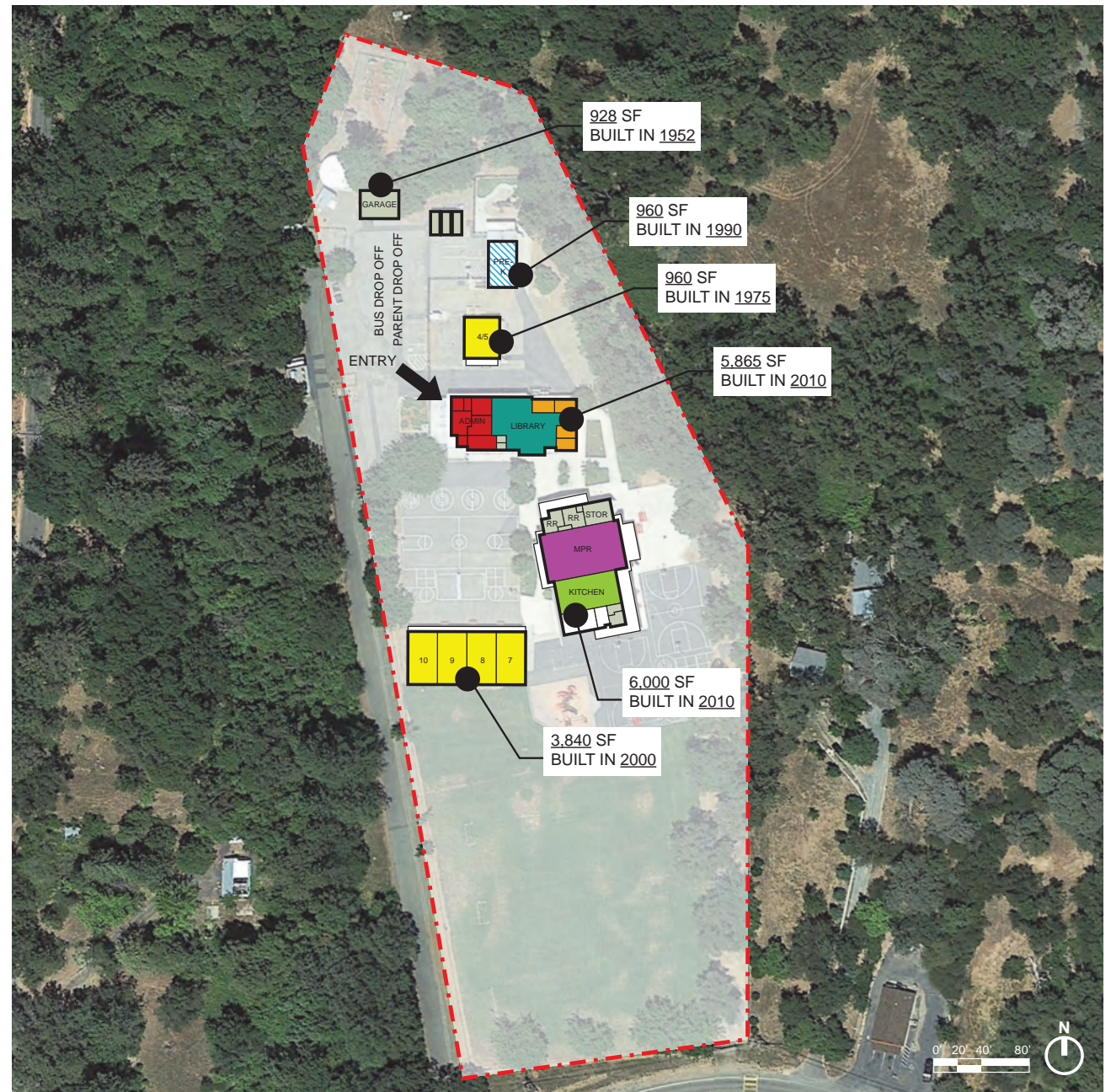
20,481 square feet





# Dobbins Elementary School









## Existing Site





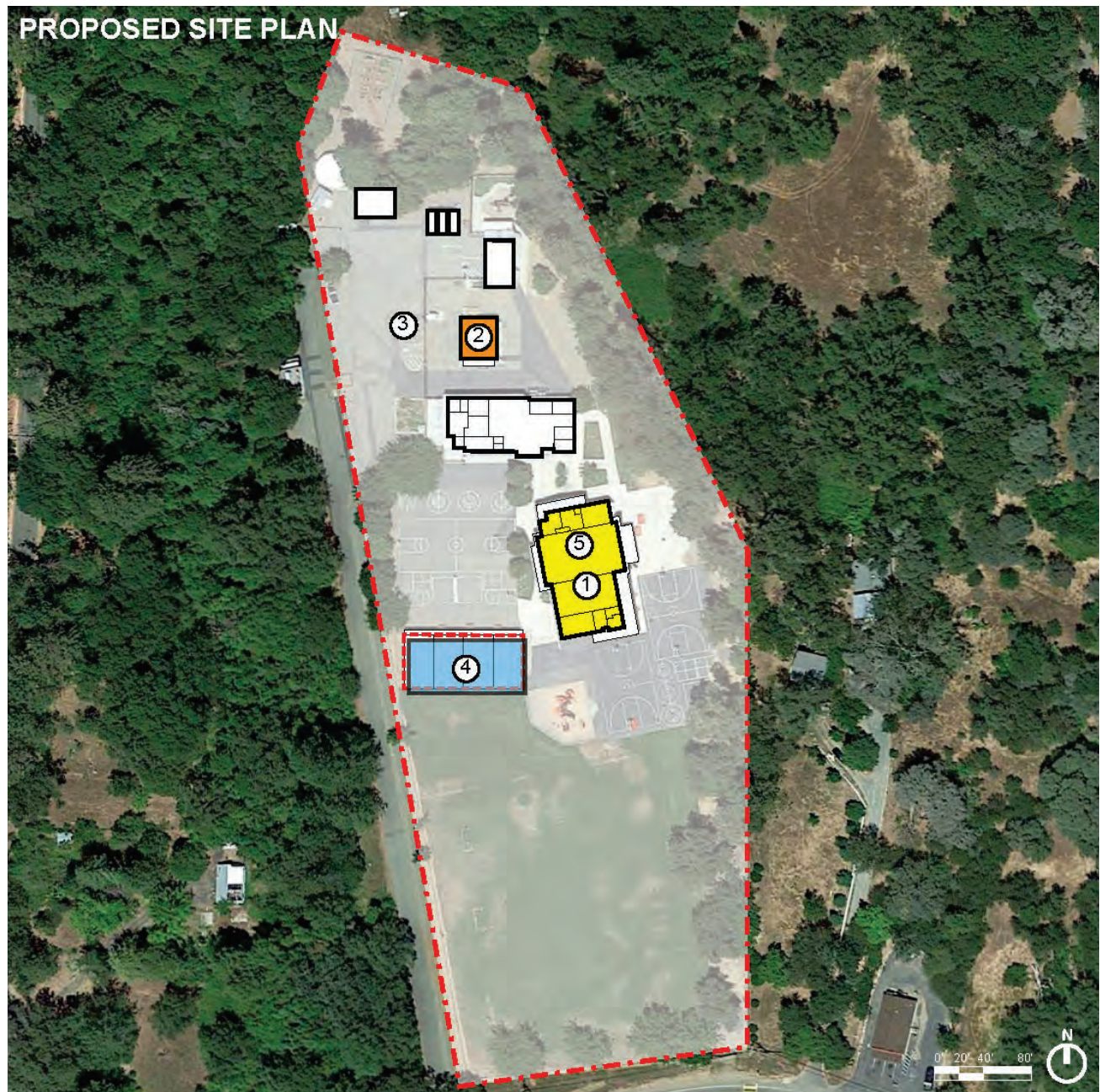
# Dobbins Elementary School

## Proposed Site

LEGEND	
	EXISTING - NO / MIN. WORK
	LIGHT MODERNIZATION
	MODERATE MODERNIZATION
	MAJOR MODERNIZATION
	NEW CONSTRUCTION
	RECONFIGURE / REPURPOSE
	DEMOLITION
	SITE UPGRADES

## WORK SCOPE DESCRIPTION

1. Exterior Building Modernization
2. Exterior Building Renovation
3. Site Lighting
4. Remove Portable Classrooms and Replace with (N) Modular Classrooms
5. Structural Evaluation





# Dobbins Elementary School

## Proposed Work Items

Key Note	Scope	Priority	Qty	Unit	Unit Cost	Construction Cost	Contingency	Soft Costs	Escalation @ 6%
<b>Dobbins Elementary School</b>						<b>\$2,996,700</b>	<b>\$3,296,370</b>	<b>\$4,120,463</b>	<b>\$5,454,139</b>
<b>Scope of Work</b>									
1	<b>MP Building Exterior Modernization</b>	2				<b>\$198,000</b>	<b>\$217,800</b>	<b>\$272,250</b>	<b>\$324,254</b>
	Repair/replace exterior wall envelope at MPR building		4400	SF	\$45	\$198,000	\$217,800	\$272,250	\$324,254
2	<b>Classroom Building Exterior Renovation</b>	2				<b>\$73,700</b>	<b>\$81,070</b>	<b>\$101,338</b>	<b>\$120,695</b>
	Repair/replace exterior wall envelope at Classroom 4/5		1340	SF	\$55	\$73,700	\$81,070	\$101,338	\$120,695
3	<b>Site Lighting</b>	1				<b>\$12,000</b>	<b>\$13,200</b>	<b>\$16,500</b>	<b>\$17,490</b>
	New light pole standards with underground utility trenching at existing parking lot		2	EA	\$6,000	\$12,000	\$13,200	\$16,500	\$17,490
4	<b>Remove Portable Classrooms and Replace with New Modular Classrooms</b>	3				<b>\$1,752,000</b>	<b>\$1,927,200</b>	<b>\$2,409,000</b>	<b>\$3,223,785</b>
	Remove building and foundation, Stub utilities, Minor grading		4	EA	\$6,000	\$24,000	\$26,400	\$33,000	\$44,161
	New Modular classroom (960sf x \$450/sf)		4	EA	\$432,000	\$1,728,000	\$1,900,800	\$2,376,000	\$3,179,624
5	<b>Structural Evaluation at MP Building</b>	1				<b>\$1,000</b>	<b>\$1,100</b>	<b>\$1,375</b>	<b>\$1,458</b>
	Structural evaluation of Glue-lam beam cracks in MP room.		1	EA	\$1,000	\$1,000	\$1,100	\$1,375	\$1,458
<b>Sub Total Scope of Work</b>						<b>\$2,036,700</b>	<b>\$2,240,370</b>	<b>\$2,800,463</b>	<b>\$3,687,682</b>
<b>Scope of Work Add</b>									
4	<b>Remove Portable Classrooms and Replace with New Modular Classrooms</b>	3				<b>\$960,000</b>	<b>\$1,056,000</b>	<b>\$1,320,000</b>	<b>\$1,766,458</b>
	Additive cost to make Modular classrooms Site Built, +\$250/SF x 960sf		4	EA	\$240,000	\$960,000	\$1,056,000	\$1,320,000	\$1,766,458



# Dobbins Elementary School

## Proposed Work Items

Key Note	Scope	Priority	Qty	Unit	Unit Cost	Construction Cost	Contingency	Soft Costs	Escalation @ 6%
Sub Total Scope of Work Add						\$960,000	\$1,056,000	\$1,320,000	\$1,766,458
Site Total						\$2,996,700	\$3,296,370	\$4,120,463	\$5,454,139



AUGUST 2022



# Edgewater Elementary School

5715 Oakwood Drive | Marysville, CA 95901 | (530) 741-0866

Lori Guy, Principal



## Grade Level

K - 6

## Year Built

2009

## Current Enrollment

504

## Square Feet

41,549 square feet





# Edgewater Elementary School









## Existing Site





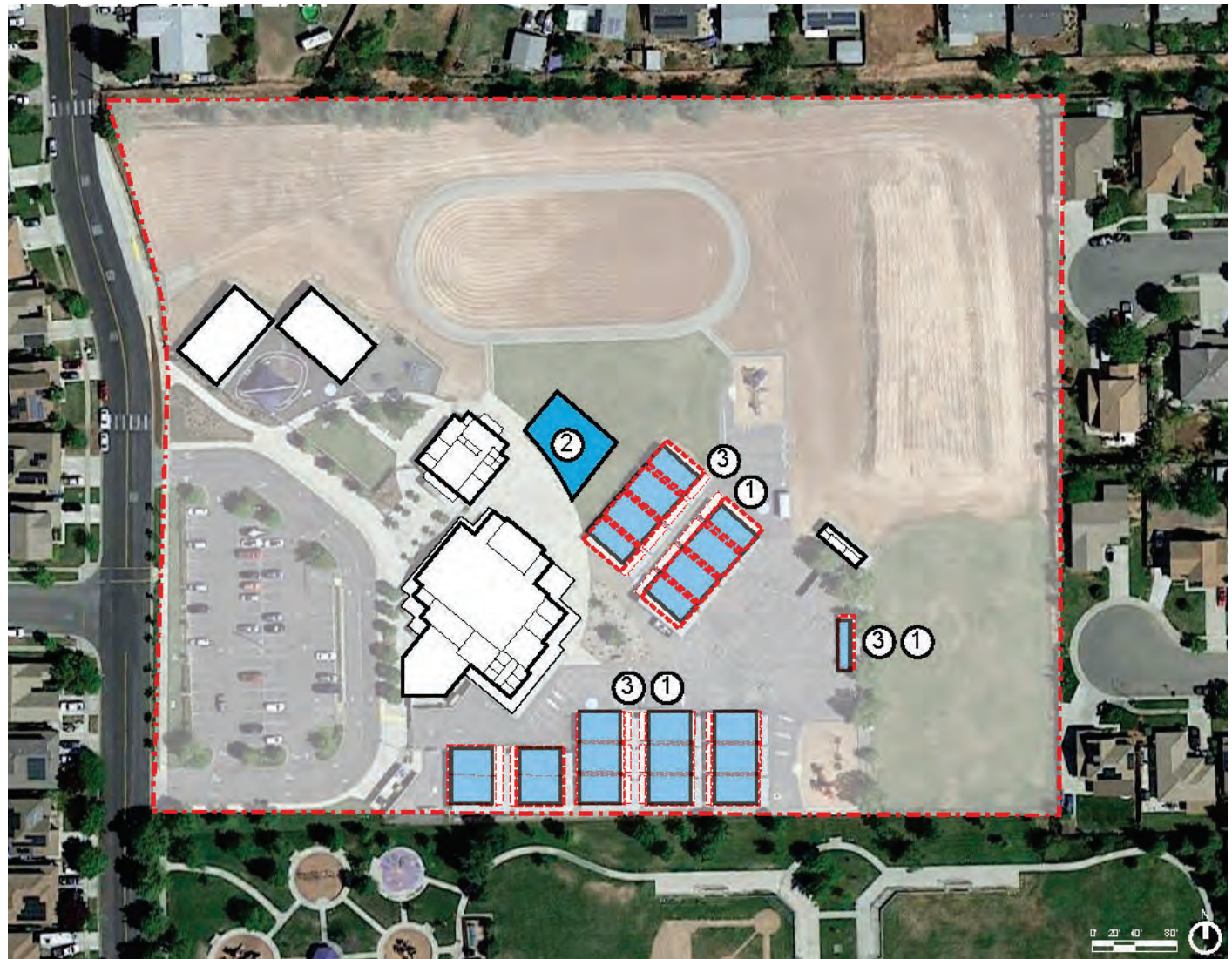
# Edgewater Elementary School

## Proposed Site

LEGEND	
	EXISTING - NO / MIN. WORK
	LIGHT MODERNIZATION
	MODERATE MODERNIZATION
	MAJOR MODERNIZATION
	NEW CONSTRUCTION
	RECONFIGURE / REPURPOSE
	DEMOLITION
	SITE UPGRADES

### WORK SCOPE DESCRIPTION

1. Classroom Building Modernization (Interior)
2. New Library Building with Innovation Space
3. Remove Portable Classrooms and Replace with (N) Modular Classrooms





# Edgewater Elementary School

## Proposed Work Items

Key Note	Scope	Priority	Qty	Unit	Unit Cost	Construction Cost	Contingency	Soft Costs	Escalation @ 6%
<b>Edgewater Elementary School</b>						<b>\$18,538,000</b>	<b>\$20,391,800</b>	<b>\$25,489,750</b>	<b>\$33,040,660</b>
<b>Scope of Work</b>									
<b>1</b>	<b>Classroom Building Modernization (Interior)</b>	<b>1</b>				<b>\$1,872,000</b>	<b>\$2,059,200</b>	<b>\$2,574,000</b>	<b>\$2,728,440</b>
	Update floor, wall, and ceiling finishes		12480	SF	\$150	\$1,872,000	\$2,059,200	\$2,574,000	\$2,728,440
<b>2</b>	<b>New Library Building with Innovation Space</b>	<b>2</b>				<b>\$1,750,000</b>	<b>\$1,925,000</b>	<b>\$2,406,250</b>	<b>\$2,865,882</b>
	New Library building with Innovation space		2500	SF	\$700	\$1,750,000	\$1,925,000	\$2,406,250	\$2,865,882
<b>3</b>	<b>Remove Portable Classrooms and Replace with New Modular Classrooms</b>	<b>3</b>				<b>\$9,636,000</b>	<b>\$10,599,600</b>	<b>\$13,249,500</b>	<b>\$17,730,820</b>
	Remove building and foundation, Stub utilities, Minor grading		13	EA	\$6,000	\$78,000	\$85,800	\$107,250	\$143,525
	Remove building and foundation, Stub utilities, Minor grading		1	EA	\$6,000	\$6,000	\$6,600	\$8,250	\$11,040
	Remove building and foundation, Stub utilities, Minor grading		8	EA	\$6,000	\$48,000	\$52,800	\$66,000	\$88,323
	New Modular classroom (960sf x \$450/sf), + One restroom modular		22	EA	\$432,000	\$9,504,000	\$10,454,400	\$13,068,000	\$17,487,932
<b>Sub Total Scope of Work</b>						<b>\$13,258,000</b>	<b>\$14,583,800</b>	<b>\$18,229,750</b>	<b>\$23,325,142</b>
<b>Scope of Work Add</b>									
<b>3</b>	<b>Remove Portable Classrooms and Replace with New Modular Classrooms</b>	<b>3</b>				<b>\$5,280,000</b>	<b>\$5,808,000</b>	<b>\$7,260,000</b>	<b>\$9,715,518</b>
	Additive cost to make Modular classrooms Site Built, +\$250/SF x 960sf		22	EA	\$240,000	\$5,280,000	\$5,808,000	\$7,260,000	\$9,715,518
<b>Sub Total Scope of Work Add</b>						<b>\$5,280,000</b>	<b>\$5,808,000</b>	<b>\$7,260,000</b>	<b>\$9,715,518</b>
<b>Site Total</b>						<b>\$18,538,000</b>	<b>\$20,391,800</b>	<b>\$25,489,750</b>	<b>\$33,040,660</b>



# Ella Elementary School

4850 Olivehurst Avenue | Olivehurst, CA 95961 | (530) 741-6124

Jen McAdam, Principal



## Grade Level

K - 6

## Year Built

1939

## Current Enrollment

555

## Square Feet

60,872 square feet



# Ella Elementary School









## Existing Site





# Ella Elementary School

## Proposed Site

LEGEND	
	EXISTING - NO / MIN. WORK
	LIGHT MODERNIZATION
	MODERATE MODERNIZATION
	MAJOR MODERNIZATION
	NEW CONSTRUCTION
	RECONFIGURE / REPURPOSE
	DEMOLITION
	SITE UPGRADES

## WORK SCOPE DESCRIPTION

1. Exterior Building Modernization
2. Roof Replacement
3. HVAC Replacement
4. Remove Portable Classrooms and Replace with (N) Modular Classrooms
5. Restroom Renovation
6. (N) Outdoor Learning Spaces





# Ella Elementary School

## Proposed Work Items

Key Note	Scope	Priority	Qty	Unit	Unit Cost	Construction Cost	Contingency	Soft Costs	Escalation @ 6%
Ella Elementary School						\$9,621,840	\$10,584,024	\$13,230,030	\$15,456,487
Scope of Work									
1	<b>Exterior Building Modernization</b>	1				<b>\$1,460,140</b>	<b>\$1,606,154</b>	<b>\$2,007,693</b>	<b>\$2,128,154</b>
	Repair/replace exterior wall envelope at E-wing classrooms		5848	SF	\$55	\$321,640	\$353,804	\$442,255	\$468,790
	Repair/replace exterior wall envelope at F-wing classrooms		13326	SF	\$55	\$732,930	\$806,223	\$1,007,779	\$1,068,245
	Repair/replace exterior wall envelope at B-wing classrooms		7374	SF	\$55	\$405,570	\$446,127	\$557,659	\$591,118
2	<b>Roof Replacement</b>	2				<b>\$663,700</b>	<b>\$730,070</b>	<b>\$912,588</b>	<b>\$1,086,906</b>
	Remove and replace roofing system at E-wing classrooms		5848	SF	\$25	\$146,200	\$160,820	\$201,025	\$239,424
	Remove and replace roofing system at F-wing classrooms		13326	SF	\$25	\$333,150	\$366,465	\$458,081	\$545,582
	Remove and replace roofing system at B-wing classrooms		7374	SF	\$25	\$184,350	\$202,785	\$253,481	\$301,900
3	<b>HVAC Replacement</b>	2				<b>\$473,000</b>	<b>\$520,300</b>	<b>\$650,375</b>	<b>\$751,368</b>
	Remove and replace packaged roof mounted mechanical units at E-wing classrooms		6	EA	\$43,000	\$258,000	\$283,800	\$354,750	\$422,513
	Remove and replace packaged roof mounted mechanical units at F-wing classrooms		3	EA	\$43,000	\$129,000	\$141,900	\$177,375	\$188,018
	Remove and replace packaged roof mounted mechanical units at Library		2	EA	\$43,000	\$86,000	\$94,600	\$118,250	\$140,838
4	<b>Remove Portable Classrooms and Replace with New Modular Classrooms</b>	2				<b>\$4,380,000</b>	<b>\$4,818,000</b>	<b>\$6,022,500</b>	<b>\$7,172,894</b>
	Remove building and foundation, Stub utilities, Minor grading		3	EA	\$6,000	\$18,000	\$19,800	\$24,750	\$29,478



## Ella Elementary School

### Proposed Work Items

Key Note	Scope	Priority	Qty	Unit	Unit Cost	Construction Cost	Contingency	Soft Costs	Escalation @ 6%
	Remove building and foundation, Stub utilities, Minor grading		1	EA	\$6,000	\$6,000	\$6,600	\$8,250	\$9,826
	Remove building and foundation, Stub utilities, Minor grading		6	EA	\$6,000	\$36,000	\$39,600	\$49,500	\$58,955
	New Modular classroom (960sf x \$450/sf), + One restroom modular. Includes Innovation Center and Student Support Center.		10	EA	\$432,000	\$4,320,000	\$4,752,000	\$5,940,000	\$7,074,635
<b>5</b>	<b>Restroom Renovation</b>	<b>1</b>				<b>\$80,000</b>	<b>\$88,000</b>	<b>\$110,000</b>	<b>\$116,600</b>
	At Food Services restrooms, update all finishes and fixtures, and convert to ADA compliance.		200	SF	\$400	\$80,000	\$88,000	\$110,000	\$116,600
<b>6</b>	<b>New Outdoor Learning Spaces</b>	<b>2</b>				<b>\$165,000</b>	<b>\$181,500</b>	<b>\$226,875</b>	<b>\$270,212</b>
	Create new outdoor learning space, which includes shade structure, seat walls, plaza, and landscaping.		3000	SF	\$55	\$165,000	\$181,500	\$226,875	\$270,212
<b>Sub Total Scope of Work</b>						<b>\$7,221,840</b>	<b>\$7,944,024</b>	<b>\$9,930,030</b>	<b>\$11,526,134</b>
<b>Scope of Work Add</b>									
<b>4</b>	<b>Remove Portable Classrooms and Replace with New Modular Classrooms</b>	<b>2</b>				<b>\$2,400,000</b>	<b>\$2,640,000</b>	<b>\$3,300,000</b>	<b>\$3,930,353</b>
	Additive cost to make Modular classrooms Site Built, +\$250/SF x 960sf		10	EA	\$240,000	\$2,400,000	\$2,640,000	\$3,300,000	\$3,930,353
<b>Sub Total Scope of Work Add</b>						<b>\$2,400,000</b>	<b>\$2,640,000</b>	<b>\$3,300,000</b>	<b>\$3,930,353</b>
<b>Site Total</b>						<b>\$9,621,840</b>	<b>\$10,584,024</b>	<b>\$13,230,030</b>	<b>\$15,456,487</b>



AUGUST 2022



# Foothill Intermediate School

5351 Fruitland Road | Marysville, CA 95901 | (530) 741-6130

Ashley Vette, Principal



## Grade Level

6 - 8

## Year Built

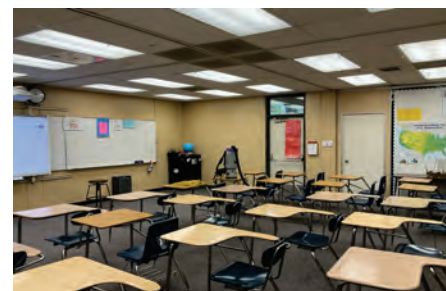
1975

## Current Enrollment

204

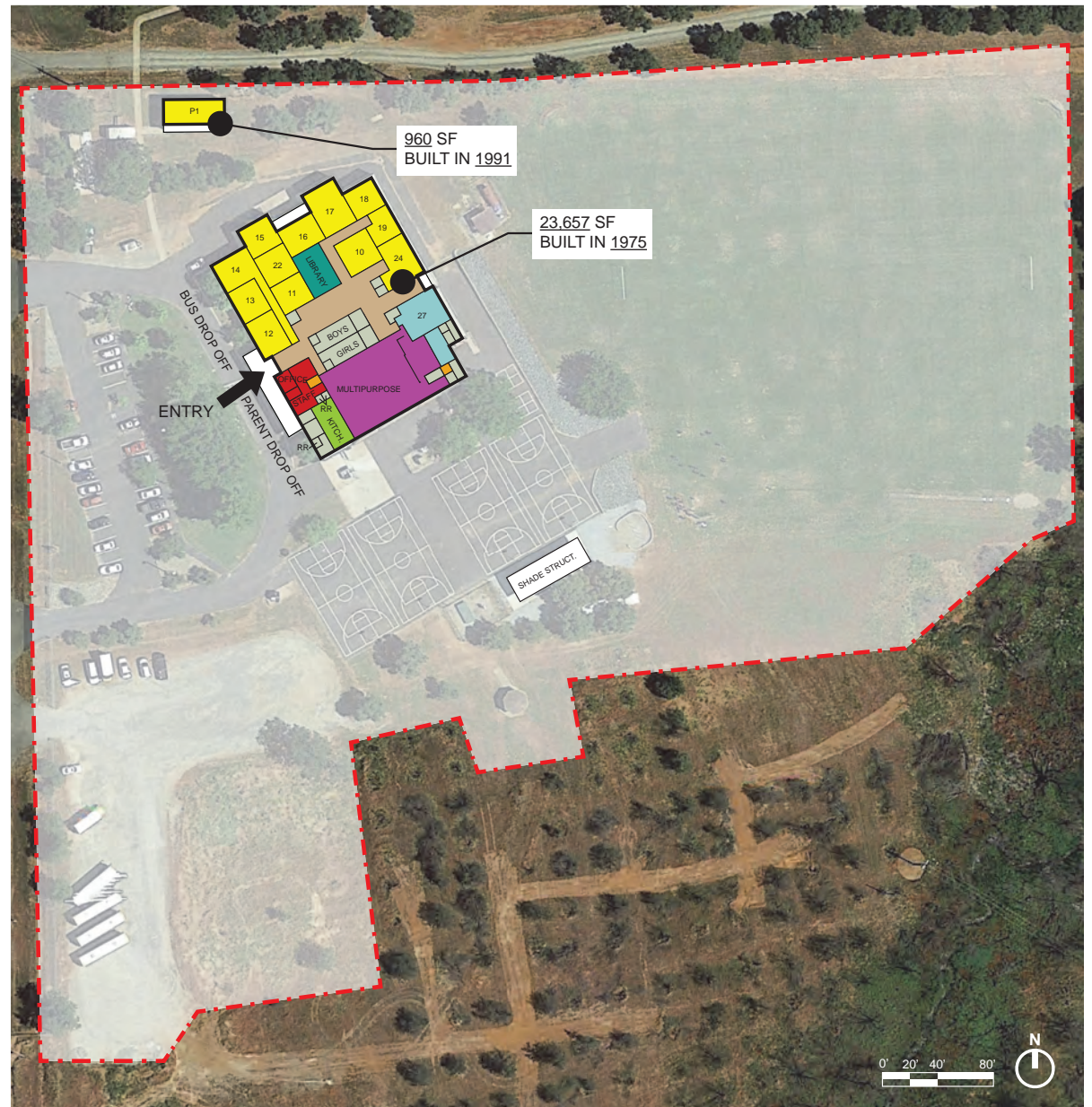
## Square Feet

27,740 square feet



# Foothill Intermediate School









## Existing Site





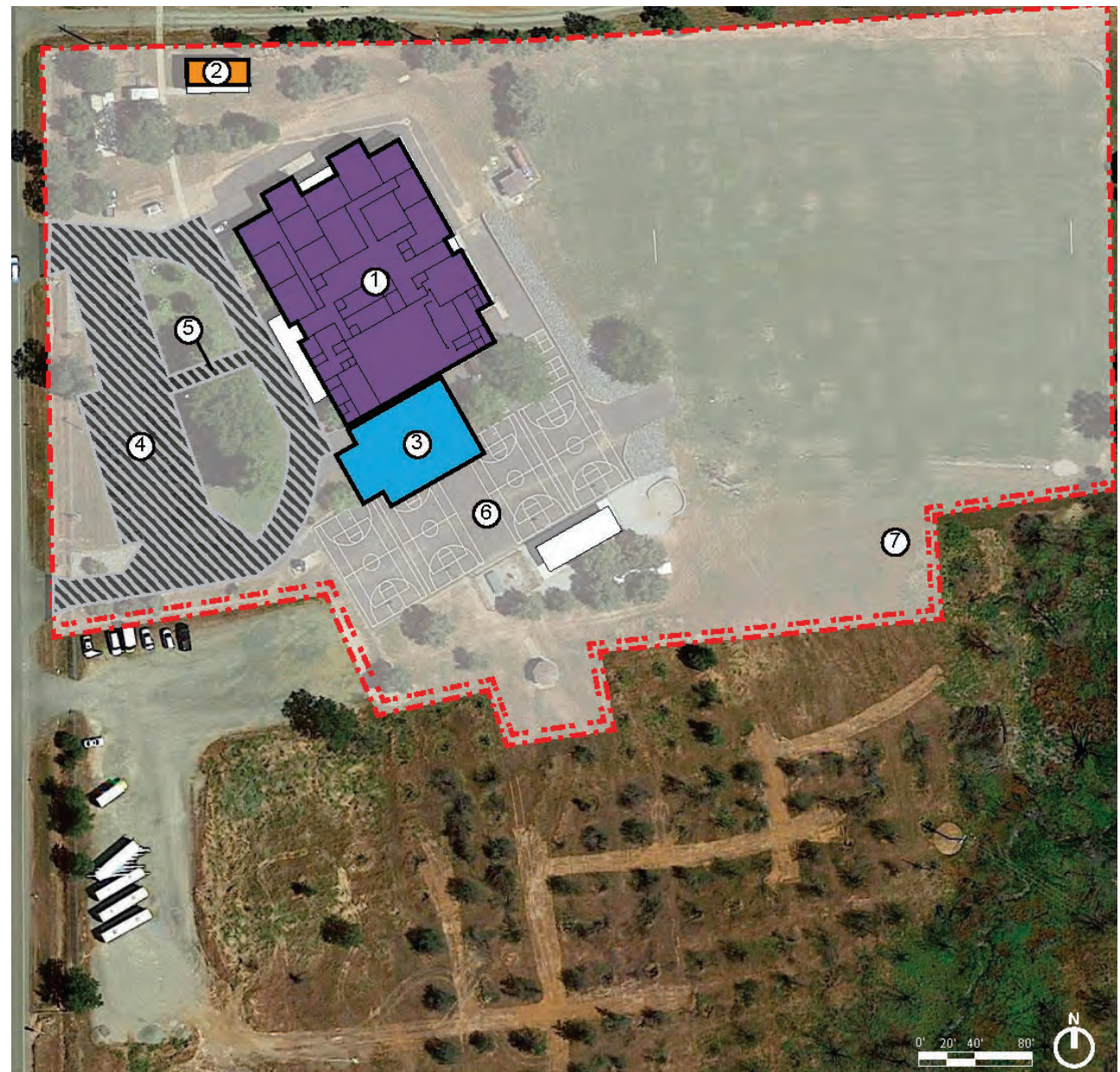
# Foothill Intermediate School

## Proposed Site

LEGEND	
	EXISTING - NO / MIN. WORK
	LIGHT MODERNIZATION
	MODERATE MODERNIZATION
	MAJOR MODERNIZATION
	NEW CONSTRUCTION
	RECONFIGURE / REPURPOSE
	DEMOLITION
	SITE UPGRADES

### WORK SCOPE DESCRIPTION

1. Classroom Building Modernization (Interior), Reconfigure Main Building
2. Classroom Building Modernization (Exterior)
3. (N) Admin Building
4. Drop-Off Paving Upgrades
5. New Paving and Path of Travel Upgrades
6. Asphalt Hardscape Repair
7. New Site Perimeter Fencing





# Foothill Intermediate School

## Proposed Work Items

Key Note	Scope	Priority	Qty	Unit	Unit Cost	Construction Cost	Contingency	Soft Costs	Escalation @ 6%
<b>Foothill Intermediate School</b>						<b>\$19,013,626</b>	<b>\$20,915,209</b>	<b>\$26,144,011</b>	<b>\$27,728,594</b>
<b>Scope of Work</b>									
<b>1</b>	<b>Reconfigure Existing Main Building</b>	<b>1</b>				<b>\$14,194,200</b>	<b>\$15,613,620</b>	<b>\$19,517,025</b>	<b>\$20,688,047</b>
	Reconfigure classrooms, library, restrooms, kitchen, and multi-purpose room		23657	SF	\$600	\$14,194,200	\$15,613,620	\$19,517,025	\$20,688,047
<b>2</b>	<b>Classroom Building Modernization (Exterior)</b>	<b>1</b>				<b>\$52,800</b>	<b>\$58,080</b>	<b>\$72,600</b>	<b>\$76,956</b>
	Remove/replace roofing, Remove/replace exterior siding		960	SF	\$55	\$52,800	\$58,080	\$72,600	\$76,956
<b>3</b>	<b>New Admin Building</b>	<b>1</b>				<b>\$4,200,000</b>	<b>\$4,620,000</b>	<b>\$5,775,000</b>	<b>\$6,121,500</b>
	New Admin, Media Center, and Restrooms building		6000	SF	\$700	\$4,200,000	\$4,620,000	\$5,775,000	\$6,121,500
<b>4</b>	<b>Drop-off and parking Lot Paving Upgrades</b>	<b>1</b>				<b>\$469,326</b>	<b>\$516,259</b>	<b>\$645,323</b>	<b>\$684,043</b>
	Remove existing sitework (including paving, concrete, landscaping, irrigation, underground utilities, etc.)		22532	SF	\$3	\$67,596	\$74,356	\$92,945	\$98,521
	Earthwork grading, soil preperation.		300	CY	\$30	\$9,000	\$9,900	\$12,375	\$13,118
	New Asphalt drive and Parking lot		22532	SF	\$15	\$337,980	\$371,778	\$464,723	\$492,606
	New concrete curb, gutter, and 4' sidewalk		750	LF	\$73	\$54,750	\$60,225	\$75,281	\$79,798
<b>5</b>	<b>New Paving and Path of Travel Upgrades</b>	<b>1</b>				<b>\$9,000</b>	<b>\$9,900</b>	<b>\$12,375</b>	<b>\$13,118</b>
	Path of Travel upgrades (ramps, railings)		300	SF	\$30	\$9,000	\$9,900	\$12,375	\$13,118
<b>6</b>	<b>Asphalt Hardscape Repair</b>	<b>2</b>				<b>\$50,250</b>	<b>\$55,275</b>	<b>\$69,094</b>	<b>\$82,292</b>
	Upgrade asphalt hardcourts and paving area (crack repair, striping)		16750	SF	\$3	\$50,250	\$55,275	\$69,094	\$82,292



# Foothill Intermediate School

## Proposed Work Items

Key Note	Scope	Priority	Qty	Unit	Unit Cost	Construction Cost	Contingency	Soft Costs	Escalation @ 6%
7	New Site Perimeter Fencing	2				\$38,250	\$42,075	\$52,594	\$62,640
	New site perimeter 8' chain link fencing		850	LF	\$45	\$38,250	\$42,075	\$52,594	\$62,640
Sub Total Scope of Work						\$19,013,826	\$20,915,209	\$26,144,011	\$27,728,594
Site Total						\$19,013,826	\$20,915,209	\$26,144,011	\$27,728,594





# Johnson Park Elementary School

4384 Lever Avenue | Marysville, CA 95901 | (530) 741-6130

Tracy Pomeroy, Principal



## Grade Level

K - 6

## Year Built

1963

## Current Enrollment

390

## Square Feet

35,639 square feet



# Johnson Park Elementary School







## Existing Site





# Johnson Park Elementary School

## Proposed Site

LEGEND	
	EXISTING - NO / MIN. WORK
	LIGHT MODERNIZATION
	MODERATE MODERNIZATION
	MAJOR MODERNIZATION
	NEW CONSTRUCTION
	RECONFIGURE / REPURPOSE
	DEMOLITION
	SITE UPGRADES

### WORK SCOPE DESCRIPTION

1. Remove Portable Classrooms and Replace with (N) Modular Classrooms
2. Classroom Modernization
3. Building Modernization
4. Expand Lunch Shelter





# Johnson Park Elementary School

## Proposed Work Items

Key Note	Scope	Priority	Qty	Unit	Unit Cost	Construction Cost	Contingency	Soft Costs	Escalation @ 6%
<b>Johnson Park Elementary School</b>						<b>\$19,604,925</b>	<b>\$21,565,418</b>	<b>\$26,956,772</b>	<b>\$32,097,840</b>
<b>Scope of Work</b>									
<b>1</b>	<b>Remove Portable Classrooms and Replace with New 2-story Building</b>	<b>2</b>				<b>\$14,760,000</b>	<b>\$16,236,000</b>	<b>\$20,295,000</b>	<b>\$24,171,670</b>
	Remove building and foundation, Stub utilities, Minor grading		4	EA	\$6,000	\$24,000	\$26,400	\$33,000	\$39,304
	Remove building and foundation, Stub utilities, Minor grading		4	EA	\$6,000	\$24,000	\$26,400	\$33,000	\$39,304
	Remove building and foundation, Stub utilities, Minor grading		2	EA	\$6,000	\$12,000	\$13,200	\$16,500	\$19,652
	New 2-story classroom building, includes 14 classrooms, Library, Innovation space, restrooms and circulation space.		21000	SF	\$700	\$14,700,000	\$16,170,000	\$20,212,500	\$24,073,411
<b>2</b>	<b>Classroom Modernization</b>	<b>2</b>				<b>\$288,000</b>	<b>\$316,800</b>	<b>\$396,000</b>	<b>\$471,642</b>
	Renovate 2 classrooms for Student Support Space and Wellness room.		1920	SF	\$150	\$288,000	\$316,800	\$396,000	\$471,642
<b>3</b>	<b>Main Building Modernization</b>	<b>2</b>				<b>\$4,511,925</b>	<b>\$4,963,118</b>	<b>\$6,203,897</b>	<b>\$7,388,940</b>
	At main building repair/replace exterior wall envelope.		8240	SF	\$55	\$453,200	\$498,520	\$623,150	\$742,182
	At Main building, update interior wall, floor, and ceiling finishes, and casework. Work includes restroom renovations.		14759	SF	\$275	\$4,058,725	\$4,464,598	\$5,580,747	\$6,646,759
<b>4</b>	<b>Expand Lunch Shelter</b>	<b>1</b>				<b>\$45,000</b>	<b>\$49,500</b>	<b>\$61,875</b>	<b>\$65,588</b>
	Provide new shade structure		1000	SF	\$45	\$45,000	\$49,500	\$61,875	\$65,588
<b>Sub Total Scope of Work</b>						<b>\$19,604,925</b>	<b>\$21,565,418</b>	<b>\$26,956,772</b>	<b>\$32,097,840</b>
<b>Site Total</b>						<b>\$19,604,925</b>	<b>\$21,565,418</b>	<b>\$26,956,772</b>	<b>\$32,097,840</b>



# Kynoch Elementary School

1905 Ahern Street | Marysville, CA 95901 | (530) 741-6141

Dereck Morrison, Principal



**Grade Level**

K - 5

**Year Built**

1950

**Current Enrollment**

710

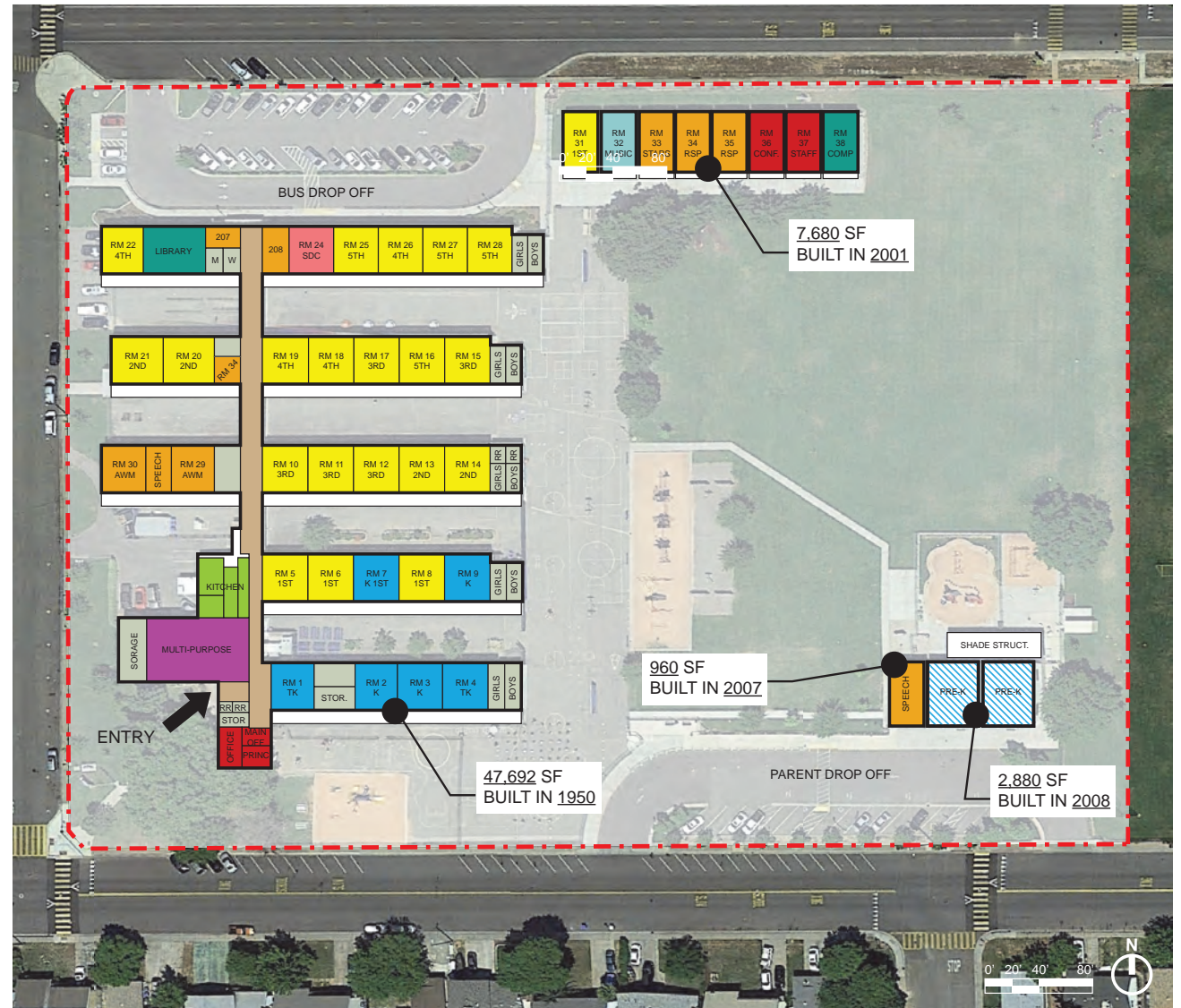
**Square Feet**

xxxxx square feet



# Kynoch Elementary School









## Existing Site





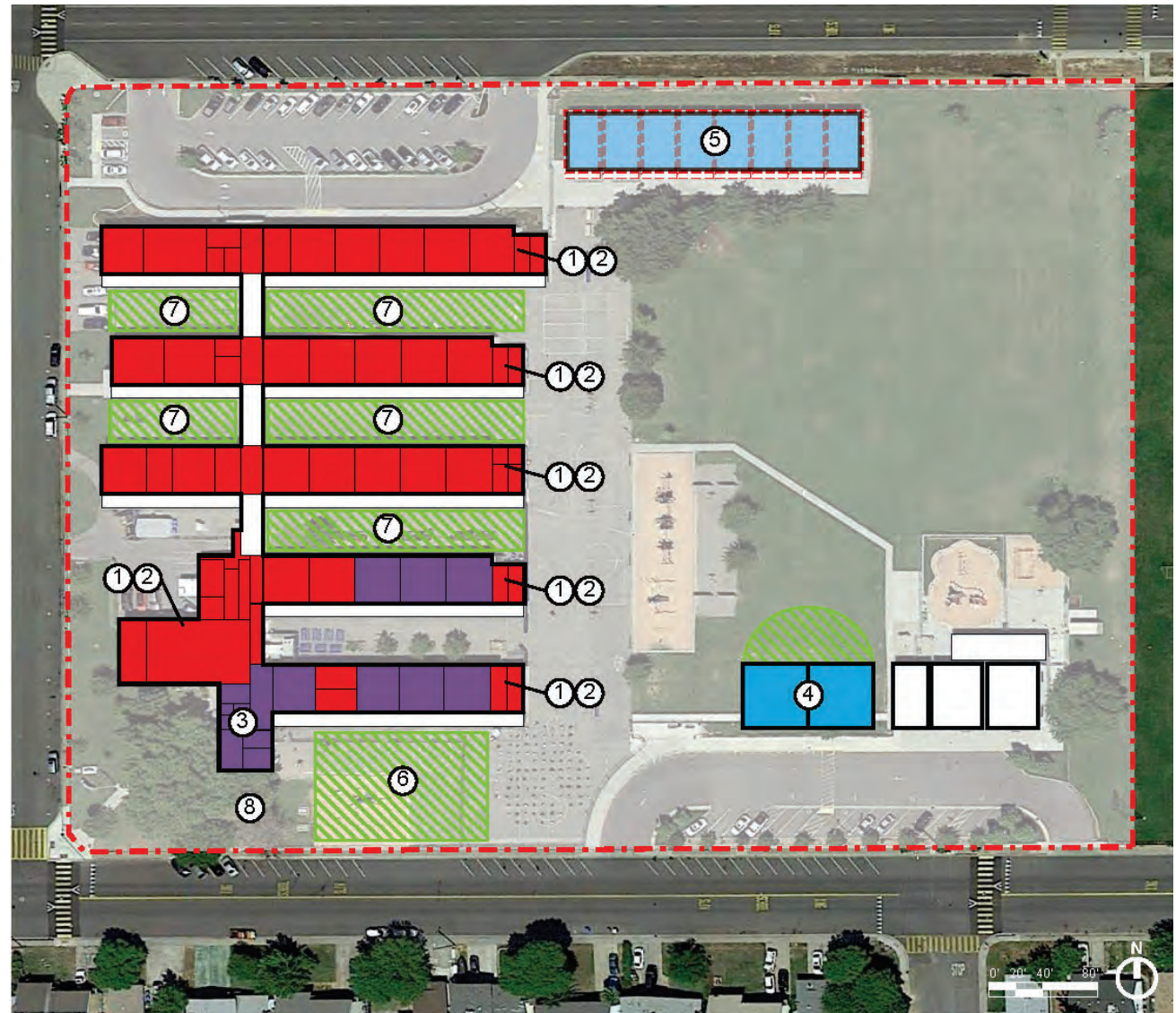
# Kynoch Elementary School

## Proposed Site

LEGEND	
	EXISTING - NO / MIN. WORK
	LIGHT MODERNIZATION
	MODERATE MODERNIZATION
	MAJOR MODERNIZATION
	NEW CONSTRUCTION
	RECONFIGURE / REPURPOSE
	DEMOLITION
	SITE UPGRADES

### WORK SCOPE DESCRIPTION

1. Building Modernization (Exterior)
2. Building Modernization (Interior)
3. Adminsitration Reconfiguration
4. New Kinder/TK Classrooms
5. Remove Portable Classrooms and Replace with (N) Modular Classrooms
6. Kindergarten Play Yard
7. New Outdoor Learning Spaces
8. Electrical Upgrade





# Kynoch Elementary School

## Proposed Work Items

Key Note	Scope	Priority	Qty	Unit	Unit Cost	Construction Cost	Contingency	Soft Costs	Escalation @ 6%
<b>Kynoch Elementary School</b>						<b>\$27,492,260</b>	<b>\$30,241,486</b>	<b>\$37,801,858</b>	<b>\$41,984,881</b>
<b>Scope of Work</b>									
<b>1</b>	<b>Building Modernization (Exterior)</b>	<b>1</b>				<b>\$3,138,260</b>	<b>\$3,452,086</b>	<b>\$4,315,108</b>	<b>\$4,574,014</b>
	At main building repair/replace exterior wall envelope.		29322	SF	\$65	\$1,905,930	\$2,096,523	\$2,620,654	\$2,777,893
	Repair/replace roofing system		47692	SF	\$15	\$715,380	\$786,918	\$983,648	\$1,042,666
	Remove windows and replace with new storefront system at all Main building classrooms.		7385	SF	\$70	\$516,950	\$568,645	\$710,806	\$753,455
<b>2</b>	<b>Building Modernization (Interior)</b>	<b>1</b>				<b>\$13,835,300</b>	<b>\$15,218,830</b>	<b>\$19,023,538</b>	<b>\$20,164,950</b>
	At Main building, update interior wall, floor, and ceiling finishes, and casework. Replace old light fixtures with LED. Work includes restroom ADA upgrades and finishes renovations.		41932	SF	\$275	\$11,531,300	\$12,684,430	\$15,855,538	\$16,806,870
	Expand 2 existing Kindergarten classrooms into 3 Kindergarten classrooms with restrooms.		2880	SF	\$400	\$1,152,000	\$1,267,200	\$1,584,000	\$1,679,040
	Convert (3) existing classrooms into new music room, Innovation space, and student support/wellness center.		2880	SF	\$400	\$1,152,000	\$1,267,200	\$1,584,000	\$1,679,040
<b>3</b>	<b>Administration Reconfiguration</b>	<b>2</b>				<b>\$1,080,000</b>	<b>\$1,188,000</b>	<b>\$1,485,000</b>	<b>\$1,768,659</b>
	Renovate front entry and administration for safety and security. Includes taking one TK room.		2700	SF	\$400	\$1,080,000	\$1,188,000	\$1,485,000	\$1,768,659
<b>4</b>	<b>New Kinder/TK Classrooms</b>	<b>2</b>				<b>\$1,335,000</b>	<b>\$1,468,500</b>	<b>\$1,835,625</b>	<b>\$2,186,259</b>
	Provide two new TK classrooms		2	EA	\$607,500	\$1,215,000	\$1,336,500	\$1,670,625	\$1,989,741
	Site improvement at Kinder Play Yard		8000	SF	\$15	\$120,000	\$132,000	\$165,000	\$196,518



## Kynoch Elementary School

### Proposed Work Items

Key Note	Scope	Priority	Qty	Unit	Unit Cost	Construction Cost	Contingency	Soft Costs	Escalation @ 6%
5	<b>Remove Portable Classrooms and Replace with New Modular Classrooms</b>	2				<b>\$3,504,000</b>	<b>\$3,854,400</b>	<b>\$4,818,000</b>	<b>\$5,738,315</b>
	Remove building and foundation, Stub utilities, Minor grading		8	EA	\$6,000	\$48,000	\$52,800	\$66,000	\$78,607
	New Modular classroom (960sf x \$450/sf)		8	EA	\$432,000	\$3,456,000	\$3,801,600	\$4,752,000	\$5,659,708
6	<b>Kindergarten Play Yard</b>	2				<b>\$37,500</b>	<b>\$41,250</b>	<b>\$51,563</b>	<b>\$61,412</b>
	Provide new Kindergarten play yard		2500	SF	\$15	\$37,500	\$41,250	\$51,563	\$61,412
7	<b>New Outdoor Learning Spaces</b>	2				<b>\$1,267,200</b>	<b>\$1,393,920</b>	<b>\$1,742,400</b>	<b>\$2,075,226</b>
	Create new outdoor learning space, which includes shade structure, seat walls, plaza, and landscaping.		23040	SF	\$55	\$1,267,200	\$1,393,920	\$1,742,400	\$2,075,226
8	<b>Electrical upgrade</b>	2				<b>\$700,000</b>	<b>\$770,000</b>	<b>\$962,500</b>	<b>\$1,146,353</b>
	Remove and replace electrical switchboard and distribution panels.		1	LS	\$700,000	\$700,000	\$770,000	\$962,500	\$1,146,353
<b>Sub Total Scope of Work</b>						<b>\$24,897,260</b>	<b>\$27,386,986</b>	<b>\$34,233,733</b>	<b>\$37,715,187</b>
<b>Scope of Work Add</b>									
4	<b>New Kinder/TK Classrooms</b>	2				<b>\$675,000</b>	<b>\$742,500</b>	<b>\$928,125</b>	<b>\$1,105,412</b>
	Additive cost to make Kinder/TK Modular classrooms Site Built, +\$250/SF x 1350sf		2	EA	\$337,500	\$675,000	\$742,500	\$928,125	\$1,105,412
5	<b>Remove Portable Classrooms and Replace with New Modular Classrooms</b>	2				<b>\$1,920,000</b>	<b>\$2,112,000</b>	<b>\$2,640,000</b>	<b>\$3,144,282</b>
	Additive cost to make Modular classrooms Site Built, +\$250/SF x 960sf		8	EA	\$240,000	\$1,920,000	\$2,112,000	\$2,640,000	\$3,144,282
<b>Sub Total Scope of Work Add</b>						<b>\$2,595,000</b>	<b>\$2,854,500</b>	<b>\$3,568,125</b>	<b>\$4,249,694</b>
<b>Site Total</b>						<b>\$27,492,260</b>	<b>\$30,241,486</b>	<b>\$37,801,858</b>	<b>\$41,964,881</b>





# Linda Elementary School

6180 Dunning Avenue | Marysville, CA 95901 | (530) 741-6196

Zack Schultz, Principal



## Grade Level

K - 6

## Year Built

1958

## Current Enrollment

590

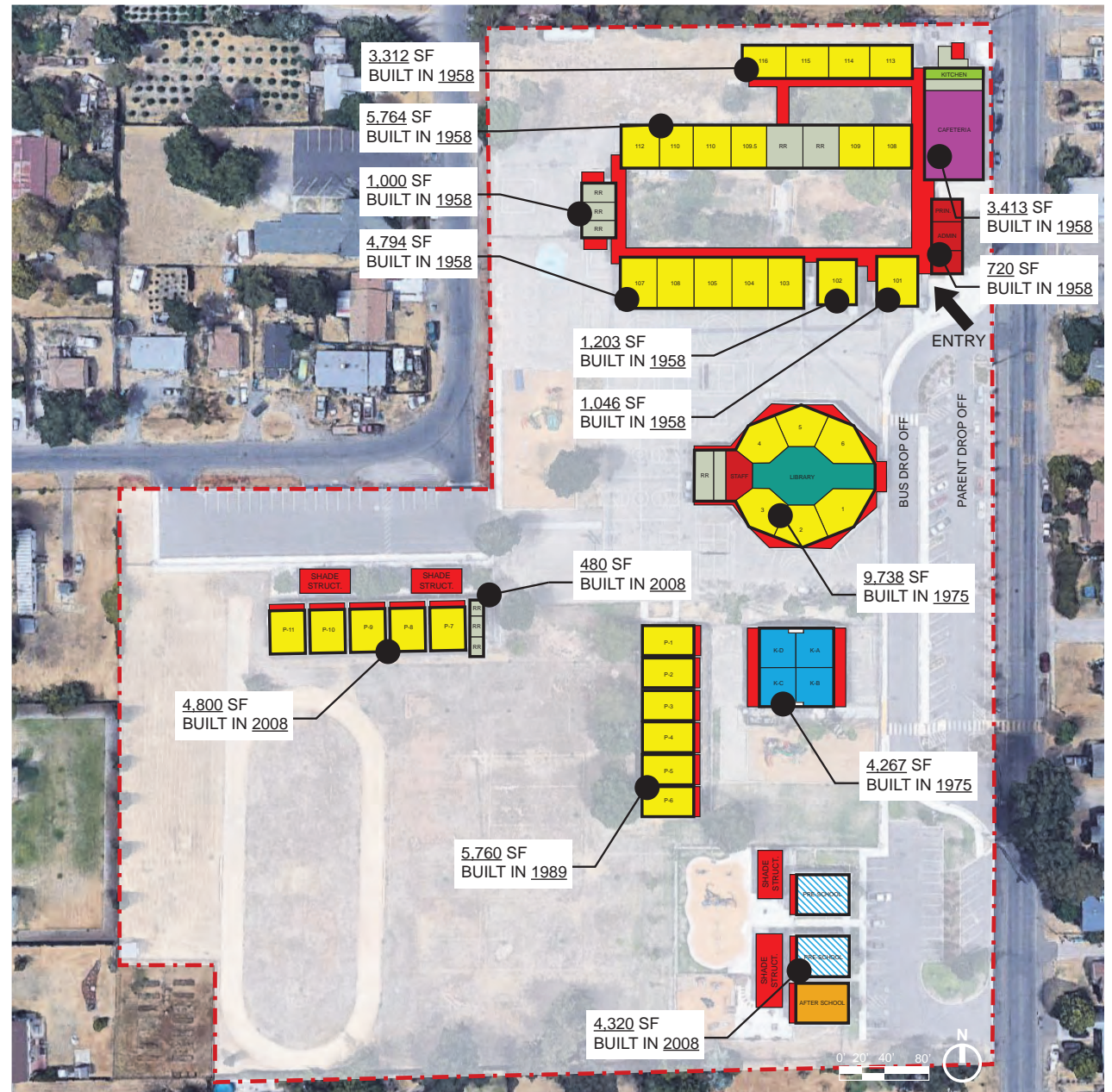
## Square Feet

55,958 square feet



# Linda Elementary School









## Existing Site





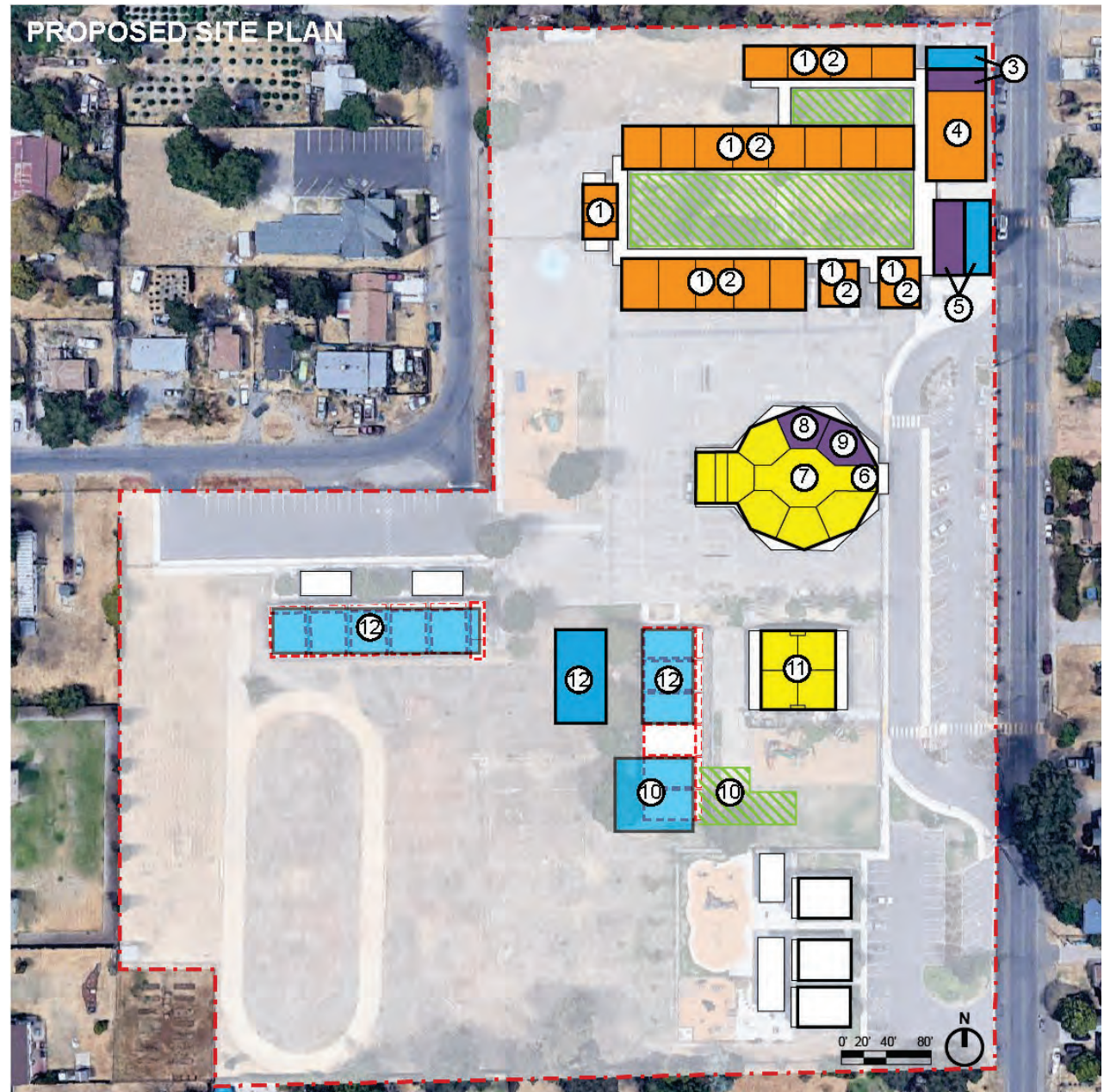
# Linda Elementary School

## Proposed Site

LEGEND	
	EXISTING - NO / MIN. WORK
	LIGHT MODERNIZATION
	MODERATE MODERNIZATION
	MAJOR MODERNIZATION
	NEW CONSTRUCTION
	RECONFIGURE / REPURPOSE
	DEMOLITION
	SITE UPGRADES

## WORK SCOPE DESCRIPTION

1. Building Modernization (Exterior)
2. Building Modernization (Interior)
3. Kitchen Renovation/Expansion
4. Cafeteria Modernization
5. Administration Modernization
6. Exterior Door Replacement
7. Building Modernization (Interior)
8. Classroom Renovation
9. Classroom Renovation
10. New Kinder/TK Classrooms
11. Kindergarten Building Modernization
12. Remove Portable Classrooms and Replace with (N) Modular Classrooms
13. New Outdoor Learning Spaces
14. Electrical Upgrade





# Linda Elementary School

## Proposed Work Items

Key Note	Scope	Priority	Qty	Unit	Unit Cost	Construction Cost	Contingency	Soft Costs	Escalation @ 6%
Linda Elementary School						\$25,143,425	\$27,657,768	\$34,572,209	\$39,946,250
Scope of Work									
1	<b>Building Modernization (Exterior)</b>	1				<b>\$1,331,000</b>	<b>\$1,464,100</b>	<b>\$1,830,125</b>	<b>\$1,939,933</b>
	At main building, remove and replace roofing system		11176	SF	\$25	\$279,400	\$307,340	\$384,175	\$407,226
	At main building repair/replace exterior wall envelope.		19120	SF	\$55	\$1,051,600	\$1,156,760	\$1,445,950	\$1,532,707
2	<b>Building Modernization (Interior)</b>	1				<b>\$5,569,300</b>	<b>\$6,126,230</b>	<b>\$7,657,788</b>	<b>\$8,117,255</b>
	Update interior wall, floor, and ceiling finishes and casework at main building classrooms wing.		20252	SF	\$275	\$5,569,300	\$6,126,230	\$7,657,788	\$8,117,255
3	<b>Kitchen Renovation/Expansion</b>	1				<b>\$1,410,000</b>	<b>\$1,551,000</b>	<b>\$1,938,750</b>	<b>\$2,055,075</b>
	Reconfigure existing Kitchen with new finishes and equipment.		900	SF	\$400	\$360,000	\$396,000	\$495,000	\$524,700
	New Kitchen addition.		1500	SF	\$700	\$1,050,000	\$1,155,000	\$1,443,750	\$1,530,375
4	<b>Cafeteria Modernization</b>	2				<b>\$938,575</b>	<b>\$1,032,433</b>	<b>\$1,290,541</b>	<b>\$1,537,055</b>
	Updated interior finishes at Cafeteria.		3413	SF	\$275	\$938,575	\$1,032,433	\$1,290,541	\$1,537,055
5	<b>Administration Modernization</b>	1				<b>\$792,000</b>	<b>\$871,200</b>	<b>\$1,089,000</b>	<b>\$1,154,340</b>
	Reconfigure Administration area and prepare for new addition.		720	SF	\$400	\$288,000	\$316,800	\$396,000	\$419,760
	Reconfigure existing Administration area and provide new building addition.		720	SF	\$700	\$504,000	\$554,400	\$693,000	\$734,580
6	<b>Exterior Door Replacement</b>	3				<b>\$4,800</b>	<b>\$5,280</b>	<b>\$6,600</b>	<b>\$8,832</b>
	For security, remove and replace exterior doors with solid doors.		4	EA	\$1,200	\$4,800	\$5,280	\$6,600	\$8,832



# Linda Elementary School

## Proposed Work Items

Key Note	Scope	Priority	Qty	Unit	Unit Cost	Construction Cost	Contingency	Soft Costs	Escalation @ 6%
7	<b>Building Modernization (Interior)</b>	3				<b>\$1,460,700</b>	<b>\$1,606,770</b>	<b>\$2,008,463</b>	<b>\$2,687,776</b>
	Update interior wall, floor, and ceiling finishes and casework at Library building.		9738	SF	\$150	\$1,460,700	\$1,606,770	\$2,008,463	\$2,687,776
8	<b>Classroom Renovation</b>	3				<b>\$264,000</b>	<b>\$290,400</b>	<b>\$363,000</b>	<b>\$485,776</b>
	Renovate one classroom into Innovation room / Maker space.		960	SF	\$275	\$264,000	\$290,400	\$363,000	\$485,776
9	<b>Classroom Renovation</b>	3				<b>\$264,000</b>	<b>\$290,400</b>	<b>\$363,000</b>	<b>\$485,776</b>
	Renovate one classroom into Student Support / Wellness Center.		960	SF	\$275	\$264,000	\$290,400	\$363,000	\$485,776
10	<b>New Kinder/TK Classrooms</b>	2				<b>\$1,335,000</b>	<b>\$1,468,500</b>	<b>\$1,835,625</b>	<b>\$2,186,259</b>
	New Modular classroom including new utilities, sub-grading, \$450/SF x 1350sf		2	EA	\$607,500	\$1,215,000	\$1,336,500	\$1,670,625	\$1,989,741
	Site improvement at Kinder Play Yard		8000	SF	\$15	\$120,000	\$132,000	\$165,000	\$196,518
11	<b>Kinder Building Modernization</b>	3				<b>\$766,050</b>	<b>\$842,655</b>	<b>\$1,053,319</b>	<b>\$1,409,578</b>
	Update interior wall, floor, and ceiling finishes and casework at Kinder building.		4267	SF	\$150	\$640,050	\$704,055	\$880,069	\$1,177,731
	Repair/replace exterior wall envelope at Kinder building. Work includes concrete landing revisions at entry doors.		2800	SF	\$45	\$126,000	\$138,600	\$173,250	\$231,848
12	<b>Remove Portable Classrooms and Replace with New Modular Classrooms</b>	2				<b>\$5,688,000</b>	<b>\$6,256,800</b>	<b>\$7,821,000</b>	<b>\$9,314,936</b>
	At Portables P1-P6, remove building and foundation, Stub utilities, Minor grading.		6	EA	\$6,000	\$36,000	\$39,600	\$49,500	\$58,955
	At Portables P7-P11, remove building and foundation, Stub utilities, Minor grading.		5	EA	\$6,000	\$30,000	\$33,000	\$41,250	\$49,129
	At Portables Restrooms, remove building and foundation, Stub utilities, Minor grading.		1	EA	\$6,000	\$6,000	\$6,600	\$8,250	\$9,826
	New Modular classroom (960sf x \$450/sf), + One restroom modular.		13	EA	\$432,000	\$5,616,000	\$6,177,600	\$7,722,000	\$9,197,026

# Linda Elementary School

## Proposed Work Items

Key Note	Scope	Priority	Qty	Unit	Unit Cost	Construction Cost	Contingency	Soft Costs	Escalation @ 6%
13	<b>New Outdoor Learning Spaces</b>	1				<b>\$825,000</b>	<b>\$907,500</b>	<b>\$1,134,375</b>	<b>\$1,202,438</b>
	Create new outdoor learning space, which includes shade structure, seat walls, plaza, and landscaping.		15000	SF	\$55	\$825,000	\$907,500	\$1,134,375	\$1,202,438
14	<b>Electrical upgrade</b>	2				<b>\$700,000</b>	<b>\$770,000</b>	<b>\$962,500</b>	<b>\$1,146,353</b>
	Remove and replace electrical switchboard; Re-route exposed conduits underground.		1	LS	\$700,000	\$700,000	\$770,000	\$962,500	\$1,146,353
<b>Sub Total Scope of Work</b>						<b>\$21,348,425</b>	<b>\$23,483,268</b>	<b>\$29,354,084</b>	<b>\$33,731,380</b>
<b>Scope of Work Add</b>									
10	<b>New Kinder/TK Classrooms</b>	2				<b>\$675,000</b>	<b>\$742,500</b>	<b>\$928,125</b>	<b>\$1,105,412</b>
	Additive cost to make Kinder/TK Modular classrooms Site Built, +\$250/SF x 1350sf		2	EA	\$337,500	\$675,000	\$742,500	\$928,125	\$1,105,412
12	<b>Remove Portable Classrooms and Replace with New Modular Classrooms</b>	2				<b>\$3,120,000</b>	<b>\$3,432,000</b>	<b>\$4,290,000</b>	<b>\$5,109,459</b>
	Additive cost to make Modular classrooms Site Built, +\$250/SF x 960sf		13	EA	\$240,000	\$3,120,000	\$3,432,000	\$4,290,000	\$5,109,459
<b>Sub Total Scope of Work Add</b>						<b>\$3,795,000</b>	<b>\$4,174,500</b>	<b>\$5,218,125</b>	<b>\$6,214,870</b>
<b>Site Total</b>						<b>\$25,143,425</b>	<b>\$27,657,768</b>	<b>\$34,572,209</b>	<b>\$39,946,250</b>



# Lindhurst High School

4446 Olive Drive | Marysville, CA 95901 | (530) 741-6150

Bob Eckardt, Principal



## Grade Level

9 - 12

## Year Built

1975

## Current Enrollment

1,175

## Square Feet

178,081 square feet





# Lindhurst High School









## Existing Site





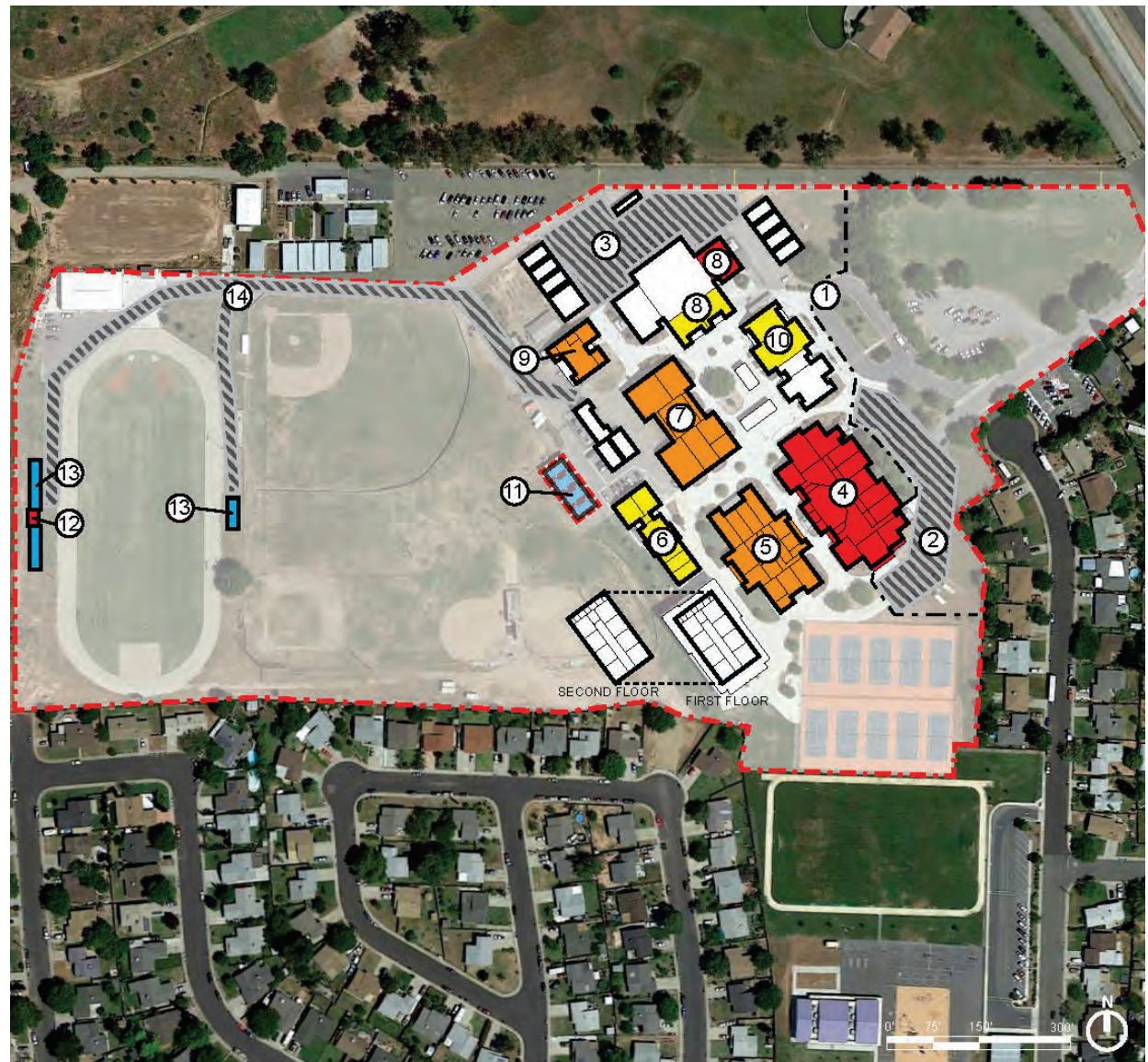
# Lindhurst High School

## Proposed Site

LEGEND	
	EXISTING - NO / MIN. WORK
	LIGHT MODERNIZATION
	MODERATE MODERNIZATION
	MAJOR MODERNIZATION
	NEW CONSTRUCTION
	RECONFIGURE / REPURPOSE
	DEMOLITION
	SITE UPGRADES

### WORK SCOPE DESCRIPTION

1. Security Upgrade at Entry
2. Parking Lot Upgrade
3. Upgrade Hardcourts
4. Building C Modernization
5. Building E Modernization
6. Building F Modernization
7. Building G Modernization
8. Building B Gym Modernization
9. Building H Modernization
10. Kitchen/Cafeteria Modernization
11. Remove Portable Classrooms and Replace with (N) Modular Classrooms
12. Press Box Modernization
13. Stadium Bleachers Upgrade
14. Path of Travel to Stadium Upgrade





# Lindhurst High School

## Proposed Work Items

Key Note	Scope	Priority	Qty	Unit	Unit Cost	Construction Cost	Contingency	Soft Costs	Escalation @ 6%
<b>Lindhurst High School</b>						<b>\$27,261,170</b>	<b>\$29,987,287</b>	<b>\$37,484,109</b>	<b>\$44,307,238</b>
<b>Scope of Work</b>									
<b>1</b>	<b>Security Upgrade at Entry</b>	<b>1</b>				<b>\$60,000</b>	<b>\$66,000</b>	<b>\$82,500</b>	<b>\$87,450</b>
	Provide new metal fencing at front entry for better security.		600	LF	\$100	\$60,000	\$66,000	\$82,500	\$87,450
<b>2</b>	<b>Parking lot upgrade</b>	<b>3</b>				<b>\$17,500</b>	<b>\$19,250</b>	<b>\$24,063</b>	<b>\$32,201</b>
	Upgrade paving areas (crack repair, sealing, striping)		17500	SF	\$1	\$17,500	\$19,250	\$24,063	\$32,201
<b>3</b>	<b>Upgrade Hardcourts</b>	<b>2</b>				<b>\$35,700</b>	<b>\$39,270</b>	<b>\$49,088</b>	<b>\$58,464</b>
	Upgrade Hardcourts (crack repair, striping)		35700	SF	\$1	\$35,700	\$39,270	\$49,088	\$58,464
<b>4</b>	<b>Bldg. C Modernization</b>	<b>2</b>				<b>\$12,084,225</b>	<b>\$13,292,648</b>	<b>\$16,615,809</b>	<b>\$19,789,695</b>
	Update interior wall, floor, and ceiling finishes and casework at Bldg. C.		40942	SF	\$275	\$11,259,050	\$12,384,955	\$15,481,194	\$18,438,349
	Repair/replace exterior wall envelope at Bldg. C.		9185	SF	\$55	\$505,175	\$555,693	\$694,616	\$827,298
	Upgrade interior finishes and fixtures at Bldg. C restrooms.		800	SF	\$400	\$320,000	\$352,000	\$440,000	\$524,047
<b>5</b>	<b>Bldg. E Modernization</b>	<b>2</b>				<b>\$3,160,750</b>	<b>\$3,476,825</b>	<b>\$4,346,031</b>	<b>\$5,176,193</b>
	Update interior wall, floor, and ceiling finishes and casework at Bldg. E.		18725	SF	\$150	\$2,808,750	\$3,089,625	\$3,862,031	\$4,599,741
	Repair exterior wall envelope at Bldg. E.		6400	SF	\$55	\$352,000	\$387,200	\$484,000	\$576,452
<b>6</b>	<b>Bldg. F Modernization</b>	<b>2</b>				<b>\$1,146,600</b>	<b>\$1,261,260</b>	<b>\$1,576,575</b>	<b>\$1,877,726</b>
	Update interior wall, floor, and ceiling finishes and casework at Bldg. F.		7644	SF	\$150	\$1,146,600	\$1,261,260	\$1,576,575	\$1,877,726



# Lindhurst High School

## Proposed Work Items

Key Note	Scope	Priority	Qty	Unit	Unit Cost	Construction Cost	Contingency	Soft Costs	Escalation @ 6%
7	<b>Bldg. G Modernization</b>	2				<b>\$1,246,970</b>	<b>\$1,371,667</b>	<b>\$1,714,584</b>	<b>\$2,042,097</b>
	Update select interior wall, floor, and ceiling finishes and casework at Bldg. G.		8000	SF	\$150	\$1,200,000	\$1,320,000	\$1,650,000	\$1,965,176
	Repair exterior wall envelope at Bldg. G.		854	SF	\$55	\$46,970	\$51,667	\$64,584	\$76,920
8	<b>Bldg. B Gym Modernization</b>	2				<b>\$3,545,200</b>	<b>\$3,899,720</b>	<b>\$4,874,650</b>	<b>\$5,805,786</b>
	Upgrade interior finishes, doors, and fixtures, and doors at mens/Womens Locker rooms.		7738	SF	\$400	\$3,095,200	\$3,404,720	\$4,255,900	\$5,068,845
	Update interior finishes at Bldg. B Gym Foyer.		3000	SF	\$150	\$450,000	\$495,000	\$618,750	\$736,941
9	<b>Bldg. H Modernization</b>	2				<b>\$1,314,225</b>	<b>\$1,445,648</b>	<b>\$1,807,059</b>	<b>\$2,152,237</b>
	Update interior wall, floor, and ceiling finishes and casework at Bldg. H.		4779	SF	\$275	\$1,314,225	\$1,445,648	\$1,807,059	\$2,152,237
10	<b>Kitchen/Cafeteria Modernization</b>	1				<b>\$450,000</b>	<b>\$495,000</b>	<b>\$618,750</b>	<b>\$655,875</b>
	Update select interior finishes and casework at Kitchen and Cafeteria.		3000	SF	\$150	\$450,000	\$495,000	\$618,750	\$655,875
11	<b>Remove Portable Classrooms and Replace with New Modular Classrooms</b>	2				<b>\$1,860,000</b>	<b>\$2,046,000</b>	<b>\$2,557,500</b>	<b>\$3,046,023</b>
	Remove building and foundation, Stub utilities, Minor grading		4	EA	\$6,000	\$24,000	\$26,400	\$33,000	\$39,304
	New Modular classroom (960sf x \$450/sf).		3	EA	\$432,000	\$1,296,000	\$1,425,600	\$1,782,000	\$2,122,391
	New Modular CTE Pathways classroom including new utilities, sub-grading, \$400/SF x 1350sf		1	EA	\$540,000	\$540,000	\$594,000	\$742,500	\$884,329
12	<b>Press box Modernization</b>	1				<b>\$80,000</b>	<b>\$88,000</b>	<b>\$110,000</b>	<b>\$116,600</b>
	Remove and replace Press Box at Stadium Track		200	SF	\$400	\$80,000	\$88,000	\$110,000	\$116,600

# Lindhurst High School

## Proposed Work Items

Key Note	Scope	Priority	Qty	Unit	Unit Cost	Construction Cost	Contingency	Soft Costs	Escalation @ 6%
13	Stadium Bleachers Upgrade	1				\$500,000	\$550,000	\$687,500	\$728,750
	Remove and replace stadium bleachers (Home and Visitors)		5000	SF	\$100	\$500,000	\$550,000	\$687,500	\$728,750
14	Path of Travel to Stadium Upgrade	1				\$800,000	\$880,000	\$1,100,000	\$1,166,000
	Provide Path of Travel upgrades from main campus to Stadium track and bleachers.		1	LS	\$800,000	\$800,000	\$880,000	\$1,100,000	\$1,166,000
Sub Total Scope of Work						\$26,301,170	\$28,931,287	\$36,164,109	\$42,735,097
Scope of Work Add									
11	Remove Portable Classrooms and Replace with New Modular Classrooms	2				\$960,000	\$1,056,000	\$1,320,000	\$1,572,141
	Additive cost to make Modular classrooms. Site Built, +\$250/SF x 960sf		4	EA	\$240,000	\$960,000	\$1,056,000	\$1,320,000	\$1,572,141
Sub Total Scope of Work Add						\$960,000	\$1,056,000	\$1,320,000	\$1,572,141
Site Total						\$27,261,170	\$29,987,287	\$37,484,109	\$44,307,238



# Loma Rica Elementary School

5150 Fruitland Road | Marysville, CA 95901 | (530) 741-6144

Ashley Vette, Principal



## Grade Level

K - 5

## Year Built

1970

## Current Enrollment

99

## Square Feet

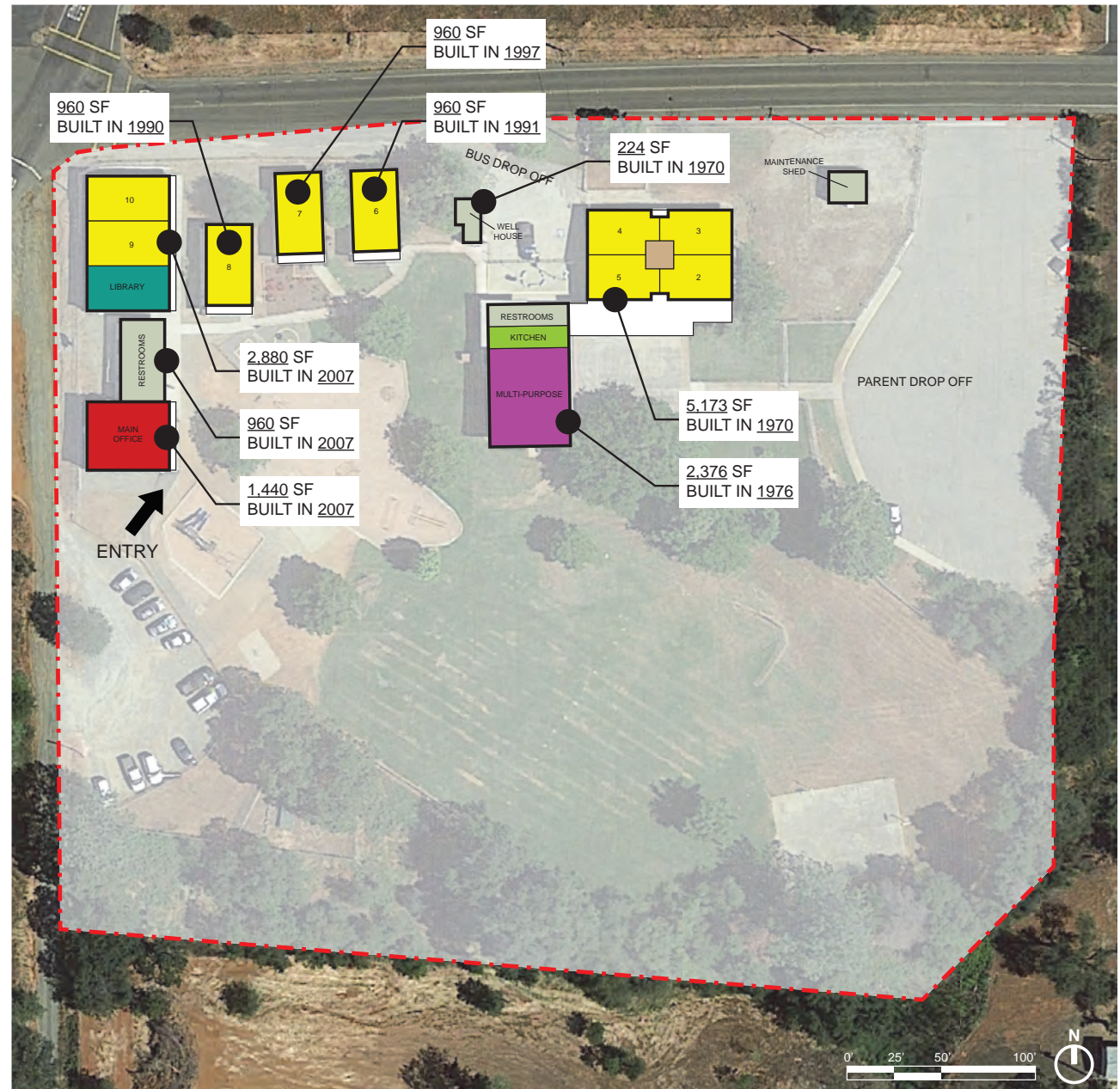
16,253 square feet





# Loma Rica Elementary School









## Existing Site





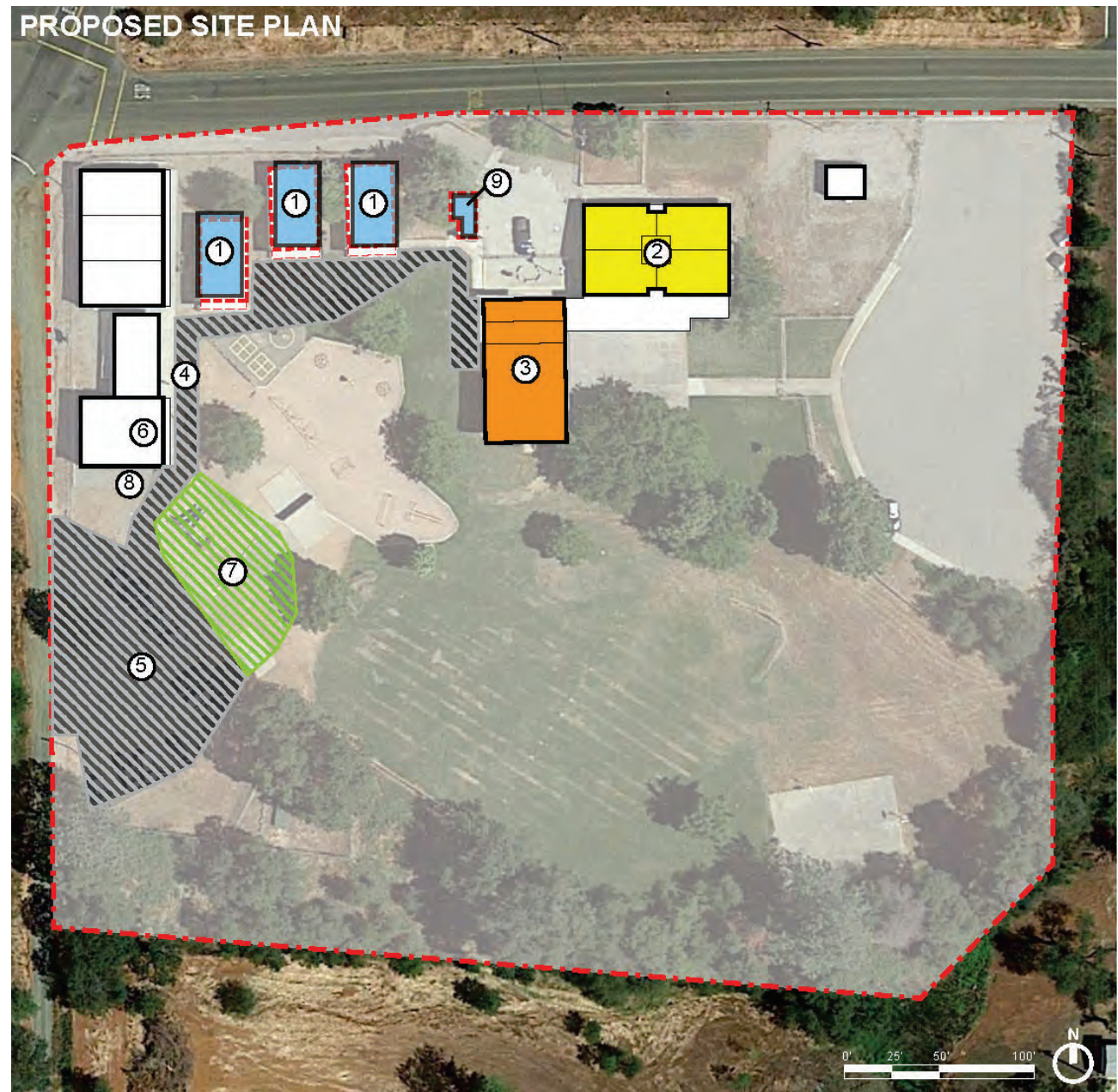
# Loma Rica Elementary School

## Proposed Site

LEGEND	
	EXISTING - NO / MIN. WORK
	LIGHT MODERNIZATION
	MODERATE MODERNIZATION
	MAJOR MODERNIZATION
	NEW CONSTRUCTION
	RECONFIGURE / REPURPOSE
	DEMOLITION
	SITE UPGRADES

### WORK SCOPE DESCRIPTION

1. Remove Portable Classrooms and Replace with (N) Modular Classrooms
2. Classrooms 2-5 Modernization
3. Multipurpose Building Modernization
4. Path of Travel Upgrades
5. Parking Lot Upgrades
6. Fire Alarm Upgrades
7. Front Entry/Landscape Upgrades
8. (N)Signage
9. Remove and Replace Well House





# Loma Rica Elementary School

## Proposed Work Items

Key Note	Scope	Priority	Qty	Unit	Unit Cost	Construction Cost	Contingency	Soft Costs	Escalation @ 6%
Loma Rica Elementary School						\$4,212,415	\$4,633,657	\$5,792,071	\$8,854,790
Scope of Work									
1	<b>Remove Portable Classrooms and Replace with New Modular Classrooms</b>	2				<b>\$1,314,000</b>	<b>\$1,445,400</b>	<b>\$1,806,750</b>	<b>\$2,151,868</b>
	Remove building and foundation, Stub utilities, Minor grading		3	EA	\$6,000	\$18,000	\$19,800	\$24,750	\$29,478
	New Modular classroom (960sf x \$450/sf).		3	EA	\$432,000	\$1,296,000	\$1,425,600	\$1,782,000	\$2,122,391
2	<b>Classrooms 2-5 Modernization</b>	2				<b>\$908,700</b>	<b>\$999,570</b>	<b>\$1,249,463</b>	<b>\$1,488,130</b>
	Update interior wall, floor, and ceiling finishes and casework at Classrooms 2-5		5173	SF	\$150	\$775,950	\$853,545	\$1,066,931	\$1,270,732
	Repair exterior wall envelope at Classrooms 2-5.		2950	SF	\$45	\$132,750	\$146,025	\$182,531	\$217,398
3	<b>Multipurpose Building Modernization</b>	2				<b>\$770,400</b>	<b>\$847,440</b>	<b>\$1,059,300</b>	<b>\$1,261,643</b>
	Update interior finishes and casework/equipment at Kitchen and MP.		2376	SF	\$275	\$653,400	\$718,740	\$898,425	\$1,070,039
	Repair exterior wall envelope at MP building.		2600	SF	\$45	\$117,000	\$128,700	\$160,875	\$191,605
4	<b>Path of Travel Upgrades</b>	1				<b>\$200,000</b>	<b>\$220,000</b>	<b>\$275,000</b>	<b>\$291,500</b>
	Provide path of Travel upgrades from parking lot to campus entry, and throughout campus.		1	LS	\$200,000	\$200,000	\$220,000	\$275,000	\$291,500
5	<b>Parking Lot Upgrade</b>	1				<b>\$16,535</b>	<b>\$18,189</b>	<b>\$22,736</b>	<b>\$24,100</b>
	Upgrade paving areas (crack repair, sealing, striping)		9600	SF	\$1	\$9,600	\$10,560	\$13,200	\$13,992
	New concrete curb, gutter, and 4' sidewalk		95	LF	\$73	\$6,935	\$7,629	\$9,536	\$10,108



# Loma Rica Elementary School

## Proposed Work Items

Key Note	Scope	Priority	Qty	Unit	Unit Cost	Construction Cost	Contingency	Soft Costs	Escalation @ 6%
6	Fire Alarm Upgrades	2				\$62,836	\$69,120	\$86,400	\$102,903
	Replace Fire Alarm system with new Silent Knight system.		15709	SF	\$4	\$62,836	\$69,120	\$86,400	\$102,903
7	Front Entry/Landscaping Upgrades	1				\$128,000	\$140,800	\$176,000	\$186,560
	Provide site improvements at Front Entry		8000	SF	\$15	\$120,000	\$132,000	\$165,000	\$174,900
	Update landscaping at Front Entry		4	EA	\$2,000	\$8,000	\$8,800	\$11,000	\$11,660
8	Building Signage	2				\$1,000	\$1,100	\$1,375	\$1,638
	Install new front building signage with logo		1	EA	\$1,000	\$1,000	\$1,100	\$1,375	\$1,638
9	Remove and replace Well House	3				\$90,944	\$100,038	\$125,048	\$167,342
	Remove existing Well House.		224	SF	\$6	\$1,344	\$1,478	\$1,848	\$2,473
	New Well House		224	SF	\$400	\$89,600	\$98,560	\$123,200	\$164,869
Sub Total Scope of Work						\$3,492,415	\$3,841,657	\$4,802,071	\$5,675,684
Scope of Work Add									
1	Remove Portable Classrooms and Replace with New Modular Classrooms	2				\$720,000	\$792,000	\$990,000	\$1,179,106
	Additive cost to make Modular classrooms Site Built, +\$250/SF x 960sf		3	EA	\$240,000	\$720,000	\$792,000	\$990,000	\$1,179,106
Sub Total Scope of Work Add						\$720,000	\$792,000	\$990,000	\$1,179,106
Site Total						\$4,212,415	\$4,633,657	\$5,792,071	\$6,854,790





# Marysville Charter Academy for the Arts

1919 B Street | Marysville, CA 95901 | (530) 741-7892

James Lohman, Principal



## Grade Level

7 - 12

## Year Built

2006

## Current Enrollment

332

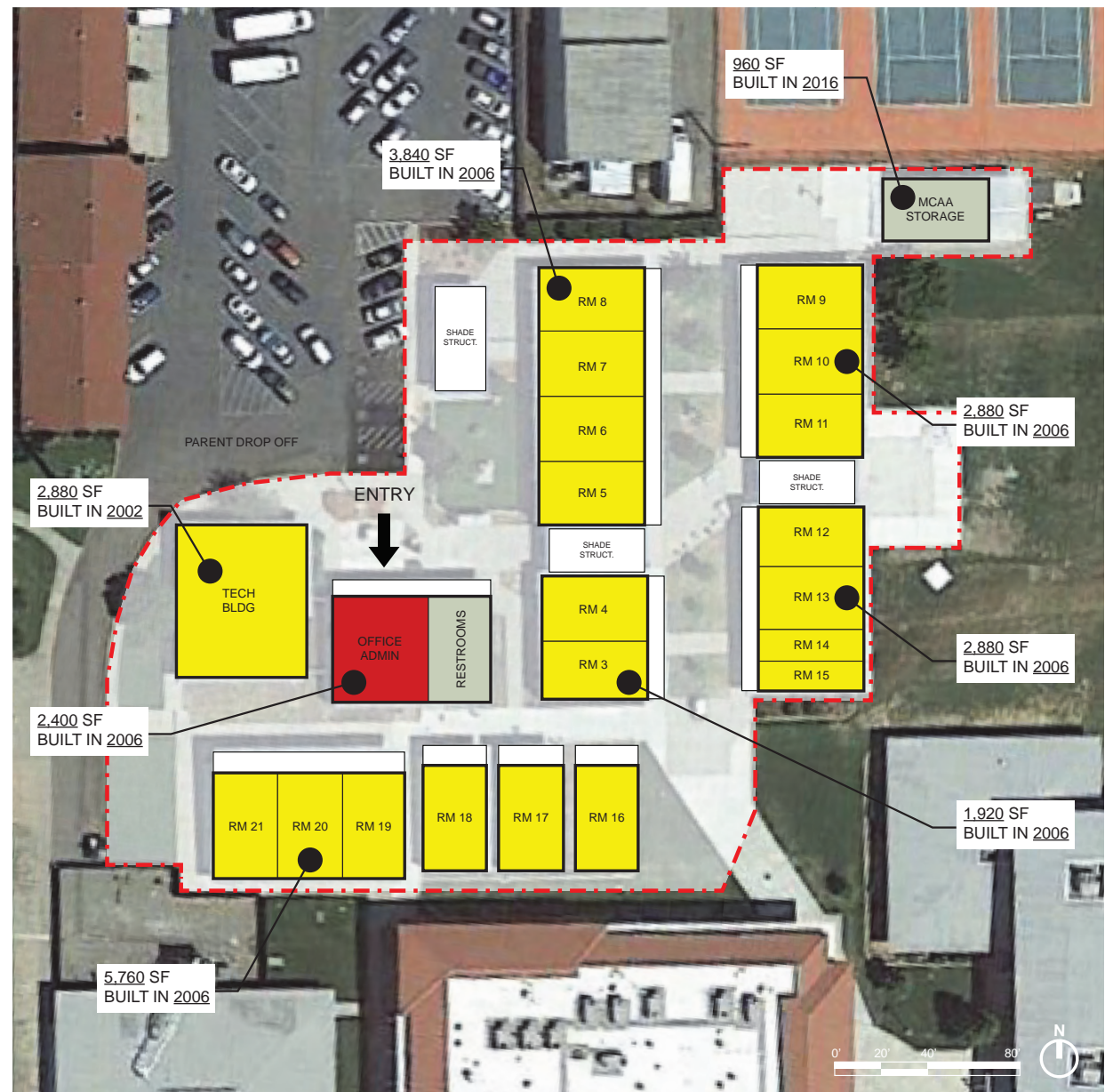
## Square Feet

19,720 square feet



# Marysville Charter Academy for the Arts









## Existing Site





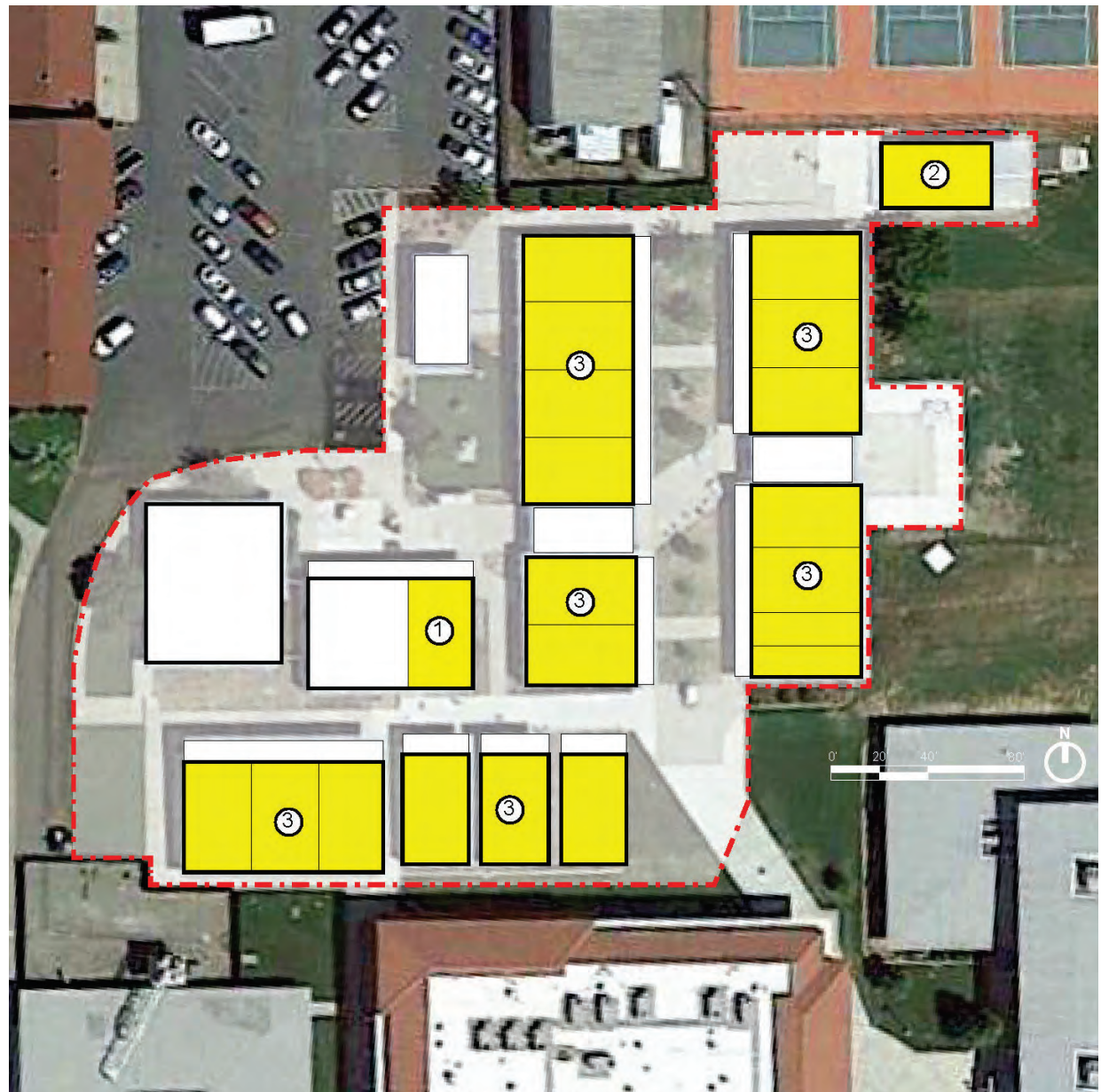
# Marysville Charter Academy for the Arts

## Proposed Site

LEGEND	
	EXISTING - NO / MIN. WORK
	LIGHT MODERNIZATION
	MODERATE MODERNIZATION
	MAJOR MODERNIZATION
	NEW CONSTRUCTION
	RECONFIGURE / REPURPOSE
	DEMOLITION
	SITE UPGRADES

## WORK SCOPE DESCRIPTION

1. Restroom Renovation
2. Storage Building Modernization
3. Building Exterior Modernization



## Marysville Charter Academy for the Arts

### Proposed Work Items

Key Note	Scope	Priority	Qty	Unit	Unit Cost	Construction Cost	Contingency	Soft Costs	Escalation @ 6%
Marysville Charter Academy for the Arts						\$233,710	\$257,081	\$321,351	\$389,475
Scope of Work									
1	Restroom Renovation	1				\$30,000	\$33,000	\$41,250	\$43,725
	At Restrooms, update/repair interior finishes, partitions, and fixtures.		200	SF	\$150	\$30,000	\$33,000	\$41,250	\$43,725
2	Storage Building Modernization	3				\$60,000	\$66,000	\$82,500	\$110,404
	At Storage Building, update/repair interior finishes.		400	SF	\$150	\$60,000	\$66,000	\$82,500	\$110,404
3	Building Exterior Modernization	2				\$143,710	\$158,081	\$197,601	\$235,346
	Building exterior painting. Includes minor dry-rot repair.		20530	SF	\$7	\$143,710	\$158,081	\$197,601	\$235,346
Sub Total Scope of Work						\$233,710	\$257,081	\$321,351	\$389,475
Site Total						\$233,710	\$257,081	\$321,351	\$389,475



# Marysville High School

12 East 18th Street | Marysville, CA 95901 | (530) 741-6180

Shevaun Mathews, Principal



## Grade Level

9 - 12

## Year Built

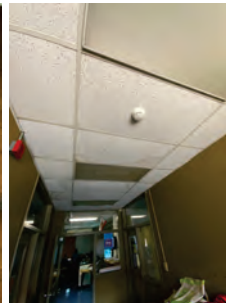
1940

## Current Enrollment

1,018

## Square Feet

179,736 square feet



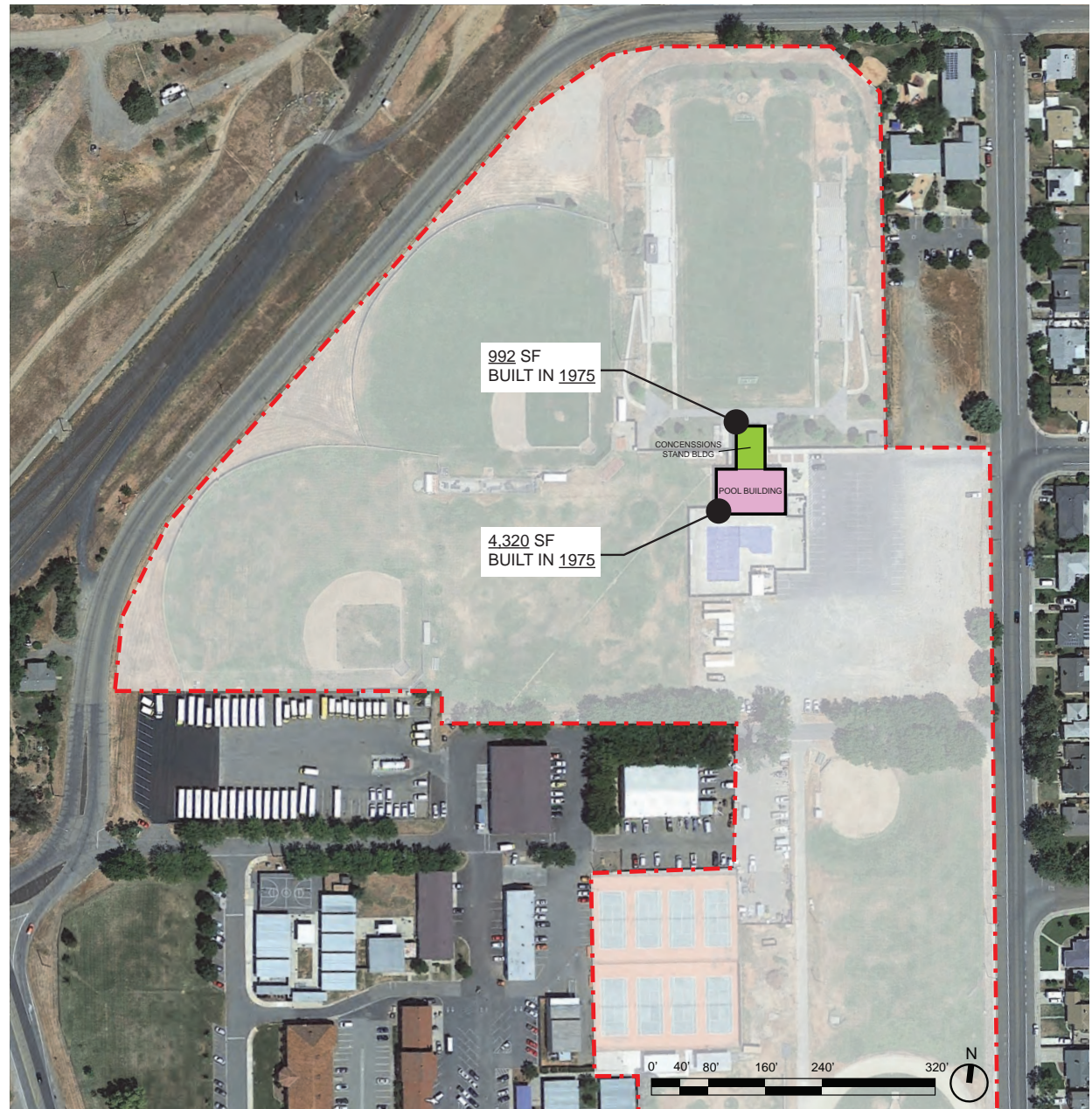
## Existing Site





# Marysville High School









Existing Site (cont.)





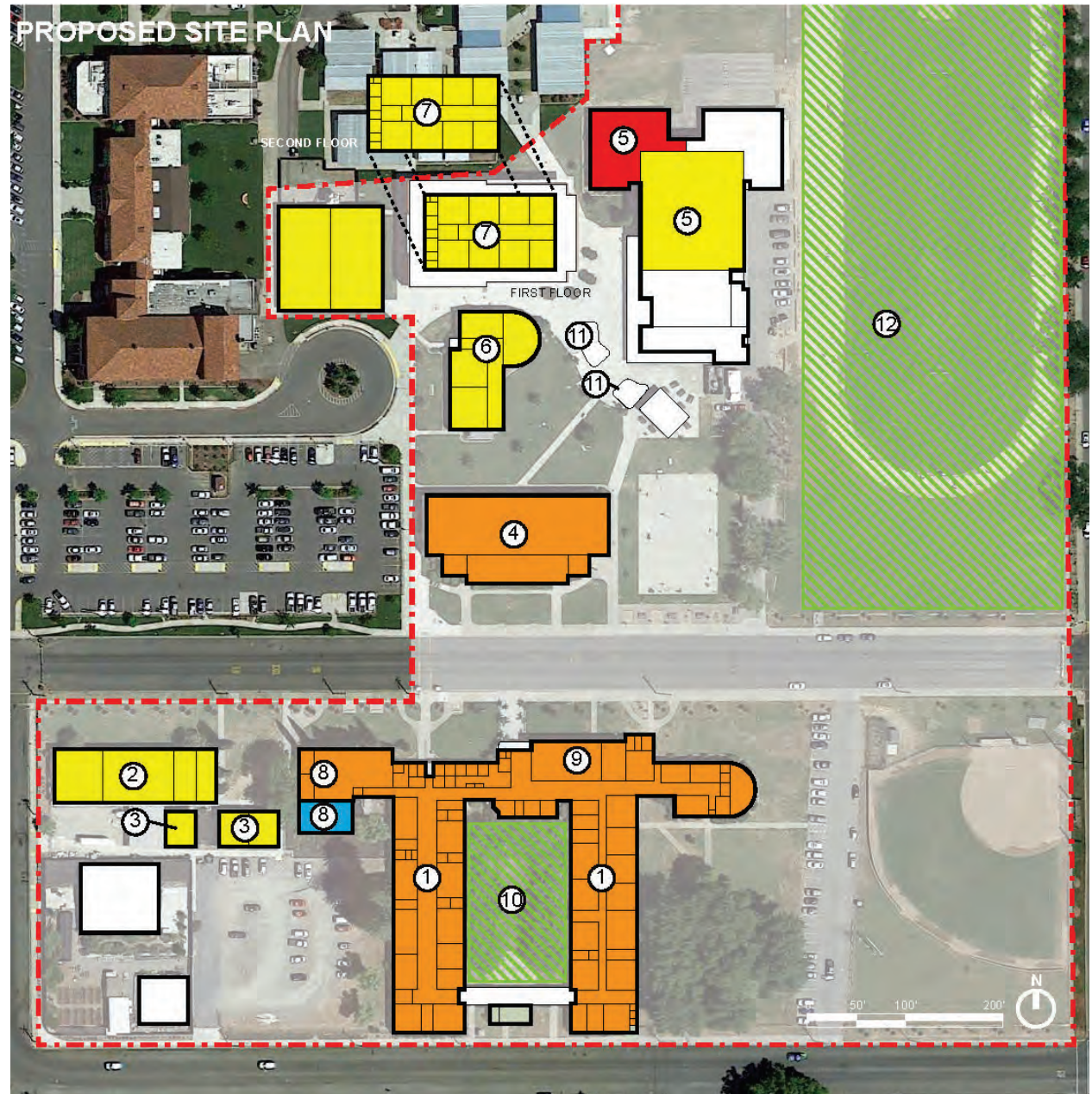
# Marysville High School

## Proposed Site

LEGEND	
	EXISTING - NO / MIN. WORK
	LIGHT MODERNIZATION
	MODERATE MODERNIZATION
	MAJOR MODERNIZATION
	NEW CONSTRUCTION
	RECONFIGURE / REPURPOSE
	DEMOLITION
	SITE UPGRADES

## WORK SCOPE DESCRIPTION









1. Main Building Modernization
2. Classrooms S Building Modernization
3. Classroom Portables Modernization
4. Field House/Weight Room Modernization
5. Multi-Purpose Building Modernization
6. Classrooms M1-M4 Modernization
7. Mechanical Evaluation
8. Library Expansion
9. South Auditorium Modernization
10. New Outdoor Learning Spaces
11. New Shade Structure
12. Track Replacement
13. Resurface Tennis Courts
14. Concession Stand Bldg Modernization





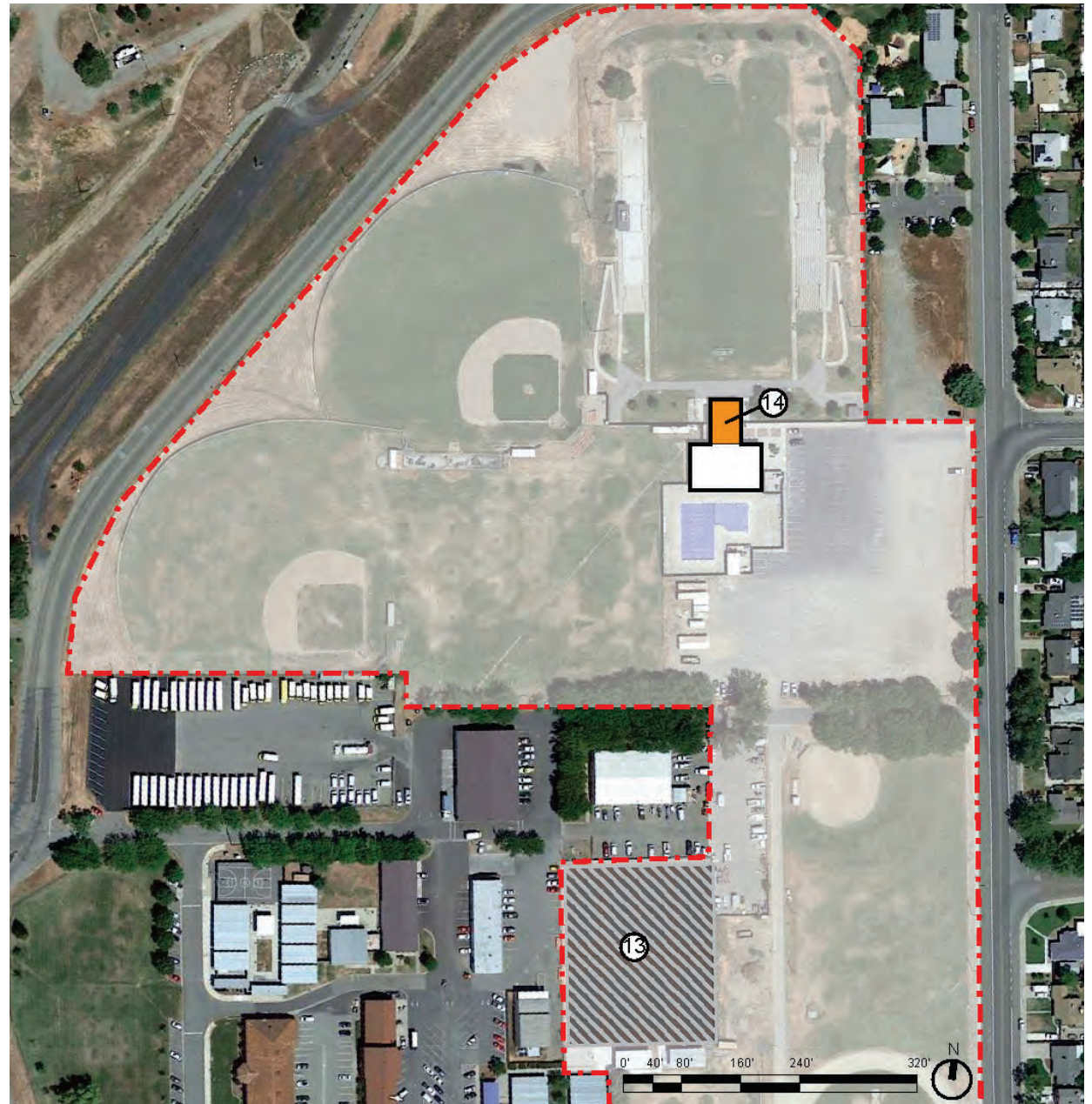
# Marysville High School

## Proposed Site (cont.)

LEGEND	
	EXISTING - NO / MIN. WORK
	LIGHT MODERNIZATION
	MODERATE MODERNIZATION
	MAJOR MODERNIZATION
	NEW CONSTRUCTION
	RECONFIGURE / REPURPOSE
	DEMOLITION
	SITE UPGRADES

### WORK SCOPE DESCRIPTION

1. Main Building Modernization
2. Classrooms S Building Modernization
3. Classroom Portables Modernization
4. Field House/Weight Room Modernization
5. Multi-Purpose Building Modernization
6. Classrooms M1-M4 Modernization
7. Mechanical Evaluation
8. Library Expansion
9. South Auditorium Modernization
10. New Outdoor Learning Spaces
11. New Shade Structure
12. Track Replacement
13. Resurface Tennis Courts
14. Concession Stand Bldg Modernization





# Marysville High School

## Proposed Work Items

Key Note	Scope	Priority	Qty	Unit	Unit Cost	Construction Cost	Contingency	Soft Costs	Escalation @ 6%
Marysville High School						\$27,091,340	\$29,800,474	\$37,250,593	\$40,669,164
Scope of Work									
1	<b>Main Building Modernization</b>	1				<b>\$9,148,200</b>	<b>\$10,063,020</b>	<b>\$12,578,775</b>	<b>\$13,333,502</b>
	At main building, repair/refurbish exterior wall envelope.		24000	SF	\$55	\$1,320,000	\$1,452,000	\$1,815,000	\$1,923,900
	At main building, repair/replace existing casework cabinets (storage / science / lab).		600	LF	\$400	\$240,000	\$264,000	\$330,000	\$349,800
	At main building, update interior wall, floor, and ceiling finishes.		50588	SF	\$150	\$7,588,200	\$8,347,020	\$10,433,775	\$11,059,802
2	<b>Classrooms S-Building Modernization</b>	2				<b>\$1,406,790</b>	<b>\$1,547,469</b>	<b>\$1,934,336</b>	<b>\$2,303,825</b>
	At S-building classrooms, update interior finishes		7920	SF	\$150	\$1,188,000	\$1,306,800	\$1,633,500	\$1,945,525
	At S-building, repair/refurbish exterior wall envelope.		4862	SF	\$45	\$218,790	\$240,669	\$300,836	\$358,301
3	<b>Classroom Portables Modernization</b>	3				<b>\$15,975</b>	<b>\$17,573</b>	<b>\$21,966</b>	<b>\$29,395</b>
	At classroom portables, repair/refurbish exterior wall envelope.		355	SF	\$45	\$15,975	\$17,573	\$21,966	\$29,395
4	<b>Field House/Weight Room Modernization</b>	1				<b>\$4,674,725</b>	<b>\$5,142,198</b>	<b>\$6,427,747</b>	<b>\$6,813,412</b>
	At Field House/Weight Room, update interior finishes.		15119	SF	\$275	\$4,157,725	\$4,573,498	\$5,716,872	\$6,059,884
	At Field House/Weight Room, repair/refurbish exterior wall envelope.		9400	SF	\$55	\$517,000	\$568,700	\$710,875	\$753,528
5	<b>Multi-Purpose Building Modernization</b>	1				<b>\$1,937,000</b>	<b>\$2,130,700</b>	<b>\$2,663,375</b>	<b>\$2,823,178</b>
	At Women's Locker room, update interior finishes.		4500	SF	\$400	\$1,800,000	\$1,980,000	\$2,475,000	\$2,623,500
	At Gymnasium, upgrade interior lighting system with new LED lights.		13700	SF	\$10	\$137,000	\$150,700	\$188,375	\$199,678



# Marysville High School

## Proposed Work Items

Key Note	Scope	Priority	Qty	Unit	Unit Cost	Construction Cost	Contingency	Soft Costs	Escalation @ 6%
6	<b>Classrooms M1-M4 Modernization</b>	3				<b>\$1,125,150</b>	<b>\$1,237,665</b>	<b>\$1,547,081</b>	<b>\$2,070,344</b>
	At M1-M4 classroom building, update interior wall, floor, and ceiling finishes.		7501	SF	\$150	\$1,125,150	\$1,237,665	\$1,547,081	\$2,070,344
7	<b>Mechanical Evaluation</b>	1				<b>\$11,500</b>	<b>\$12,650</b>	<b>\$15,813</b>	<b>\$16,761</b>
	At classrooms G-building, Mechanical evaluation site visit to investigate source of water leaks in ceiling.		1	LS	\$1,000	\$1,000	\$1,100	\$1,375	\$1,458
	At classrooms G-building, replace acoustic ceiling tiles that are water damaged		1500	SF	\$7	\$10,500	\$11,550	\$14,438	\$15,304
8	<b>Library Expansion</b>	2				<b>\$1,650,000</b>	<b>\$1,815,000</b>	<b>\$2,268,750</b>	<b>\$2,702,118</b>
	At Library, renovate interiors to create collaboration/resource space.		4000	SF	\$150	\$600,000	\$660,000	\$825,000	\$982,588
	Library expansion		1500	SF	\$700	\$1,050,000	\$1,155,000	\$1,443,750	\$1,719,529
9	<b>South Auditorium Modernization</b>	1				<b>\$1,265,000</b>	<b>\$1,391,500</b>	<b>\$1,739,375</b>	<b>\$1,843,738</b>
	At South Auditorium, update interior floor and ceiling finishes, and repair/replace seating.		4600	SF	\$275	\$1,265,000	\$1,391,500	\$1,739,375	\$1,843,738
10	<b>New Outdoor Learning Spaces</b>	2				<b>\$770,000</b>	<b>\$847,000</b>	<b>\$1,058,750</b>	<b>\$1,260,988</b>
	Create new outdoor learning space, which includes shade structure, seat walls, plaza, and landscaping.		14000	SF	\$55	\$770,000	\$847,000	\$1,058,750	\$1,260,988
11	<b>New Shade Structure</b>	2				<b>\$135,000</b>	<b>\$148,500</b>	<b>\$185,625</b>	<b>\$221,082</b>
	Provide (2) new shade structures for outdoor eating space.		3000	SF	\$45	\$135,000	\$148,500	\$185,625	\$221,082
12	<b>Track Replacement</b>	1				<b>\$4,865,000</b>	<b>\$5,351,500</b>	<b>\$6,689,375</b>	<b>\$7,090,738</b>

## Marysville High School

### Proposed Work Items

Key Note	Scope	Priority	Qty	Unit	Unit Cost	Construction Cost	Contingency	Soft Costs	Escalation @ 6%
	Remove existing track and infield and provide new track with synthetic turf and all-weather track. Provide path of Travel upgrades to track. Remove existing light pole standards and provide new field		1	LS	?	\$4,865,000	\$5,351,500	\$6,689,375	\$7,090,738
<b>13</b>	<b>Resurface Tennis courts</b>	<b>3</b>				<b>\$10,000</b>	<b>\$11,000</b>	<b>\$13,750</b>	<b>\$18,401</b>
	Resurface tennis courts		1	LS	\$10,000	\$10,000	\$11,000	\$13,750	\$18,401
<b>14</b>	<b>Concession Stand Building Modernization</b>	<b>3</b>				<b>\$77,000</b>	<b>\$84,700</b>	<b>\$105,875</b>	<b>\$141,685</b>
	At Concession stand building, repair/refurbish exterior wall envelope.		1400	SF	\$55	\$77,000	\$84,700	\$105,875	\$141,685
<b>Sub Total Scope of Work</b>						<b>\$27,091,340</b>	<b>\$29,800,474</b>	<b>\$37,250,593</b>	<b>\$40,669,164</b>
<b>Site Total</b>						<b>\$27,091,340</b>	<b>\$29,800,474</b>	<b>\$37,250,593</b>	<b>\$40,669,164</b>



# Anna McKenney Intermediate School

1904 Hudson | Marysville, CA 95901 | (530) 741-7892

Joe Seller, Principal



## Grade Level

6 - 8

## Year Built

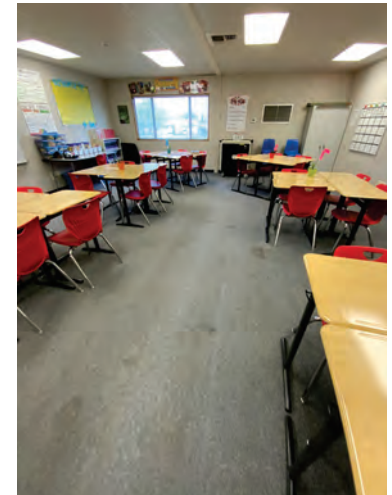
1955

## Current Enrollment

557

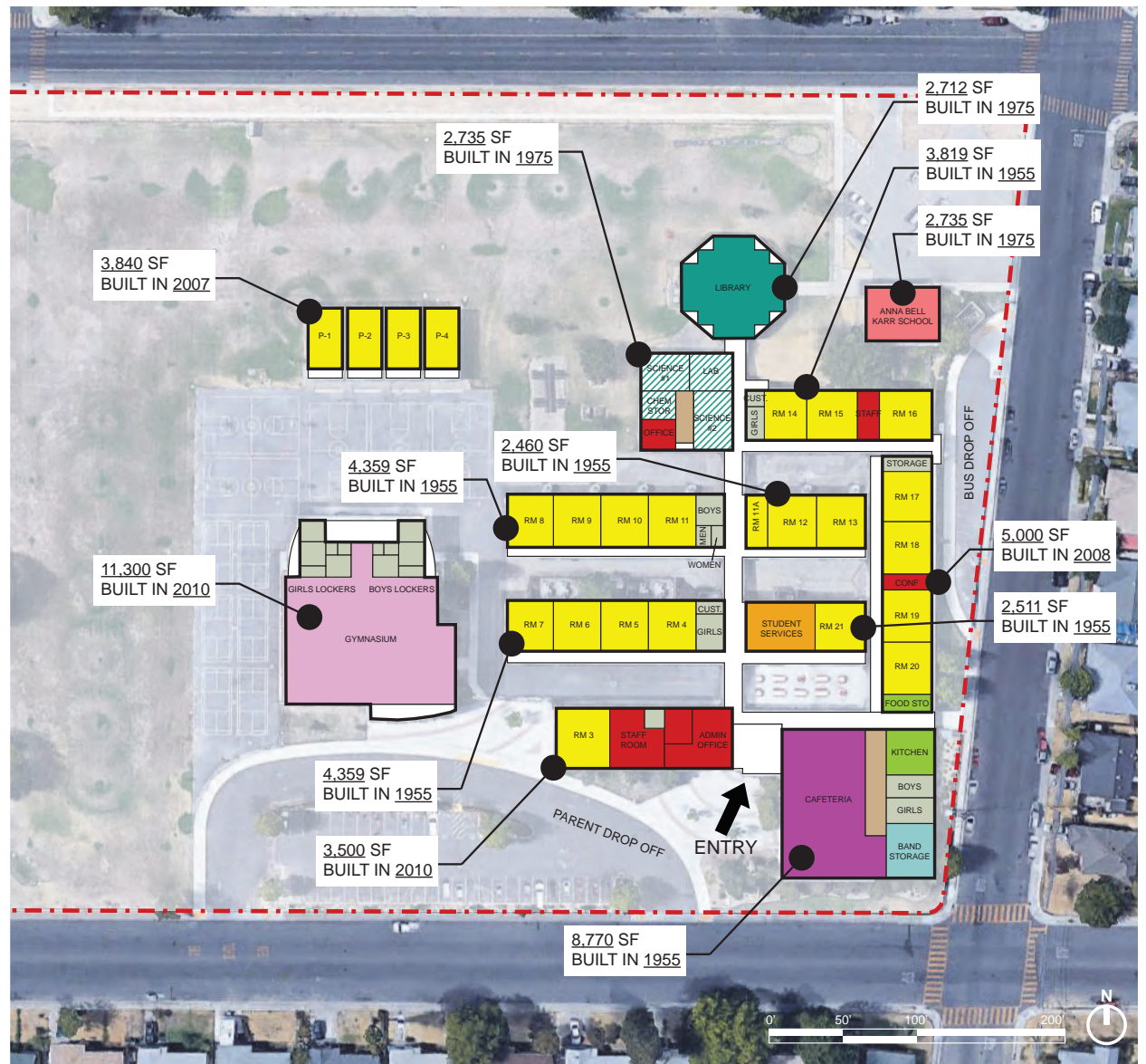
## Square Feet

60,650 square feet



# Anna McKenney Intermediate School









## Existing Site





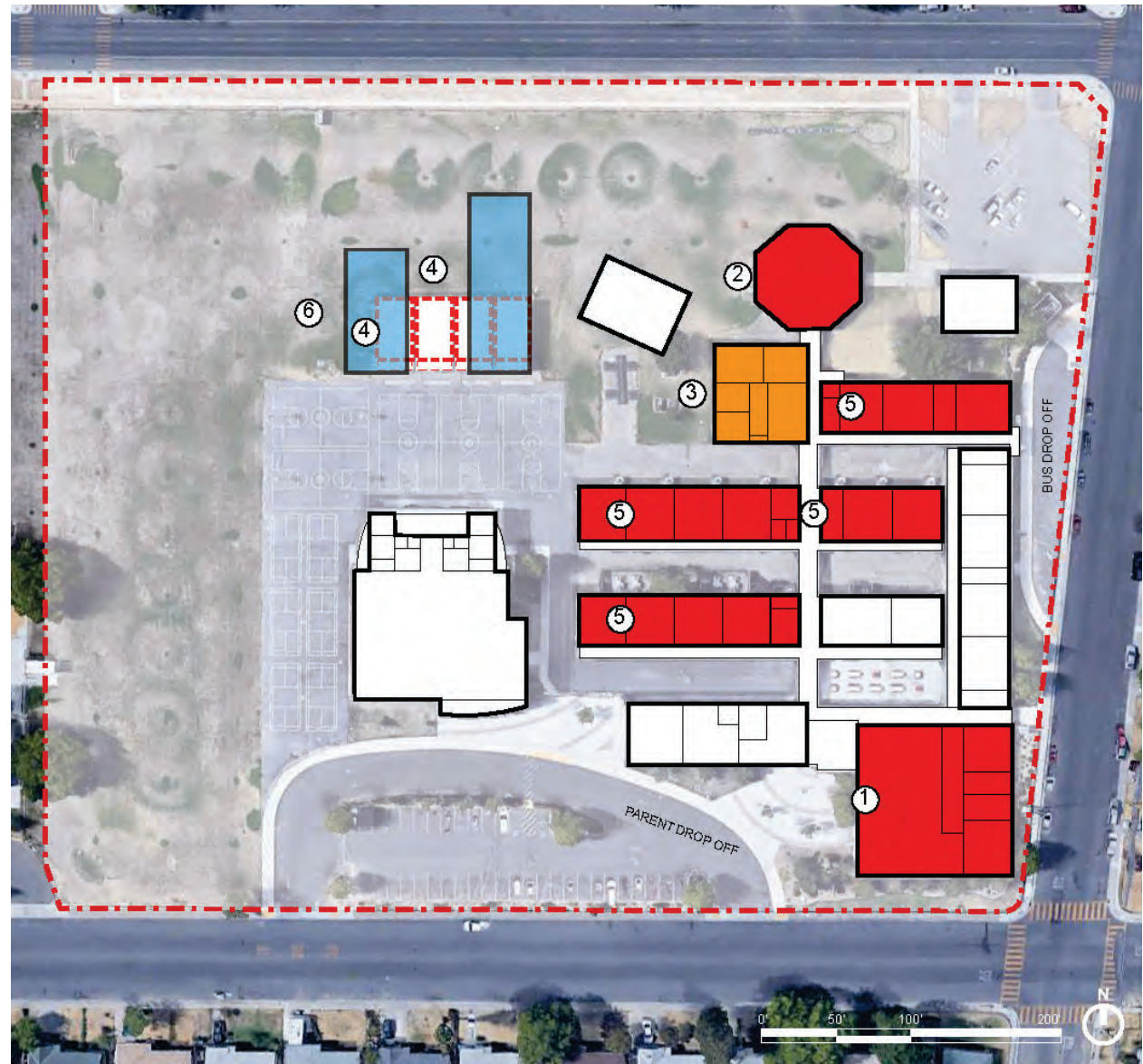
# Anna McKenney Intermediate School

## Proposed Site

LEGEND	
	EXISTING - NO / MIN. WORK
	LIGHT MODERNIZATION
	MODERATE MODERNIZATION
	MAJOR MODERNIZATION
	NEW CONSTRUCTION
	RECONFIGURE / REPURPOSE
	DEMOLITION
	SITE UPGRADES

### WORK SCOPE DESCRIPTION

1. Multi-Purpose Building Modernization
2. Library Building Modernization
3. Science Building Modernization
4. Remove Portable Classrooms and Replace with (N) Modular Classrooms
5. Classroom Modernization
6. New CTE Classrooms





# Anna McKenney Intermediate School

## Proposed Work Items

Key Note	Scope	Priority	Qty	Unit	Unit Cost	Construction Cost	Contingency	Soft Costs	Escalation @ 6%
McKenney Intermediate School						\$19,469,450	\$21,416,395	\$26,770,494	\$30,854,505
Scope of Work									
1	<b>Multipurpose Building Modernization</b>	1				<b>\$3,799,000</b>	<b>\$4,178,900</b>	<b>\$5,223,625</b>	<b>\$5,537,043</b>
	At Kitchen and Cafeteria, update interior walls, floor, and ceiling finishes.		8770	SF	\$400	\$3,508,000	\$3,858,800	\$4,823,500	\$5,112,910
	At Multipurpose building, repair/replace exterior wall envelope.		3400	SF	\$65	\$221,000	\$243,100	\$303,875	\$322,108
	At Multipurpose building, remove windows and replace with new storefront system.		1000	SF	\$70	\$70,000	\$77,000	\$96,250	\$102,025
2	<b>Library Building Modernization</b>	2				<b>\$1,239,900</b>	<b>\$1,363,890</b>	<b>\$1,704,863</b>	<b>\$2,030,519</b>
	At Library, update interior walls, floor, and ceiling finishes, and renovate to provide Innovation Space.		2712	SF	\$400	\$1,084,800	\$1,193,280	\$1,491,600	\$1,776,519
	At Library building, remove windows and replace with new storefront system.		300	SF	\$65	\$19,500	\$21,450	\$26,813	\$31,934
	At Library, upgrade interior lighting system with new LED lights.		2712	SF	\$10	\$27,120	\$29,832	\$37,290	\$44,413
	At Library building, remove and replace (2) HVAC units.		2712	SF	\$40	\$108,480	\$119,328	\$149,160	\$177,652
3	<b>Science Building Modernization</b>	2				<b>\$1,268,500</b>	<b>\$1,395,350</b>	<b>\$1,744,188</b>	<b>\$2,077,355</b>
	At Science Building, update interior walls, floor, and ceiling finishes, including casework/lab tables.		2735	SF	\$400	\$1,094,000	\$1,203,400	\$1,504,250	\$1,791,586
	At Science Building, repair exterior stucco soffits and stucco/brick wall envelope.		2300	SF	\$45	\$103,500	\$113,850	\$142,313	\$169,496
	At Science building, remove windows and replace with new storefront system.		1000	SF	\$70	\$70,000	\$77,000	\$96,250	\$114,635
	Site visit to evaluate water leaks in ceiling (from mechanical utility piping or roof leak)		1	LS	\$1,000	\$1,000	\$1,100	\$1,375	\$1,638



# Anna McKenney Intermediate School

## Proposed Work Items

Key Note	Scope	Priority	Qty	Unit	Unit Cost	Construction Cost	Contingency	Soft Costs	Escalation @ 6%
4	<b>Remove Portable Classrooms and Replace with New Modular Classrooms</b>	3				<b>\$2,616,000</b>	<b>\$2,877,600</b>	<b>\$3,597,000</b>	<b>\$4,813,597</b>
	Remove building and foundation, Stub utilities, Minor grading		4	EA	\$6,000	\$24,000	\$26,400	\$33,000	\$44,161
	New Modular classroom (960sf x \$450/sf)		6	EA	\$432,000	\$2,592,000	\$2,851,200	\$3,564,000	\$4,769,436
5	<b>Classroom Modernization</b>	1				<b>\$6,473,550</b>	<b>\$7,120,905</b>	<b>\$8,901,131</b>	<b>\$9,435,199</b>
	At classrooms, update interior walls, floor, and ceiling finishes, including casework.		14997	SF	\$400	\$5,998,800	\$6,598,680	\$8,248,350	\$8,743,251
	At classrooms, repair/replace exterior wall envelope.		6000	SF	\$45	\$270,000	\$297,000	\$371,250	\$393,525
	At classrooms, remove windows and replace with new storefront system.		2925	SF	\$70	\$204,750	\$225,225	\$281,531	\$298,423
6	<b>New CTE Classrooms</b>	2				<b>\$1,620,000</b>	<b>\$1,782,000</b>	<b>\$2,227,500</b>	<b>\$2,652,988</b>
	New Modular classroom including new utilities, sub-grading, \$400/SF x 1350sf		3	EA	\$540,000	\$1,620,000	\$1,782,000	\$2,227,500	\$2,652,988
<b>Sub Total Scope of Work</b>						<b>\$17,016,950</b>	<b>\$18,718,645</b>	<b>\$23,398,306</b>	<b>\$26,546,701</b>
<b>Scope of Work Add</b>									
4	<b>Remove Portable Classrooms and Replace with New Modular Classrooms</b>	3				<b>\$1,440,000</b>	<b>\$1,584,000</b>	<b>\$1,980,000</b>	<b>\$2,649,687</b>
	Additive cost to make Modular classrooms Site Built, +\$250/SF x 960sf		6	EA	\$240,000	\$1,440,000	\$1,584,000	\$1,980,000	\$2,649,687
6	<b>New CTE Classrooms</b>	2				<b>\$1,012,500</b>	<b>\$1,113,750</b>	<b>\$1,392,188</b>	<b>\$1,658,118</b>
	Additive cost to make CTE Modular classrooms Site Built, +\$250/SF x 1350sf		3	EA	\$337,500	\$1,012,500	\$1,113,750	\$1,392,188	\$1,658,118
<b>Sub Total Scope of Work Add</b>						<b>\$2,452,500</b>	<b>\$2,697,750</b>	<b>\$3,372,188</b>	<b>\$4,307,804</b>
<b>Site Total</b>						<b>\$19,469,450</b>	<b>\$21,416,395</b>	<b>\$26,770,494</b>	<b>\$30,854,505</b>





# Olivehurst Elementary School

1778 McGowan Road | Marysville, CA 95961 | (530) 741-6191

Rob Gregor, Principal



## Grade Level

K - 6

## Year Built

1951

## Current Enrollment

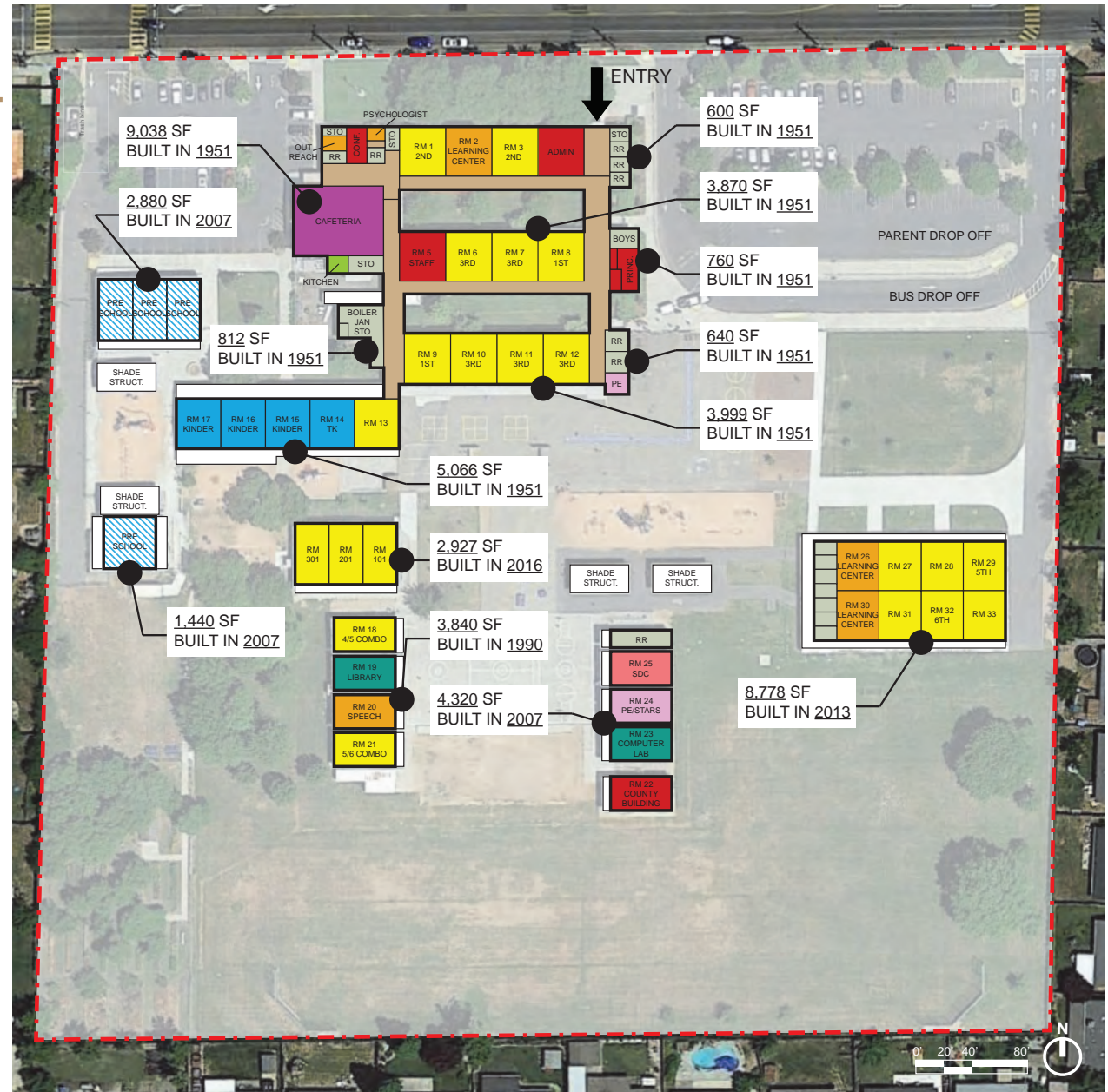
455

## Square Feet

55,655 square feet











## Existing Site





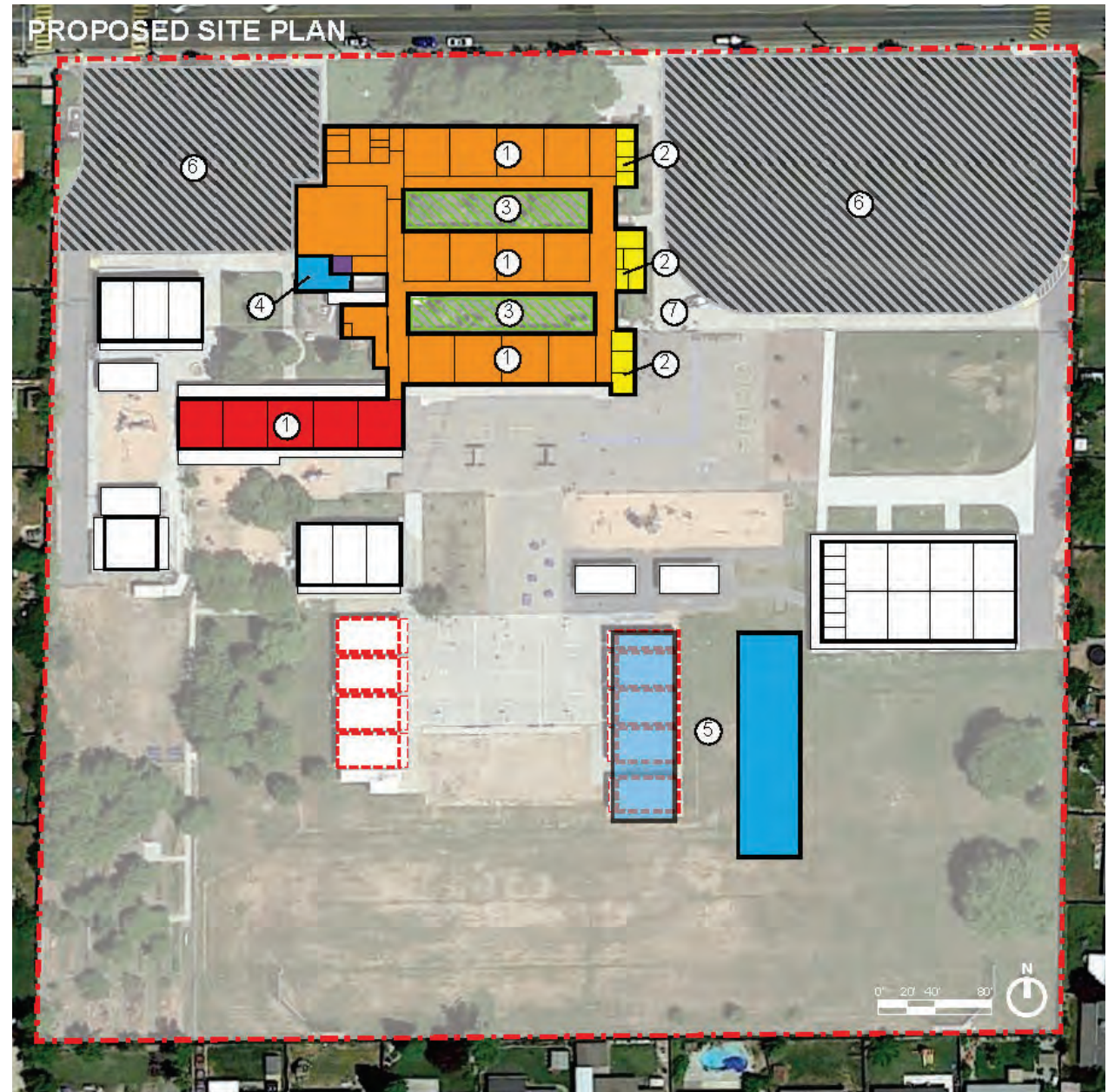
# Olivehurst Elementary School

## Proposed Site

LEGEND	
	EXISTING - NO / MIN. WORK
	LIGHT MODERNIZATION
	MODERATE MODERNIZATION
	MAJOR MODERNIZATION
	NEW CONSTRUCTION
	RECONFIGURE / REPURPOSE
	DEMOLITION
	SITE UPGRADES

## WORK SCOPE DESCRIPTION

1. Building Modernization
2. Restroom Renovation
3. New Outdoor Learning Space
4. Kitchen Renovation/Expansion
5. Remove Portable Classrooms and Replace with (N) Modular Classrooms
6. Parking Lot Upgrade
7. Electrical Upgrade





# Olivehurst Elementary School

## Proposed Work Items

Key Note	Scope	Priority	Qty	Unit	Unit Cost	Construction Cost	Contingency	Soft Costs	Escalation @ 6%
<b>Olivehurst Elementary School</b>						<b>\$13,470,712</b>	<b>\$14,817,783</b>	<b>\$18,522,229</b>	<b>\$21,909,848</b>
<b>Scope of Work</b>									
<b>1</b>	<b>Building Modernization</b>	<b>2</b>				<b>\$4,130,525</b>	<b>\$4,543,578</b>	<b>\$5,679,472</b>	<b>\$6,764,342</b>
	At original 1951 buildings, remove and replace roofing system		24785	SF	\$25	\$619,625	\$681,588	\$851,984	\$1,014,727
	At original 1951 buildings, repair/refurbish exterior wall envelope.		18630	SF	\$55	\$1,024,650	\$1,127,115	\$1,408,894	\$1,678,015
	At original 1951 buildings, remove windows and replace with new storefront system.		9000	SF	\$70	\$630,000	\$693,000	\$866,250	\$1,031,718
	At Classrooms 13-17 wing, update interior walls, floor, and ceiling finishes, including casework.		6750	SF	\$275	\$1,856,250	\$2,041,875	\$2,552,344	\$3,039,882
<b>2</b>	<b>Restroom Renovation</b>	<b>2</b>				<b>\$300,000</b>	<b>\$330,000</b>	<b>\$412,500</b>	<b>\$491,294</b>
	At 3 restroom buildings, update interior finishes and fixtures, and make ADA modifications.		2000	SF	\$150	\$300,000	\$330,000	\$412,500	\$491,294
<b>3</b>	<b>New Outdoor Learning Spaces</b>	<b>1</b>				<b>\$275,000</b>	<b>\$302,500</b>	<b>\$378,125</b>	<b>\$400,813</b>
	Create new outdoor learning space, which includes shade structure, seat walls, plaza, and landscaping.		5000	SF	\$55	\$275,000	\$302,500	\$378,125	\$400,813
<b>4</b>	<b>Kitchen Renovation/Expansion</b>	<b>1</b>				<b>\$560,000</b>	<b>\$616,000</b>	<b>\$770,000</b>	<b>\$816,200</b>
	New Kitchen addition.		800	SF	\$700	\$560,000	\$616,000	\$770,000	\$816,200
<b>5</b>	<b>Remove Portable Classrooms and Replace with New Modular Classrooms</b>	<b>2</b>				<b>\$4,806,000</b>	<b>\$5,286,600</b>	<b>\$6,608,250</b>	<b>\$7,870,531</b>
	Remove building and foundation, Stub utilities, Minor grading		9	EA	\$6,000	\$54,000	\$59,400	\$74,250	\$88,433
	New Modular classroom (960sf x \$450/sf), + One restroom modular		11	EA	\$432,000	\$4,752,000	\$5,227,200	\$6,534,000	\$7,782,099



# Olivehurst Elementary School

## Proposed Work Items

Key Note	Scope	Priority	Qty	Unit	Unit Cost	Construction Cost	Contingency	Soft Costs	Escalation @ 6%
6	Parking Lot Upgrade	2				\$59,187	\$65,106	\$81,382	\$96,927
	Upgrade paving areas (crack repair, sealing, striping)		59187	SF	\$1	\$59,187	\$65,106	\$81,382	\$96,927
7	Electrical upgrade	2				\$700,000	\$770,000	\$962,500	\$1,146,353
	Remove and replace electrical switchboard, distribution panels, and transformer.		1	LS	\$700,000	\$700,000	\$770,000	\$962,500	\$1,146,353
Sub Total Scope of Work						\$10,830,712	\$11,913,783	\$14,892,229	\$17,586,460
Scope of Work Add									
5	Remove Portable Classrooms and Replace with New Modular Classrooms	2				\$2,640,000	\$2,904,000	\$3,630,000	\$4,323,388
	Additive cost to make Modular classrooms. Site Built, +\$250/SF x 960sf		11	EA	\$240,000	\$2,640,000	\$2,904,000	\$3,630,000	\$4,323,388
Sub Total Scope of Work Add						\$2,640,000	\$2,904,000	\$3,630,000	\$4,323,388
Site Total						\$13,470,712	\$14,817,783	\$18,522,229	\$21,909,848





# South Lindhurst High School

4446 Olive Avenue | Marysville, CA 95961 | (530) 749-6916

David Jones, Principal



## Grade Level

10 - 12

## Year Built

2006

## Current Enrollment

139

## Square Feet

12,308 square feet





# South Lindhurst High School









## Existing Site





# South Lindhurst High School

## Proposed Site

LEGEND	
	EXISTING - NO / MIN. WORK
	LIGHT MODERNIZATION
	MODERATE MODERNIZATION
	MAJOR MODERNIZATION
	NEW CONSTRUCTION
	RECONFIGURE / REPURPOSE
	DEMOLITION
	SITE UPGRADES

### WORK SCOPE DESCRIPTION

1. Roof Replacement
2. Building Exterior Modernization
3. Classrooms Modernization



# South Lindhurst High School

## Proposed Work Items

Key Note	Scope	Priority	Qty	Unit	Unit Cost	Construction Cost	Contingency	Soft Costs	Escalation @ 6%
South Lindhurst High School						\$235,200	\$258,720	\$323,400	\$381,716
Scope of Work									
1	Roof Replacement	2				\$216,000	\$237,600	\$297,000	\$353,732
	At all buildings, remove and replace roofing system		8640	SF	\$25	\$216,000	\$237,600	\$297,000	\$353,732
2	Building Exterior Modernization	2				\$0	\$0	\$0	\$0
	Building exterior painting. Includes minor dry-rot repair.			SF	\$7	\$0	\$0	\$0	\$0
3	Classrooms Modernization	1				\$19,200	\$21,120	\$26,400	\$27,984
	At two classrooms, remove flooring and repair squeaking sub-floor; Install new carpet.		1920	SF	\$10	\$19,200	\$21,120	\$26,400	\$27,984
Sub Total Scope of Work						\$235,200	\$258,720	\$323,400	\$381,716
Site Total						\$235,200	\$258,720	\$323,400	\$381,716



# South Lindhurst High School, North Campus

1949 B Street | Marysville, CA 95901 | (530) 749-6918

David Jones, Principal



## Grade Level

9 - 12

## Year Built

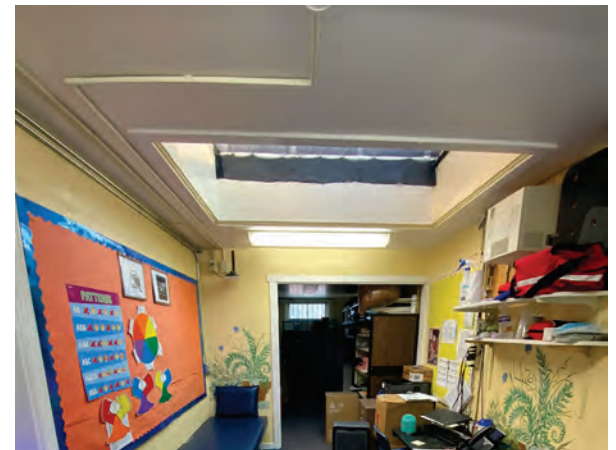
2010

## Current Enrollment

53

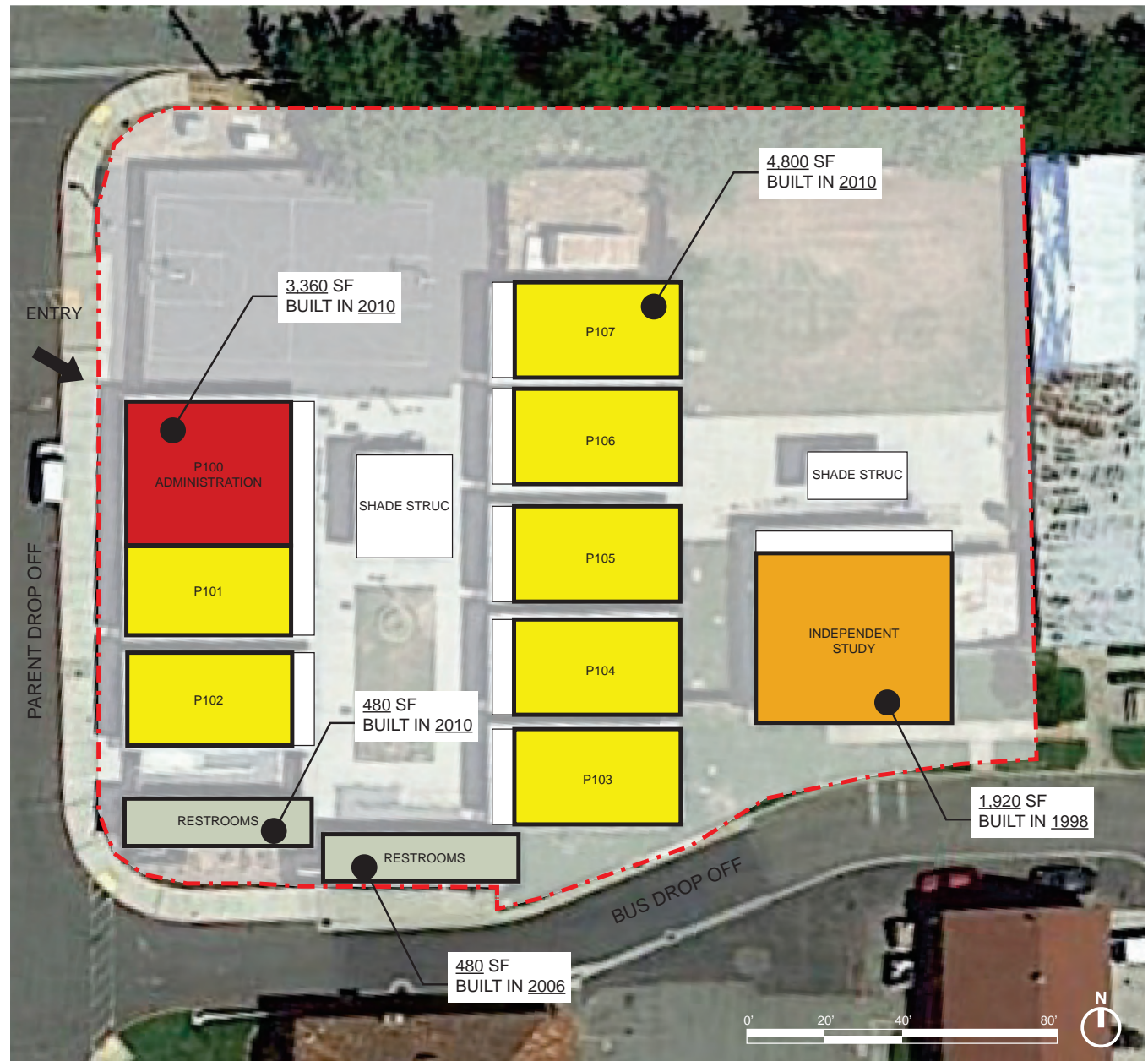
## Square Feet

12,483 square feet



# South Lindhurst High School, North Campus









## Existing Site





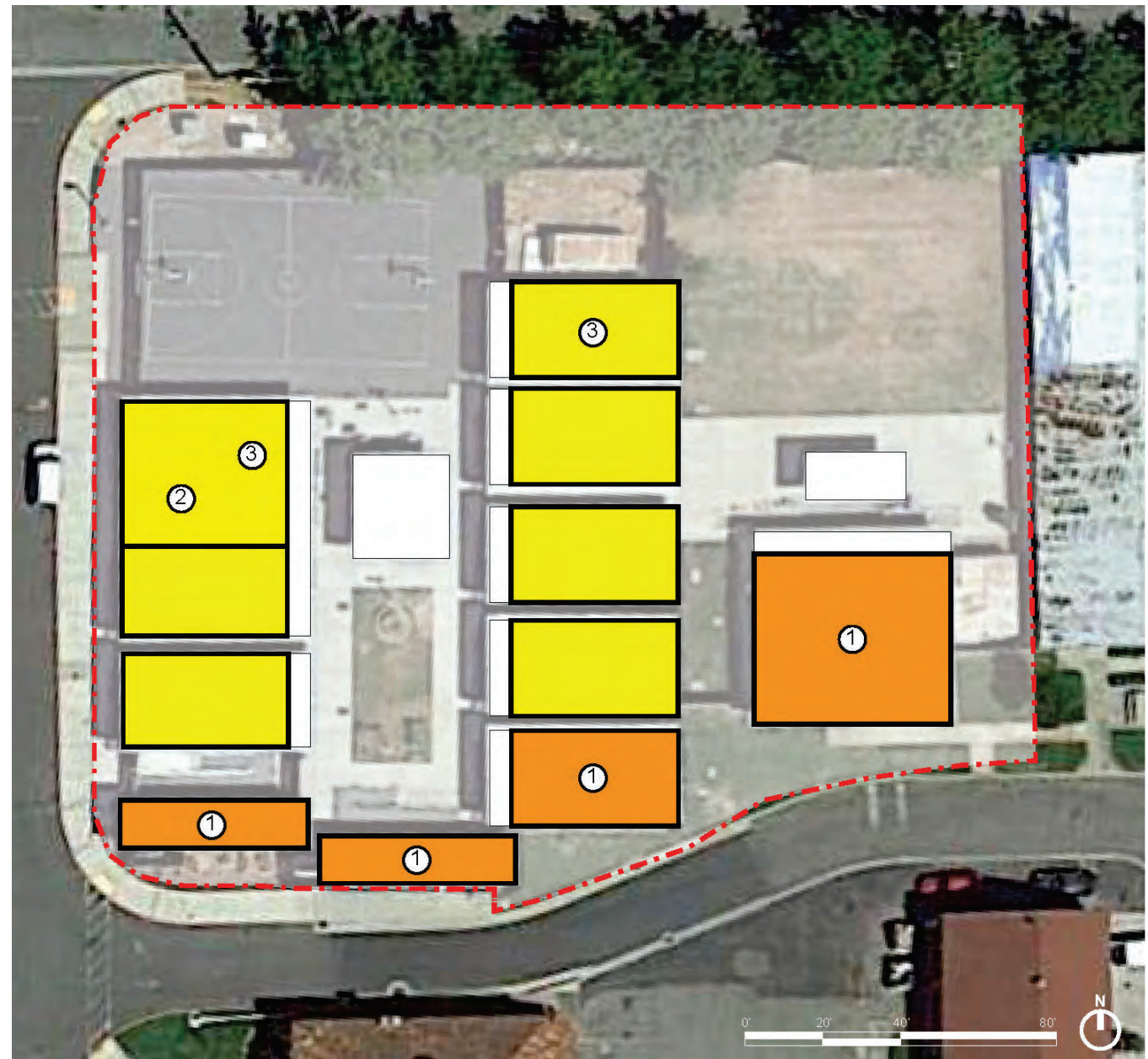
# South Lindhurst High School, North Campus

## Proposed Site

LEGEND	
	EXISTING - NO / MIN. WORK
	LIGHT MODERNIZATION
	MODERATE MODERNIZATION
	MAJOR MODERNIZATION
	NEW CONSTRUCTION
	RECONFIGURE / REPURPOSE
	DEMOLITION
	SITE UPGRADES

## WORK SCOPE DESCRIPTION

1. Exterior Building Modernization
2. (N) Building Signage
3. Building Modernization



# South Lindhurst High School, North Campus

## Proposed Work Items

Key Note	Scope	Priority	Qty	Unit	Unit Cost	Construction Cost	Contingency	Soft Costs	Escalation @ 6%
South Lindhurst High School, North Campus						\$1,474,700	\$1,622,170	\$2,027,713	\$2,465,783
Scope of Work									
1	Exterior Building Modernization	3				\$249,700	\$274,670	\$343,338	\$459,463
	Repair/replace exterior wall envelope restroom building and A. Lincoln building		2080	SF	\$55	\$114,400	\$125,840	\$157,300	\$210,503
	Repair/replace exterior wall envelope at restroom building and classroom P103		2460	SF	\$55	\$135,300	\$148,830	\$186,038	\$248,960
2	Building Signage	3				\$1,000	\$1,100	\$1,375	\$1,840
	Install new front building signage with logo		1	EA	\$1,000	\$1,000	\$1,100	\$1,375	\$1,840
3	Building modernization	2				\$1,224,000	\$1,346,400	\$1,683,000	\$2,004,480
	Update interior finishes and casework at Administration building		3360	SF	\$150	\$504,000	\$554,400	\$693,000	\$825,374
	Update interior finishes and casework at classrooms		4800	SF	\$150	\$720,000	\$792,000	\$990,000	\$1,179,106
Sub Total Scope of Work						\$1,474,700	\$1,622,170	\$2,027,713	\$2,465,783
Site Total						\$1,474,700	\$1,622,170	\$2,027,713	\$2,465,783



# Yuba Feather Elementary School

18008 Oregon Hill Road | Challenge, CA 95925 | (530) 675-2382

David Jones, Principal



## Grade Level

K - 6

## Year Built

1952

## Current Enrollment

150

## Square Feet

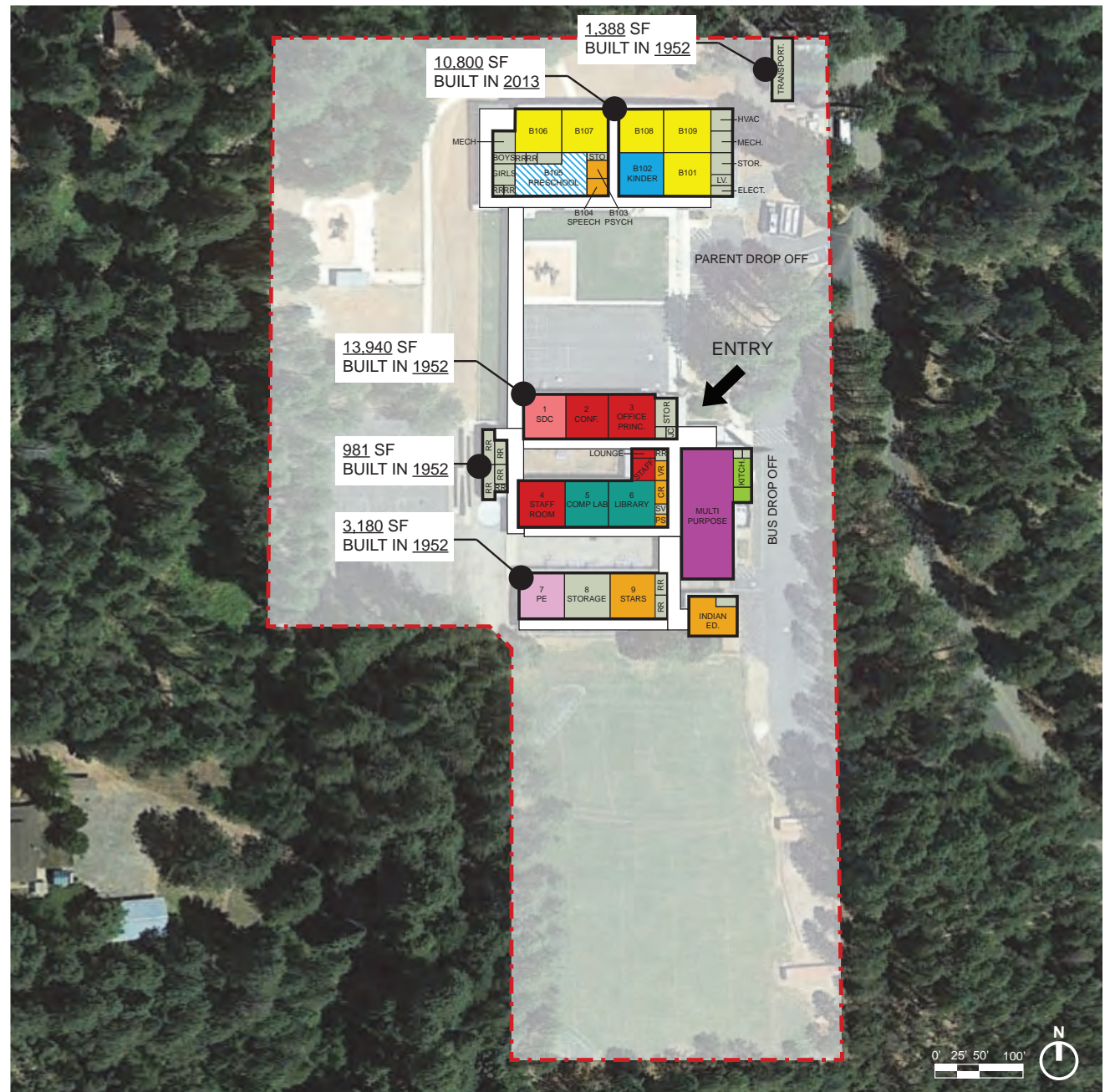
37,410 square feet





# Yuba Feather Elementary School









## Existing Site





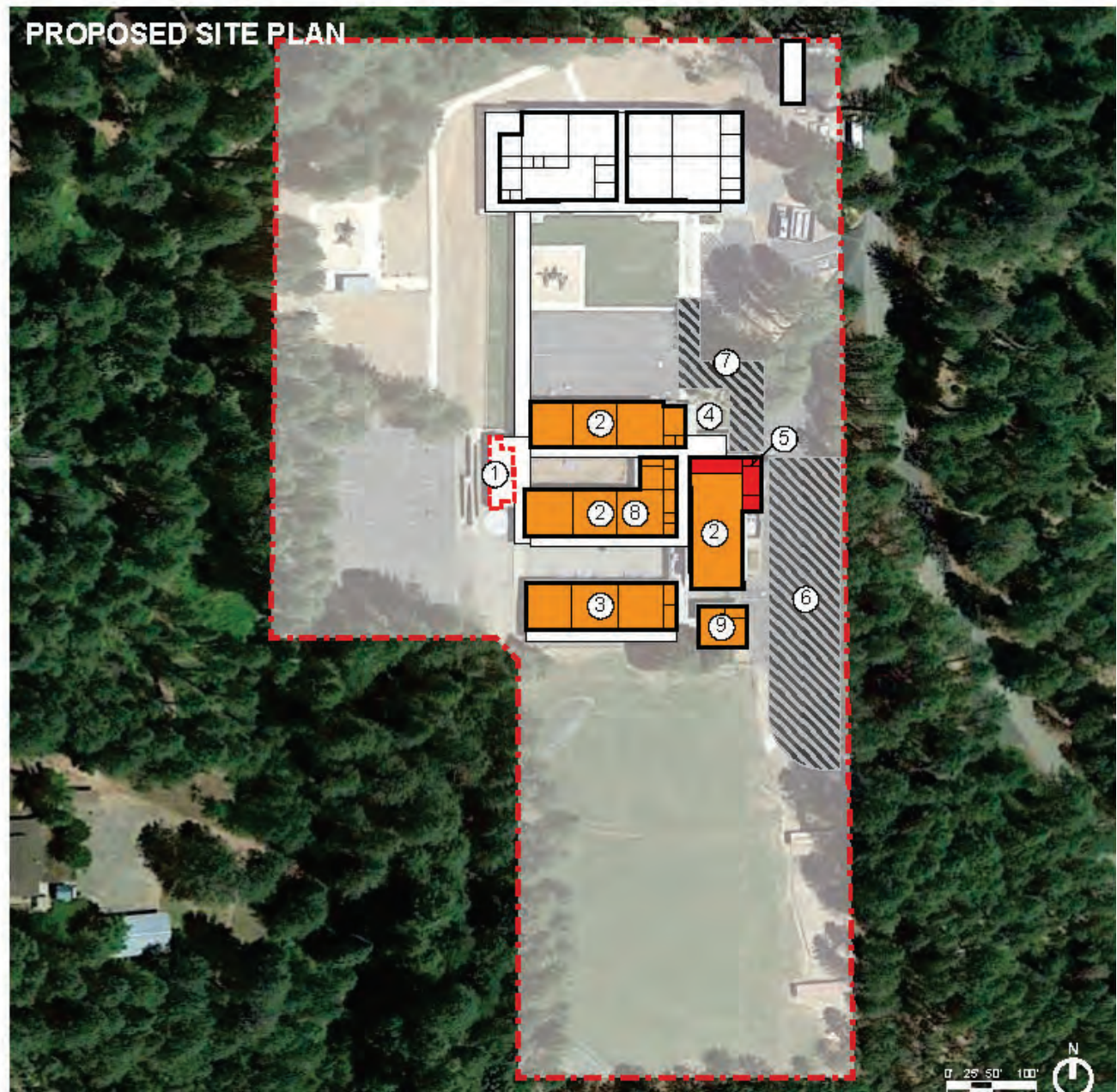
# Yuba Feather Elementary School

## Proposed Site

LEGEND	
	EXISTING - NO / MIN. WORK
	LIGHT MODERNIZATION
	MODERATE MODERNIZATION
	MAJOR MODERNIZATION
	NEW CONSTRUCTION
	RECONFIGURE / REPURPOSE
	DEMOLITION
	SITE UPGRADES

## WORK SCOPE DESCRIPTION

1. Building Demolition
2. Main Building Modernization
3. Classroom 7-8 Modernization
4. Room Signage Upgrade
5. Kitchen Renovation/Expansion
6. Parking Lot Lighting
7. Path of Travel Lighting
8. Mechanical Upgrade
9. Building Modernization





# Yuba Feather Elementary School

## Proposed Work Items

Key Note	Scope	Priority	Qty	Unit	Unit Cost	Construction Cost	Contingency	Soft Costs	Escalation @ 6%
<b>Yuba Feather Elementary School</b>						<b>\$6,147,836</b>	<b>\$6,762,620</b>	<b>\$8,453,275</b>	<b>\$10,047,951</b>
<b>Scope of Work</b>									
<b>1</b>	<b>Building Demolition</b>	<b>1</b>				<b>\$5,886</b>	<b>\$6,475</b>	<b>\$8,093</b>	<b>\$8,579</b>
	Demolish Restroom building		981	SF	\$6	\$5,886	\$6,475	\$8,093	\$8,579
<b>2</b>	<b>Main Building Modernization</b>	<b>2</b>				<b>\$4,461,000</b>	<b>\$4,907,100</b>	<b>\$6,133,875</b>	<b>\$7,305,543</b>
	At main building, repair/refurbish exterior wall envelope.		8240	SF	\$55	\$453,200	\$498,520	\$623,150	\$742,182
	At main building, update interior walls, floor, and ceiling finishes, including casework.		13940	SF	\$275	\$3,833,500	\$4,216,850	\$5,271,063	\$6,277,920
	At main building, remove windows and replace with new storefront system.		2490	SF	\$70	\$174,300	\$191,730	\$239,663	\$285,442
<b>3</b>	<b>Classroom 7-9 Wing Modernization</b>	<b>2</b>				<b>\$1,113,550</b>	<b>\$1,224,905</b>	<b>\$1,531,131</b>	<b>\$1,823,602</b>
	At Classroom 7-9 wing, repair/refurbish exterior wall envelope.		3080	SF	\$55	\$169,400	\$186,340	\$232,925	\$277,417
	At Classroom 7-9 wing, update interior walls, floor, and ceiling finishes, including casework.		3180	SF	\$275	\$874,500	\$961,950	\$1,202,438	\$1,432,122
	At Classroom 7-9 wing, remove windows and replace with new storefront system.		995	SF	\$70	\$69,650	\$76,615	\$95,769	\$114,062
<b>4</b>	<b>Room Signage Upgrade</b>	<b>2</b>				<b>\$7,200</b>	<b>\$7,920</b>	<b>\$9,900</b>	<b>\$11,791</b>
	At lower campus, provide room signage and way-finding signs.		18	EA	\$400	\$7,200	\$7,920	\$9,900	\$11,791
<b>5</b>	<b>Kitchen Renovation/Expansion</b>	<b>1</b>				<b>\$280,000</b>	<b>\$308,000</b>	<b>\$385,000</b>	<b>\$408,100</b>
	Kitchen renovation (including water heater replacement) and new addition.		400	SF	\$700	\$280,000	\$308,000	\$385,000	\$408,100



## Yuba Feather Elementary School

### Proposed Work Items

Key Note	Scope	Priority	Qty	Unit	Unit Cost	Construction Cost	Contingency	Soft Costs	Escalation @ 6%
6	<b>Parking Lot Lighting</b>	1				<b>\$12,000</b>	<b>\$13,200</b>	<b>\$16,500</b>	<b>\$17,490</b>
	At upper parking lot, provide new light pole standards with underground utility trenching		2	EA	\$6,000	\$12,000	\$13,200	\$16,500	\$17,490
7	<b>Path of Travel Upgrades</b>	1				<b>\$50,000</b>	<b>\$55,000</b>	<b>\$68,750</b>	<b>\$72,875</b>
	Renovate accessible parking stall for accessibility and provide path of Travel upgrades from parking lot to campus entry.		1	LS	\$50,000	\$50,000	\$55,000	\$68,750	\$72,875
8	<b>Mechanical upgrade</b>	1				<b>\$4,000</b>	<b>\$4,400</b>	<b>\$5,500</b>	<b>\$5,830</b>
	Remove damaged roof-mounted ductwork and replace with new ductwork in kind.		40	LF	\$100	\$4,000	\$4,400	\$5,500	\$5,830
9	<b>Building Modernization</b>	3				<b>\$214,200</b>	<b>\$235,620</b>	<b>\$294,525</b>	<b>\$394,141</b>
	At Indian Education building, update interior finishes and fixtures, and make ADA modifications.		960	SF	\$150	\$144,000	\$158,400	\$198,000	\$264,969
	At Indian Education building, repair exterior wall envelope.		1240	SF	\$45	\$55,800	\$61,380	\$76,725	\$102,675
	At Indian Education building, refurbish or replace roofing system		960	SF	\$15	\$14,400	\$15,840	\$19,800	\$26,497
<b>Sub Total Scope of Work</b>						<b>\$6,147,836</b>	<b>\$6,762,620</b>	<b>\$8,453,275</b>	<b>\$10,047,951</b>
<b>Site Total</b>						<b>\$6,147,836</b>	<b>\$6,762,620</b>	<b>\$8,453,275</b>	<b>\$10,047,951</b>





# Yuba Gardens Intermediate School

1964 11th Avenue | Olivehurst, CA 95961 | (530) 741-9194

Jim Hays, Principal



## Grade Level

7 - 8

## Year Built

1950

## Current Enrollment

755

## Square Feet

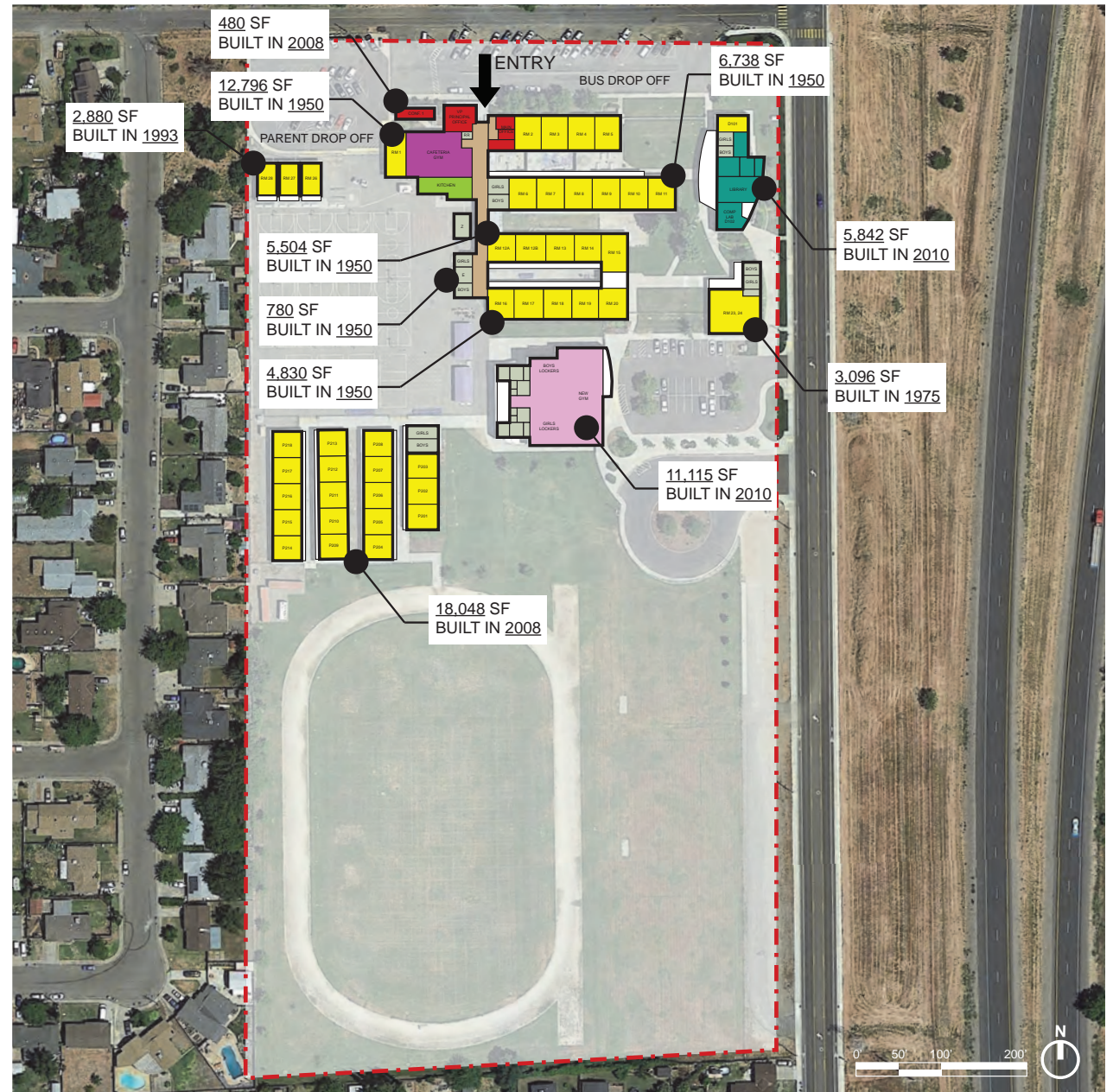
75,396 square feet





# Yuba Gardens Middle School

## Existing Site





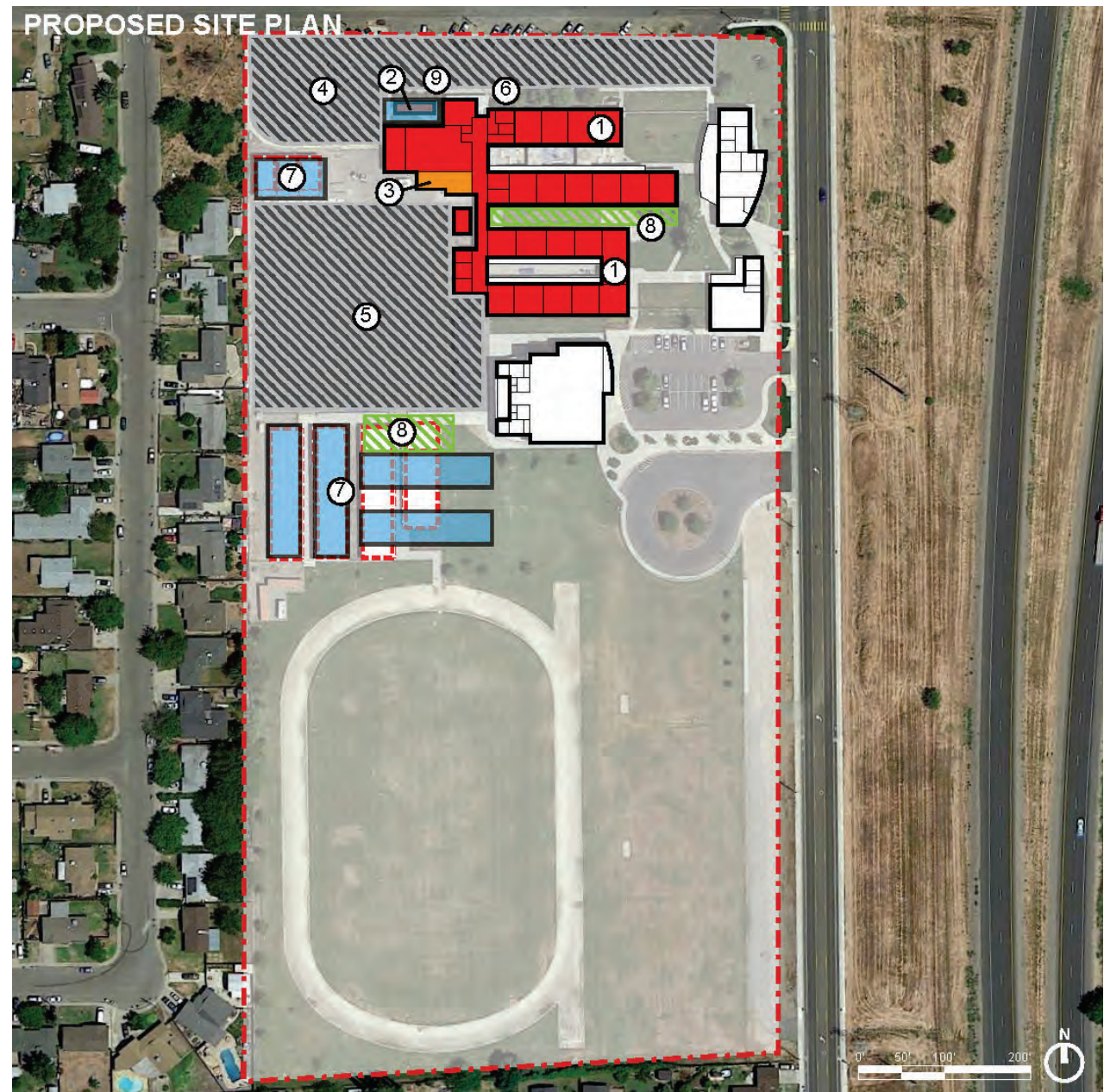
# Yuba Gardens Middle School

## Proposed Site

LEGEND	
	EXISTING - NO / MIN. WORK
	LIGHT MODERNIZATION
	MODERATE MODERNIZATION
	MAJOR MODERNIZATION
	NEW CONSTRUCTION
	RECONFIGURE / REPURPOSE
	DEMOLITION
	SITE UPGRADES

## WORK SCOPE DESCRIPTION

1. Building Modernization
2. Admin/Entry Renovation/Expansion
3. Kitchen Modernization
4. Parking Lot Upgrades
5. Hardscape Upgrades
6. Electrical Upgrade
7. Remove Portable Classrooms and Replace with (N) Modular Classrooms
8. New Outdoor Learning Spaces
9. Building Signages





# Yuba Gardens Middle School

## Proposed Work Items

Key Note	Scope	Priority	Qty	Unit	Unit Cost	Construction Cost	Contingency	Soft Costs	Escalation @ 6%
<b>Yuba Gardens Intermediate School</b>						<b>\$28,276,200</b>	<b>\$31,103,820</b>	<b>\$38,879,775</b>	<b>\$41,396,088</b>
<b>Scope of Work</b>									
<b>1</b>	<b>Building Modernization</b>	<b>1</b>				<b>\$14,076,800</b>	<b>\$15,484,480</b>	<b>\$19,355,600</b>	<b>\$20,516,936</b>
	At original buildings, update interior walls, floor, and ceiling finishes, including casework.		30548	SF	\$400	\$12,219,200	\$13,441,120	\$16,801,400	\$17,809,484
	At original buildings, repair/refurbish exterior wall envelope, including exterior doors and hardware replacement.		21040	SF	\$65	\$1,367,600	\$1,504,360	\$1,880,450	\$1,993,277
	At original buildings, remove windows and replace with new storefront system.		7000	SF	\$70	\$490,000	\$539,000	\$673,750	\$714,175
<b>2</b>	<b>Admin /Entry Renovation/Expansion</b>	<b>2</b>				<b>\$426,000</b>	<b>\$468,600</b>	<b>\$585,750</b>	<b>\$697,638</b>
	Remove portable classrooms building and foundation, Stub utilities, Minor grading		1	EA	\$6,000	\$6,000	\$6,600	\$8,250	\$9,826
	Administration and Front Entry renovation and new addition.		600	SF	\$700	\$420,000	\$462,000	\$577,500	\$687,812
<b>3</b>	<b>Kitchen Modernization</b>	<b>2</b>				<b>\$135,000</b>	<b>\$148,500</b>	<b>\$185,625</b>	<b>\$221,082</b>
	Update select interior finishes and equipment at Kitchen.		900	SF	\$150	\$135,000	\$148,500	\$185,625	\$221,082
<b>4</b>	<b>Parking Lot Upgrade</b>	<b>2</b>				<b>\$46,000</b>	<b>\$50,600</b>	<b>\$63,250</b>	<b>\$75,332</b>
	Upgrade parking lot paving areas (crack repair, sealing, striping)		46000	SF	\$1	\$46,000	\$50,600	\$63,250	\$75,332
<b>5</b>	<b>Hardscape upgrades</b>	<b>3</b>				<b>\$64,400</b>	<b>\$70,840</b>	<b>\$88,550</b>	<b>\$118,500</b>
	Upgrade hardscape areas (crack repair, sealing, striping)		64400	SF	\$1	\$64,400	\$70,840	\$88,550	\$118,500
<b>6</b>	<b>Electrical upgrade</b>	<b>1</b>				<b>\$700,000</b>	<b>\$770,000</b>	<b>\$962,500</b>	<b>\$1,020,250</b>
	Remove and replace electrical switchboard, power distribution, and branch circuit panels.		1	LS	\$700,000	\$700,000	\$770,000	\$962,500	\$1,020,250



## Yuba Gardens Middle School

### Proposed Work Items

Key Note	Scope	Priority	Qty	Unit	Unit Cost	Construction Cost	Contingency	Soft Costs	Escalation @ 6%
7	<b>Remove Portable Classrooms and Replace with New Modular Classrooms</b>	1				<b>\$12,552,000</b>	<b>\$13,807,200</b>	<b>\$17,259,000</b>	<b>\$18,294,540</b>
	Remove building and foundation, Stub utilities, Minor grading		19	EA	\$6,000	\$114,000	\$125,400	\$156,750	\$166,155
	Remove building and foundation, Stub utilities, Minor grading		3	EA	\$6,000	\$18,000	\$19,800	\$24,750	\$26,235
	New Modular classroom (960sf x \$450/sf), + One restroom modular		25	EA	\$432,000	\$10,800,000	\$11,880,000	\$14,850,000	\$15,741,000
	New Modular classroom including new utilities, sub-grading, \$400/SF x 1350sf		3	EA	\$540,000	\$1,620,000	\$1,782,000	\$2,227,500	\$2,361,150
8	<b>New Outdoor Learning Spaces</b>	2				<b>\$275,000</b>	<b>\$302,500</b>	<b>\$378,125</b>	<b>\$450,353</b>
	Create new outdoor learning space, which includes shade structure, seat walls, plaza, and landscaping.		5000	SF	\$55	\$275,000	\$302,500	\$378,125	\$450,353
9	<b>Building Signage</b>	1				<b>\$1,000</b>	<b>\$1,100</b>	<b>\$1,375</b>	<b>\$1,458</b>
	Install new front building signage with logo		1	EA	\$1,000	\$1,000	\$1,100	\$1,375	\$1,458
<b>Sub Total Scope of Work</b>						<b>\$28,276,200</b>	<b>\$31,103,820</b>	<b>\$38,879,775</b>	<b>\$41,396,088</b>
<b>Site Total</b>						<b>\$28,276,200</b>	<b>\$31,103,820</b>	<b>\$38,879,775</b>	<b>\$41,396,088</b>
<b>Grand Total</b>						<b>\$334,508,817</b>	<b>\$367,959,699</b>	<b>\$459,949,623</b>	<b>\$532,373,248</b>





# District Office

1919 B Street | Marysville, CA 95901 | (530) 741-6000

Jim Hays, Principal



## Year Built

1928

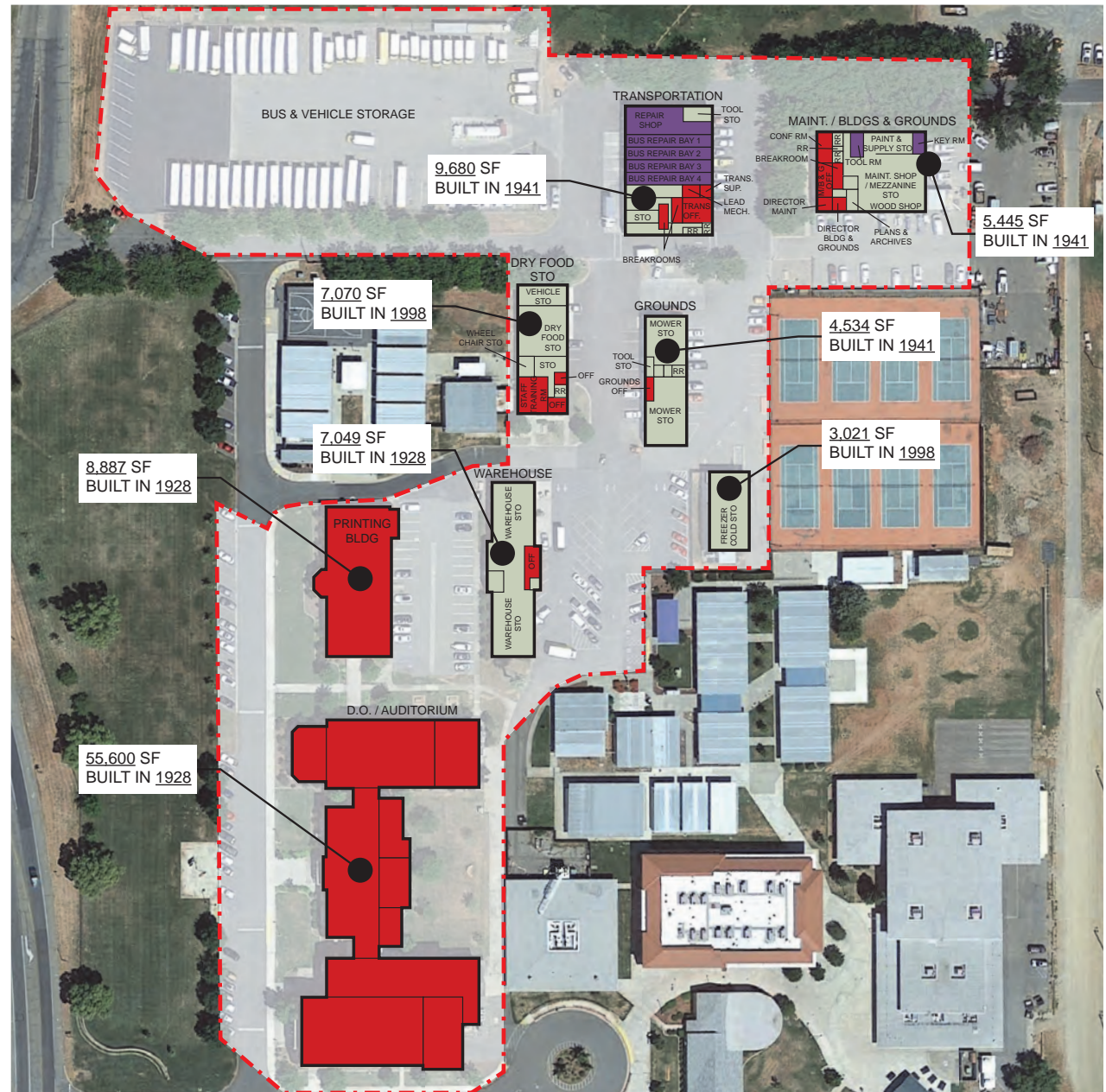
## Square Feet

102,106 square feet



# District Office









## Existing Site





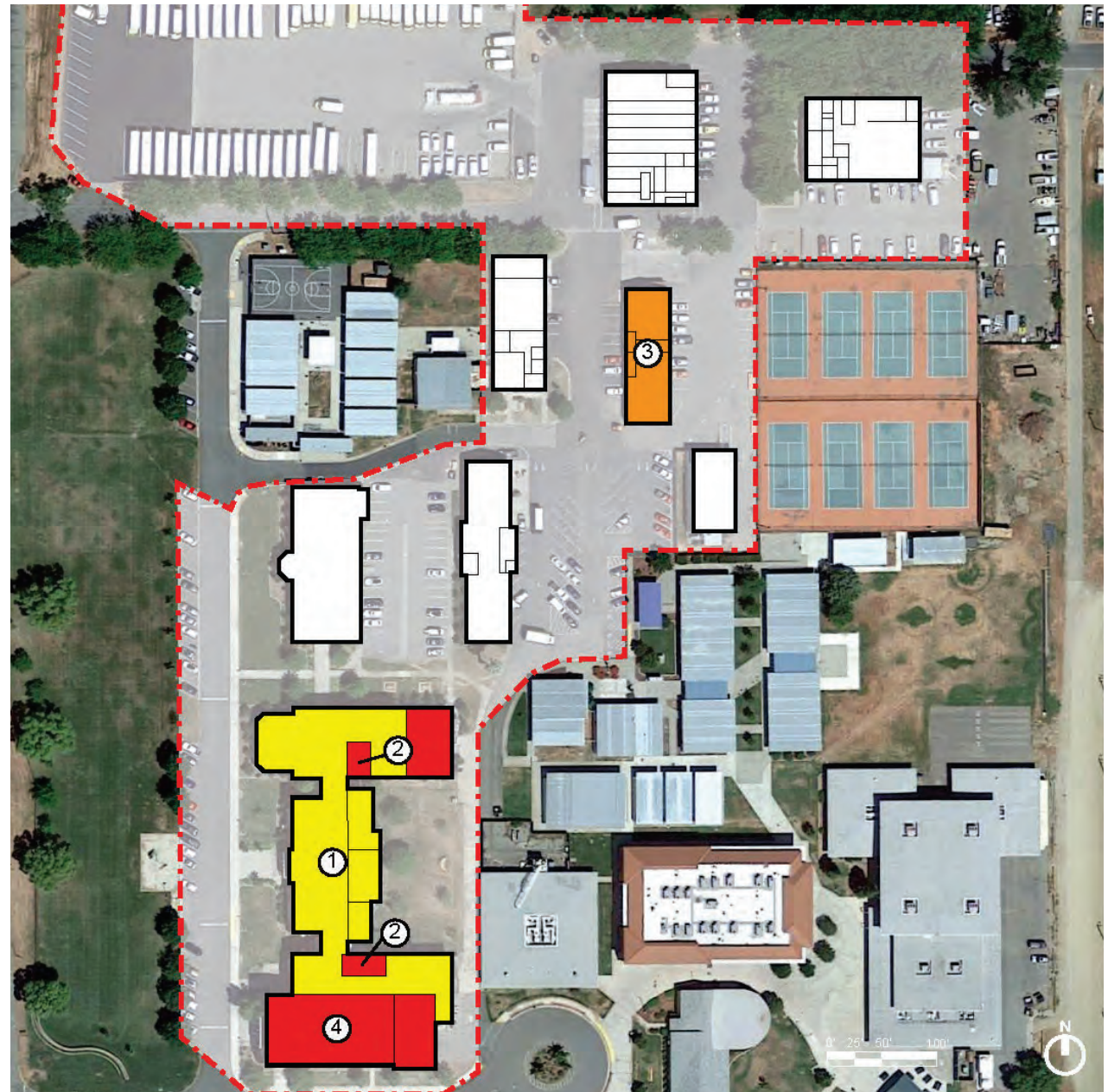
## District Office

### Proposed Site

LEGEND	
	EXISTING - NO / MIN. WORK
	LIGHT MODERNIZATION
	MODERATE MODERNIZATION
	MAJOR MODERNIZATION
	NEW CONSTRUCTION
	RECONFIGURE / REPURPOSE
	DEMOLITION
	SITE UPGRADES

### WORK SCOPE DESCRIPTION

1. Building Interior Modernization
2. Restroom Renovation
3. Grounds Building Interior Modernization
4. Auditorium Building Modernization





## District Office

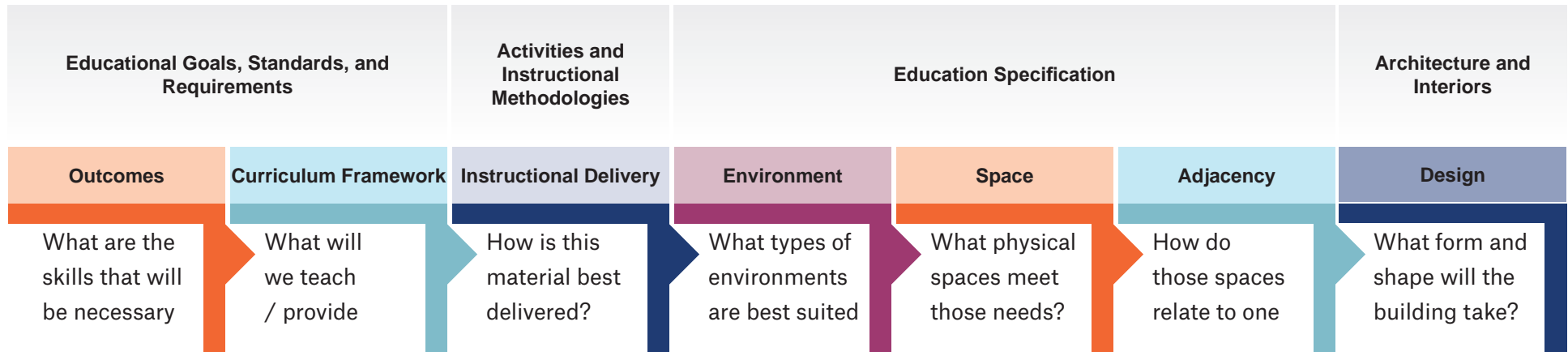
### Proposed Work Items

Key Note	Scope	Priority	Qty	Unit	Unit Cost	Construction Cost	Contingency	Soft Costs	Escalation @ 6%
<b>District Offices</b>						<b>\$18,286,850</b>	<b>\$20,115,535</b>	<b>\$25,144,419</b>	<b>\$32,337,157</b>
<b>Scope of Work</b>									
<b>1</b>	<b>Building Interior Modernization</b>	<b>2</b>				<b>\$3,924,000</b>	<b>\$4,316,400</b>	<b>\$5,395,500</b>	<b>\$6,426,127</b>
	At District Offices building, update interior finishes (60% of building)		26160	SF	\$150	\$3,924,000	\$4,316,400	\$5,395,500	\$6,426,127
<b>2</b>	<b>Restroom Renovation</b>	<b>2</b>				<b>\$200,000</b>	<b>\$220,000</b>	<b>\$275,000</b>	<b>\$327,529</b>
	At District Offices building restrooms, update interior finishes and fixtures, and make ADA modifications.		500	SF	\$400	\$200,000	\$220,000	\$275,000	\$327,529
<b>3</b>	<b>Grounds Building Interior Modernization</b>	<b>1</b>				<b>\$1,246,850</b>	<b>\$1,371,535</b>	<b>\$1,714,419</b>	<b>\$1,817,284</b>
	At Grounds Building, repair/replace interior finishes at occupied rooms		4534	SF	\$275	\$1,246,850	\$1,371,535	\$1,714,419	\$1,817,284
<b>4</b>	<b>Auditorium building Modernization</b>	<b>3</b>				<b>\$12,916,000</b>	<b>\$14,207,600</b>	<b>\$17,759,500</b>	<b>\$23,766,217</b>
	Renovate Auditorium building with structural upgrades, accessibility compliance renovations, and interior wall, floor, and ceiling finishes, including fixed seating.		1	LS	?	\$12,916,000	\$14,207,600	\$17,759,500	\$23,766,217
<b>Sub Total Scope of Work</b>						<b>\$18,286,850</b>	<b>\$20,115,535</b>	<b>\$25,144,419</b>	<b>\$32,337,157</b>
<b>Site Total</b>						<b>\$18,286,850</b>	<b>\$20,115,535</b>	<b>\$25,144,419</b>	<b>\$32,337,157</b>



## Education Specifications

# Aligning Outcomes and Facilities



Education specifications are the link between facilities and the educational program. They communicate to architects, building professionals, and the public what educators believe is required of a proposed facility to support educational programs.

The following education specification outlines the outcomes, curriculum framework, instructional delivery methodologies, environments, space, and adjacency standards for the Marysville Joint Unified School District. It provides an understanding of the educational goals, standards and requirements for student success; the activities and instructional methodologies employed to achieve those outcomes and the relationship

between building systems, components, and physical attributes that best support those methodologies.

The nature of school facilities and the inherent differentiation across a district may prohibit the application of an education specification in exactness; however, the specifications identified herein are intended to be used as a framework, or guide for architect teams in developing more detailed design concepts. The application of the education specification across campuses may be unique, but the end goal in supporting educational pedagogy and outcomes should remain.

## Education Specifications

# Outcomes, Frameworks, and Instruction

In August 2010, the State of California's adopted The Common Core State Standards. These standards are research-based, internationally benchmarked, and designed to prepare every student for success in college and the workplace. In conjunction with implementing state standards, the California Department of Education has developed curriculum frameworks for the delivery of education in order to meet the adopted standards. These frameworks guide the classroom instruction for students in California and are used here as a guide to understanding the desired outcomes and related activities which must be supported by learning facilities.

## KEY CONCEPTS

Curriculum frameworks have been developed for all subject areas and reflect the content standards and desired skill sets of each subject area. Common to all the frameworks; however, are some key concepts:

- Relationships are central and learning is social
- The context for learning should reflect the cognitive stages of growth and abilities
- Learning is integrated and multi-disciplinary
- Intentional teaching enhances learning experiences
- Family and community partnerships create meaningful connections

and networks of support

- Individualization of learning includes all students
- Responsiveness to culture and language supports learning
- Time for reflection and planning enhances teaching

### **Relationships are central and learning is social**

Learning is a social activity and opportunities should be provided for a multitude of connections and collaboration. This includes Teacher to student, peer to peer, small group, and large group instruction. Parent and community relationships are also valued in creating whole-child supports.

### **The context for learning should reflect the cognitive stages of growth and abilities**

The context for learning moves from the concrete to the abstract. Early learners learn through play and making meaning of the world they see. As they develop, students begin to fold in logical thought and organization of information, preparing them for abstract thought and deeper learning which draws on making connections between ideas and concepts.

### **Learning is integrated and multi-disciplinary**

Multi-disciplinary learning is encouraged across all subject areas. Content standards are organized around the use of essential questions which allow for cross-disciplinary concepts and investigations.



**Intentional teaching enhances learning experiences**

California's curriculum frameworks encourage teaching which is differentiated to students' unique needs and abilities. An emphasis is placed on thoughtful, intentional teaching which is flexible and adaptable to the active environment.

**Family and community partnerships create meaningful connections and networks of support**

Learning is not isolated and student support and connection to their family and community is critical to success. The curriculum frameworks stress the importance of creating and encouraging these important connections.

**Individualization of learning includes all students**

Not only should instruction be differentiated, it should be accessible to all students and employ the ethos of universal design, which ensures that all students no matter their cognitive or physical ability be able to participate.

**Responsiveness to culture and language supports learning**

Diversity is respected and there is an emphasis on responding to the unique cultural influences and perspectives that each child brings to the learning environment.

**Time for reflection and planning enhances teaching**

The ability for teachers to create meaningful learning experiences with time, support, and resources enhances teaching.



## Education Specifications

# Environments, Space, and Adjacencies

## SITE CONSIDERATIONS

### Vehicle Circulation

Parent drop off, bus loading areas, and parking shall be separated to allow students to enter and exit the school grounds safely unless these features are unavailable due to limited acreage in urban areas or restrictive locations, specifically:

- Buses do not pass through parking areas to enter or exit school site unless a barrier is provided that prevents vehicles from backing directly into the bus loading area.
- Parent drop off area is adjacent to school entrance and separate from bus area and parking.
- Vehicle traffic pattern does not interfere with foot traffic patterns. Foot traffic does not have to pass through entrance driveways to enter school. Crosswalks are clearly marked to define desired foot path to school entrance.
- Parking stalls are not located so vehicles must back into bus or loading areas used by parents. Island fencing or curbs are used to separate parking areas from loading/unloading areas.
- To provide equal access to insure the purposes of the least restrictive environment, bus drop off for handicapped students is in the same location as for regular education students.

### Playground and Field Areas

Adequate physical education teaching stations shall be available

to accommodate course requirements for the planned enrollment, specifically:

- A variety of physical education teaching stations are available to provide a comprehensive physical education program in accordance with the district's adopted course of study (including hardcourt, field area and indoor spaces).
- The physical education teaching stations are adequate for the planned student enrollment to complete the minimum instruction and course work defined in Education Code sections 5210(g), 51220(d), and 51225.3(a)(1)(F)
- Supervision of playfields is not obstructed by buildings or objects that impair observation.
- Joint use for educational purposes with other public agencies is explored. Joint use layout with parks is not duplicative and fulfills both agencies' needs.

### Delivery and Utility Areas

Delivery and service areas shall be located to provide vehicular access that does not jeopardize the safety of students and staff:

- Delivery/utility vehicles have direct access from the street to the delivery area without crossing over playground or field areas or interfering with bus or parent loading unless a fence or other barrier protects students from large vehicle traffic on playgrounds.
- Trash pickup is fenced or otherwise isolated and away from foot traffic areas.



**Future Expansion**

Site layouts shall have capability for expansion without substantial alterations to existing structures or playgrounds:

- Site layout designates area(s) for future permanent or temporary additions that are compatible with the existing site plans for playground layout and supervision.
- Utilities to the expansion area are included in the plans and have the capacity to accommodate anticipated growth.
- Exits, corridors, stairs, and elevators are located to accommodate capacity of additions, particularly in such buildings added as the multi-purpose/cafeteria, administration, gymnasium/or auditorium.

**Placement of Buildings**

Building placement shall consider compatibility of the various functions on campus and provide optimum patterns of foot traffic flow around and within buildings. Site layout of buildings, parking, driveways, and physical education areas shall be adequate to meet the instructional, security and service needs of the educational programs:

- Building placement is compatible with other functions on campus; e.g., band room is not next to library.
- Physical relationship of classrooms, auxiliary, and support areas allows unobstructed movement of staff and students around the campus.
- Building placement has favorable orientation to wind, sun, rain, and natural light.
- Restrooms are conveniently located, require minimum supervision, and, to the extent possible, are easily accessible from playground and classrooms.

- Parking spaces are sufficient for staff, visitors, and students (where applicable).
- The campus is secured by fencing and electronic devices such as code entries, electronic monitoring or motion sensors when needed.

**Outdoor Learning**

- All sites should include covered outdoor learning/meeting spaces.
- Community gardens should be considered
- Consideration should be given to creating direct connections with outdoor learning spaces to extend the learning environment

**BUILDING SYSTEMS****Lighting**

Light design shall generate an illumination level that provides comfortable and adequate visual conditions in each educational space; special consideration should be given to emphasizing day-lighting whenever possible, specifically:

- Ceilings and walls are white or light colored for high reflectance unless function of space dictates otherwise.
- Lights do not produce glare or block the line of sight.
- Window treatment allows entrance of daylight but does not cause excessive glare or heat gain.
- Fixtures provide an even light distribution throughout the learning area.
- Light design follows the California Electrical Code found in Part 3 of Title 24 of the California Code of Regulations.
- Motion Activated

**Acoustical**

Hearing conditions shall complement the educational function by good sound control in school buildings, specifically:

- The sound-conditioning in a given space is acoustically comfortable to permit instructional activities to take place in this classroom.
- Sound is transmitted without interfering with adjoining instructional spaces; e.g., room partitions are acoustically designed to minimize noise.
- The ventilation system does not transmit an inordinate sound level to the instructional program.

**Plumbing**

- Restroom stalls shall be sufficient to accommodate the maximum planned enrollment and shall be located on campus to allow for supervision.
- Refer to Part 5, Title 24, of the California Code of Regulations
- Outdoor restrooms having direct outside access are located in areas that are visible from playground and are easily supervised.

**Low Voltage, Technology**

Low voltage and technology systems should be considered concurrently to ensure suitable pathways for long-term adaptability. WiFi design should promote seamless access to technology within classrooms as well as outdoor learning areas to maximize flexibility and usage, specifically:

- Access to internet connectivity provided at all interior and exterior spaces
- Clock, Bell, and Public Address system provided
- Wireless Internet connectivity at all indoor spaces and outdoor learning

areas

- Various electrical outlets and self service charging options, to include furniture with charging options.

**Furniture, Fixtures & Equipment**

- Furniture should support flexible learning environments
- Movement of furniture to design different spaces for different needs and ways to support types of learning
- Right-sized storage to allow for storage of materials without encouraging over-accumulation

**Building and Site Maintenance**

- Low maintenance flooring similar to what we have going in now.
- Designing and integrating new larger trash receptacles now that we have paper towels in our restrooms.
- anti vandalism products or resistant to vandalism for doors and windows is important.
- Promotes health, safety, and cleanliness

**Safety and Security**

Safety and Security shall include measures that provide control of ingress and egress to sites; special consideration should be given to supervision of students and visitors and access control to specific spaces, specifically:

- Single points of entry to control visitor access.
- Use of fencing to secure site open areas.
- Use of buildings to create barrier between interior and exterior of campus.
- Plantings, walkways, and play areas that allow for maximum use while maintaining clear sight lines.





### TK / Kindergarten Classroom

Early childhood education classrooms should be designed to support the multitude of learning activities which occur in the space. Learning at this development stage is concrete and hands on. Consideration should be given to providing multiple activity areas to support large group instruction, small group instruction, reading, writing, math, building/blocks, games/puzzles, and dramatic play.

#### Key Components Identified

- Ample storage that is easily accessible by students to promote independence
- Organized learning areas to support a variety of group sizes and activities
- Space to display work and curriculum materials

#### Size

- Kindergarten classroom size for permanent structures is not less than 1350 square feet, including restrooms, storage, teacher preparation, wet and dry areas

#### Adjacencies

- Kindergarten classrooms are designed to allow supervision of play yards (unless prevented by site shape or size) and all areas of the classroom.
- Classrooms are located close to parent drop-off and bus loading areas.
- Restrooms are self-contained within the classroom or within

#### Finishes, FF&E

- Storage, casework, and learning stations are functionally designed for use in free play and structured activities; e.g., shelves are deep and open for frequent use of manipulative materials.
- Windows, marking boards, sinks, drinking fountains, and furniture are appropriate heights for kindergarten-age students.

#### Tech., Data, Comms.

- Conduit/cabling and outlets are available for technology in each classroom to provide network and stand alone equipment related to the planned and future potential educational functions.
- Explore touch screen monitors
- Large format displays, with display casting / mirroring



### Standard Classroom

Classrooms should be flexible and easily adaptable to a variety of activities and group sizes. Technology should be integrated and support ease of connectivity and sharing. Storage should be available for classroom materials and student belongings, designed in a way to maximize available space while minimizing over-accumulation or clutter. Consideration is given to some classrooms which are easily alterable in size and shape at a reasonable cost.

### Key Components Identified

- Flexible furnishings to allow reconfiguration of space to support variety of activities
- Multiple seating options
- Adaptable to large group, small group, and independent work

#### Size

- General classrooms, grades one through twelve are not less than 960 square feet.
- Total classroom space meets or exceeds the capacity planned for the school using the district's classroom loading standards in accordance with State Allocation Board policy.

#### Adjacencies

- Pull out spaces along corridor
- Communal staff lounge

#### Finishes, FF&E

- Resilient flooring, VCT preferred
- Flexible furniture systems
- Mobile storage systems
- Teaching wall with sliding markerboard and storage behind

#### Tech., Data, Comms.

- Conduit/cabling and outlets are available for technology in each classroom to provide network and stand alone equipment related to the planned and future potential educational functions.
- Explore touch screen monitors
- Large format displays, with display casting / mirroring





### Small Group Instruction

Small-group instruction areas are designed to allow for collaborative learning opportunities where appropriate to support the regular education program and are located in the vicinity of classrooms. Flexibility to accommodate various teaching methodologies should be incorporated into the space. Consideration should be given to re-purposing spaces that are currently used as overflow storage to activate spaces.

### Key Components Identified

- Flexible furnishings to allow reconfiguration of space to support variety of activities
- Multiple seating options, with specific attention to soft surfaces
- Multiple writing surfaces

#### Size

- Small-group instruction areas are not included in the computation of classroom size unless the area is an integral part of the classroom and can be visibly supervised by a teacher from the classroom.

#### Adjacencies

- Pull out spaces along corridor
- Communal staff lounge
- Relaxation stations

#### Finishes, FF&E

- Resilient flooring, VCT preferred
- Flexible furniture systems
- Mobile storage systems
- Multiple writing surfaces

#### Tech., Data, Comms.

- Conduit/cabling and outlets are available for technology in each classroom to provide network and stand alone equipment related to the planned and future potential educational functions.
- Explore touch screen monitors
- Large format displays, with display casting / mirroring



### Special Education Support / Wellness

Special Education Support areas are designed to facilitate the spectrum of needs of student support and wellness services. Attention should be given to co-location of private office, small group, and open, flexible space to support a variety of activities including 1:1 confidential meetings, drop-in work spaces for outside providers, small group activities, occupational therapy (OT) and adaptive physical education (APE) activities.

### Key Components Identified

- Private meeting space
- Small group instruction space
- Flexible open space
- Flex offices / hot seats for outside providers
- Access to restroom facilities with changing and appropriate wash

### Size

- \*See Special Day Class Program Table and Resource Specialist Program Table

### Adjacencies

- Private office
- Flex Office
- Small Group Instruction
- Open Space
- Community Center

### Finishes, FF&E

- Resilient flooring, VCT preferred
- Flexible furniture systems with soft seating provided
- Ample storage provided for materials and larger equipment
- multiple writing surfaces

### Tech., Data, Comms.

- Conduit/cabling and outlets are available for technology to provide network and stand alone equipment related to the planned and future potential educational functions.
- Touch screens and other technology to support universal design principles
- Large format displays, with display casting / mirroring



**Special Day Class Program Table**

Special Day Class Basic Need	Grade Levels	Loading	Square Footage
<b>Non-Severe Disability</b>			
Specific Learning Disability	All	12	1,080
Mildly Intellectually Disabled	All	12	1,080
Severe Disorder of Language	All	10	1,080
<b>Severe Disability</b>			
Deaf and Hard of Hearing	All	10	1,080
Visually Impaired	All	10	1,330 (1,080 +250 Storage)
Orthopedically and Other Health Impaired	All	12	2,000 (1,080 +400 toilets + 250 storage + 270 daily living skills + 3000 therapy + 750 therapy per additional classroom)
Autistic	All	6	1,160 (1,080 + 80 toilets)
Severely Emotionally Disturbed	All	6	1,160 (1,080 + 80 toilets)
Severely Intellectually Disabled	Elementary	12	1,750 (1,080 + 400 toilets + 270 daily living skills)
Severely Intellectually Disabled	Secondary	12	2,150 (1,080 + 400 toilets + 270 daily living skills + 400 vocational)

*\*Special pupils may usually be grouped without accordance to type, especially in smaller districts or where attendance zones may indicate, to maximize loadings per classroom where there are children with similar educational needs*

*\*\*Therapy add-ons not to be provided if on same site as orthopedically impaired.*

**Resource Specialist Program Table**

Program Requirements	Loading	Pupils Enrolled	Square Footage
Resource Specialist Program for those pupils with disabling conditions whose needs have been identified by the Individualized Education Program (IEP) Team, who require special education for a portion of the day, and who are assigned to a regular classroom for a majority of the school day.***	All maximum caseload for Resource Specialist is 28, not all served at the same time.	1-8	240
		9-28	480
		29-37	720
		38-56	960
		57-65	1,200
		66-85	1,440
		86-94	1,680
		95-112	1,920

z\*\*\*To a maximum of 4 percent of the unhoused average daily attendance of the district, per new school or addition, to a maximum of 1,920 square feet.





### Science Classroom / Laboratory

The science classroom / laboratory space should prioritize safety for all users and be designed in accordance with the California Department of Education Science Safety Handbook. Accommodations are made for necessary safety equipment and storage of supplies; e.g., fire extinguisher, first aid kit, master disconnect valve for gas. Properly designated areas are provided with appropriate ventilation for hazardous materials that emit noxious fumes, including a high volume purge system in the event of accidental release of toxic substances which may become airborne. Room is provided for movement of students around fixed-learning stations. Classrooms are flexibly designed to insure full student access to laboratory stations and lecture areas.

### Key Components Identified

- Large, shared storage within each building with shared workrooms

### Size

- Min. 1,300 SF including storage and teacher preparation area
- 50 SF / Person

### Adjacencies

- Workroom / Preparation space with storage

### Finishes, FF&E

- Secured storage areas are provided for volatile, flammable, and corrosive chemicals and cleaning agents.
- Exhaust fume hoods, eye washes, deluge showers are provided.
- Floor and ceiling ventilation is provided in areas where chemicals are stored.
- Multiple whiteboards to allow for prep of multiple courses in a single space
- Fixed laboratory worktables and storage along perimeter of room, flexible desks and seating at center of room

### Tech., Data, Comms.

- There is the capability for technology which complements the curriculum
- Large format displays, with display casting / mirroring capabilities



### Career Technical Education General Requirements

Career Technical Education Spaces should be designed to meet the specific needs of each program and pathway. The ability to engage in real-world, hands-on, and project-based learning and application of skills should be supported. Spaces to support professional level training should be considered whenever possible. Consideration should be given to spaces which can be easily reconfigured to support changes in pathways and programs over time.

### Key Components Identified

- Spaces designed to support specific programs and pathways
- Proper storage, equipment and workspace to support professional level, technical education

#### Size

- At least 1300 square feet is allocated for each laboratory.

#### Adjacencies

- Lecture area within each laboratory or near the laboratory area where appropriate.
- Properly designated areas with appropriate ventilation for the use of

#### Finishes, FF&E

- Storage for student projects and supplies
- Flexible stations with sufficient outlets and power source for industrial type equipment is provided.
- Accommodations for necessary health and safety equipment, such as fire extinguisher and first aid kit.
- Secured storage areas for volatile, flammable and corrosive chemicals and cleaning agents are provided where appropriate.
- Proper storage and removal access for hazardous waste materials is provided in each laboratory using such materials.

#### Tech., Data, Comms.

- There is the capability for technology which complements the curriculum
- Large format displays, with display casting / mirroring capabilities





#### **Gymnasium, Shower, Locker**

Gymnasium and ancillary support spaces should support the physical education content standards for California Public Schools. Spaces should allow for multiple group sizes. Multiple use activities should be accommodated in accordance with the planned enrollment, including basketball, volleyball, and other indoor PE activities.

#### **Key Components Identified**

- Main gym and auxiliary gym provided
- Provides secure access for evening / after-hours activities
- Team rooms are included

#### **Size**

- Total classroom space meets or exceeds the capacity planned for the school using the district's classroom loading standards in accordance with State Allocation Board policy.
- The shower/locker area is of sufficient size to allow students enrolled in the physical education program to shower and dress each period.

#### **Adjacencies**

- Secured from other parts of the campus for evening and weekend events or for public use purposes.
- Toilets are available for the public in facilities intended for shared community use other than in shower/locker areas.
- Office space is provided for physical education teachers.
- Space is available for specialized age-appropriate physical education activities such as weight lifting, exercise equipment

#### **Finishes, FF&E**

- Flooring surface appropriate for athletic activities
- General mat storage; wall mounted storage and equipment storage areas
- Open ceiling
- Wall padding
- Telescoping bleachers sized for student capacity

#### **Tech., Data, Comms.**

- Standard clock, intercom with cage to prevent breakage
- Scoreboard for each court



### Performing Arts

Performing Arts Centers are envisioned to host a variety of District events. They are to be multi-functional space for student performances including concerts, plays, and musicals. The space can also host community forums, presentations and other performances. The theater should be adjacent to band and choral spaces.

### Key Components Identified

- Performance level stage, rigging, lighting, and audio visual
- Band and Choral rooms equipped to support recording with sound proofing

#### Size

- Space meets or exceeds the capacity planned for the school using the district's classroom loading standards in accordance with State Allocation Board policy.

#### Adjacencies

- Ticket / Concessions
- Scene Shop with ample storage and workspace
- Green Room
- Band Classroom
- Choral Classroom

#### Finishes, FF&E

- Stage with multiple electrical outlets, curtain, pit cover, back drop screen, wood flooring, pulleys for backdrop scenery
- Light-secured entry vestibule to main theater
- Storage for instrument and performance equipment

#### Tech., Data, Comms.

- Performance level audio visual and lighting, including sound board
- Wireless capabilities





### Visual Arts Classroom

Visual arts spaces should be designed with specific mediums in mind. Technology should consider components specifically designed for display of visual arts and high-definition displays should be incorporated. Connection to outdoor spaces and natural lighting is encouraged.

### Key Components Identified

- Ground floor location for easy transportation of heavy supplies and projects
- Floors that can be easily maintained with drains and sediment traps
- Access to ample daylighting
- Additional electrical for art lighting

### Size

- General classrooms, grades one through twelve are not less than 960 square feet.
- Total classroom space meets or exceeds the capacity planned for the school using the district's classroom loading standards in accordance with State Allocation Board policy.

### Adjacencies

- Gallery
- Communal staff lounge
- Outdoor learning/ courtyards

### Finishes, FF&E

- Resilient flooring
- Flexible furniture systems and work tables
- Mobile storage systems
- Teaching wall with sliding markerboard and storage behind
- Display space for 2D and 3D art

### Tech., Data, Comms.

- Conduit/cabling and outlets are available for technology in each classroom to provide network and stand alone equipment related to the planned and future potential educational functions.
- Large format displays, with display casting / mirroring capabilities



### Multi Purpose / Cafeteria

Cafeteria space should be adequately sized and flexibly designed to protect students from the elements and to allow all students adequate eating time during each lunch period and to accommodate such uses as physical education activities, assemblies, and extracurricular activities. Space is available for refrigeration and preparation of foods to accommodate maximum number of students planned for the school. Ceiling height allows for clearance of light fixtures for physical education activities.

### Key Components Identified

- Area for the cafeteria line is designed for the flow of traffic for each lunch period.
- Design of kitchen suitable for scratch cooking

#### Size

- Total space meets or exceeds the capacity planned for the school using the district's classroom loading standards in accordance with State Allocation Board policy.

#### Adjacencies

- The location is easily accessible for student and community use, but is close to street for delivery truck access.
- Stage/platform may have a dividing wall to be used for instructional purposes but is not intended as a classroom.
- Office, changing, and restroom area for food preparation staff is available and shall comply with local department of health

#### Finishes, FF&E

- Tables and benches or seats are designed to maximize space and allow flexibility in the use of the space
- (3) Speed lines provided for food service
- A la carte "grab and go" service carts and coolers
- Exterior shade is provided for outdoor seating areas

#### Tech., Data, Comms.

- Conduit/cabling and outlets are available for technology in each classroom to provide network and stand alone equipment related to the planned and future potential educational functions.





### Administration

- Administration space should be designed to efficiently conduct the administrative functions. Space should feel welcoming and be easily located and identified on campus for users and visitors.

### Key Components Identified

- Clearly identified
- Welcoming space with indoor and outdoor waiting areas
- Display areas for site communications and distribution of information
- Secure point of entry

### Size

- Sufficient square footage to accommodate the number of staff for the maximum enrollment school district (12-20 staff, depending on site)

### Adjacencies

- Students have direct confidential access to pupil personnel area.
- Clerical staff have a clear view of nurse's office.
- The nurse's office has a bathroom separate from staff bathroom(s) in administration area
- Space for private conference and waiting area is available

### Finishes, FF&E

- Counter tops are accessible for an age-appropriate population both at a standing and wheelchair level.

### Tech., Data, Comms.

- Conduit/cabling and outlets are available for technology to provide network and stand alone equipment related to the planned and future potential administrative functions.
- Laptop use supported throughout
- Large format displays, with display casting / mirroring capabilities provided in meeting spaces



### Library / Resource Center

The library is envisioned to serve as a hub of both structured and unstructured student use. The library is accessible throughout the day, before school, lunch time, and after school. It should serve as a resource hub, student gathering space, collaboration space, and instructional space. The library evolves from a center for literacy development at the elementary schools to a multi-use resource center at the high school level.

### Key Components Identified

- Collaborative work spaces
- Access to resources
- Flexible space with multiple uses and seating types
- Technology forward space with ability to plug in anywhere

#### Size

- Space shall be proportional to the maximum planned school enrollment. The size shall be no less than 960 square feet
- To allow adaptation for changing technology and communication systems, allow minimum four square feet per unit of ADA for high school
- Accommodate up to 5 classes

#### Adjacencies

- Visual supervision from circulation desk is available to study areas, stack space, and student work centers.
- Flexible learning spaces
- Small group meeting spaces
- Open spaces
- Small work spaces
- Community Center

#### Finishes, FF&E

- Flexible screens for projections, whiteboards, use of portable equipment
- Flexible furnishings for a number of uses into the future rather than a fixed structures
- movable shelving

#### Tech., Data, Comms.

- Conduit/cabling and outlets are available for technology in each classroom to provide network and stand alone equipment related to the planned and future potential educational functions.
- Technology: screen space would be ideal
- Plug in spaces





# FACILITY CONDITION ASSESSMENT 2022

MARYSVILLE JOINT UNIFIED SCHOOL DISTRICT



# **Marysville Joint Unified School District**

Facility Condition Assessment 2022

**Prepared for:**

Marysville Joint Unified School District

**Prepared By:**

PBK Architects, Inc.

**Date of Report:**

February 2022





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# 01 Introduction

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PBK Architects, Inc. (PBK) team of architects, engineers, and building design professionals completed visual assessments (exterior and interior) of each school in the district, as well as the District Office complex located adjacent to Marysville High School. A detailed summary of each school's observation and condition is provided in this report using a rating system from 1-4 and architecturally summarized in a paragraph form for each location. A high-level look at the charts for each school combined with the composite chart provided in the pages immediately following show that there are several schools that surfaced to the top with minimal deficiencies and several that are being recommended for more extensive repair and replacement.

Schools that topped the list of being in the best condition and needing minimal repair work include:

- Edgewater Elementary
- Dobbins Elementary
- South Lindhurst High
- Community Day
- Marysville Charter Academy
- Ella Elementary

These schools are typically newer or have recently undergone extensive updating and modernization. Regular maintenance also has gone a long way to extend the school's facilities and building's useful life.

Schools that surfaced to the bottom of the list include:

- Foothill Intermediate
- Linda Elementary
- Covillaud Elementary
- Marysville High
- Kynoch Elementary

Although the age of the school has a direct influence on the school's condition, there are other factors to consider as well, like regular maintenance/upkeep, how the facility is used, age of students, and location/exposure to the elements, to name a few. Bathrooms typically wear faster than other spaces. Exterior wood siding on portable classrooms deteriorate more quickly than other more durable wall finishes. Summarily, these elements have a contributing factor in a low condition rating at these five schools.

The district office building complex has the lowest composite condition rating of all the sites. We note it separately here because of it not being the typical educational site like the rest of the schools and its uniqueness of building type/use.

This Facility Condition Assessment report is only one component included in the overall Facility Master Plan effort PBK is engaged in for the District. This report provides a “snapshot” of the existing schools; community engagement meetings; facility advisory committee meetings; educational specifications; and facility needs/future growth will be rolled into PBK’s effort to provide a facility master plan for the District.

## Understanding of the Facility Conditions Assessment

PBK worked with Marysville Joint Unified School District (MJUSD) in conducting a Facilities Conditions Assessment (FCA) which included walking each school site campuses (24 school sites), the district offices, and athletic facilities.

A team of 12 assessed the 25 facilities over a 12-week period. Team members included architects, engineers, MEP (mechanical, electrical, plumbing), technology, building envelope (roofs, gutters/downspouts, windows, exterior doors, waterproofing), and roofing specialists.

Assessments were conducted by the PBK team of architects and staff. The physical site walks encompassed a building-by-building, room-by-room, system-by-system examination of existing conditions on the school site; an evaluation of building exteriors and interiors, and the major systems and components of each.

Areas of focus include:

- **Learning Spaces**
  - Classrooms (indoor and/or outdoor), laboratories, computer labs
- **Ancillary, Support, and Common Areas**
  - Kitchens, cafeteria, auditorium, gymnasiums, locker rooms, restrooms, libraries, collaboration spaces, hallways, corridors, etc.
- **Administrative/Support Spaces**
  - Offices, conference rooms, workrooms, storage rooms, etc.

Items that were reviewed and rated in the Facility Condition Assessment included:

- Hazardous materials in the building
- Structural building integrity
- Fire and life safety concerns
- Access compliance issues
- Condition of roofing material and drainage
- Condition of exterior walls
- Condition of exterior windows
- Condition and accessibility of restrooms
- Condition of interior finishes (floor, walls, ceiling)
- Paving, hardcourts, play areas, landscaping, and flow issues
- Security of site including fencing and secured entry
- Overall look and feel of school



## Facility Condition Priority Index

The condition rating index of school district facilities, based upon the physical survey of the building, is a benchmark of the overall relative condition of the major building systems and components.

Table 1-1 includes the Facility Condition Priority Index ratings key used to identify school building condition, age of the building, and the physical survey condition of the building at the time of assessment (2021/2022).

**Table 1-1 — Facility Condition Priority Index Ratings Key**

Facility Conditions Ratings Key		
1 Very Poor	Major Renovation/Replacement Needed	Immediate or major repair/replacement is needed in order to bring back to full operating condition.
2 Poor	Moderate Renovations Needed	Moderate or short-range repair/replacement is needed in order to bring back to full operating condition.
3 Fair	Minor Renovations Needed	Minor or long-range repair/replacement is needed in order to maintain full operating condition.
4 Good	General Maintenance or nothing	General maintenance or no work required to maintain full operating condition.

The FCI's in Section 2 include each school site and narrative, existing site plan, FCI of each building on the campus, the FCI rating, and site photos.

# Site, Building System Summary Facility Condition Assessment

## Table 1-2 — Summary of School Facilities Assessed

	STRUCTURE	ROOFS	BLDG. ENVELOPE	DOORS	INTERIORS	FURNISHINGS / CASEWORK	MECH	CONTROLS	ELECT. DISTRIBUTION	ELECT.	PLUMB	RESTROOMS	FIRE ALARM	FLS	SITE	RAMPS / RAILINGS	STAIRS	TOTAL AVG.
Abraham Lincoln		2.00	2.33	4.00	2.67	3.00	4.00			3.00		3.00	3.00		3.88	1.00		3.04
Arboga Elementary School	4.00	1.88	3.14	3.50	3.38	3.33	3.20	3.00	2.60	2.90	3.17	3.30	4.00		3.00	2.75		3.13
Browns Valley Elementary School	3.00	3.20	2.13	2.50	2.84	2.60	3.44	3.00	3.00	3.21	3.33	3.00	3.00		3.95			3.08
Cedar Lane Elementary School		2.07	3.00	3.29	3.27	2.92	2.88	3.00	1.50	2.25	2.60	3.23	4.00		3.50	2.33		2.98
Community Day School		3.00	3.29	4.00	3.33	4.00	4.00			3.00	4.00	3.40	3.00		3.53	3.75		3.45
Cordua Elementary School	3.00	2.60	3.13	3.40	3.67	3.00	3.50	3.00	3.00	3.00	3.40	3.00	1.00		3.70	2.83		3.18
Covillaud Elementary School	3.00	2.00	2.72	3.14	2.95	2.86	1.89	3.00	3.00	3.00	3.00	3.33	1.00		3.21	2.60		2.80
District Offices		3.00	2.05	3.00	2.81	2.56	2.89	3.00	1.00	2.00	2.33	2.06	1.30		2.67	1.50	3.00	2.34
Dobbins Elementary School	3.75	3.14	3.57	3.75	3.70	3.67	3.44	3.00	2.50	3.75	3.60	4.00	4.00		3.27	3.33		3.56
Edgewater Elementary School	4.00	3.33	3.78	4.00	3.78	4.00	3.63	3.00	4.00	4.00	3.60	4.00	4.00		4.00	4.00		3.87
Ella Elementary School	4.00	2.28	3.07	3.40	3.41	3.50	3.25	3.00	4.00	2.83	3.17	3.54	3.80		3.78	3.33	4.00	3.29
Foothill Intermediate School		2.14	2.67	2.60	2.78	3.00	2.71	3.00	1.00	3.50	2.40	2.89	1.00		2.47	2.50		2.59
Johnson Park Elementary School	3.88	3.06	2.62	2.25	2.70	3.67	3.75	3.00	1.00	3.14	3.40	3.02	3.17		3.31	2.50		3.01
Kynoch Elementary School	2.50	2.70	2.07	2.67	2.67	3.17	3.85	3.00	1.00	1.92	2.75	2.50	3.40		3.90	2.75		2.88
Linda Elementary School	2.86	2.00	2.78	2.44	2.96	2.50	3.17	3.00	1.33	2.08	3.00	2.52	4.00		3.20	3.25		2.76
Lindhurst High School	4.00	3.37	2.91	3.18	2.93	3.17	3.80	3.00	4.00	4.00	3.33	2.81	4.00		3.16	3.00		3.27
Loma Rica Elementary School		2.75	3.23	3.00	3.05	2.75	3.50	3.00	1.00	3.29	3.00	3.44	1.33		2.94	2.50		3.01
Marysville Charter Academy	3.00	3.00	3.00		3.25		4.00			3.00	4.00	3.00	3.00		3.83	2.50		3.35
Marysville High School	4.00	2.28	2.80	2.83	2.96	2.71	2.77	3.00	2.86	2.89	2.25	3.33	3.13	4.00	3.00	4.00		2.85
McKenney Intermediate School	2.50	3.13	2.70	2.40	2.38	2.71	3.17	3.00	4.00	3.53	3.00	2.71	4.00		4.00	3.50		3.06
Olivehurst Elementary School	4.00	1.60	2.94	2.67	2.70	3.00	3.82	3.00	2.00	3.48	3.60	2.71	3.78		2.86	3.00		3.03
South Lindhurst High School	4.00	2.00	3.10	4.00	3.58	3.50	4.00			4.00	4.00	3.00	4.00		3.83	4.00		3.58
Yuba Feather Elementary School	1.00	2.27	2.77	3.13	2.63	3.00	3.00	3.00	4.00	3.33	2.89	3.18	4.00	4.00	3.74			3.02
Yuba Gardens Intermediate School	3.50	2.45	3.19	3.57	2.87	2.67	3.08	3.00	1.50	3.00	3.43	3.62	4.00		3.32	2.50		3.13



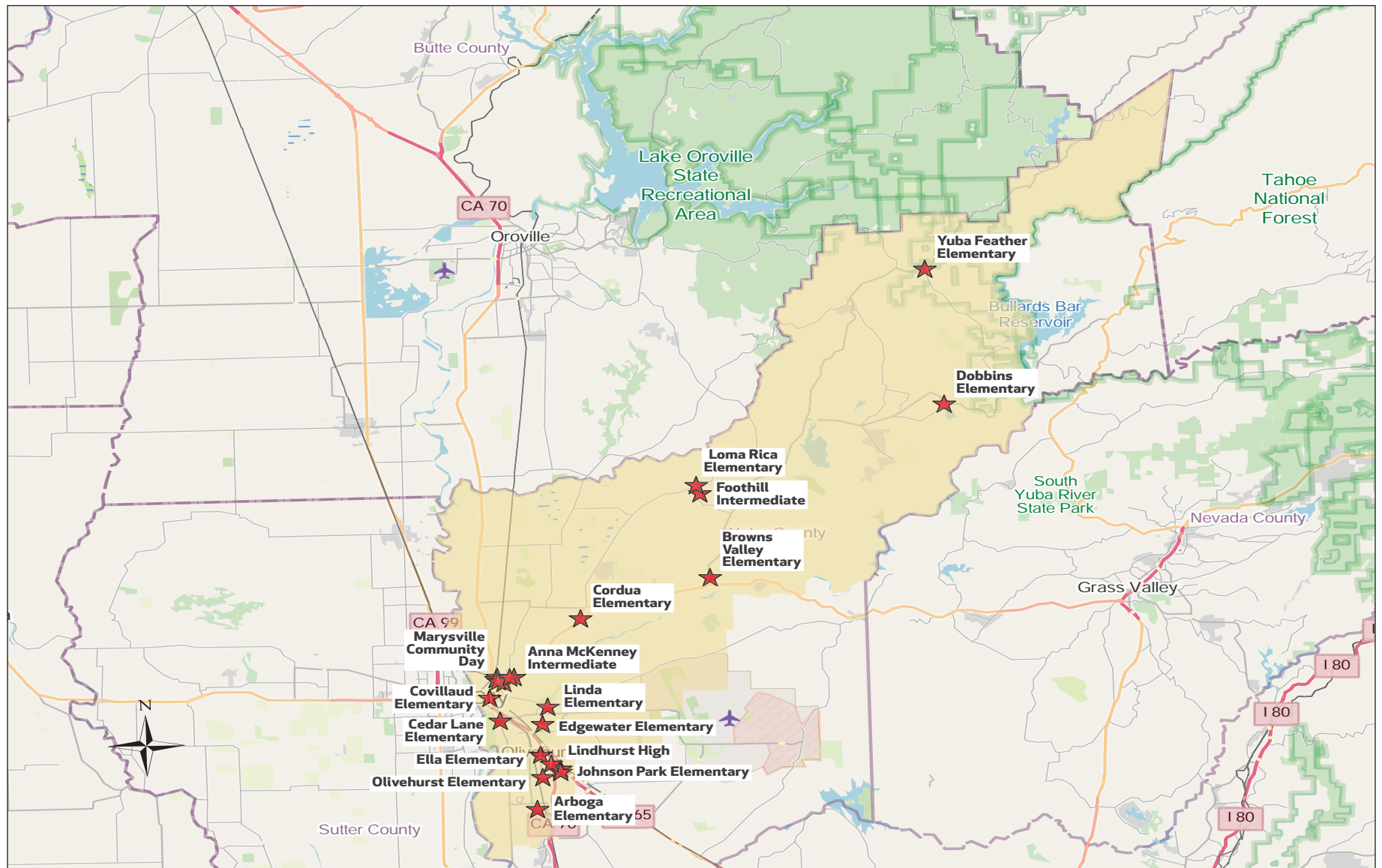


Figure 1-1 - Marysville Joint Unified School District Boundary

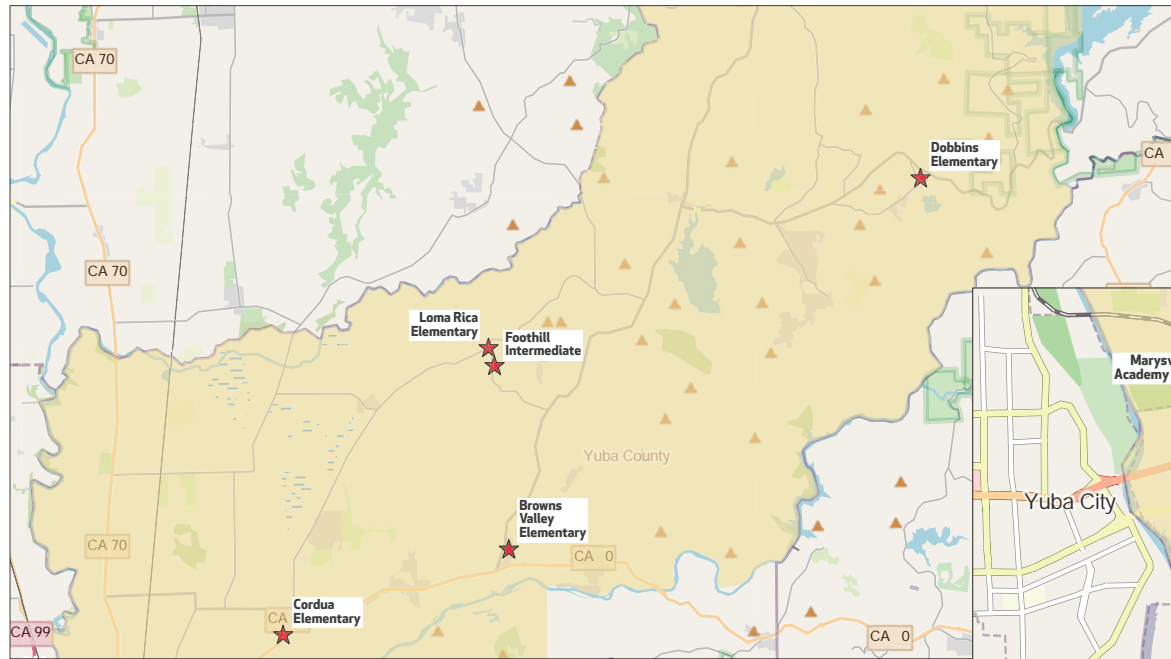


Figure 1-2 – Northeast District Boundary and School Sites



Figure 1-3- South District Boundary and School Sites



## 02 Facility Condition Assessments

### Abraham Lincoln Independent Study School

1949 B Street | Marysville, CA 95901 | (530) 740-6489

#### General Information

Site Narrative	<p>Abraham Lincoln Independent Study School, located within the District Office/Marysville High School site complex. The building consists of a single building with a limited exterior site/landscaped area and a shade structure at the rear of the building. The building was built in 1998 and consists of a large classroom space, offices, and restroom/storage support spaces. The exterior is in need of extensive repair to the wood siding, roof, and the exterior ramps/railings at both front and rear of the building. The interior finishes are worn and in need of renovation.</p> <p>There appears to be no official parking lot area for this school; parking is shared with other District Office warehouse buildings across the street.</p>
Year Built	1998
Property Type	Grade Span 1 - 12



## Abraham Lincoln Independent Study School

### Existing Site Map





## Abraham Lincoln Independent Study School

### Facility Condition Index Summary

	STRUCTURE	ROOFS	BLDG. ENVELOPE	DOORS	INTERIORS	FURNISHINGS / CASEWORK	MECH	CONTROLS	ELECT. DISTRIBUTION	ELECT.	PLUMB	RESTROOMS	FIRE ALARM	FLS	SITE	RAMPS / RAILINGS	STAIRS	TOTAL AVG.
<b>Abraham Lincoln</b>																		<b>3.04</b>
Main Building		2.00	2.33	4.00	2.67	3.00	4.00			3.00		3.00	3.00			1.00		2.65
Site															3.88			3.88

Abraham Lincoln Independent Study School

Facility Condition Assessment

Item	Rating	Material / Description	Notes
Abraham Lincoln			
Main Building			
DOORS			
Interior Door	4	Wood	
ELECT			
Lights	3	No recommended electrical work.	
Receptacles	3		
ENVELOPE			
Exterior Doors	3	Metal	
Exterior Walls	1	Wood Siding	
Exterior Windows	3		
FIRE ALARM			
Fire Alarm	3		
FURNISHING/ CASEWORK			
Fixed Furnishings	3	Casework	
INTERIOR FINISHES			
Ceiling	2	T-bar	
Floor	4	LVT	



## Abraham Lincoln Independent Study School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
Walls	2	Painted GWB, Tack	
<b>MECH</b>			
Wall mounted heat pump units	4	(2) Bard W48HA (2017)	No recommended HVAC and plumbing work.
<b>RAMP/ RAILING</b>			
Stair/Ramp	1		
Stair/Ramp Railing	1		
<b>RESTROOMS</b>			
Restroom Finishes	3		
Restroom Fixtures	3		
<b>ROOF</b>			
Roof	2	Standing Seam Metal Roof	
<b>Site</b>			
<b>SITE</b>			
Fences/gates	4		
Irrigation system	3		
Misc. Structures	4	Metal Shade Structure	
Planters	4		
Planting	4		
Play fields	4	Grass area	

## Abraham Lincoln Independent Study School

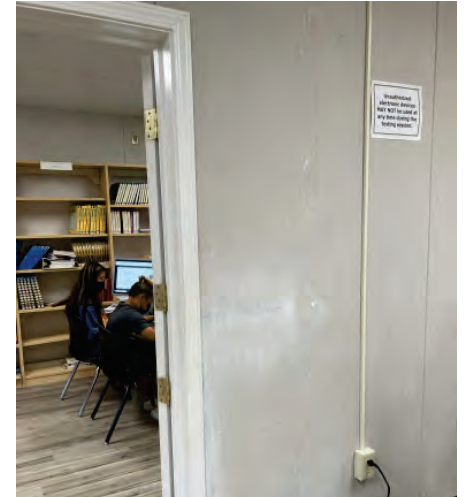
### Facility Condition Assessment

Item	Rating	Material / Description	Notes
Site Furnishings	4		
Walkways	4		No official parking area.



## Abraham Lincoln Independent Study School

### Site Photos



## Abraham Lincoln Independent Study School

### Site Photos





# Arboga Elementary School

1686 Broadway Street | Olivehurst, CA 95961 | (530) 741-6101



## General Information

### Site Narrative

Arboga Elementary School consists of one main building (administration/entry, multi-purpose room, kitchen, offices, and three kindergarten classrooms), one secondary building (two pre-school rooms), and several portable classroom clusters. The original main building was built in 1957, but has gone through recent interior renovations to modernize the spaces. The kitchen is small and interior finishes are in need of renovation. The preschool building is newer, and in good shape, with only some exterior weathering needing correction. The classroom clusters installation dates range from 1991 to 2007. The exterior siding and roof areas are in the most need of replacement; on room needs floor support repair to fix a bouncy floor; Overall interior finishes are fair.

Three new buildings are currently under construction at the site, and are expected to be ready for the 2022-2023 school year.

### Year Built

1957

### Property Type

Grade Span K - 6

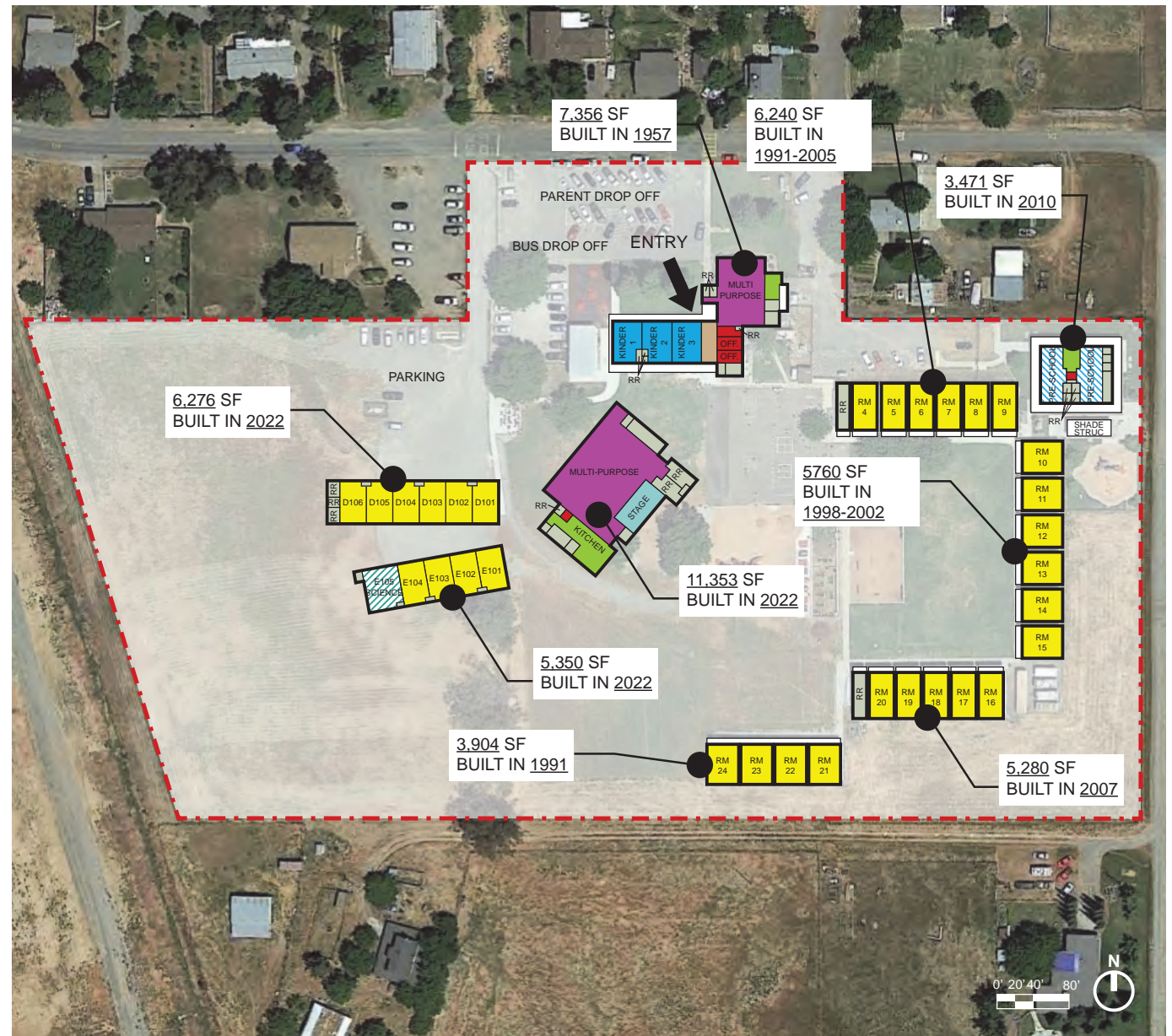
### Total Square Feet

34,856 square feet



## Arboga Elementary School

### Existing Site Map





# Arboga Elementary School

## Facility Condition Index Summary

**Marysville Joint Unified School District**

### Facility Condition

### Site, Building, System Summary

[illegible]

## Arboga Elementary School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>Arboga Elementary School</b>			
<b>Admin-Office</b>			
<b>ELECT</b>			
Lights	3		
Lights	1	Areas are underlit	
Receptacles	2		
<b>ENVELOPE</b>			
Doors	4	Wood	
Exterior walls	3		
<b>FIRE ALARM</b>			
Fire Alarm	4		
<b>FURNISHING/ CASEWORK</b>			
Fixed Furnishings	4	Wood Casework	
<b>INTERIOR FINISHES</b>			
Ceiling	3	Gwb, glue on	
Floor	4	Carpet, vct	
Walls	4	Gwb	



## Arboga Elementary School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>MECH</b>			
Packaged roof mounted gas-electric units.	3	(4) Bryant, Day and Night, Nominal 5 ton cooling capacity. (2012)	
<b>ROOF</b>			
Roof	2	2-Ply Mod Bit Cap sheet	
<b>Classrooms 1-2 (Kinder)</b>			
<b>DOORS</b>			
Interior Doors	4		
<b>ENVELOPE</b>			
Exterior Doors	3	metal	
Exterior Walls	3	Stucco	
Exterior Windows	3		
<b>FURNISHING/ CASEWORK</b>			
Fixed Furnishings	4	casework	
<b>INTERIOR FINISHES</b>			
Ceiling	3	Glue-on	
Floor	4	Carpet, VCT	
Wall	4	GWB	

## Arboga Elementary School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>RESTROOMS</b>			
Restroom Finishes	3	epoxy floor	
Restroom Fixtures	3		
<b>ROOF</b>			
Roof	2	2-Ply Mod Bit Cap sheet	Dryrot at fascia
<b>Classrooms 21-24</b>			
<b>ENVELOPE</b>			
Exterior Doors	4	metal	
Exterior Walls	3	Wood Siding	
Exterior Windows	4		
<b>INTERIOR FINISHES</b>			
Ceiling	3	tbar	
Floor	3	carpet	
Wall	4	tack	
<b>MECH</b>			
Packaged wall mounted heat pump units	4	(22) BARD W30HB (2021)	
<b>RAMP/ RAILING</b>			
Stair/Ramp	3		



## Arboga Elementary School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
Stair/Ramp Railing	3	Handrail needs repainting	
<b>ROOF</b>			
Roof	1	Standing Seam Metal Roof	
<b>Classrooms 4-20</b>			
<b>ELECT</b>			
Lights	4		
Receptacles	4		
<b>ELECT. DISTRIBUTION</b>			
600A 3Φ	3	Provided for relocatable classrooms	
600A 3Φ	3	Provided for relocatable classrooms	
<b>ENVELOPE</b>			
Exterior Doors	4	metal	
Exterior Walls	2	Wood Siding. Dryrot.	
Exterior Windows	4	Minimal screen damage	
<b>FIRE ALARM</b>			
Fire Alarm	4		

## Arboga Elementary School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>FURNISHING/ CASEWORK</b>			
Fixed Furnishings	3	casework	
<b>INTERIOR FINISHES</b>			
Ceiling	3	tbar	
Floor	3	carpet	One classroom has bouncy floor.
Walls	4	tack	
<b>MECH</b>			
Sheet metal routed behind finished surfaces with flexible ductwork to air terminal device	4	Combination sheet metal and flexible ductwork	
<b>PLUMB</b>			
Sanitary Waste/Vent piping	4	Cast iron below grade and above slab	
Water closet, urinals, lavatories, sinks	4	Porcelain flush valve, floor mounted water closets, floor urinals and wall hung lavatories.	
<b>RAMP/ RAILING</b>			
Stair/Ramp	2		
Stair/Ramp Railing	3	Handrail needs repainting	



## Arboga Elementary School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>ROOF</b>			
Roof	1	Standing Seam Metal Roof	
<b>STRUCT</b>			
Exterior Slab/Foundation	4		
<b>Entire Campus</b>			
<b>CONTROLS</b>			
Centralized Controls Connected to WiFi system for remote access.	3	Pelican Wireless with by-pass timer. Typical for individual HVAC units.	
<b>ELECT. DISTRIBUTION</b>			
2000A 3Φ	4	Appears to be the 2nd upgrade main service	
200A 1Φ	1	Original	
400A 3Φ	2	1st upgrade	
<b>MECH</b>			
General Exhaust Fans for Toilet Areas	3	Roof mounted exhaust fans, dome down-blast ceiling exhaust type. Not all fans were operational at time of site visit.	

## Arboga Elementary School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>PLUMB</b>			
Localized electric tank type water heater	3	Localized point of use 5 to 20 gallon capacity.	
Sanitary Waste/Vent piping	3	Cast iron below grade and above slab	
<b>Multi-Purpose/Kitchen</b>			
<b>DOORS</b>			
Interior Doors	3	Wood	
<b>ELECT</b>			
Lights	4		
Lights	4	Very neat and clean	
Receptacles	3		
Receptacles	3		
<b>ENVELOPE</b>			
Exterior Doors	3	Wood	
Exterior Walls	2	Stucco, Wood siding	
Exterior Windows	2	Caulking is worn/deteriorating	
<b>FIRE ALARM</b>			
Fire Alarm	4		
Fire Alarm	4		



## Arboga Elementary School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>FURNISHING/ CASEWORK</b>			
Movable Furnishings	3	Fold down tables	
<b>INTERIOR FINISHES</b>			
Ceiling	3	Glue-on	
Dry Storage floor	2	Painted concrete	
Floor	3	VCT	Missing base.
Kitchen ceiling	3	GWB	
Kitchen floor	3	Epoxy	
Kitchen walls	3	GWB	
Wall	3	Tack, GWB	
<b>MECH</b>			
Kitchen Hood Exhaust Serving Type 1 hood	4	Roof mounted upblast exhaust fan	
Packaged roof mounted gas-electric units.	3	(2) Bryant units. Nominal 5 tons cooling capacity. (2012)	
Sheet metal routed behind finished surfaces with flexible ductwork to air terminal device.	3	Sheet metal with ceiling/sidewall registers and grilles. Original to building construction and HVAC packaged upgrade replacement.	
Type 1 Kitchen Hood	3	Kitchen hood rated for Type 1 duty with fire suppression system	

## Arboga Elementary School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
Wall mounted evaporative cooler	2	(1) Essick	
<b>PLUMB</b>			
Gas-fired water heater	2	A.O Smith 74 gallon gas-fired water heater for kitchen fixtures (1999)	
Water closet, urinals, lavatories, sinks	3	Porcelain flush valve, floor mounted water closets, floor urinals and wall hung lavatories	
<b>RESTROOMS</b>			
Kitchen sinks/fixtures	3		
Restroom Finishes	4	Tile walls. Epoxy floors	Restroom epoxy floors are bad.
Restroom Fixtures	3		
Restroom Partitions	4		
<b>ROOF</b>			
Roof	2	2-Ply Mod Bit Cap sheet	Dryrot at wood siding and fascia
<b>Pre-school bldg.</b>			
<b>DOORS</b>			
Interior Doors	4	Wood	
<b>ENVELOPE</b>			
Exterior Doors	4	Metal, FRP	



## Arboga Elementary School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
Exterior Walls	3	Stucco	Rusted Drinking Fountains at exterior
Exterior Windows	4		Steel column supports rusting.
<b>FURNISHING/ CASEWORK</b>			
Fixed Furnishings	2	Plam Counters at sink	
<b>INTERIOR FINISHES</b>			
Ceiling	4	Tbar	
Floor	4	VCT	
Wall	4	Tack	
<b>MECH</b>			
Packaged roof mounted gas-electric units	3	(2) Carrier 48PDLC06, Nominal 5 ton cooling capacity. (2010)	
<b>RESTROOMS</b>			
Restroom Finishes	4	Clean Grout	
Restroom Fixtures	4		
<b>ROOF</b>			
Roof	4	Standing Seam Metal Roof, PVC single ply	Weathering at fascia board
<b>Restrooms</b>			

## Arboga Elementary School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>ENVELOPE</b>			
Exterior Doors	2	Metal	
Exterior Walls	2	Wood Siding	
Exterior Windows	4		
<b>INTERIOR FINISHES</b>			
base	3	Rubber	
Ceiling	4	Tbar	
Floor	2	Sheet Vinyl	
walls	4	FRP	
<b>RESTROOMS</b>			
Fixtures	3		
Partitions	2	Boys	
<b>ROOF</b>			
Roof	1	Standing Seam Metal Roof	
<b>Site</b>			
<b>ELECT</b>			
Lights	1	There is no parking lighting	



## Arboga Elementary School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>SITE</b>			
Ball Shed	2	Wood siding, door	
Planting	3	Minimal	
Play Fields	3		
Shade Structure	4	At Preschool yard	
<b>Staff Room</b>			
<b>DOORS</b>			
Interior doors	3	Wood	
<b>ENVELOPE</b>			
Exterior Doors	3	Wood	
Exterior Windows	3	Single pane	
<b>FURNISHING/ CASEWORK</b>			
Fixed Furnishings	4	Wood casework	
<b>INTERIOR FINISHES</b>			
Ceiling	4	Glue-on	
Floor	3	Carpet, VCT	Missing areas of baseboard.
Wall	4	Painted GWB	
<b>ROOF</b>			
Roof	2	2-Ply Mod Bit Cap sheet	

## Arboga Elementary School

### Site Photos





# Browns Valley Elementary School

9555 Browns Valley School Road | Browns Valley, CA 95918 | (530) 741-6107



## General Information

### Site Narrative

Browns Valley Elementary School consists of two main buildings, and a three-classroom portable cluster. The original 1950 building that houses administration staff, multi-purpose room, kitchen, one classroom, and restrooms has an exterior that is in poor shape, with the fiber cement exterior siding and single-pane windows needing the most attention. The interior finishes are in fair condition, the newly renovated floors being good, but the suspended T-bar ceilings showing age and very worn. Classrooms B-Building was built in 2010 and is in good condition, with only minor interior finish touch-ups needed. The classroom portables built in 1990 need extensive exterior work as well; interior finishes are in fair condition. The casework is outdated and should be refinished or replaced soon.

The exterior site is in overall very good condition, with no observed deficiencies in parking or accessibility features.

Year Built	1950
Property Type	Grade Span K - 5
Total Square Feet	17,935 square feet



## Browns Valley Elementary School

### Existing Site Map





## Browns Valley Elementary School

### Facility Condition Index Summary



**Marysville Joint Unified School District**  
 Facility Condition  
 Site, Building, System Summary

	STRUCTURE	ROOFS	BLDG. ENVELOPE	DOORS	INTERIORS	FURNISHINGS / CASEWORK	MECH	CONTROLS	ELECT. DISTRIBUTION	ELECT.	PLUMB	RESTROOMS	FIRE ALARM	FLS	SITE	RAMPS / RAILINGS	STAIRS	TOTAL AVG.
<b>Browns Valley Elementary School</b>																		<b>3.08</b>
Classrooms 4-6	3.00	3.00	1.67		2.67	3.00	4.00											2.60
Classrooms B101-B106	3.00	4.00	3.33	3.00	3.00	3.00	4.00			3.50	4.00	3.00	2.50					3.32
Entire Campus							3.00	3.00	3.00		3.00							3.00
Library	3.00	3.00	2.33	2.00	3.00	2.00	3.00			3.00		3.00	4.00					2.83
Multi-Purpose, Kitchen	3.00	3.00	2.00	3.00	2.75	3.00	3.00			3.33	2.00		3.00					2.88
Room 3	3.00	3.00	1.33	2.00	2.75	2.00	4.00											2.42
Site										2.50					3.95			3.82

## Browns Valley Elementary School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>Browns Valley Elementary School</b>			
<b>Classrooms 4-6</b>			
<b>ENVELOPE</b>			
Exterior Doors	2	Metal	
Exterior Walls	1	Fiber Cement	
Exterior Windows	2		
<b>FURNISHING/ CASEWORK</b>			
Fixed Furnishings	3		Casework is outdated.
<b>INTERIOR FINISHES</b>			
Ceiling	2	T-bar	
Floor	4	Carpet tile	
Walls	2		
<b>MECH</b>			
Wall mounted heat pump units.	4	(12) Bard W42HC. Nominal 3.5 ton cooling capacity. (2021)	
<b>ROOF</b>			
Roof	3	Standing Seam Metal Roof	



## Browns Valley Elementary School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>STRUCT</b>			
Exterior Slab/Foundation	3		
<b>Classrooms B101-B106</b>			
<b>DOORS</b>			
Interior Door	3		
<b>ELECT</b>			
Lights	4	Fluorescent in good condition	
Lights	4		
Receptacles	2	Requires additional receptacles	
Receptacles	4		
<b>ENVELOPE</b>			
Exterior Doors	3	Metal	
Exterior Walls	4	Cement Board	
Exterior Windows	3		
<b>FIRE ALARM</b>			
Fire Alarm	1	Needs replacement	
Fire Alarm	4		

## Browns Valley Elementary School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>FURNISHING/ CASEWORK</b>			
Fixed Furnishings	3	Wood Casework	
<b>INTERIOR FINISHES</b>			
Ceiling	3	T-bar	
Floor	3	Carpet Tile	
Interior Partitions	3		
Walls	3		
<b>MECH</b>			
Packaged roof mounted gas-electric cooling unit.	4	(6) Carrier 48PDLC05. Nominal 4 ton cooling capacity. (2010)	
Sheet metal air distribution with flexible ducts routed behind finished surfaces. Displacement ventilation air distribution system in New Building.	4	Sheet metal with ceiling/sidewall registers and grilles. Original to building construction and HVAC packaged upgrade replacement.	
<b>PLUMB</b>			
Sanitary Waste/Vent piping	4	Cast iron below grade and above slab.	
Single fire sprinkler riser	4	A single 4" fire sprinkler riser serves a single story building and exterior building overhangs.	



## Browns Valley Elementary School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
Water closet, urinals, lavatories, sinks	4	Porcelain flush valve, floor mounted water closets, floor urinals and wall hung lavatories.	
<b>RESTROOMS</b>			
Restroom Finishes	3	Ceramic Tile	
Restroom Fixtures	3		
Restroom Partitions	3		
<b>ROOF</b>			
Roof	4	Single Play, SSMR	
<b>STRUCT</b>			
Exterior Slab/Foundation	3		
<b>Entire Campus</b>			
<b>CONTROLS</b>			
Centralized Controls Connected to WiFi system for remote access.	3	Pelican Wireless with by-pass timer. Typical for individual HVAC units.	
<b>ELECT. DISTRIBUTION</b>			
Main switchboard	3	Switchboard is serviced by a PGE padmounted transformer.	

## Browns Valley Elementary School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>MECH</b>			
General Exhaust Fans for Toilet Areas	3	Roof mounted exhaust fans, dome down-blast type. Not all fans were operational at time of site visit.	
<b>PLUMB</b>			
Localized electric tank type water heater	3	Localized point of use 5 to 20 gallon capacity.	
Sanitary Waste/Vent piping	3	Cast iron below grade and above slab.	
<b>Library</b>			
<b>DOORS</b>			
Interior Door	2	Metal	
<b>ELECT</b>			
Lights	4		
Receptacles	2	Requires additional receptacles	
<b>ENVELOPE</b>			
Exterior Doors	3	Metal	
Exterior Walls	1	Fiber Cement	
Exterior Windows	3		



## Browns Valley Elementary School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>FIRE ALARM</b>			
Fire Alarm	4		
<b>FURNISHING/ CASEWORK</b>			
Fixed Furnishings	2	wood	
<b>INTERIOR FINISHES</b>			
Ceiling	3	T-bar	
Floor	4	Floor tiles	New flooring. Casework is outdated.
Interior Partitions	2		
Walls	3		
<b>MECH</b>			
Packaged roof mounted gas-electric unit.	3	(1) Carrier 48ESN048. Nominal 4 ton cooling capacity. (Est. 2008)	
<b>RESTROOMS</b>			
Restroom Finishes	3	Tile	
Restroom Fixtures	3		
Restroom Partitions	3		
<b>ROOF</b>			
Roof	3	2-ply mod bit	

## Browns Valley Elementary School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>STRUCT</b>			
Exterior Slab/Foundation	3		
<b>Multi-Purpose, Kitchen</b>			
<b>DOORS</b>			
Interior Door	3		
<b>ELECT</b>			
Lights	4		
Lights	4		
Lights	4		
Receptacles	2	Additional receptacles are needed, typical for everywhere except the new wing	
Receptacles	4		
Receptacles	2		
<b>ENVELOPE</b>			
Exterior Doors	3		
Exterior Walls	1		
Exterior Windows	2		
<b>FIRE ALARM</b>			
Fire Alarm	4	Silent Knight system	



## Browns Valley Elementary School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
Fire Alarm	4		
Fire Alarm	1		
<b>FURNISHING/ CASEWORK</b>			
Fixed Furnishings	3		
<b>INTERIOR FINISHES</b>			
Ceiling	2		
Floor	4		Newly renovated flooring
Interior Partitions	2		
Walls	3		
<b>MECH</b>			
Exposed exterior sheet metal on roof with interior supply air plenum.	2	Sheet metal with ceiling/sidewall registers and grilles. Original to building construction and HVAC packaged upgrade replacement.	
Kitchen Hood Exhaust Serving Type 1 hood	3	Roof mounted up-blast type exhaust fan.	
Packaged roof mounted gas-electric cooling unit.	4	(1) Carrier 48ESN060, Nominal 5 ton cooling capacity. (2012)	

## Browns Valley Elementary School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>PLUMB</b>			
Water closet, urinals, lavatories, sinks	2	Porcelain flush valve, floor mounted water closets, floor urinals and wall hung lavatories	
<b>ROOF</b>			
Roof	3	2-ply mod bit	
<b>STRUCT</b>			
Exterior Slab/Foundation	3		
<b>Room 3</b>			
<b>DOORS</b>			
Interior Door	2	Metal	
<b>ENVELOPE</b>			
Exterior Doors	2	Metal	
Exterior Walls	1	Fiber Cement	
Exterior Windows	1	Single Pane	
<b>FURNISHING/ CASEWORK</b>			
Fixed Furnishings	2	Wood	



## Browns Valley Elementary School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>INTERIOR FINISHES</b>			
Ceiling	2	T-bar	
Floor	4	Floor Tiles	
Interior Partitions	2		
Walls	3		Good condition; but outdated.
<b>MECH</b>			
Packaged roof mounted gas-electric unit.	4	(1) Day and Night PGD4600. Nominal 4 ton cooling capacity. (2021)	
<b>ROOF</b>			
Roof	3	2-ply mod bit	
<b>STRUCT</b>			
Exterior Slab/Foundation	3		
<b>Site</b>			
<b>ELECT</b>			
Front parking lot	1	No lighting for the front parking lot. This is an easy fix.	
Side parking lot	4		

## Browns Valley Elementary School

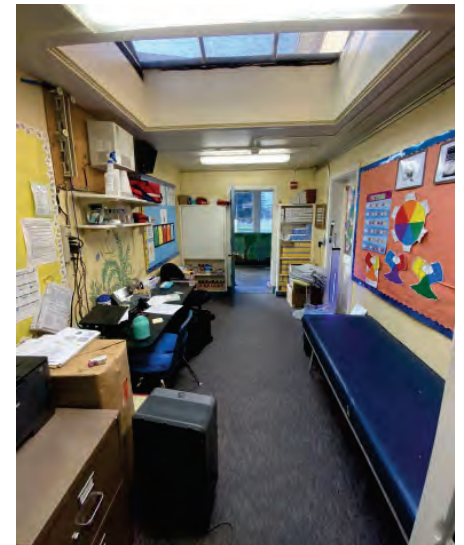
### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>SITE</b>			
Accessible parking	4		
Building signage	4		
Drop-off	4		
Fences/gates	3	Could be taller for security purposes	
Flagpole	4		
Irrigation system	4		
Main Entry	4		
Marquee sign	4		
Misc. Structures	4		
Parking lots	4		
Path of Travel	4		
Planters	4		
Planting	4		
Play fields	4		
Ramps	4		
Roadways	4		
Room Signage	4		
Signage	4		
Site Furnishings	4		
Walkways	4		



## Browns Valley Elementary School

### Site Photos



## Browns Valley Elementary School

### Site Photos





# Cedar Lane Elementary School

841 Cedar Lane | Olivehurst, CA 95961 | (530) 741-6112



## General Information

### Site Narrative

Cedar Lane Elementary School comprises multiple buildings built between 1950 and 2008. The original building consists of entry/administration, cafeteria and kitchen, offices, and a classic finger plan of classrooms. One classroom wing has been renovated and is in good condition; the other two wings are old and dated both on the exterior and interior, and needs extensive updating. Exterior windows are deteriorating and have single pane glazing. The common space rooms have interiors that are in good condition; the exterior in fair shape, with wood doors/trim and the roofs needing the most work.

The other site-built buildings, constructed in 1975, are in fair shape, with minor updating needed on both interior and exterior. The portable classrooms range in construction between 1990 and 2008. They are in overall fair condition; again the roofs needing the most attention.

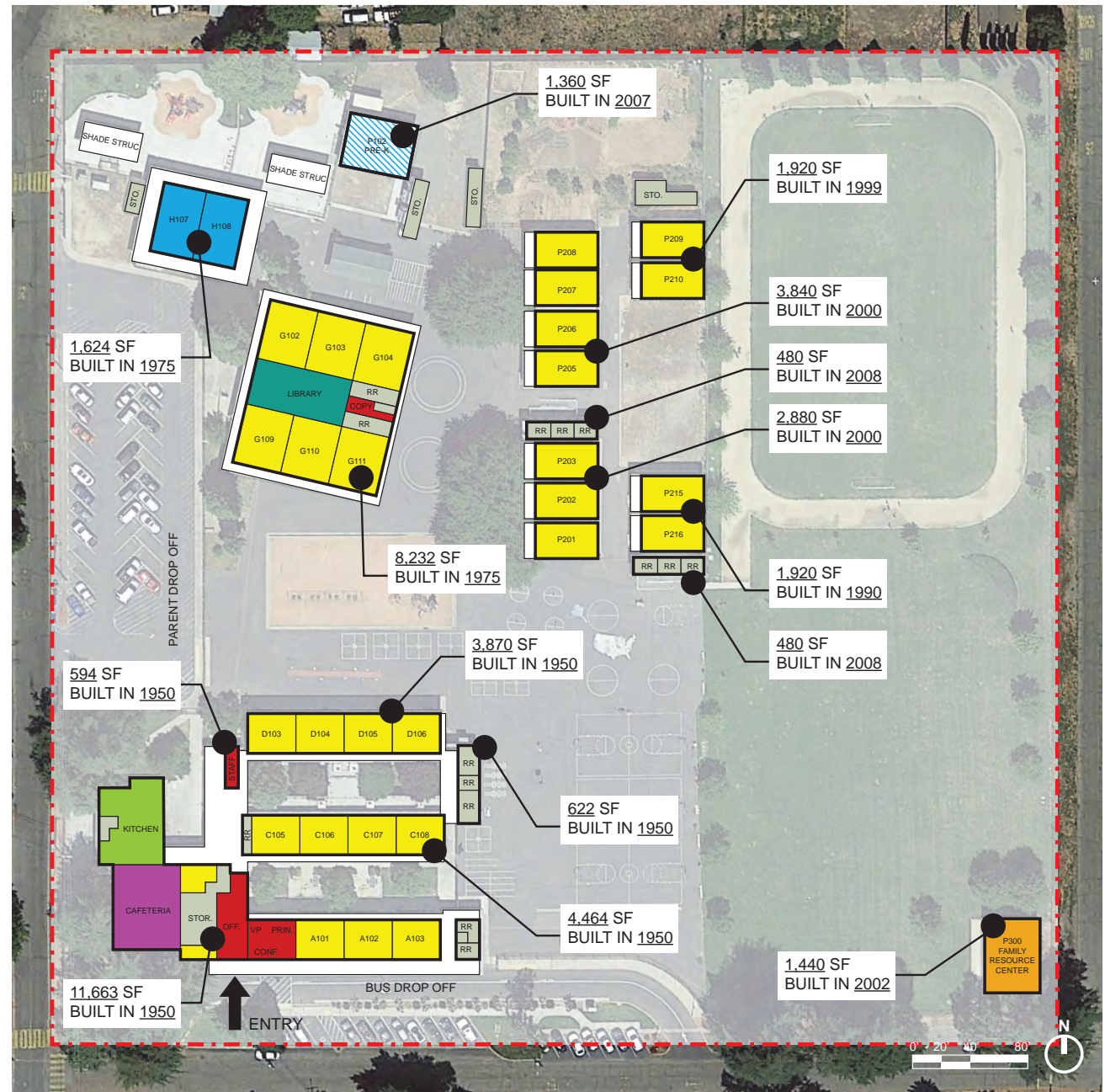
The site is in good shape overall. Of note, no building entry signage exists and the parking lot/site fencing integration is awkward at best in numerous locations.

Year Built	1950
Property Type	Grade Span K - 6
Total Square Feet	51,054 square feet



## Cedar Lane Elementary School

### Existing Site Map





## Cedar Lane Elementary School

### Facility Condition Index Summary



**Marysville Joint Unified School District**  
Facility Condition  
Site, Building, System Summary

	STRUCTURE	ROOFS	BLDG. ENVELOPE	DOORS	INTERIORS	FURNISHINGS / CASEWORK	MECH	CONTROLS	ELECT. DISTRIBUTION	ELECT.	PLUMB	RESTROOMS	FIRE ALARM	FLS	SITE	RAMPS / RAILINGS	STAIRS	TOTAL AVG.
<b>Cedar Lane Elementary School</b>																		<b>2.98</b>
Admin, Offices		1.00	2.67	3.00	4.00	4.00	3.00			2.50		4.00	4.00					3.17
Cafeteria		3.00	3.33	4.00	4.00	4.00	1.50			2.50			4.00					3.21
Classrooms A101-103		3.00	3.67		3.67	4.00	3.00											3.56
Classrooms C104-107, D103-106		3.00	2.00	3.00	3.00	2.00	3.00					1.00						2.57
Classrooms G102-111		2.00	3.00		3.00	3.00	4.00											3.00
Classrooms H107-108		2.00	3.00	2.00	3.00	2.00	3.00					3.50						2.82
Classrooms P201-P216		1.00	3.00		2.67	3.00	3.00			2.00			4.00			2.50		2.64
Entire Campus							3.00	3.00	1.50		2.75							2.56
Kitchen		3.00	3.50	4.00	3.33	4.00	3.00				2.00							3.25
Library		2.00	3.50		4.00	2.00				2.50			4.00					3.20
Preschool		2.00	3.33	3.00	3.33	3.00						3.50				2.00		3.08
Restrooms at G-Wing		2.00	2.00		2.75							2.00				2.00		2.38
Restrooms at Main Bldg		3.00	2.50		3.00	2.00						2.00						2.67
Restrooms at Portable Classrooms		1.00	2.50		3.25							3.00				2.50		2.70
Site										1.50					3.50			3.28
Staff Room		1.00	3.50	4.00	3.00	2.00						4.00						3.18

## Cedar Lane Elementary School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>Cedar Lane Elementary School</b>			
<b>Admin, Offices</b>			
<b>DOORS</b>			
Interior Door	3		
<b>ELECT</b>			
Lights	2		
Lights	3		
Receptacles	3	Silent Knight system	
Receptacles	2		
<b>ENVELOPE</b>			
Exterior Doors	2	Metal, FRP, Wood	2 Wood doors are damaged
Exterior Walls	3	Cement Plaster	Exterior wood trim damage at storage rooms
Exterior Windows	3		
<b>FIRE ALARM</b>			
Fire Alarm	4		
Fire Alarm	4		
<b>FURNISHING/ CASEWORK</b>			
Fixed Furnishings	4	Plam Casework	



## Cedar Lane Elementary School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>INTERIOR FINISHES</b>			
Ceiling	4	GWB, T-bar	
Floor	4	LVT, Carpet	
Walls	4	GWB, Tack	
<b>MECH</b>			
Packaged roof mounted gas-electric units.	3	(2) Carrier 48HJD005, Nominal 4 ton cooling capacity.	
<b>RESTROOMS</b>			
Restroom Finishes	4	Tile	
Restroom Fixtures	4		
<b>ROOF</b>			
Roof	1	2 Ply Mod Bit Cap Sheet	
<b>Cafeteria</b>			
<b>DOORS</b>			
Interior Door	4	Metal	
<b>ELECT</b>			
Lights	3		
Receptacles	2		

## Cedar Lane Elementary School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>ENVELOPE</b>			
Exterior Doors	4	Metal, FRP	
Exterior Walls	3	Cement Plaster	
Exterior Windows	3		
<b>FIRE ALARM</b>			
Fire Alarm	4		
<b>FURNISHING/ CASEWORK</b>			
Movable Furnishings	4	Fold-down tables	
<b>INTERIOR FINISHES</b>			
Ceiling	4	Plaster spray	
Floor	4	LVT	
Walls	4	Plaster spray	
<b>MECH</b>			
Packaged roof mounted gas-electric units.	1	(1) Carrier Nominal 4 ton cooling capacity.	
Split system horizontal gas-furnace with cooling coil and outdoor condensing unit.	2	(2) Lennox nominal 5 ton cooling capacity.	
<b>ROOF</b>			
Roof	3	2 Ply Mod Bit Cap Sheet	

#### Classrooms A101-103



## Cedar Lane Elementary School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>ENVELOPE</b>			
Exterior Doors	4	FRP	
Exterior Walls	3	Cement Plaster	
Exterior Windows	4		
<b>FURNISHING/ CASEWORK</b>			
Fixed Furnishings	4	Plam Casework	
<b>INTERIOR FINISHES</b>			
Ceiling	4	Tbar	
Floor	3	Carpet	
Walls	4	Tack	
<b>MECH</b>			
Packaged roof mounted gas-electric units	3	(4) Carrier 48PGLM05. Nominal 4 ton cooling capacity. (2009)	
<b>ROOF</b>			
Roof	3	2 Ply Mod Bit Cap Sheet	
<b>Classrooms C104-107, D103-106</b>			
<b>DOORS</b>			
Interior Door	3	Wood	

## Cedar Lane Elementary School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>ENVELOPE</b>			
Exterior Doors	2	Metal, Wood	
Exterior Walls	3	Cement Plaster	
Exterior Windows	1	Single Pane	
<b>FURNISHING/ CASEWORK</b>			
Fixed Furnishings	2	Wood Casework	
<b>INTERIOR FINISHES</b>			
Ceiling	2	Popcorn	Water stain in ceiling of room C105
Floor	4	Carpet	Room D103: Casework and carpet floor are really bad.
Walls	3	GWB	
<b>MECH</b>			
Packaged roof mounted gas-electric units	4	(2) Payne PYGNA36 Nominal 3 ton cooling capacity. (2015)	
Packaged roof mounted gas-electric units	2	(2) Lennox GCS10-513 -75 Nominal 3 ton cooling capacity. (2003)	
Packaged roof mounted gas-electric units	2	(2) Lennox GCS10-513 -75 Nominal 3 ton cooling capacity. (2003)	
Packaged roof mounted gas-electric units	4	(4) Carrier 48VLNC48. Nominal 4 ton cooling capacity. (2020)	



## Cedar Lane Elementary School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>RESTROOMS</b>			
Restroom Finishes	1	VCT floor	
<b>ROOF</b>			
Roof	3	2 Ply Mod Bit Cap Sheet	
<b>Classrooms G102-111</b>			
<b>ENVELOPE</b>			
Exterior Doors	3	Aluminum	
Exterior Walls	3	Concrete Stone	
Exterior Windows	3	Single Pane	
<b>FURNISHING/ CASEWORK</b>			
Fixed Furnishings	2	Casework	
Movable Furnishings	4	Folding Partitions between rooms	
<b>INTERIOR FINISHES</b>			
Ceiling	2	Tbar	
Floor	4	Carpet, VCT	
Walls	3	Wallpaper	Copy room: Glue on tile ceiling-2; VCT floor-4; GWB walls-3

## Cedar Lane Elementary School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>MECH</b>			
Split system heat pump. Roof mounted heat pump with indoor ceiling cassette.	4	(6) Daikin Industries RZQ36. Nominal 3 ton cooling capacity. (2014)	
<b>ROOF</b>			
Roof	2	2 Ply Mod Bit Cap Sheet	
<b>Classrooms H107-108</b>			
<b>DOORS</b>			
Interior Doors	2	Wood	
<b>ENVELOPE</b>			
Exterior Doors	3		
Exterior Walls	3	Concrete, Rock	
<b>FURNISHING/ CASEWORK</b>			
Fixed Furnishings	2	Casework - old, dated	
<b>INTERIOR FINISHES</b>			
Ceiling	3	T-bar	
Floor	2	Carpet, VCT	
Walls	4	Painted Concrete	

## Cedar Lane Elementary School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>MECH</b>			
Packaged wall mounted heat pump units	3	(2) BARD W42HC (2002)	
<b>RESTROOMS</b>			
Restroom Finishes	3		
Restroom Fixtures	4		
<b>ROOF</b>			
Roof	2	3 Ply Mod Bit Cap Sheet	
<b>Classrooms P201-P216</b>			
<b>ELECT</b>			
Lights	2	Some fixtures are getting a little tired.	
Receptacles	2	Requires additional receptacles	
<b>ENVELOPE</b>			
Exterior Doors	3	Metal	
Exterior Walls	3	Wood Siding	
Exterior Windows	3		
<b>FIRE ALARM</b>			
Fire Alarm	4		



## Cedar Lane Elementary School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>FURNISHING/ CASEWORK</b>			
Fixed Furnishings	3	Plam casework	
<b>INTERIOR FINISHES</b>			
Ceiling	2	T-bar	Ceiling joint seams are deteriorating/damaged
Floor	3	Carpet (VCT in few)	
Walls	3	Tack	
<b>MECH</b>			
Packaged wall mounted heat pump units	3	(14) BARD W42HC (2002)	
<b>RAMP/ RAILING</b>			
Stair/Ramp	3		
Stair/Ramp Railing	2		
<b>ROOF</b>			
Roof	1	Standing Seam Metal Roof	
<b>Entire Campus</b>			
<b>CONTROLS</b>			
Centralized Controls Connected to WiFi system for remote access.	3	Pelican Wireless with by-pass timer. Typical for individual HVAC units.	

## Cedar Lane Elementary School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>ELECT. DISTRIBUTION</b>			
Panelboards	1	Replace the original panelboards with new, and replace feeders	
Switchboard	2	1st upgrade exterior switchboard backfeeds original switchboard. Enclosure is corroding and this should be on the replacement list.	
<b>MECH</b>			
General Exhaust Fans for Toilet Areas	3	Roof mounted exhaust fans, dome down-blast type. Not all fans were operational at time of site visit.	
Partial exposed sheet metal routed on roof routed to behind finished surfaces.	3	Sheet metal with ceiling/sidewall registers and grilles, or concentric supply diffusers and return air dropped plenums into room. Original to building	
<b>PLUMB</b>			
Localized electric tank type water heater	3	Localized point of use 5 to 20 gallon capacity.	
Sanitary Waste/Vent piping	3	Cast iron below grade and above slab	
Urinals	2	Porcelain floor mount urinals.	

## Cedar Lane Elementary School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
Water closet, urinals, lavatories, sinks	3	Porcelain flush valve, floor mounted water closets, floor urinals and wall hung lavatories	
<b>Kitchen</b>			
<b>DOORS</b>			
Interior Door	4	Wood	
<b>ENVELOPE</b>			
Exterior Doors	4	Metal	
Exterior Walls	3	Cement Plaster	
<b>FURNISHING/ CASEWORK</b>			
Movable Furnishings	4	Equipment	
<b>INTERIOR FINISHES</b>			
Ceiling	4	GWB	
Floor	4	Epoxy	
Walls	2	GWB	
<b>MECH</b>			
Kitchen Hood Exhaust Serving Type 1 hood	3	(2) Roof mounted exhaust fans. Upblast type.	
Packaged roof mounted gas fired make-up air unit	3	(2) Greenheck gas-fired make-up air units.	



## Cedar Lane Elementary School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
Type 1 Kitchen Hood	3	Kitchen hood rated for Type 1 duty with fire suppression system, (2) hoods	
<b>PLUMB</b>			
Gas-fired water heater	2	State 100 gallon gas-fired water heater for kitchen fixtures.(2000)	
<b>ROOF</b>			
Roof	3	2 Ply Mod Bit Cap Sheet	
<b>Library</b>			
<b>ELECT</b>			
Lights	3		
Receptacles	2		
<b>ENVELOPE</b>			
Exterior Doors	4		
Exterior Windows	3		
<b>FIRE ALARM</b>			
Fire Alarm	4		
<b>FURNISHING/ CASEWORK</b>			
Fixed Furnishings	2	Casework	Casework is old, dated

## Cedar Lane Elementary School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>INTERIOR FINISHES</b>			
Ceiling	4	Glue-on tiles	
Floor	4	Carpet	
Walls	4	Tack	
<b>ROOF</b>			
Roof	2	2 Ply Mod Bit Cap Sheet	
<b>Preschool</b>			
<b>DOORS</b>			
Interior Doors	3	Wood	
<b>ENVELOPE</b>			
Exterior Doors	3	Wood	
Exterior Walls	3	Wood Siding	
Exterior Windows	4		
<b>FURNISHING/ CASEWORK</b>			
Fixed Furnishings	3	Plam Casework	
<b>INTERIOR FINISHES</b>			
Ceiling	4	T-bar	
Floor	3	Sheet Vinyl	
Walls	3	Tack	

## Cedar Lane Elementary School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>RAMP/ RAILING</b>			
Stair/Ramp Railings	2	Railings are rusting; repaint	
<b>RESTROOMS</b>			
Restroom Finishes	3		
Restroom Fixtures	4		
<b>ROOF</b>			
Roof	2	Standing Seam Metal Roof	
<b>Restrooms at G-Wing</b>			
<b>ENVELOPE</b>			
Exterior Doors	2	Metal	
<b>INTERIOR FINISHES</b>			
Ceiling	4	GWB	
Floor	2	Ceramic Tile	
Partitions	3		
Walls	2	Ceramic Tile	
<b>RAMP/ RAILING</b>			
Stair/Ramp Railings	2	Railings need re-painting	



## Cedar Lane Elementary School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>RESTROOMS</b>			
Fixtures	2	Old	
<b>ROOF</b>			
Roof	2	2 Ply Mod Bit Cap Sheet	
<b>Restrooms at Main Bldg</b>			
<b>ENVELOPE</b>			
Exterior Doors	2	Wood	
Exterior Walls	3	Cement Plaster	
<b>FURNISHING/ CASEWORK</b>			
Fixed Furnishings	2	Missing/damaged mirrors	
<b>INTERIOR FINISHES</b>			
Ceiling	3	GWB. Cracks, chipped paint	
Floor	2	Ceramic Tile	
Partitions	4		
Walls	3	Ceramic Tile	
<b>RESTROOMS</b>			
Fixtures	2	Sealant needed at Lavs	Do not meet accessibility

## Cedar Lane Elementary School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>ROOF</b>			
Roof	3	2 Ply Mod Bit Cap Sheet	Exterior wood soffit is damaged
<b>Restrooms at Portable Classrooms</b>			
<b>ENVELOPE</b>			
Exterior Doors	3	Door binds on floor when operated	
Exterior Walls	2	Wood Siding	
<b>INTERIOR FINISHES</b>			
Ceiling	4	T-bar	
Floor	3	Sheet Vinyl	
Partitions	2	Rusting	
Walls	4	FRP	
<b>RAMP/ RAILING</b>			
Stair/Ramp	3		
Stair/Ramp Railings	2	Railings need re-painting	
<b>RESTROOMS</b>			
Fixtures	3		
<b>ROOF</b>			
Roof	1	Standing Seam Metal Roof	

## Cedar Lane Elementary School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>Site</b>			
<b>ELECT</b>			
Lights	2	Replace with new LED.	
Side parking lot	1	No lighting in the parking lot.	
<b>SITE</b>			
Accessible parking	3	Painting	
building signage	1	None at Entry	
Drop-off	3	Painting	
Fences/gates	3	Awkward areas	
Flagpole	4	None at Front	
Irrigation system	4		
Marquee sign	4		
Misc. Structures	4	3 Shade Structures	
Parking lots	3		
Path of Travel	4		
Planters	4		
Planting	4		Tree Trimming needed at P209
Play fields	4		
Ramps	4		
Site Furnishings	4		



## Cedar Lane Elementary School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
Walkways	3	Some areas too steep	
<b>Staff Room</b>			
<b>DOORS</b>			
Interior Door	4	Metal	
<b>ENVELOPE</b>			
Exterior Doors	4	Metal, FRP	
Exterior Walls	3	Cement plaster	Minor cracking in walls
<b>FURNISHING/ CASEWORK</b>			
Fixed Furnishings	2	Wood Casework	
<b>INTERIOR FINISHES</b>			
Ceiling	4	GWB	
Floor	2	Carpet	
Walls	3	GWB, Wood Siding	
<b>RESTROOMS</b>			
Restroom Finishes	4	Ceremic Tile	
Restroom Fixtures	4		
Restroom Partitions	4		
<b>ROOF</b>			
Roof	1	2 Ply Mod Bit Cap Sheet	

## Cedar Lane Elementary School

### Site Photos



# Community Day School

1949 B Street | Marysville, CA 95901 | (530) 749-6918

## General Information

Site Narrative	<p>Community Day School, located within the District Office/Marysville High School site complex, consists of relatively new portable classrooms buildings constructed in 2010. The administration space and the classrooms have fair-to-good exteriors; Selective wood siding replacement because of dryrot in some areas being the biggest area of concern. The interior finishes are in good condition, with the exception of some carpet flooring being worn and minor rips/tears in tack wallboard.</p> <p>The exterior consists of limited hardscape and a shade structure within the courtyard created by the classrooms. Building signage is limited and no marquee signs exists.</p>
Year Built	2010
Property Type	Grade Span 9 - 12
Total Square Feet	12,483 square feet





Community Day School

Existing Site Map



## Community Day School

### Facility Condition Index Summary



**Marysville Joint Unified School District**  
Facility Condition  
Site, Building, System Summary

	STRUCTURE	ROOFS	BLDG. ENVELOPE	DOORS	INTERIORS	FURNISHINGS / CASEWORK	MECH	CONTROLS	ELECT. DISTRIBUTION	ELECT.	PLUMB	RESTROOMS	FIRE ALARM	FLS	SITE	RAMPS / RAILINGS	STAIRS	TOTAL AVG.
<b>Community Day School</b>																		<b>3.45</b>
Administration		3.00	3.67	4.00	3.67	4.00												<b>3.67</b>
Classrooms P101-P107		3.00	3.50		3.00		4.00			3.00			3.00			3.50		<b>3.25</b>
Restrooms		3.00	2.50								4.00	3.40				4.00		<b>3.36</b>
Site															3.53			<b>3.53</b>

## Community Day School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>Community Day School</b>			
<b>Administration</b>			
<b>DOORS</b>			
Interior Door	4	Wood	
<b>ENVELOPE</b>			
Exterior Doors	4		
Exterior Walls	3	Wood Siding	
Exterior Windows	4		
<b>FURNISHING/ CASEWORK</b>			
Fixed Furnishings	4		
<b>INTERIOR FINISHES</b>			
Ceiling	4	T-bar	
Floor	4	LVT	
Walls	3	Tack	Minor tears in tack wall covering in Conference room
<b>ROOF</b>			
Roof	3	Standing Seam Metal Roof	
<b>Classrooms P101-P107</b>			



## Community Day School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>ELECT</b>			
Lights	3		
Receptacles	3		
<b>ENVELOPE</b>			
Exterior Doors	4		
Exterior Walls	3	Wood Siding	P103 exterior siding is very poor.
<b>FIRE ALARM</b>			
Fire Alarm	3		
<b>INTERIOR FINISHES</b>			
Ceiling	3	T-bar	
Floor	2	Carpet	
Walls	4	Tack (one classroom is masonite board)	
<b>MECH</b>			
Wall mounted heat pump units	4	(9) Bard W48HA (2021)	
<b>RAMP/ RAILING</b>			
Stair/Ramp	4		
Stair/Ramp Railing	3	Metal railings need re-painting	

## Community Day School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>ROOF</b>			
Roof	3	Standing Seam Metal Roof	
<b>Restrooms</b>			
<b>ENVELOPE</b>			
Exterior Doors	3	Metal	
Exterior Walls	2		
<b>PLUMB</b>			
Water closets/urinals/lavatories	4	Porcelain flush valve, wall hung water closets, wall urinals and wall hung lavatories	
<b>RAMP/ RAILING</b>			
Stair/Ramp	4		
Stair/Ramp Railing	4		
<b>RESTROOMS</b>			
Restroom Ceiling	4	T-bar	
Restroom Fixtures	3		
Restroom Floor	3	Sheet Vinyl	
Restroom Partitions	3		
Restroom Walls	4	FRP	

## Community Day School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>ROOF</b>			
Roof	3	Standing Seam Metal Roof	
<b>Site</b>			
<b>SITE</b>			
Accessible parking	3	Painting needs to be redone	
Building signage	4		
Fences/gates	4		
Flagpole		None	
Irrigation system	4		
Main Entry	1	None	
Marquee sign	1	None	
Parking lots	4		
Path of Travel	4		
Planters	4		
Planting	4		
Roadways	4		
Room Signage	4		
Signage	4		
Site Furnishings	4		
Walkways	4		



## Community Day School

### Site Photos



# Cordua Elementary School

2830 Highway 20 | Marysville, CA 95901 | (530) 741-6115



## General Information

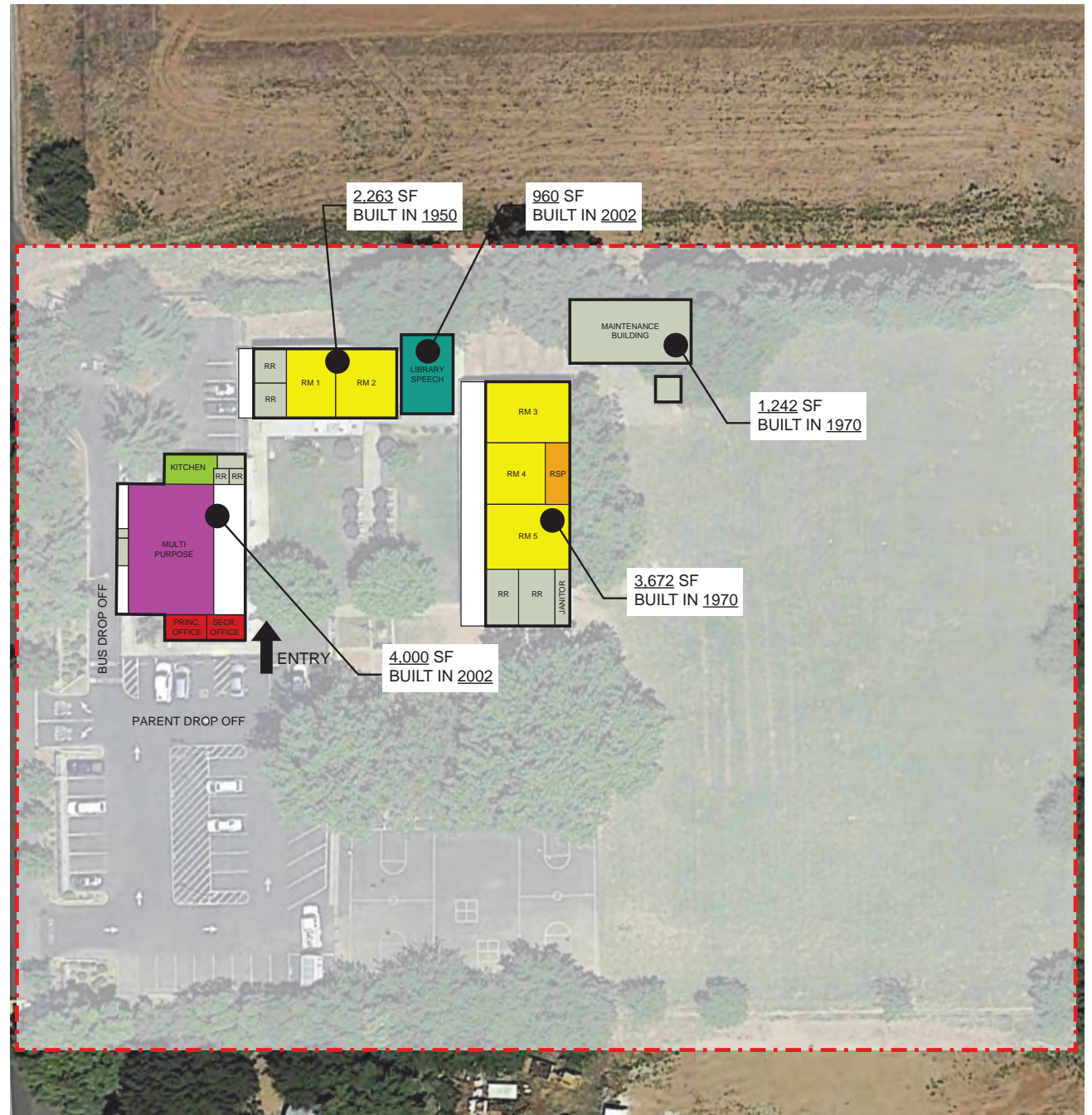
Site Narrative	<p>Cordua Elementary School consists of three buildings, constructed between 1950 and 2002. All buildings appear to be structurally sound and in good condition. Exterior roofs are going to need repair/replacement in the near future. Many of the windows appear to be old and have single pane glass. Many of the interior ceilings have glue-on ACT tile that are dated and worn. Surface-mounted conduits/raceways are abundant and should be concealed.</p> <p>The site is in good condition, appears to meet accessibility requirements, and well maintained. The marquee sign is outdated and replacement with a digital one should be considered.</p>
Year Built	1950
Property Type	Grade Span K - 5
Total Square Feet	12,397 square feet





## Cordua Elementary School

### Existing Site Map





## Cordua Elementary School

### Facility Condition Index Summary



#### Marysville Joint Unified School District

##### Facility Condition

Site, Building, System Summary

	STRUCTURE	ROOFS	BLDG. ENVELOPE	DOORS	INTERIORS	FURNISHINGS / CASEWORK	MECH	CONTROLS	ELECT. DISTRIBUTION	ELECT.	PLUMB	RESTROOMS	FIRE ALARM	FLS	SITE	RAMPS / RAILINGS	STAIRS	TOTAL AVG.
<b>Cordua Elementary School</b>																		<b>3.18</b>
Classrooms 1-2	3.00	2.50	2.67	3.00	3.67		4.00					3.00				3.00		3.10
Classrooms 3-5, RSP	1.00	2.00	3.33	3.00	3.67		4.00			3.00		3.00	1.00			2.50		2.89
Entire Campus							3.00	3.00	3.00		3.50							3.22
Library/speech room		2.50	2.67	3.00	3.67		4.00			3.00			1.00			3.00		2.96
Maintenance	4.00	2.00	3.67	4.00	3.67													3.56
Multi-Purpose, Kitchen	4.00	4.00	3.33	4.00	3.67	3.00	3.33			3.33	3.00	3.00	1.00					3.11
Site										2.00					3.70			3.55

## Cordua Elementary School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>Cordua Elementary School</b>			
<b>Classrooms 1-2</b>			
<b>DOORS</b>			
Interior Door	3	Wood	
<b>ENVELOPE</b>			
Exterior Doors	2	Need to replace	
Exterior Walls	3		
Exterior Windows	3	Single pane. Need to replace	
<b>INTERIOR FINISHES</b>			
Ceiling	4	T-bar	
Floor	4	LVT	
Walls	3	Tack. Some staining and tears	
<b>MECH</b>			
Packaged roof mounted gas-electric units.	4	(4) Carrier 48VLNC036. Nominal 3 ton cooling capacity. (2018)	
<b>RAMP/ RAILING</b>			
Stair/Ramp	3		
Stair/Ramp Railing	3		

## Cordua Elementary School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>RESTROOMS</b>			
Restroom Finishes	3		
Restroom Fixtures	3		
Restroom Partitions	3		
<b>ROOF</b>			
Roof	2.5	2 Ply Mod Bit	
<b>STRUCT</b>			
Exterior Slab/Foundation	3		
<b>Classrooms 3-5, RSP</b>			
<b>DOORS</b>			
Interior Door	3	Metal. Chipped paint	
<b>ELECT</b>			
Lights	4		
Receptacles	2	The receptacle condition is fine, but they need more of them.	
<b>ENVELOPE</b>			
Exterior Doors	4	Metal	
Exterior Walls	2	Wood siding	



## Cordua Elementary School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
Exterior Windows	4	Single pane. Need to replace	
<b>FIRE ALARM</b>			
Fire Alarm	1		
<b>INTERIOR FINISHES</b>			
Ceiling	4	T-bar	
Floor	4	LVT, Carpet	Carpet flooring is worn and needs to be replaced.
Walls	3	Tack	
<b>MECH</b>			
Packaged roof mounted gas-electric units.	4	(3) Carrier 48VLNC036. Nominal 4 ton cooling capacity. (2018)	
<b>RAMP/ RAILING</b>			
Stair/Ramp	2	panels are missing	
Stair/Ramp Railing	3	Non-compliant. Re-painting is needed	
<b>RESTROOMS</b>			
Restroom Finishes	3	Ceramic Tile	
Restroom Fixtures	3		
Restroom Partitions	3		

## Cordua Elementary School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>ROOF</b>			
Roof	2	2 Ply Mod Bit	
<b>STRUCT</b>			
Exterior Slab/Foundation	1	Wood skirting is rotting	
<b>Entire Campus</b>			
<b>CONTROLS</b>			
Centralized Controls Connected to WiFi system for remote access.	3	Pelican Wireless with by-pass timer. Typical for individual HVAC units.	
<b>ELECT. DISTRIBUTION</b>			
Panelboards	3		
Switchboard	3		
<b>MECH</b>			
General Exhaust Fans for Toilet Areas	3	Roof mounted exhaust fans, dome down-blast ceiling exhaust type. Not all fans were operational at time of site visit.	
Sheet metal routed on roof and behind finished surfaces with flexible ductwork to air terminal device.	3	Sheet metal with ceiling/sidewall registers and grilles. Original to building construction and HVAC packaged upgrade replacement.	

## Cordua Elementary School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>PLUMB</b>			
Localized electric tank type water heater	3	Localized point of use 5 to 20 gallon capacity.	
Sanitary Waste/Vent piping	3	Cast iron below grade and above slab.	
Sanitary Waste/Vent piping	4	Cast iron below grade and above slab	
Water closet, urinals, lavatories, sinks	4	Porcelain flush valve, wall hung & floor mounted water closets, floor urinals and wall hung lavatories.	
<b>Library/speech room</b>			
<b>DOORS</b>			
Interior Door	3	Wood	
<b>ELECT</b>			
Lights	4		
Receptacles	2		
<b>ENVELOPE</b>			
Exterior Doors	3		
Exterior Walls	3		
Exterior Windows	2	Old and worn	



## Cordua Elementary School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>FIRE ALARM</b>			
Fire Alarm	1		
<b>INTERIOR FINISHES</b>			
Ceiling	4	T-bar	
Floor	4	LVT	
Walls	3	Tack. Some staining and tears	
<b>MECH</b>			
Packaged wall mounted heat pump units	4	(1) BARD W42HC (2021)	
<b>RAMP/ RAILING</b>			
Stair/Ramp	4	Concrete	
Stair/Ramp Railing	2	Handrail not compliant	
<b>ROOF</b>			
Roof	2.5	Standing Seam Metal Roof	
<b>Maintenance</b>			
<b>DOORS</b>			
Interior Door	4		

Cordua Elementary School

Facility Condition Assessment

Item	Rating	Material / Description	Notes
ENVELOPE			
Exterior Doors	4		
Exterior Walls	3		
Exterior Windows	4		
INTERIOR FINISHES			
Ceiling	4		
Floor	4		
Walls	3		
ROOF			
Roof	2	2 Ply Mod Bit	
STRUCT			
Exterior Slab/Foundation	4		
Multi-Purpose, Kitchen			
DOORS			
Interior Door	4	Wood	
ELECT			
Lights	4		
Lights	4		
Lights	4		

## Cordua Elementary School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
Receptacles	4		
Receptacles	2		
Receptacles	2		
<b>ENVELOPE</b>			
Exterior Doors	4		
Exterior Walls	2	Wood skirting is rotting	
Exterior Windows	4		
<b>FIRE ALARM</b>			
Fire Alarm	1	Existing Simplex fire alarm system. Replace with Silent Knight voice evac system.	
Fire Alarm	1		
Fire Alarm	1		
<b>FURNISHING/ CASEWORK</b>			
Fixed Furnishings	3	Wood	
Movable Furnishings	3		
<b>INTERIOR FINISHES</b>			
Ceiling	4	T-bar	
Floor	4	LVT	
Walls	3	Tack. Some staining and tears	



## Cordua Elementary School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>MECH</b>			
Kitchen Hood Exhaust Serving Type 1 hood	4	Roof mounted upblast exhaust fan	
Split system gas-furnace and outdoor grade mounted condensing units.	2	(2) Carrier indoor horizontal furnaces with cooling coils and outdoor nominal 10 ton cooling unit. (2003 & 2004)	
Type 1 Kitchen Hood	4	Kitchen hood rated for Type 1 duty with fire suppression system.	
<b>PLUMB</b>			
Gas-fired water heater	3	State 50 gallon gas-fired water heater for kitchen fixtures (1999).	
<b>RESTROOMS</b>			
Restroom Finishes	3		
Restroom Fixtures	3		
Restroom Partitions	3		
<b>ROOF</b>			
Roof	4	ARCH Comp	
<b>STRUCT</b>			
Exterior Slab/Foundation	4		

## Cordua Elementary School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>Site</b>			
<b>ELECT</b>			
Lights	3		
Side parking lot	1	Add two parking luminaires in the parking lot.	
<b>SITE</b>			
Accessible parking	4		
Building signage	4		
Drop-off	4		
Fences/gates	2	Could be higher for better security	
Flagpole	3		
Irrigation system	3		
Main Entry	4		
Marquee sign	2	Outdated. Need digital sign	
Misc. Structures	4	Metal shade structure	
Parking lots	4		
Path of Travel	4		
Planters	4		
Planting	4		
Play fields	4		

Cordua Elementary School

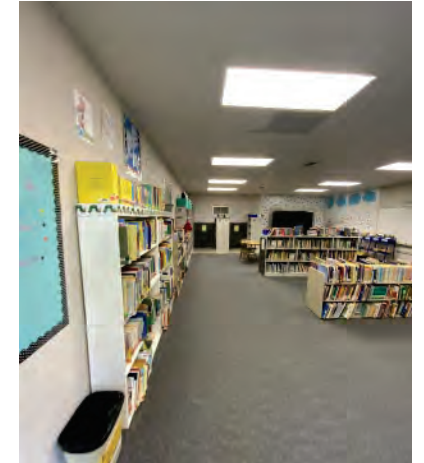
Facility Condition Assessment

Item	Rating	Material / Description	Notes
Ramps	4		
Roadways	4		
Room Signage	4		
Signage	4		
Site Furnishings	4	Picnic table	
Walkways	4		



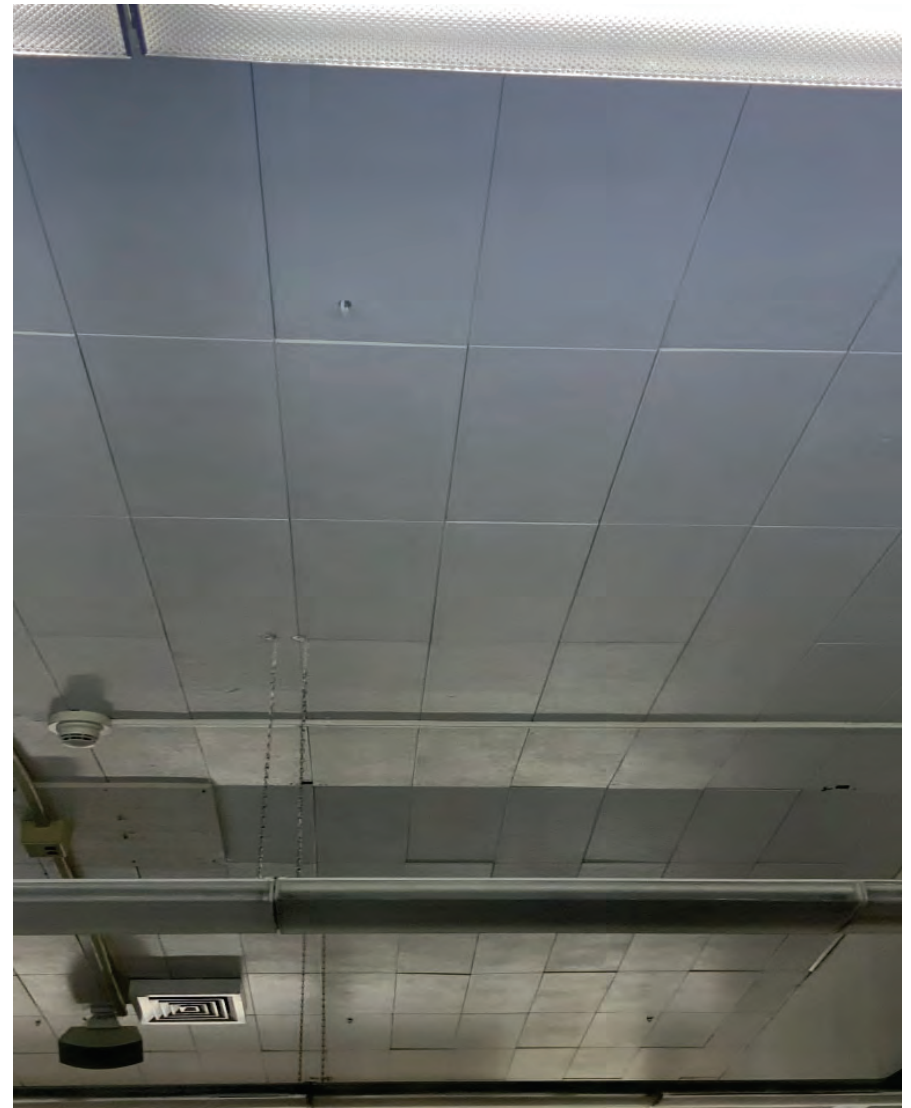
## Cordua Elementary School

### Site Photos



## Cordua Elementary School

### Site Photos





# Covillaud Elementary School

628 F Street | Marysville, CA 95901 | (530) 741-7868



## General Information

**Site Narrative**

Covillaud Elementary School consists of two main buildings — a 1950 classroom wing including the front entry/admin offices; a 1970 multi-purpose building consisting of cafeteria, kitchen, reading room, offices, and classrooms; and multiple classroom portables built between 1994 and 2008. The front office/entry is extremely small and creates an unwelcoming presence to visitors. Interior finishes (including the classrooms) for this building are typically dated and worn, except for newly-furnished carpet, as well as having old casework. The exterior spandrel glass within aluminum framed windows is old and should be modernized. The reading center in the multi-purpose building has makeshift offices that are awkwardly placed. The MP classrooms have worn and dated exterior and interior finishes that need repair/replacement. The classroom portables are in fair-poor condition and needs dryrot repair, fresh coat of exterior paint, ramp/railing renovations, interior finishes modernization, and roof replacement. The children's center, located on the other side of the site, shows signs of some recent updating, however, more is needed. Dryrot repair, roof replacement, and casework updates should be done in the next several years. The site is large and well maintained, however, parking is very limited, deteriorating, and located away from the school entrance. There is no drop-off area. There is very limited building signage across campus. The street that runs through the middle of the campus decreases the usability and natural flow of playfields.

Year Built	1950
Property Type	Grade Span K - 5
Total Square Feet	37,0612 square feet





## Covillaud Elementary School

### Existing Site Map



## Covillaud Elementary School

### Facility Condition Index Summary



**Marysville Joint Unified School District**  
Facility Condition  
Site, Building, System Summary

	STRUCTURE	ROOFS	BLDG. ENVELOPE	DOORS	INTERIORS	FURNISHINGS / CASEWORK	MECH	CONTROLS	ELECT. DISTRIBUTION	ELECT.	PLUMB	RESTROOMS	FIRE ALARM	FLS	SITE	RAMPS / RAILINGS	STAIRS	TOTAL AVG.
<b>Covillaud Elementary School</b>																		<b>2.80</b>
Cafeteria, Kitchen		3.00	3.00	3.00	2.67	4.00	1.50			3.00	4.00	3.67	1.00			3.00		2.76
Classrooms A-B-C	3.00	1.00	3.33	4.00	3.33	3.00						3.50				3.00		3.14
Classrooms A106-A113		2.00	2.33	2.00	2.67	1.00						2.67						2.33
Classrooms B103-B108		3.00	2.33	4.00	1.67	3.00						4.00						2.73
Classrooms P101-P113	3.00	1.00	3.00	2.00	3.00	3.00	3.00			3.00			1.00			2.00		2.56
Entire Campus							2.00	3.00			2.75							2.57
Front Admin., Staff		2.00	2.33	3.00	3.33	2.00	2.00			4.00		3.00	1.00					2.69
Reading Center, Offices		2.00		4.00	4.00					3.00			1.00					3.13
Site									3.00	2.00					3.21			3.09

## Covillaud Elementary School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>Covillaud Elementary School</b>			
<b>Cafeteria, Kitchen</b>			
<b>DOORS</b>			
Interior Door	3	Wood	
<b>ELECT</b>			
Lights	4		
Lights	4		
Receptacles	2		
Receptacles	2		
<b>ENVELOPE</b>			
Exterior Doors	3	Wood	
Exterior Walls	3	Cement Plaster	
Exterior Windows	3	Alum., Single pane	
<b>FIRE ALARM</b>			
Fire Alarm	1		
Fire Alarm	1		
<b>FURNISHING/ CASEWORK</b>			
Fixed Furnishings	4	Plam Casework	
Movable Furnishings	4	Kitchen equipment	



## Covillaud Elementary School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>INTERIOR FINISHES</b>			
Ceiling	2	Glue-on tile	
Floor	2	VCT	
Walls	4	GWB	Kitchen is very small.
<b>MECH</b>			
Evaporative cooler with gas-fired duct heater	2	Essick/Reznor	
Kitchen Hood Exhaust Serving Type 1 hood	1	Roof mounted exhaust fan	
Packaged roof mounted gas-electric units	2	(4) Carrier 48TCDD12A2	
Type 1 Kitchen Hood	1	Kitchen hood rated for Type 1 duty with fire suppression system	
<b>PLUMB</b>			
Gas-fired water heater	4	74 gallon gas-fired water heater for kitchen fixtures	
<b>RAMP/ RAILING</b>			
Interior ramp	3	VCT floor	
<b>RESTROOMS</b>			
Restroom Finishes	4	Tile, GWB ceiling	
Restroom Fixtures	3	Silvering on mirrors	
Restroom Partitions	4		

## Covillaud Elementary School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>ROOF</b>			
Roof	3	Composition Shingles	
<b>Classrooms A-B-C</b>			
<b>DOORS</b>			
Interior Door	4	Wood	
<b>ENVELOPE</b>			
Exterior Doors	3	Hollow metal	
Exterior Walls	4	Wood Siding	
Exterior Windows	3	Hollow metal	
<b>FURNISHING/ CASEWORK</b>			
Fixed Furnishings	3	Plam Casework. Chipped	
<b>INTERIOR FINISHES</b>			
Ceiling	3	T-bar. Few damaged tile	
Floor	3	VCT	
Walls	4	Tack	
<b>RAMP/ RAILING</b>			
Stair/Ramp	2	Wood. Dryrot around base	
Stair/Ramp Railing	4	Metal railings	

## Covillaud Elementary School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>RESTROOMS</b>			
Restroom Finishes	3	FRP, VCT	
Restroom Fixtures	4		
<b>ROOF</b>			
Roof	1	Standing Seam Metal Roof	
<b>STRUCT</b>			
Exterior Slab/Foundation	3	Wood	
<b>Classrooms A106-A113</b>			
<b>DOORS</b>			
Interior Door	2	Wood	Door at A109 does not shut/latch
<b>ENVELOPE</b>			
Exterior Doors	2	Wood	
Exterior Walls	3	Spandrel glass within aluminum frame	
Exterior Windows	2	Alum.	
<b>FURNISHING/ CASEWORK</b>			
Fixed Furnishings	1	Metal clad casework	



## Covillaud Elementary School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>INTERIOR FINISHES</b>			
Ceiling	2	Glue-on Tile	
Floor	4	Carpet	
Walls	2	Wood Paneling	
<b>RESTROOMS</b>			
Restroom Finishes	2	Tile/GWB	Restrooms and classroom walls are old and outdated
Restroom Fixtures	3		
Restroom Partitions	3		
<b>ROOF</b>			
Roof	2	2 Ply Mod Bit Cap Sheet with Coating	
<b>Classrooms B103-B108</b>			
<b>DOORS</b>			
Interior Door	4	Metal. Crash bar.	
<b>ENVELOPE</b>			
Exterior Doors	2	Wood	Exterior classroom doors have non-compliant Knob hardware
Exterior Walls	3	Cement Plaster, Wood siding	
Exterior Windows	2	Wood	Windows are worn; need repainting; single pane

## Covillaud Elementary School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>FURNISHING/ CASEWORK</b>			
Fixed Furnishings	3	Plam casework.	Casework is chipped and outdated
<b>INTERIOR FINISHES</b>			
Ceiling	1	GWB	Classroom ceilings are sagging and have lots of cracking
Floor	2	Carpet, Sheet vinyl	
Walls	2	GWB (no finish), Wood paneling	
<b>RESTROOMS</b>			
Restroom Finishes	4	Epoxy paint floor, Tile walls	
Restroom Fixtures	4		
<b>ROOF</b>			
Roof	3	Composition Shingles	
<b>Classrooms P101-P113</b>			
<b>DOORS</b>			
Interior Door	2		
<b>ELECT</b>			
Lights	4	The receptacle condition is fine, but they need more of them.	

## Covillaud Elementary School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
Receptacles	2		
<b>ENVELOPE</b>			
Exterior Doors	3	Metal. Need repainting	
Exterior Walls	3	Wood Siding. Some dryrot	
Exterior Windows	3	Wood, Hollow metal	
<b>FIRE ALARM</b>			
Fire Alarm	1		
<b>FURNISHING/ CASEWORK</b>			
Fixed Furnishings	3	Casework	
<b>INTERIOR FINISHES</b>			
Ceiling	4	T-bar	
Floor	2	Carpet	Classroom P106: floor squeaks
Walls	3	Tack. Some rips	
<b>MECH</b>			
Wall mounted heat pump units	3	(12) Bard W48HA	
<b>RAMP/ RAILING</b>			
Stair/Ramp	2		
Stair/Ramp Railing	2	Railing has chipped paint and rusting	



## Covillaud Elementary School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>ROOF</b>			
Roof	1	Standing Seam Metal Roof, Singl Ply (2)	
<b>STRUCT</b>			
Slab/Foundation	3	Wood. Damage and dryrot	
<b>Entire Campus</b>			
<b>CONTROLS</b>			
Centralized Controls Connected to WiFi	3	Pelican Wireless with by-pass timer	
<b>MECH</b>			
General Exhaust Fans for Toilet Areas	2	Roof mounted exhaust fans, dome down-blast type	
Partial exposed on roof. Routed behind finished ceiling.	2	Sheet metal with ceiling/sidewall registers and grilles	
<b>PLUMB</b>			
Domestic water piping	3	Copper piping within building	
Localized electric tank type water heater	2	Localized point of use 5 to 20 gallon capacity. Estimated (3) units	

## Covillaud Elementary School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
Sanitary Waste/Vent piping	3	Cast iron below grade and above slab	
Water closets/urinals/lavatories	3	Porcelain flush valve, floor mounted water closets, floor urinals and wall hung lavatories	
<b>Front Admin., Staff</b>			
<b>DOORS</b>			
Interior Door	3	Wood	
<b>ELECT</b>			
Lights	4		
Receptacles	4		
<b>ENVELOPE</b>			
Exterior Doors	2	Wood	
Exterior Walls	3	Cement Plaster	
Exterior Windows	2	Hollow metal	
<b>FIRE ALARM</b>			
Fire Alarm	1	Existing Simplex fire alarm system. Replace with Silent Knight voice evac system.	

## Covillaud Elementary School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>FURNISHING/ CASEWORK</b>			
Fixed Furnishings	2	Plam casework	
<b>INTERIOR FINISHES</b>			
Ceiling	3	Glue-on tile	
Floor	4	Carpet	
Walls	3	GWB	Front entry/office and restroom is very small.
<b>MECH</b>			
Packaged roof mounted gas-electric units	1	(6) Carrier 48KHA136	
Packaged roof mounted gas-electric units	3	(2) Carrier 48TCLA04	
<b>RESTROOMS</b>			
Restroom Finishes	3	GWB, Tile	
Restroom Fixtures	3		
<b>ROOF</b>			
Roof	2	2 Ply Mod Bit Cap Sheet with Coating	
<b>Reading Center, Offices</b>			
<b>DOORS</b>			
Interior Door	4	Wood	



## Covillaud Elementary School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>ELECT</b>			
Lights	4		
Receptacles	2		
<b>FIRE ALARM</b>			
Fire Alarm	1		
<b>INTERIOR FINISHES</b>			
Ceiling	4	GWB	
Floor	4	Carpet	
Walls	4	Vinyl, Tack panels	
<b>ROOF</b>			
Roof	2	2 Ply Mod Bit Cap Sheet with Coating	
<b>Site</b>			
<b>ELECT</b>			
Lights	3		
Side parking lot	1	Add two parking luminaires in the parking lot.	
<b>ELECT. DISTRIBUTION</b>			
Panelboards	3		

## Covillaud Elementary School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
Switchboard	3		
<b>SITE</b>			
Accessible parking	3		
Building signage	1	None	
Drop-off	1	None	
Fences/gates	4		
Flagpole	4		
Irrigation system	4		
Main Entry	4		
Marquee sign	4		
Parking lots	2	Very small lot. Lots of paving cracks	
Path of Travel	2	Long distance to school. Door thresholds	
Planters	4		
Planting	4		
Play fields	4		
Ramps	3		
Roadways	3		
Room Signage	3	Some in wrong location	
Signage	4		
Site Furnishings	3	Some benches are damaged	

Covillaud Elementary School

Facility Condition Assessment

Item	Rating	Material / Description	Notes
Walkways	4		



## Covillaud Elementary School

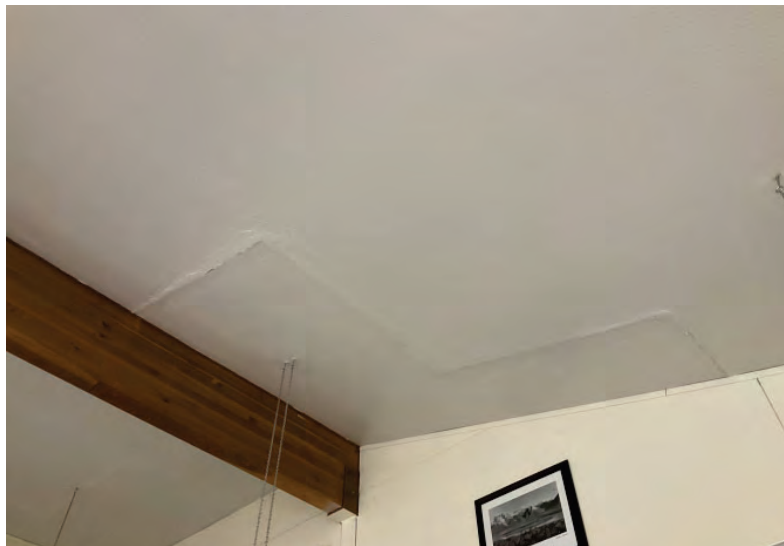
### Site Photos





## Covillaud Elementary School

### Site Photos



# Dobbins Elementary School

14200 Old Dobbins Road | Dobbins, CA 95935 | (530) 692-1665



## General Information

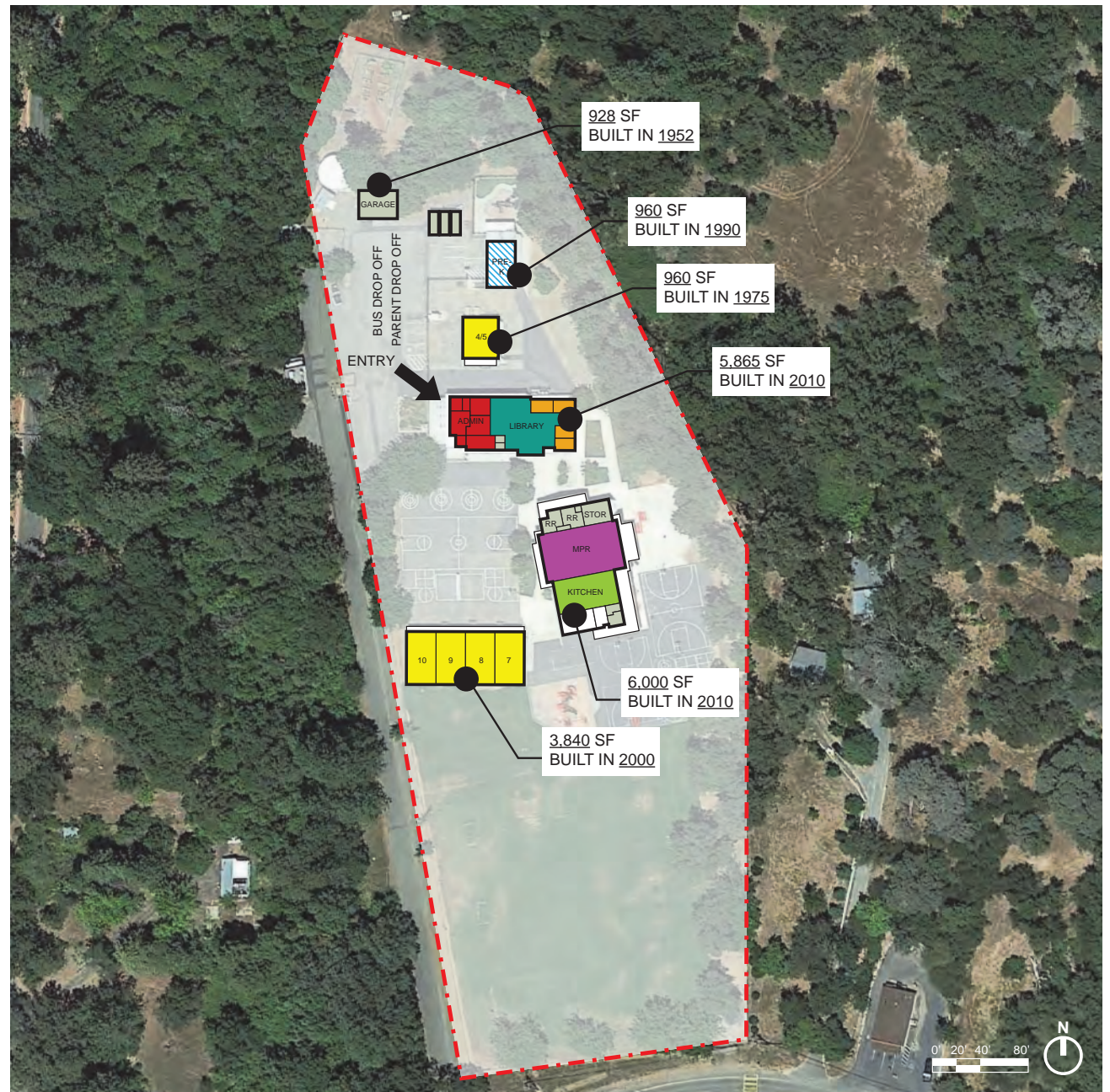
Site Narrative	<p>Dobbins Elementary School has two newly constructed buildings (2010) that provide the communal/gathering spaces (administration, library, multi-purpose room, kitchen); four portable classrooms built in 2000; a pre-school classroom building constructed in 1990; and a 1975 classroom building. The two 2010 buildings are in very good condition with only a few things to note: 1) damaged ceiling tiles; 2) water stains in the admin area, evidence of a water leak above the ceiling that should be investigated to find the source; and 3) the glue-lam beam in the MP room has several cracks/splits, where a more thorough structural evaluation should take place.</p> <p>The exterior and interior finishes at the portable classrooms are in overall good to fair shape. The exterior metal ramps and railings are rusting and in need of attention. The preschool building and the older classroom building both have dryrot at the exterior wood siding, and the roofs will need to be repaired/replaced within the next several years. The other finishes appear to be well maintained.</p> <p>The site is in good condition. A few minor items to note: the accessible parking stall is not neat the front entrance; there is no drop-off zone; there is some rusting and chipped paint at the steel trellis. The storage garage at the north end of the site is old and deteriorating, and removal is recommended.</p>
Year Built	1950
Property Type	Grade Span K - 6
Total Square Feet	20,481 square feet





## Dobbins Elementary School

### Existing Site Map



## Dobbins Elementary School

### Facility Condition Index Summary



#### Marysville Joint Unified School District

##### Facility Condition

Site, Building, System Summary

	STRUCTURE	ROOFS	BLDG. ENVELOPE	DOORS	INTERIORS	FURNISHINGS / CASEWORK	MECH	CONTROLS	ELECT. DISTRIBUTION	ELECT.	PLUMB	RESTROOMS	FIRE ALARM	FLS	SITE	RAMPS / RAILINGS	STAIRS	TOTAL AVG.
<b>Dobbins Elementary School</b>																		<b>3.56</b>
Admin., Offices		4.00	4.00	4.00	3.67	4.00	3.00			4.00		4.00	4.00					3.89
Classroom 5	4.00	1.00	2.67		3.00		3.00									4.00		3.00
Classrooms 7-10	3.00	3.00	3.33		3.33		3.00									2.00		3.00
Entire Campus							4.00	3.00	4.00		3.67							3.71
Kitchen		4.00	4.00	4.00	4.00		4.00		1.00	4.00	3.50	4.00	4.00					3.78
Library		4.00	4.00	3.00	4.00	4.00				4.00		4.00	4.00					3.93
Multi-Purpose Room	4.00	4.00	4.00	4.00	4.00		3.00			4.00		4.00	4.00					3.93
Preschool	4.00	2.00	3.00		4.00	3.00	3.00									4.00		3.42
Site										2.50					3.27			3.21

## Dobbins Elementary School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>Dobbins Elementary School</b>			
<b>Admin., Offices</b>			
<b>DOORS</b>			
Interior Door	4	HM	
<b>ELECT</b>			
Lights	4		
Lights	4		
Receptacles	4		
Receptacles	4		
<b>ENVELOPE</b>			
Exterior Doors	4	FRP	
Exterior Walls	4	Cement Plaster	
Exterior Windows	4	HM	
<b>FIRE ALARM</b>			
Fire Alarm	4		
Fire Alarm	4		
<b>FURNISHING/ CASEWORK</b>			
Fixed Furnishings	4		



## Dobbins Elementary School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>INTERIOR FINISHES</b>			
Ceiling	3	T-bar	A couple damaged tiles and water stains in ceiling
Floor	4	Carpet	
Walls	4	Painted GWB, VWC	
<b>MECH</b>			
Split system VRF system with grade mounted heat pump and indoor cassettes and ducted units.	3	(1) Mitsubishi outdoor unit PURY-P168TGMU-A (2009)	
<b>RESTROOMS</b>			
Restroom Finishes	4	Ceramic Tile	
Restroom Fixtures	4		
<b>ROOF</b>			
Roof	4	Single Ply	
<b>Classroom 5</b>			
<b>ENVELOPE</b>			
Exterior Doors	4	HM	
Exterior Walls	1	Wood siding	
Exterior Windows	3	HM	
<b>INTERIOR FINISHES</b>			
Ceiling	3	T-bar	

## Dobbins Elementary School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
Floor	3	Carpet	
Walls	3	Tack	
<b>MECH</b>			
Wall mounted heat pump units	3	(1) Bard W42HA (2008)	
<b>RAMP/ RAILING</b>			
Stair/Ramp	4	Concrete	
Stair/Ramp Railing	4	Metal	
<b>ROOF</b>			
Roof	1	2 Ply Mod Bit	
<b>STRUCT</b>			
Exterior Slab/Foundation	4	Wood	
<b>Classrooms 7-10</b>			
<b>ENVELOPE</b>			
Exterior Doors	3	HM. Needs paint	
Exterior Walls	3	Wood siding. Needs paint	
Exterior Windows	4	HM	
<b>INTERIOR FINISHES</b>			
Ceiling	3	T-bar. Sagging seam	

## Dobbins Elementary School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
Floor	3	Carpet	2 classrooms have older carpet.
Walls	4	Tack	
<b>MECH</b>			
Wall mounted heat pump units	3	(4) Bard WH43 (2007)	
<b>RAMP/ RAILING</b>			
Stair/Ramp	2	Metal. Rusting	
Stair/Ramp Railing	2	Metal	
<b>ROOF</b>			
Roof	3	Standing Seam Metal Roof	
<b>STRUCT</b>			
Exterior Slab/Foundation	3	Wood	
<b>Entire Campus</b>			
<b>CONTROLS</b>			
Centralized Controls Connected to WiFi system for remote access.	3	Pelican Wireless with by-pass timer. Typical for individual HVAC units.	
<b>ELECT. DISTRIBUTION</b>			
Switchboard	4		



## Dobbins Elementary School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>MECH</b>			
General Exhaust Fans for Toilet Areas	4	Roof mounted exhaust fans, dome down-blast type. Not all fans were operational at time of site visit.	
Partial exposed sheet metal on roof, primarily routed behind finished surfaces.	4	Sheet metal with ceiling/sidewall registers and grilles, or concentric supply diffusers and return air dropped plenums into room. Original to building	
<b>PLUMB</b>			
Localized electric tank type water heater	3	Localized point of use 5 to 50 gallon capacity.	
Sanitary Waste/Vent piping	4	Cast iron below grade and above slab	
Water closet, urinals, lavatories, sinks	4	Porcelain flush valve, floor mounted water closets, floor urinals and wall hung lavatories	
<b>Kitchen</b>			
<b>DOORS</b>			
Interior Door	4	HM	
<b>ELECT</b>			
Lights	4		

## Dobbins Elementary School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
Receptacles	4		
<b>ELECT. DISTRIBUTION</b>			
Distribution	1	Panelboard is full. Provide a second panel and subfeed from the existing.	
<b>ENVELOPE</b>			
Exterior Doors	4	FRP	
Exterior Walls	4	Cement Plaster	
Exterior Windows	4	HM	
<b>FIRE ALARM</b>			
Fire Alarm	4		
<b>INTERIOR FINISHES</b>			
Ceiling	4	GWB	
Floor	4	Sheet vinyl	
Walls	4	FRP	
<b>MECH</b>			
Kitchen Hood Exhaust Serving Type 1 hood	4	Roof mounted exhaust fan	
Type 1 Kitchen Hood	4	Kitchen hood rated for Type 1 duty with fire suppression system.	

## Dobbins Elementary School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>PLUMB</b>			
Gas-fired water heater	3	130 gallon propane gas-fired water heater for kitchen fixtures.	
Single fire sprinkler riser	4	A single 4" fire sprinkler riser serves this building.	
<b>RESTROOMS</b>			
Restroom Finishes	4	Ceramic tile	
Restroom Fixtures	4		
<b>ROOF</b>			
Roof	4	Single Ply	
<b>Library</b>			
<b>DOORS</b>			
Interior Door	3	Wood	
<b>ELECT</b>			
Lights	4		
Receptacles	4		
<b>ENVELOPE</b>			
Exterior Doors	4	FRP	
Exterior Walls	4	Cement Plaster	



## Dobbins Elementary School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
Exterior Windows	4	HM	
<b>FIRE ALARM</b>			
Fire Alarm	4		
<b>FURNISHING/ CASEWORK</b>			
Fixed Furnishings	4	Plam casework	
<b>INTERIOR FINISHES</b>			
Ceiling	4	Glue-on Tile	
Floor	4	Carpet, VCT	
Walls	4	Painted GWB, VWC	
<b>RESTROOMS</b>			
Restroom Finishes	4	Ceramic Tile	
Restroom Fixtures	4		
Restroom Partitions	4	Composite	
<b>ROOF</b>			
Roof	4	Single Ply	
<b>Multi-Purpose Room</b>			
<b>DOORS</b>			
Interior Door	4	Wood	

## Dobbins Elementary School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>ELECT</b>			
Lights	4		
Receptacles	4		
<b>ENVELOPE</b>			
Exterior Doors	4	FRP	Telecom room door (exterior) is swelled shut
Exterior Walls	4	Cement Plaster	
Exterior Windows	4	HM	
<b>FIRE ALARM</b>			
Fire Alarm	4		
<b>INTERIOR FINISHES</b>			
Floor	4	Tile	
Walls	4	Painted GWB, laminate	
<b>MECH</b>			
Packaged roof mounted gas-electric units, make-up air unit.	3	(3) Carrier propane gas fired 48PGDM09 (2009)	
<b>RESTROOMS</b>			
Restroom Finishes	4	Ceramic tile	
Restroom Fixtures	4		
Restroom Partitions	4	Composite	

## Dobbins Elementary School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>ROOF</b>			
Roof	4	Standing Seam Metal Roof	
<b>STRUCT</b>			
Ceiling	4	Glue-on tile	Glu-lam beams at ceiling have several cracks/splits. Structural engineer should review
<b>Preschool</b>			
<b>ENVELOPE</b>			
Exterior Doors	4	HM	
Exterior Walls	1	Wood siding	
Exterior Windows	4	HM	
<b>FURNISHING/ CASEWORK</b>			
Fixed Furnishings	3	Plam casework	
<b>INTERIOR FINISHES</b>			
Ceiling	4	T-bar	
Floor	4	Tile, Carpet	
Walls	4	Tack	
<b>MECH</b>			
Wall mounted heat pump units	3	(1) Bard W42HA (2008)	



## Dobbins Elementary School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>RAMP/ RAILING</b>			
Stair/Ramp	4	Wood	
Stair/Ramp Railing	4		
<b>ROOF</b>			
Roof	2	Standing Seam Metal Roof	
<b>STRUCT</b>			
Exterior Slab/Foundation	4	Wood	
<b>Site</b>			
<b>ELECT</b>			
Bulding Exgterior Lighting	4		
Parking lights	1	There is no parking lighting	
<b>SITE</b>			
Accessible parking	3	On spot, not close to main entrance	
Building signage	3	On new buildings only	
Drop-off	1	None	
Fences/gates	3	Chain link. Some rust	
Flagpole	4		

## Dobbins Elementary School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
Garage	1	Siding decay. Should be torn down.	
Irrigation system	4		
Main Entry	4		
Marquee sign	2	Metal sign, hard to see	
Misc. Structures	3	Trellis. Rust and chipped paint	
Parking lots	4		
Path of Travel	3		
Planters	4		
Planting	4		
Play fields	4	Soccer goals are older	
Ramps	4		
Roadways	4		
Room Signage	4		
Signage	4		
Site Furnishings	4		
Storage Shed	1	Unsealed penetrations at fascia	
Walkways	4		

## Dobbins Elementary School

### Site Photos





# Edgewater Elementary School

5715 Oakwood Drive | Marysville, CA 95901 | (530) 741-0866



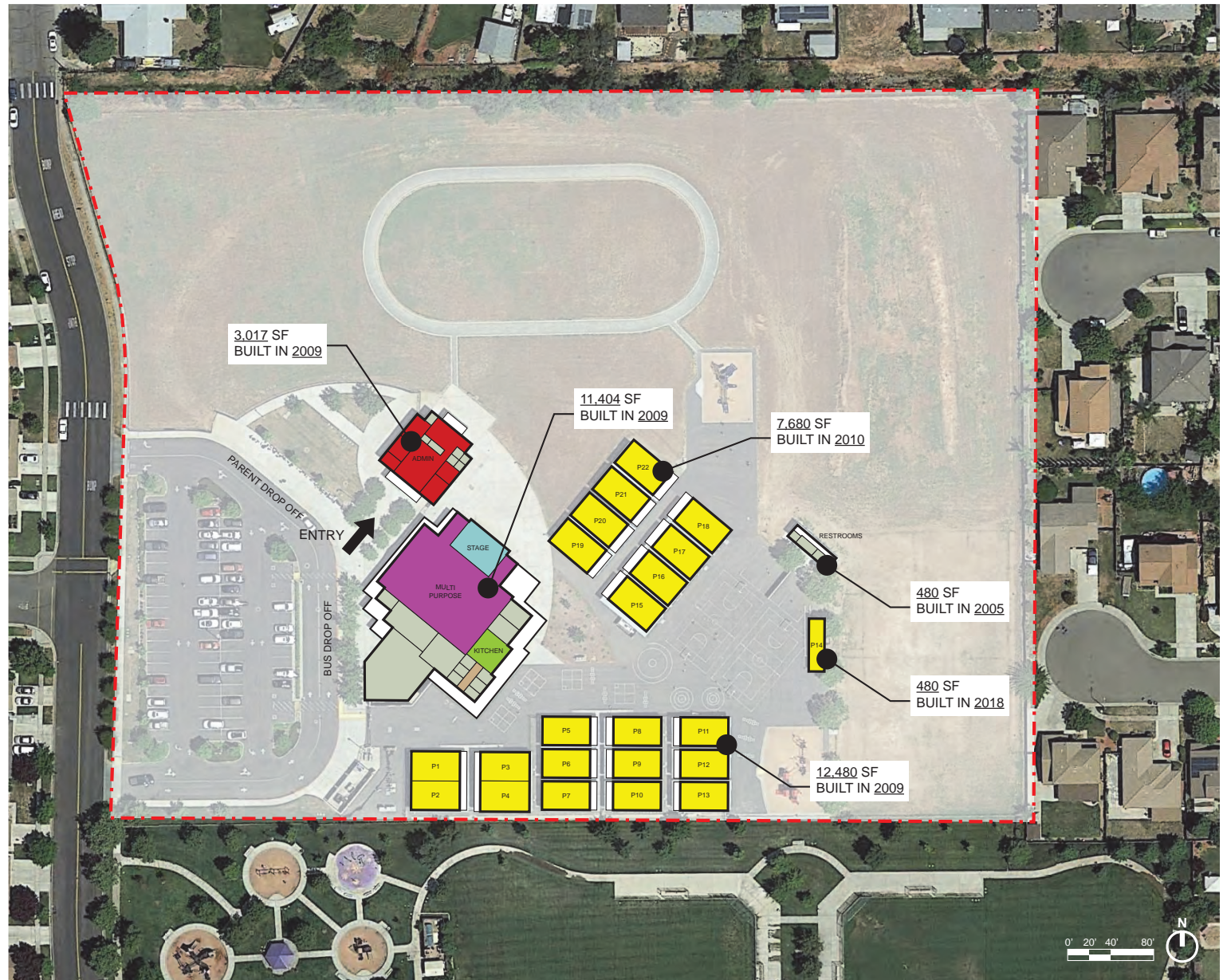
## General Information

Site Narrative	<p>Edgewater Elementary School is a recently constructed campus in 2009, and consists of an administration building, a multipurpose building (including MP room, stage, kitchen, restrooms), and 22 classroom portables. Interior and exterior finishes across the campus are in overall good shape and well maintained. Three deficiency items of note at the classrooms are exterior dryrot repair, roof repair/replacement, and half the classrooms are due for new carpet because of heavy use/wear.</p> <p>The site appears to be in great shape, with no signage, parking, or path of travel deficiencies to note.</p>
Year Built	2009
Property Type	Grade Span K - 6
Total Square Feet	41,549 square feet



## Edgewater Elementary School

### Existing Site Map



# Edgewater Elementary School

## Facility Condition Index Summary



**Marysville Joint Unified School District**  
Facility Condition  
Site, Building, System Summary

	STRUCTURE	ROOFS	BLDG. ENVELOPE	DOORS	INTERIORS	FURNISHINGS / CASEWORK	MECH	CONTROLS	ELECT. DISTRIBUTION	ELECT.	PLUMB	RESTROOMS	FIRE ALARM	FLS	SITE	RAMPS / RAILINGS	STAIRS	TOTAL AVG.
<b>Edgewater Elementary School</b>																		<b>3.87</b>
Admin bldg.	4.00	4.00	4.00	4.00	4.00	4.00	3.00			4.00		4.00	4.00					3.95
Classrooms P1-P22	4.00	2.00	3.33		3.33	4.00				4.00		4.00	4.00			4.00		3.63
Entire Campus							3.67	3.00	4.00		3.67							3.63
HVAC EQUIPMENT							4.00											4.00
Multi-purpose bldg.	4.00	4.00	4.00	4.00	4.00	4.00	3.67			4.00	3.50	4.00	4.00					3.92
Site										4.00					4.00			4.00



## Edgewater Elementary School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>Edgewater Elementary School</b>			
<b>Admin bldg.</b>			
<b>DOORS</b>			
Interior Door	4		
<b>ELECT</b>			
Lights	4		
Lights	4		
Receptacles	4		
Receptacles	4		
<b>ENVELOPE</b>			
Exterior Doors	4	metal	
Exterior Walls	4	Brick/Cement Plaster	
Exterior Windows	4	Alum	
<b>FIRE ALARM</b>			
Fire Alarm	4		
Fire Alarm	4		
<b>FURNISHING/ CASEWORK</b>			
Fixed Furnishings	4	Casework	

## Edgewater Elementary School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>INTERIOR FINISHES</b>			
Ceiling	4	T-bar	
Floor	4	Carpet	
Walls	4	Tack	
<b>MECH</b>			
Packaged roof mounted gas-electric unit.	3	(2) Trane YHC072. Nominal 6 ton cooling capacity. (Est. 2009)	
<b>RESTROOMS</b>			
Restroom Finishes	4		
Restroom Fixtures	4		
Restroom Partitions	4		
<b>ROOF</b>			
Roof	4	Standing Seam Metal Roof, Single-ply	Single ply roof (small area) is in poor condition.
<b>STRUCT</b>			
Exterior Slab/Foundation	4		
<b>Classrooms P1-P22</b>			
<b>ELECT</b>			
Lights	4		

## Edgewater Elementary School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
Receptacles	4		
<b>ENVELOPE</b>			
Exterior Doors	4	metal	
Exterior Walls	2	Wood siding	
Exterior Windows	4		
<b>FIRE ALARM</b>			
Fire Alarm	4		
<b>FURNISHING/ CASEWORK</b>			
Fixed Furnishings	4	P-lam casework	
<b>INTERIOR FINISHES</b>			
Ceiling	4	T-bar	
Floor	2	Carpet	About half the portables are due for carpet in 5 years
Walls	4	tack	
<b>RAMP/ RAILING</b>			
Stair/Ramp Construction	4	wood	
Stair/Ramp Railing	4		
<b>RESTROOMS</b>			
Restroom Finishes	4	Tile walls, epoxy floors	
Restroom Fixtures	4		



## Edgewater Elementary School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>ROOF</b>			
Roof	2	Standing Seam Metal Roof	
<b>STRUCT</b>			
Exterior Slab/Foundation	4		
<b>Entire Campus</b>			
<b>CONTROLS</b>			
Centralized Controls Connected to WiFi system for remote access.	3	Pelican Wireless with by-pass timer. Typical for individual HVAC units.	
<b>ELECT. DISTRIBUTION</b>			
Switchboard	4	Exterior in utility yard	
<b>MECH</b>			
Down discharge configured HVAC units with ductwork routed behind finished surfaces.	4	Sheet metal with ceiling/sidewall registers and grilles. Original to building construction and HVAC packaged unit installation.	
General Exhaust Fans for Toilet Areas	4	Roof mounted exhaust fans, dome down-blast type. Not all fans were operational at time of site visit.	

## Edgewater Elementary School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
Wall mounted heat pump units.	3	(21) Bard W43H1. Nominal 3.5 ton cooling capacity. (2010)	
<b>PLUMB</b>			
Localized electric tank type water heater	3	Localized point of use 5 to 30 gallon capacity.	
Sanitary Waste/Vent piping	4	Cast iron below grade and above slab.	
Water closet, urinals, lavatories, sinks	4	Porcelain flush valve, floor mounted water closets, floor urinals and wall hung lavatories	
<b>HVAC EQUIPMENT</b>			
<b>MECH</b>			
Packaged roof mounted gas-electric unit.	4	(4) Trane YSC036. Nominal 3 ton cooling capacity. (2019)	
<b>Multi-purpose bldg.</b>			
<b>DOORS</b>			
Interior Door	4		
<b>ELECT</b>			
Lights	4		
Lights	4		
Receptacles	4		

## Edgewater Elementary School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
Receptacles	4		
<b>ENVELOPE</b>			
Exterior Doors	4	metal	
Exterior Walls	4	Brick/Cement Plaster	
Exterior Windows	4	Alum	
<b>FIRE ALARM</b>			
Fire Alarm	4		
Fire Alarm	4		
<b>FURNISHING/ CASEWORK</b>			
Fixed Furnishings	4		
<b>INTERIOR FINISHES</b>			
Ceiling	4		
Floor	4		
Walls	4		
<b>MECH</b>			
Kitchen Hood Exhaust Serving Type 1 hood	4	Roof mounted up-blast exhaust fan.	
Packaged roof mounted gas-electric unit.	3	(2) Trane YCD189 Nominal 15 ton cooling capacity. (2009	



## Edgewater Elementary School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
Type 1 Kitchen Hood	4	Kitchen hood rated for Type 1 duty with fire suppression system.	
<b>PLUMB</b>			
Gas-fired water heater	3	100 gallon gas-fired water heater for kitchen fixtures. (2009)	
Single fire sprinkler riser	4	A single 4" fire sprinkler riser serves this building.	
<b>RESTROOMS</b>			
Kitchen	4		
Restroom Finishes	4		
Restroom Fixtures	4		
Restroom Partitions	4		
<b>ROOF</b>			
Roof	4	Standing Seam Metal Roof, Single-ply	Single ply roof (2 small areas) is in fair condition.
<b>STRUCT</b>			
Exterior Slab/Foundation	4		
<b>Site</b>			
<b>ELECT</b>			
Arcade and wallpacks	4		

## Edgewater Elementary School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
Parking lights	4		
<b>SITE</b>			
Accessible parking	4		
Building signage	4		
Drop-off	4		
Fences/gates	4		
Flagpole	4		
Irrigation system	4		
Main Entry	4		
Marquee sign	4		
Misc. Structures	4		
Parking lots	4		
Path of Travel	4		
Planters	4		
Planting	4		
Play fields	4		
Ramps	4		
Roadways	4		
Room Signage	4		
Signage	4		
Site Furnishings	4		

Edgewater Elementary School

Facility Condition Assessment

Item	Rating	Material / Description	Notes
Walkways	4		



## Edgewater Elementary School

### Site Photos



## Edgewater Elementary School

### Site Photos





# Ella Elementary School

4850 Olivehurst Avenue | Olivehurst, CA | (530) 741-6124



## General Information

### Site Narrative

Ella Elementary School consists of multiple original buildings and classroom wings built from 1939 to 1960, additional classroom portables installed in 1998 and 2007, and a new two-story classroom building built in 2014. The old campus buildings are showing their age, however, they have been well maintained with frequent maintenance. The original windows are outdated and single-glazed, the roofs are weathered and should be replaced soon, and the exterior wall finish modernized. The classroom portables also need window updating; several windows have missing/broken screens and broken glazing seals. Carpet in several rooms are worn and damaged. The new building has no noted deficiencies.

The site is well organized and maintained, with only some rusted and uneven benches to note. Driveways and parking areas appear to be adequate and code compliant.

Year Built	1939
Property Type	Grade Span K - 6
Total Square Feet	60,872 square feet





Ella Elementary School

Existing Site Map



## Ella Elementary School

### Facility Condition Index Summary



**Marysville Joint Unified School District**  
Facility Condition  
Site, Building, System Summary

	STRUCTURE	ROOFS	BLDG. ENVELOPE	DOORS	INTERIORS	FURNISHINGS / CASEWORK	MECH	CONTROLS	ELECT. DISTRIBUTION	ELECT.	PLUMB	RESTROOMS	FIRE ALARM	FLS	SITE	RAMPS / RAILINGS	STAIRS	TOTAL AVG.
<b>Ella Elementary School</b>																		<b>3.29</b>
Bathrooms										2.00			4.00					2.67
Cafeteria-Food Services		1.00	3.00	3.00	3.33		3.75			2.50	2.00	3.50	4.00					3.10
Classrooms B101-B104		2.00	2.67		3.00	4.00	4.00									3.00		3.09
Classrooms C101-C207		4.00	4.00	4.00	4.00	4.00	4.00				4.00	4.00					4.00	4.00
Classrooms E101-E106		2.00	2.67	3.00	3.33	3.00	2.00					3.50						2.92
Classrooms F101-F105		2.00	3.00		3.33	3.00	4.00											3.11
Classrooms P101-P109	4.00	2.50	3.00		3.00	4.00	4.00			3.00		3.00	4.00			3.50		3.29
Entire Campus							3.00	3.00	4.00		3.25							3.29
EXHAUST FANS							3.00											3.00
HVAC EQUIPMENT							2.00											2.00
Library Building	4.00	3.00	3.00		3.67	4.00	2.50											3.27
Offices		1.00	3.00	4.00	3.67	3.00	2.00			3.00			3.00					2.93
Site										4.00					3.78			3.80
Teacher's lab Building		3.00	3.33	3.00	3.33	3.00	3.00					3.67						3.31

## Ella Elementary School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>Ella Elementary School</b>			
<b>Bathrooms</b>			
<b>ELECT</b>			
Lights	1	Lights are poor.	
Receptacles	3		
<b>FIRE ALARM</b>			
Fire Alarm	4		
<b>Cafeteria-Food Services</b>			
<b>DOORS</b>			
Interior Door	3	HM. Damage at one frame	
<b>ELECT</b>			
Lights	2		
Lights	3		
Receptacles	2		
Receptacles	3		
<b>ENVELOPE</b>			
Exterior Doors	3	HM	
Exterior Walls	3	Cement Plaster	
Exterior Windows	3	HM/Kallwall. Single pane	



## Ella Elementary School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>FIRE ALARM</b>			
Fire Alarm	4		
Fire Alarm	4	Type 1 hood supervised by FA system	
<b>INTERIOR FINISHES</b>			
Ceiling	4	GWB	
Floor	3	Concrete Kitchen, Wood Stage, LVT café	
Walls	3	GWB	
<b>MECH</b>			
Packaged grade mounted gas-electric unit. Evaporative roof mounted cooling unit.	4	(1) Carrier 48TCDD25. Nominal 20 ton cooling capacity. (2017)	
Packaged roof mounted gas-electric unit.	4	(1) Carrier 48TCLA04. Nominal 3 ton cooling capacity. (Est. 2014)	
Partial exposed sheet metal on roof, and exterior building face. Routed behind finished surfaces.	3	Sheet metal with ceiling/sidewall registers and grilles. Original to building construction. Concentric diffusers in classrooms.	
Type 1 Kitchen Hood	4	Kitchen hood rated for Type 1 duty with fire suppression system.	

## Ella Elementary School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>PLUMB</b>			
Gas-fired water heater	2	75 gallon gas-fired water heater for kitchen fixtures. (1995).	
<b>RESTROOMS</b>			
Restroom Finishes	3	GWB	
Restroom Fixtures	4	Epoxy	Restrooms are non-compliant
<b>ROOF</b>			
Roof	1	3 Tab Composition Shingle	
<b>Classrooms B101-B104</b>			
<b>ENVELOPE</b>			
Exterior Doors	3	HM	
Exterior Walls	3	Cement Plaster	
Exterior Windows	2	HM/Kallwall	
<b>FURNISHING/ CASEWORK</b>			
Fixed Furnishings	4	P-lam Casework. Minor scratches	
<b>INTERIOR FINISHES</b>			
Ceiling	3	GWB. Minor scratches, small holes	

## Ella Elementary School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
Floor	3	Carpet. New in most rooms	
Walls	3	GWB	
<b>MECH</b>			
Sheet metal ductwork routed behind finished surfaces.	4	Sheet metal with ceiling/sidewall registers and grilles and flexible ductwork to air terminals. Original to building construction.	
Wall mounted heat pump units.	4	(13) Bard W42HC. Nominal 3.5 ton cooling capacity. (2021).	
<b>RAMP/ RAILING</b>			
Stair/Ramp	3	Concrete	
<b>ROOF</b>			
Roof	2	Composition Shingle	
<b>Classrooms C101-C207</b>			
<b>DOORS</b>			
Interior Door	4	HM	
<b>ENVELOPE</b>			
Exterior Doors	4	Alum.	
Exterior Walls	4	Cement Plaster	



## Ella Elementary School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
Exterior Windows	4	Alum.	
<b>FURNISHING/ CASEWORK</b>			
Fixed Furnishings	4	P-lam casework	
<b>INTERIOR FINISHES</b>			
Ceiling	4	T-bar	
Floor	4	Carpet, Sheet flooring at hallways, sinks	
Walls	4	Tack, GWB at hallways	
<b>MECH</b>			
Packaged roof mounted natural gas-electric units.	4	(14) Aeon RN007. Nominal 4 ton cooling capacity. (2014)	
Sheet metal ductwork routed behind finished surfaces.	4	Sheet metal with ceiling/sidewall registers and grilles and flexible ductwork to air terminals. Original to building construction.	
<b>PLUMB</b>			
Sanitary Waste/Vent piping	4	Cast iron below grade and above slab.	
<b>RESTROOMS</b>			
Restroom Finishes	4	Tile	

## Ella Elementary School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
Restroom Fixtures	4		
Restroom Partitions	4	P-lam	
<b>ROOF</b>			
Roof	4	Single Ply, Standing Seam Metal Roof	
<b>STAIRS</b>			
Stairs	4	Concrete	
<b>Classrooms E101-E106</b>			
<b>DOORS</b>			
Interior Door	3	Wood	
<b>ENVELOPE</b>			
Exterior Doors	3	Wood	
Exterior Walls	3	Cement Plaster	
Exterior Windows	2	HM. Old, single pane	
<b>FURNISHING/ CASEWORK</b>			
Fixed Furnishings	3	P-lam casework	
<b>INTERIOR FINISHES</b>			
Ceiling	3	Glue-on tile	
Floor	4	Tile, Sheet flooring	

## Ella Elementary School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
Walls	3	GWB	
<b>MECH</b>			
Packaged roof mounted natural gas-electric units.	2	(6) Carrier 48HJD006. Nominal 5 ton cooling capacity. (2006)	
<b>RESTROOMS</b>			
Restroom Finishes	3	Tile, GWB	
Restroom Fixtures	4		
<b>ROOF</b>			
Roof	2	2 Ply Mod Bit Cap Sheet	
<b>Classrooms F101-F105</b>			
<b>ENVELOPE</b>			
Exterior Doors	4	HM. Old, single pane	
Exterior Walls	3	Cement Plaster	
Exterior Windows	2	HM. Old, single pane	
<b>FURNISHING/ CASEWORK</b>			
Fixed Furnishings	3	P-lam casework. Some chipped areas	
<b>INTERIOR FINISHES</b>			
Ceiling	4	Glue-on tile	



## Ella Elementary School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
Floor	3	VCT. Some chipped areas	
Walls	3	GWB	
<b>MECH</b>			
Packaged roof mounted natural gas-electric units.	4	(3) Carrier 48HCLA006. Nominal 5 ton cooling capacity. (2018)	
<b>ROOF</b>			
Roof	2	2 Ply Mod Bit Cap Sheet	
<b>Classrooms P101-P109</b>			
<b>ELECT</b>			
Lights	3		
Receptacles	3		
<b>ENVELOPE</b>			
Exterior Doors	3	HM	Multiple window screens are damaged or missing
Exterior Walls	3	Wood Siding	
Exterior Windows	3	HM	Trapped moisture in P103 window
<b>FIRE ALARM</b>			
Fire Alarm	4		

## Ella Elementary School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>FURNISHING/ CASEWORK</b>			
Fixed Furnishings	4	P-lam casework. Minor scratches	
<b>INTERIOR FINISHES</b>			
Ceiling	3	T-bar	
Floor	3	Carpet. P101-103 is old and damaged	
Walls	3	Tack. Minor tears, stains	
<b>MECH</b>			
Sheet metal ductwork routed behind finished surfaces.	4	Sheet metal with ceiling/sidewall registers and grilles and flexible ductwork to air terminals. Original to building construction.	
Wall mounted heat pump units.	4	(13) Bard W42HC. Nominal 3.5 ton cooling capacity. (2021).	
<b>RAMP/ RAILING</b>			
Stair/Ramp	4	Metal	
Stair/Ramp Railing	3	Metal	
<b>RESTROOMS</b>			
Restroom Finishes	3	Sheet flooring. stained	

## Ella Elementary School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
Restroom Fixtures	4		
Restroom Partitions	2	metal. Boys is rusted	
<b>ROOF</b>			
Roof	2.5	Standing Seam Metal Roof	
<b>STRUCT</b>			
Exterior Slab/Foundation	4	Wood	
<b>Entire Campus</b>			
<b>CONTROLS</b>			
Centralized Controls Connected to WiFi system for remote access.	3	Pelican Wireless with by-pass timer. Typical for individual HVAC units.	
<b>ELECT. DISTRIBUTION</b>			
Switchboard	4	This service appears to be double-metered as if the original meter was never removed.	
<b>MECH</b>			
General Exhaust Fans for Toilet Areas.	3	Roof mounted exhaust fans, dome down-blast type. Not all fans were operational at time of site visit.	



## Ella Elementary School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>PLUMB</b>			
Localized electric tank type water heater	3	Localized point of use 5 to 20 gallon capacity.	
Sanitary Waste/Vent piping	3	Cast iron below grade and above slab.	
Water closet, urinals, lavatories, sinks.	3	Porcelain flush valve, floor mounted water closets, floor urinals and wall hung lavatories.	
Water closet, urinals, lavatories, sinks.	4	Porcelain flush valve, floor mounted water closets, wall hung urinals and lavatories.	
<b>EXHAUST FANS</b>			
<b>MECH</b>			
Kitchen Hood Exhaust Serving Type 1 hood.	3	Roof mounted exhaust fan.	
<b>HVAC EQUIPMENT</b>			
<b>MECH</b>			
Packaged roof mounted natural gas-electric units.	2	(2) Carrier 48HCLA006. Nominal 5 ton cooling capacity. (Est. 2006).	
<b>Library Building</b>			
<b>ENVELOPE</b>			
Exterior Doors	4	HM	

## Ella Elementary School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
Exterior Walls	3	Cement Plaster	
Exterior Windows	2	HM, Single pane, old	
<b>FURNISHING/ CASEWORK</b>			
Fixed Furnishings	4	Laminate casework	
<b>INTERIOR FINISHES</b>			
Ceiling	3	T-bar	
Floor	4	Carpet	
Walls	4	GWB	
<b>MECH</b>			
Packaged roof mounted natural gas-electric units.	2	(2) Payne PY3PNA042, and 48XP036. Nominal 3.5 and 3 ton cooling capacity. (2008 and 2006).	
Partial exposed sheet metal on roof, and exterior building face. Routed behind finished surfaces.	3	Sheet metal with ceiling/sidewall registers and grilles. Original to building construction. Concentric diffusers in classrooms.	
<b>ROOF</b>			
Roof	3	2 Ply Mod Bit Cap Sheet	

## Ella Elementary School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>STRUCT</b>			
Exterior Slab/Foundation	4	Concrete	
<b>Offices</b>			
<b>DOORS</b>			
Interior Door	4	HM	
<b>ELECT</b>			
Lights	3		
Receptacles	3		
<b>ENVELOPE</b>			
Exterior Doors	4	HM	
Exterior Walls	3	Cement Plaster	
Exterior Windows	2	HM - Single pane, old	
<b>FIRE ALARM</b>			
Fire Alarm	3	Silent Knight. Didn't see an annunciator in the office. No detectors yet.	
<b>FURNISHING/ CASEWORK</b>			
Fixed Furnishings	3	P-lam casework	



## Ella Elementary School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>INTERIOR FINISHES</b>			
Ceiling	4	T-bar	
Floor	4	Carpet, LVT, tile	Tile in offices are outdated.
Walls	3	Tack, GWB	
<b>MECH</b>			
Packaged roof mounted natural gas-electric units.	1	(1) Carrier 48LGE004. Nominal 3 ton cooling capacity. (Est. 1993)	
Partial exposed sheet metal on roof, and exterior building face. Routed behind finished surfaces.	3	Sheet metal with ceiling/sidewall registers and grilles. Original to building construction. Concentric diffusers in classrooms.	
<b>ROOF</b>			
Roof	1	3 Tab Composition Shingle	
<b>Site</b>			
<b>ELECT</b>			
Arcade and wallpacks	4	Exterior lighting is quite good here.	
Parking lights	4	Installed with 2014 new classroom wing, good design	

## Ella Elementary School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>SITE</b>			
Accessible parking	3		
Building signage		none	
Drop-off	4		
Fences/gates	4	Chain link	
Flagpole	4		
Irrigation system	4		
Main Entry	4		
Marquee sign	4	Wood	
Parking lots	4		
Path of Travel	4		
Planters	4		
Planting	4		
Play fields	4		
Ramps	4		
Roadways	4	Asphalt	
Room Signage	3	Missing at a couple rooms	
Signage	3		
Site Furnishings	3	Some rust and uneven benches	
Walkways	4		

## Ella Elementary School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>Teacher's lab Building</b>			
<b>DOORS</b>			
Interior Door	3	Wood	
<b>ENVELOPE</b>			
Exterior Doors	4	Wood	
Exterior Walls	3	Cement Plaster	
Exterior Windows	3	HM, Single pane, old	
<b>FURNISHING/ CASEWORK</b>			
Fixed Furnishings	3	Wood Casework. Dated, Scratched	
<b>INTERIOR FINISHES</b>			
Ceiling	4	GWB	
Floor	3	Carpet	
Walls	3		
<b>MECH</b>			
Packaged roof mounted natural gas-electric units.	3	(1) Carrier Nominal 4 ton cooling capacity. (Est. 2014)	
<b>RESTROOMS</b>			
Restroom Finishes	3	Tile	



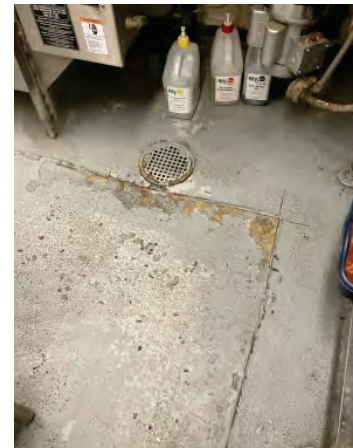
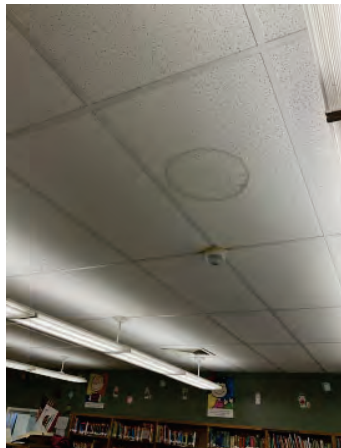
Ella Elementary School

Facility Condition Assessment

Item	Rating	Material / Description	Notes
Restroom Fixtures	4		
Restroom Partitions	4		
ROOF			
Roof	3	Composition Shingle	

## Ella Elementary School

### Site Photos



## Ella Elementary School

### Site Photos





# Foothill Intermediate School

5351 Fruitland Road | Marysville, CA 95901 | (530) 741-6130



General Information	
Site Narrative	<p>Foothill Intermediate School consists of two buildings: one main central building that houses classrooms, a library, a multi-purpose room; and a kitchen, bathrooms, staff offices, and support spaces, and a single classroom portable. The overall structural condition of the main building appears to be good. Given the age of the building, regular upkeep and general maintenance appears to be occurring to keep the building in operating order. Although the interior finishes are in adequate condition, many of the interior classroom partition walls are make-shift and have major deficiencies and code violations. Fire/life Safety and exiting do not meet current building standards. Accessibility throughout the building appears to have numerous non-compliance issues. The fire alarm system needs to be replaced with the Silent Knight District standard. The electrical distribution system (switchboard and back-up power generator) is not automated and should be replaced. A removal of the interior spaces and a complete redesign is needed to bring the building up to code compliance and adequate usability.</p> <p>On the exterior, the building envelope and roof are in need of major repair and/or replacement. Site path of travel, entry ramps and handrails, and accessible parking are all out of compliance and need to be re-done. The play fields and site furnishings appear to be well maintained and in working condition.</p>
Year Built	1975
Property Type	Grade Span 6 - 8
Total Square Feet	27,740 square feet



## Foothill Intermediate School

### Existing Site Map



# Foothill Intermediate School

## Facility Condition Index Summary



**Marysville Joint Unified School District**

## Facility Condition

### Site, Building, System Summary

[illegible]



## Foothill Intermediate School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>Foothill Intermediate School</b>			
<b>Bathrooms</b>			
<b>PLUMB</b>			
Water closet, urinals, lavatories, sinks, wash fountains	2	Porcelain flush valve, floor mounted water closets, floor urinals and wall hung lavatories, wash fountains	
Water closets, lavatories, and sinks	3	Porcelain flush valve, floor mounted water closets, wall hung lavatories,	
<b>RESTROOMS</b>			
Ceiling	2	Tbar	
Fixtures	3		
Floor	3	Tile	
Partitions	4		Awkward lavatory location - open to hallway
walls	3	FRP	
<b>ROOF</b>			
Roof	2	2 Ply Modified Bitumen	
<b>Classroom P1</b>			
<b>ENVELOPE</b>			
Exterior Doors	3	metal	

## Foothill Intermediate School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
Exterior Walls	3	Wood Siding. Dryrot.	Wood fascia has dryrot
Exterior Windows	3		
<b>FURNISHING/ CASEWORK</b>			
Fixed Furnishings	2	wood casework	
<b>INTERIOR FINISHES</b>			
Ceiling	4	tbar	
Floor	4	carpet	
Walls	3	tack	
<b>RAMP/ RAILING</b>			
Stair/Ramp	3		
Stair/Ramp Railing	2	metal railings rusting	Railings are rusting
<b>ROOF</b>			
Roof	3	2 Ply Modified Bitumen	
<b>Classrooms, Library, Lobby/Hallway</b>			
<b>DOORS</b>			
Doors	3		Knob hardware.
Partitions	1		
<b>ELECT</b>			
Lights	4		

## Foothill Intermediate School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
Lights	4		
Receptacles	2		
Receptacles	2		
<b>ENVELOPE</b>			
Exterior Doors	2	Metal	
Exterior Walls	3	Stucco	Most Interior Walls are makeshift partitions. Walls: Select tack peeling, Painted concrete is deteriorating
Exterior Windows	2	Very few	
<b>FIRE ALARM</b>			
Fire Alarm	1		
Fire Alarm	1		
<b>FURNISHING/ CASEWORK</b>			
Fixed Furnishings	3	Plam casework, Lockers	
<b>INTERIOR FINISHES</b>			
Ceiling	1	Tbar	Ceiling: Lots of water stains, grid is sagging, tiles are worn/dirty.
Floor	2	Carpet, Sheet vinyl	
Walls	2	Tack partitions, plywood.	
<b>MECH</b>			
Packaged roof mounted gas-electric units	4	(15) Day and Night units, RHV036, RHS09 (2021)	



## Foothill Intermediate School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
Packaged roof mounted heat pump units	3	(5) Carrier units 50HJQ004, 50TCQAA04 (2006, 2011)	
Partial exposed sheet metal on roof, and routed behind finished surfaces.	3	Sheet metal with ceiling/sidewall registers and grilles into individual rooms. Original to building construction. Combination sheet metal and flexible ductwork	
<b>ROOF</b>			
Roof	2	2 Ply Modified Bitumen	
<b>Entire Campus</b>			
<b>CONTROLS</b>			
Centralized Controls Connected to WiFi system for remote access.	3	Pelican Wireless with by-pass timer. Typical for individual HVAC units.	
<b>ELECT. DISTRIBUTION</b>			
Generator	1		
Switchboard	1		
<b>MECH</b>			
General Exhaust Fans for Toilet Areas	2	Roof mounted exhaust fans, dome down-blast type. Not all fans were operational at time of site visit.	

## Foothill Intermediate School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>PLUMB</b>			
Localized electric tank type water heater	3	Localized point of use 5 to 20 gallon capacity.	
Sanitary Waste/Vent piping	3	Cast iron below grade and above slab	
<b>Kitchen</b>			
<b>DOORS</b>			
Doors	2	Metal	Coiling door is damaged, Knob hardware
<b>ELECT</b>			
Lights	4		
Receptacles	4		
<b>FIRE ALARM</b>			
Fire Alarm	1		
<b>FURNISHING/ CASEWORK</b>			
Fixed Furnishings	4		
Movble Furnishings	3	Coiling door	
<b>INTERIOR FINISHES</b>			
Ceiling	3	Tbar	
Floor	2	Sheet vinyl	
Walls	4	Concrete, FRP	

## Foothill Intermediate School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>MECH</b>			
Evaporative Cooler with electric duct mounted heater	2	(1) Essick evaporative cooler and McGraw Edison electric duct heater	
Kitchen Hood Exhaust Serving Type 1 hood	2	Roof mounted upblast exhaust fan was operational at time of site visit.	
Type 1 Kitchen Hood	3	Kitchen hood rated for Type 1 duty with fire suppression system	
<b>PLUMB</b>			
Electric boiler with storage tank	1	200 gallon electric water heater for kitchen fixtures	
<b>RESTROOMS</b>			
Restroom finishes	3	Tack, Sheet vinyl	
Restroom fixtures	2		Restrooms fixtures non-ADA
<b>ROOF</b>			
Roof	2	2 Ply Modified Bitumen	
<b>Multi-Purpose</b>			
<b>ELECT</b>			
Lights	4		



## Foothill Intermediate School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
Receptacles	4		
<b>FIRE ALARM</b>			
Fire Alarm	1		
<b>FURNISHING/ CASEWORK</b>			
Fixed Furnishings	4	Fold down tables	
<b>INTERIOR FINISHES</b>			
Ceiling	4	Tbar	
Floor	2	VCT	
Walls	4	Painted concrete	
<b>ROOF</b>			
Roof	2	2 Ply Modified Bitumen	
<b>Offices, Staff room</b>			
<b>DOORS</b>			
Doors	4	Wood	Knob hardware
<b>FIRE ALARM</b>			
Fire Alarm	1		
<b>FURNISHING/ CASEWORK</b>			
Fixed Furnishings	3	Wood Casework	

## Foothill Intermediate School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>INTERIOR FINISHES</b>			
Ceiling	1	Tbar	Water stains in ceiling
Floor	4	Carpet	
walls	3	Tack, concrete, VWC	
<b>RESTROOMS</b>			
Restroom finishes	3	Conc. Walls, sheet vinyl	
Restroom fixtures	3		Restrooms fixtures non-ADA
<b>ROOF</b>			
Roof	2	2 Ply Modified Bitumen	
<b>Site</b>			
<b>SITE</b>			
Accessible parking	1	too slopy, no access aisle	
building signage	3	Trees need trimming	
Drop-off	1	non-compliant	
Fences/gates	4		
Flagpole	4		
Gazebo	2	Wood	
Irrigation system	4		
Marquee sign	4		

## Foothill Intermediate School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
Parking lots	3		
Path of Travel	1	non-compliant	
Planters	3		
Planting	3	Tree roots exposed	
Play fields	3		
Ramps	1	needed	
Roadways	3		
room signage	1	none	
Signage	1	none	
Site Furnishings	4	Shad Structure	
Walkways	1	Blacktop upheavals	
<b>Stage Classroom</b>			
<b>DOORS</b>			
Door	3	Wood	
<b>FURNISHING/ CASEWORK</b>			
Fixed Furnishings	2	Casework	
<b>INTERIOR FINISHES</b>			
Ceiling	2	Tbar	
Floor	2	Sheet flooring	
Walls	3	Tack	Closet has wall damage



## Foothill Intermediate School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>ROOF</b>			
Roof	2	2 Ply Modified Bitumen	

## Foothill Intermediate School

### Site Photos



# Johnson Park Elementary School

4364 Lever Avenue | Marysville, CA 95901 | (530) 741-6130



## General Information

### Site Narrative

Johnson Park elementary School was built in 1963. The main building consists of a front entry, administration space/offices, multi-purpose cafeteria room and Kitchen, classrooms and restrooms. The exterior finishes, including doors and windows, are dated and deteriorating and in need of repair or replacement. The classrooms spaces are especially in need of work, including the interior finishes, where wall, floor, and ceiling finishes are worn. The kitchen interior finishes are deteriorating, especially in the adjacent restroom. The HVAC system is consistently noisy. Accessibility updates are needed throughout.

Additional classroom portables were constructed in 2001 and 2006. These classrooms are generally in fair condition. Deficiencies to note are exterior window aging, ramp railing refinishing, and carpet flooring wear and tear. The most recently built classroom building (2012) is a great condition, with no noteworthy fixes needed.

The site is in fair condition. The drop off lane appears awkward to navigate; the parking lot has cracks and large potholes; Accessible parking needs restriping and signage.

Year Built	1963
Property Type	Grade Span K - 6
Total Square Feet	35,639 square feet





Johnson Park Elementary School

Existing Site Map



## Johnson Park Elementary School

### Facility Condition Index Summary



**Marysville Joint Unified School District**  
Facility Condition  
Site, Building, System Summary

	STRUCTURE	ROOFS	BLDG. ENVELOPE	DOORS	INTERIORS	FURNISHINGS / CASEWORK	MECH	CONTROLS	ELECT. DISTRIBUTION	ELECT.	PLUMB	RESTROOMS	FIRE ALARM	FLS	SITE	RAMPS / RAILINGS	STAIRS	TOTAL AVG.
<b>Johnson Park Elementary School</b>																		<b>3.01</b>
Admin./Offices	4.00	3.00	2.00	2.00	2.33					3.00		3.00	2.00					2.60
Caf. / Multi-Purpose	4.00	3.00	2.00	2.00	2.67	3.00	4.00			4.00			4.00					3.00
Classrooms 1-2	4.00	3.00	2.33		3.00							3.00						2.91
Classrooms 18-27	3.00	2.50	2.67		2.67		4.00		1.00	3.00			4.00			2.50		2.86
Classrooms 3-7	4.00	2.00	2.00	2.00	2.33		3.00					3.00						2.54
Classrooms 9-16	4.00	4.00	4.00		4.00	4.00	4.00			3.50	4.00	4.00	4.00					3.94
Entire Campus							3.50	3.00			3.33							3.33
Kitchen	4.00	3.00	2.33	3.00	2.00		4.00			3.00	3.00	1.67	1.00					2.56
Restrooms at CRs 9-16		4.00	4.00		3.33	4.00						3.50						3.65
Site										2.50					3.31			3.22
Staff room	4.00	3.00	2.67		2.00							3.00						2.73

## Johnson Park Elementary School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>Johnson Park Elementary School</b>			
<b>Admin./Offices</b>			
<b>DOORS</b>			
Interior Door	2		
<b>ELECT</b>			
Lights	4		
Receptacles	2		
<b>ENVELOPE</b>			
Exterior Doors	2		
Exterior Walls	2		
Exterior Windows	2		
<b>FIRE ALARM</b>			
Fire Alarm	2		
<b>INTERIOR FINISHES</b>			
Ceiling	2	GWB	Need more storage
Floor	2	VCT	Request for a service counter so visitors can bypass office.
Walls	3	GWB	Kitchenette sink is not compliant.
<b>RESTROOMS</b>			
Restroom Finishes	3		



## Johnson Park Elementary School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
Restroom Fixtures	3		
Restroom Partitions	3		
<b>ROOF</b>			
Roof	3	Composition Shingles	
<b>STRUCT</b>			
Exterior Slab/Foundation	4		
<b>Caf. / Multi-Purpose</b>			
<b>DOORS</b>			
Interior Door	2		
<b>ELECT</b>			
Lights	4		
Receptacles	4		
<b>ENVELOPE</b>			
Exterior Doors	2		
Exterior Walls	2		
Exterior Windows	2		
<b>FIRE ALARM</b>			
Fire Alarm	4		

## Johnson Park Elementary School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>FURNISHING/ CASEWORK</b>			
Fixed Furnishings	3	Good fold-out tables	
<b>INTERIOR FINISHES</b>			
Ceiling	3	Glue-on tiles, GWB	
Floor	2	VCT	
Walls	3	GWB, wood panels	
<b>MECH</b>			
Packaged grade mounted gas-electric unit.	4	(1) Carrier 48TCDD17A. Nominal 15 ton cooling capacity. (2012)	
<b>ROOF</b>			
Roof	3	Composition Shingles	
<b>STRUCT</b>			
Exterior Slab/Foundation	4		
<b>Classrooms 1-2</b>			
<b>ENVELOPE</b>			
Exterior Doors	3		
Exterior Walls	2		
Exterior Windows	2		

## Johnson Park Elementary School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>INTERIOR FINISHES</b>			
Ceiling	3		
Floor	3		
Walls	3		Need computer stations
<b>RESTROOMS</b>			
Restroom Finishes	3		
Restroom Fixtures	3		Need accessible counters
Restroom Partitions	3		
<b>ROOF</b>			
Roof	3	Composition Shingles	HVAC is noisy
<b>STRUCT</b>			
Exterior Slab/Foundation	4		
<b>Classrooms 18-27</b>			
<b>ELECT</b>			
Lights	4		
Lights	4		
Receptacles	2		
Receptacles	2	The receptacle condition is fine, but they need more of them.	



## Johnson Park Elementary School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>ELECT. DISTRIBUTION</b>			
Distribution	1	Upgrade branch panelboards.	
<b>ENVELOPE</b>			
Exterior Doors	3		
Exterior Walls	3		
Exterior Windows	2		
<b>FIRE ALARM</b>			
Fire Alarm	4		
Fire Alarm	4		
<b>INTERIOR FINISHES</b>			
Ceiling	3		
Floor	2		
Walls	3		
<b>MECH</b>			
Wall mounted heat pump units.	4	(12) Bard W42HC. Nominal 3.5 ton cooling capacity. (2021)	
<b>RAMP/ RAILING</b>			
Stair/Ramp	3		

## Johnson Park Elementary School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
Stair/Ramp Railing	2		
<b>ROOF</b>			
Roof	2.5	Standing Seam Metal Roof	
<b>STRUCT</b>			
Exterior Slab/Foundation	3		
<b>Classrooms 3-7</b>			
<b>DOORS</b>			
Interior Door	2		
<b>ENVELOPE</b>			
Exterior Doors	2	Panic hardware is old	
Exterior Walls	2		
Exterior Windows	2		
<b>INTERIOR FINISHES</b>			
Ceiling	2		
Floor	2	Need walk-off mats	
Walls	3		

## Johnson Park Elementary School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>MECH</b>			
Packaged indoor floor mounted through the wall heat pump units.	3	(6) Airedale CH55. Nominal 5 ton cooling capacity. (Est. 2008)	
<b>RESTROOMS</b>			
Restroom Finishes	3		
Restroom Fixtures	3	Sinks are not accessible	
Restroom Partitions	3		
<b>ROOF</b>			
Roof	2	2 Ply Mod Bit Cap Sheet, Comp. Shingles	HVAC is noisy
<b>STRUCT</b>			
Exterior Slab/Foundation	4		
<b>Classrooms 9-16</b>			
<b>ELECT</b>			
Lights	3	Classrooms are a bit underlit	
Receptacles	4		
<b>ENVELOPE</b>			
Exterior Doors	4		



## Johnson Park Elementary School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
Exterior Walls	4		
Exterior Windows	4		
<b>FIRE ALARM</b>			
Fire Alarm	4		
<b>FURNISHING/ CASEWORK</b>			
Fixed Furnishings	4		
<b>INTERIOR FINISHES</b>			
Ceiling	4		
Floor	4		
Walls	4		
<b>MECH</b>			
Packaged roof mounted natural gas-electric cooling units.	4	(8) Carrier 48PDL0C5, Nominal 4 ton cooling capacity. (2011)	
<b>PLUMB</b>			
Sanitary Waste/Vent piping	4	Cast iron below grade and above slab.	
<b>RESTROOMS</b>			
Restroom Finishes	4		
Restroom Fixtures	4		

## Johnson Park Elementary School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
Restroom Partitions	4		
<b>ROOF</b>			
Roof	4	Standing Seam Metal Roof	
<b>STRUCT</b>			
Exterior Slab/Foundation	4		
<b>Entire Campus</b>			
<b>CONTROLS</b>			
Centralized Controls Connected to WiFi system for remote access.	3	Pelican Wireless with by-pass timer. Typical for individual HVAC units.	
<b>MECH</b>			
General Exhaust Fans for Toilet Areas	3	Roof mounted exhaust fans, dome down-blast type. Not all fans were operational at time of site visit.	
Partial exposed sheet metal on roof, and exterior building face. Routed behind finished surfaces in portable rooms. Exposed fabric material in Cafeteria and sheet metal in Rooms 3,4,5,6,7, and Staff.	4	Sheet metal with ceiling/sidewall registers and grilles. Original to building construction and HVAC packaged upgrade replacement.	

## Johnson Park Elementary School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>PLUMB</b>			
Localized electric tank type water heater	3	Localized point of use 5 to 20 gallon capacity.	
Sanitary Waste/Vent piping	3	Cast iron below grade and above slab.	
Water closet, urinals, lavatories, sinks	4	Porcelain flush valve, floor mounted water closets, floor urinals and wall hung lavatories	
<b>Kitchen</b>			
<b>DOORS</b>			
Interior Door	3		
<b>ELECT</b>			
Lights	4		
Receptacles	2		
<b>ENVELOPE</b>			
Exterior Doors	2		
Exterior Walls	3		
Exterior Windows	2		
<b>FIRE ALARM</b>			
Fire Alarm	1		



## Johnson Park Elementary School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>INTERIOR FINISHES</b>			
Ceiling	2	Glu-on tiles, GWB	
Floor	2	VCT	
Walls	2	GWB, FRP	Needs new freezer
<b>MECH</b>			
Kitchen Hood Exhaust Serving Type 1 hood	4	Roof mounted exhaust fan	
Type 1 Kitchen Hood	4	Kitchen hood rated for Type 1 duty with fire suppression system.	
<b>PLUMB</b>			
Gas-fired water heater	3	50 gallon gas-fired water heater for kitchen fixtures.	
<b>RESTROOMS</b>			
Restroom Finishes	2	Not accessible	
Restroom Fixtures	2		
Restroom Partitions	1		
<b>ROOF</b>			
Roof	3	Composition Shingles	

## Johnson Park Elementary School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>STRUCT</b>			
Exterior Slab/Foundation	4		
<b>Restrooms at CRs 9-16</b>			
<b>ENVELOPE</b>			
Exterior Doors	4	FRP	
Exterior Walls	4	Brick, Cement plaster, Tile	
<b>FURNISHING/ CASEWORK</b>			
Fixed Furnishings	4		
<b>INTERIOR FINISHES</b>			
Ceiling	4	GWB	
Floor	3	Tile	
Walls	3	Tile, FRP	
<b>RESTROOMS</b>			
Restroom Finishes	3.5		
Restroom Fixtures	3.5		
Restroom Partitions	3.5		
<b>ROOF</b>			
Roof	4	Standing Seam Metal Roof	

## Johnson Park Elementary School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>Site</b>			
<b>ELECT</b>			
Lights	4		
Side parking lot	1	Add two parking luminaires in the parking lot.	
<b>SITE</b>			
Accessible parking	3		
Building signage	3		
Drop-off	2		
Fences/gates	4		
Flagpole	4		
Irrigation system	4		
Main Entry	4		
Marquee sign	4		
Parking lots	3		
Path of Travel	4		
Planters	3		
Planting	4		
Ramps	3		
Roadways	3		
Signage	2		



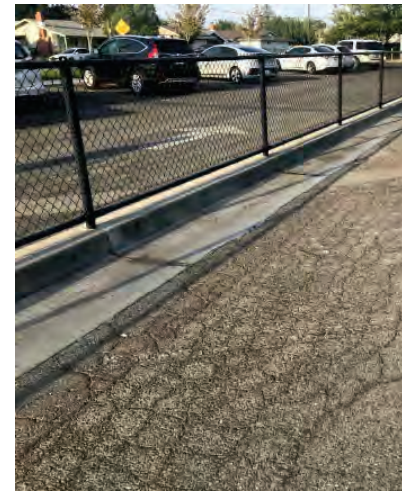
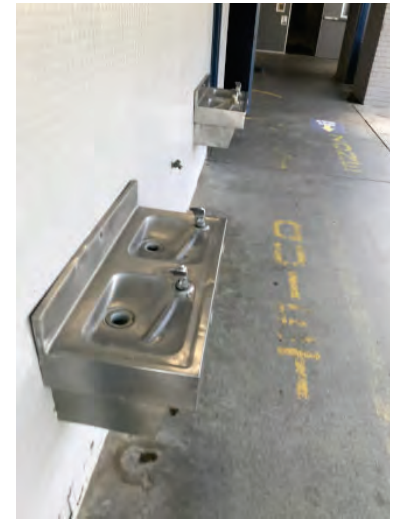
## Johnson Park Elementary School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
Walkways	3		
<b>Staff room</b>			
<b>ENVELOPE</b>			
Exterior Doors	3	Panic hardware need upgrade	
Exterior Walls	3		
Exterior Windows	2		
<b>INTERIOR FINISHES</b>			
Ceiling	2		
Floor	2		
Walls	2		
<b>RESTROOMS</b>			
Restroom Finishes	3		
Restroom Fixtures	3	Sink not compliant	
Restroom Partitions	3		
<b>ROOF</b>			
Roof	3	Composition Shingles	
<b>STRUCT</b>			
Exterior Slab/Foundation	4		

## Johnson Park Elementary School

### Site Photos



# Kynoch Elementary School

1905 Ahern Street | Marysville, CA 95901 | (530) 741-6141



## General Information

### Site Narrative

Kynoch Elementary School was built in 1950, and is laid out in a classic “finger-plan”, with administration/entry, offices, multi-purpose room and kitchen front loaded at the entry of the school. Given its age, the school is in fair condition and appears to be well maintained, however, much updating and finish replacement is needed to bring the school up to date. The exterior walls, windows, and doors are worn; the roofs need repair or replacement in many areas; the interior finishes (including the bathrooms) and casework are outdated. The classrooms should be updated throughout.

The bank of 8 portable classrooms installed in 2001 have similar modernization needs as the main building. Exterior and interior finishes are worn, dated, and deteriorating.

The Pre-K/Speech classrooms built in 2008 are in good condition, with the main deficiency item to note being dryrot on the exterior wood siding.

The site overall is in good condition, well maintained, and the parking lot and path of travel to the building appear to be in good condition and code compliant. Site security is lacking and should be addressed.

### Year Built

1950

### Property Type

Grade Span K - 5





## Kynoch Elementary School

### Existing Site Map



## Kynoch Elementary School

### Facility Condition Index Summary



**Marysville Joint Unified School District**  
Facility Condition  
Site, Building, System Summary

	STRUCTURE	ROOFS	BLDG. ENVELOPE	DOORS	INTERIORS	FURNISHINGS / CASEWORK	MECH	CONTROLS	ELECT. DISTRIBUTION	ELECT.	PLUMB	RESTROOMS	FIRE ALARM	FLS	SITE	RAMPS / RAILINGS	STAIRS	TOTAL AVG.
<b>Kynoch Elementary School</b>																		<b>2.88</b>
Administration		2.50	2.00		3.00	2.00	4.00			1.00			1.00					2.21
Classrooms 1-30, Library	3.00	2.50	2.00	2.00	2.00	2.00	4.00			2.50		2.00	4.00					2.78
Classrooms 31-38	2.00	3.00	1.33		2.67	3.00	4.00					3.00				2.00		2.47
Entire Campus							3.50	3.00		2.00	3.00							3.00
Multi-purpose		2.50	2.00	2.00	2.00	4.00	3.67			1.25	2.00		4.00					2.53
Pre-K, Speech		3.00	3.00	4.00	3.67	4.00										3.50		3.45
Site									1.00	3.00					3.90			3.58

## Kynoch Elementary School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>Kynoch Elementary School</b>			
<b>Administration</b>			
<b>ELECT</b>			
Lights	1		
Receptacles	1		
<b>ENVELOPE</b>			
Exterior Doors	3		
Exterior Walls	2		
Exterior Windows	1	Single pane	
<b>FIRE ALARM</b>			
Fire Alarm	1	Replace existing fire alarm system	
<b>FURNISHING/ CASEWORK</b>			
Fixed Furnishings	2	Casework outdated	
<b>INTERIOR FINISHES</b>			
Ceiling	3		
Floor	3	Carpet tile	
Walls	3		



## Kynoch Elementary School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>MECH</b>			
Packaged roof mounted gas-electric unit.	4	(1) Carrier 48TCLA06 Nominal 5 ton cooling capacity.(2019)	
<b>ROOF</b>			
Roof	2.5	2-ply Mod Bit	
<b>Classrooms 1-30, Library</b>			
<b>DOORS</b>			
Interior Door	2		
<b>ELECT</b>			
Lights	2		
Lights	3		
Receptacles	2		
Receptacles	3		
<b>ENVELOPE</b>			
Exterior Doors	2		
Exterior Walls	2		Exterior envelope at classrooms 22-28 - Rating 1
Exterior Windows	2	4 windows are stuck shut; single pane	

## Kynoch Elementary School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>FIRE ALARM</b>			
Fire Alarm	4		
Fire Alarm	4		
<b>FURNISHING/ CASEWORK</b>			
Fixed Furnishings	2		
<b>INTERIOR FINISHES</b>			
Ceiling	2		
Floor	2		
Walls	2		Building is old; in fair condition, but with outdated finishes.
<b>MECH</b>			
Packaged roof mounted gas-electric units.	4	(4) Carrier 48HJD005, Nominal 4 ton cooling capacity. (2019)	
Packaged roof mounted gas-electric units.	4	(5) Carrier 48HJD005, Nominal 4 ton cooling capacity. (2019)	
Packaged roof mounted gas-electric units.	4	(5) Carrier 48HJD005, Nominal 4 ton cooling capacity. (2019)	
Packaged roof mounted gas-electric units.	4	(7) Carrier 48HJD005, Nominal 4 ton cooling capacity. (2019)	

## Kynoch Elementary School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
Packaged roof mounted gas-electric units.	4	(3) Carrier 48HJD005, Nominal 4 ton cooling capacity. (2019)	
Packaged roof mounted gas-electric units.	4	(5) Carrier 48HJD005, Nominal 4 ton cooling capacity. (2019)	
<b>RESTROOMS</b>			
Restroom Finishes	2		
Restroom Fixtures	2		
Restroom Partitions	2		
<b>ROOF</b>			
Roof	2.5	2-ply Mod Bit	Roofs over bathrooms are poor - rating 1.
<b>STRUCT</b>			
Exterior Slab/Foundation	3		
<b>Classrooms 31-38</b>			
<b>ENVELOPE</b>			
Exterior Doors	2		
Exterior Walls	1		
Exterior Windows	1		
<b>FURNISHING/ CASEWORK</b>			
Fixed Furnishings	3		



## Kynoch Elementary School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>INTERIOR FINISHES</b>			
Ceiling	3		
Floor	2		
Walls	3		
<b>MECH</b>			
Packaged wall mounted heat pump units	4	(14) BARD W42HC (2021)	
<b>RAMP/ RAILING</b>			
Stair/Ramp	2		
Stair/Ramp Railing	2		
<b>RESTROOMS</b>			
Restroom Finishes	3		
Restroom Fixtures	3		
Restroom Partitions	3		
<b>ROOF</b>			
Roof	3	Standing Seam Metal Roof	
<b>STRUCT</b>			
Exterior Slab/Foundation	2		
<b>Entire Campus</b>			

## Kynoch Elementary School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>CONTROLS</b>			
Centralized Controls Connected to WiFi system for remote access.	3	Pelican Wireless with by-pass timer. Typical for individual HVAC units.	
<b>ELECT</b>			
Lights	2		
<b>MECH</b>			
General Exhaust Fans for Toilet Areas	3	Roof mounted exhaust fans, dome down-blast type. Not all fans were operational at time of site visit.	
Partial exposed sheet metal routed on roof routed to behind finished surfaces.	4	Sheet metal with ceiling/sidewall registers and grilles, or concentric supply diffusers and return air dropped plenums into room. Original to building.	
<b>PLUMB</b>			
Localized electric tank type water heater	3	Localized point of use 5 to 20 gallon capacity.	
Sanitary Waste/Vent piping	3	Cast iron below grade and above slab.	

## Kynoch Elementary School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
Water closet, urinals, lavatories, sinks	3	Porcelain flush valve, floor mounted water closets, wall mount urinals and wall hung lavatories.	
<b>Multi-purpose</b>			
<b>DOORS</b>			
Interior Door	2		
<b>ELECT</b>			
Lights	1		
Lights	1	Lighting needs an upgrade	
Receptacles	1		
Receptacles	2		
<b>ENVELOPE</b>			
Exterior Doors	2		
Exterior Walls	2	Wood siding	
Exterior Windows	2	Poor shape, single pane	
<b>FIRE ALARM</b>			
Fire Alarm	4		
Fire Alarm	4		



## Kynoch Elementary School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>FURNISHING/ CASEWORK</b>			
Fixed Furnishings	4		
Movable Furnishings	4	Chairs, tables, benches	
<b>INTERIOR FINISHES</b>			
Ceiling	2		Flooring, ceiling, walls are outdated.
Floor	2		Flooring, ceiling, walls are outdated.
Walls	2		Flooring, ceiling, walls are outdated.
<b>MECH</b>			
Kitchen Hood Exhaust Serving Type 1 hood	4	(2) Roof mounted exhaust fans. Upblast type.	
Packaged grade mounted gas-electric unit.	4	(1) Carrier 48TCDD025. Nominal 20 ton cooling capacity. (2017)	
Type 1 Kitchen Hood	3	Kitchen hood rated for Type 1 duty with fire suppression system.	
<b>PLUMB</b>			
Gas-fired water heater	2	Gas-fired water heater for kitchen fixtures.(2000)	
<b>ROOF</b>			
Roof	2.5	2-ply Mod Bit	

## Kynoch Elementary School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>Pre-K, Speech</b>			
<b>DOORS</b>			
Interior Door	4	Metal	
<b>ENVELOPE</b>			
Exterior Doors	4		
Exterior Walls	1	Wood siding	
Exterior Windows	4		
<b>FURNISHING/ CASEWORK</b>			
Fixed Furnishings	4	P-lam	
<b>INTERIOR FINISHES</b>			
Ceiling	4	T-bar	
Floor	4	Carpet, Laminate	
Walls	3	Tack	
<b>RAMP/ RAILING</b>			
Stair/Ramp	4		
Stair/Ramp Railing	3		
<b>ROOF</b>			
Roof	3	Standing Seam Metal Roof	

## Kynoch Elementary School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>Site</b>			
<b>ELECT</b>			
Lights	2		
Side parking lot	4		
<b>ELECT. DISTRIBUTION</b>			
Distribution	1	Most panels are outdated and need to be replaced.	
Switchboard	1	Beginning to corrode	
<b>SITE</b>			
Accessible parking	4		
Building signage	4		
Drop-off	4		
Fences/gates	2	Security is lacking	
Flagpole	4		
Irrigation system	4		
Main Entry	4		
Marquee sign	4		
Misc. Structures	4		
Parking lots	4		
Path of Travel	4		
Planters	4		



Kynoch Elementary School

Facility Condition Assessment

Item	Rating	Material / Description	Notes
Planting	4		
Play fields	4		
Ramps	4		
Roadways	4		
Room Signage	4		
Signage	4		
Site Furnishings	4		
Walkways	4		

## Kynoch Elementary School

### Site Photos





## Kynoch Elementary School

### Site Photos



2-204



PBK



# Linda Elementary School

6180 Dunning Avenue | Marysville, CA 95901 | (530) 741-6196



## General Information

### Site Narrative

Linda Elementary School consists of multiple buildings across the campus, ranging in construction dates from 1958 to 2008. The original build consists of the main entry, Multi-purpose room, kitchen, 17 classrooms, and restrooms. The library/classroom decagon building was built in 1975. These buildings appear to be in fair condition (considering the age) but are outdated and updating and finish repair/replacement is needed. On the exterior, the walls, windows, and doors are worn. The interior finishes and casework are outdated, and in need of repair or replacement throughout. Restroom fixtures, finishes, and partitions are in poor condition.

The kindergarten classroom quad building, also built in 1975, is in fair condition. The interior doors in each classroom need replacement; exterior wood siding and cement plaster needs updating; and a roof repair or replacement should occur within the next few years.

Two portable classroom wings built in 1989 and 2008 have exteriors that appear to be well maintained; The interior finishes, however, should be updated soon as they show wear and are deteriorating. The preschool/after school classrooms built in 2008 are in good condition, with the main deficiency item to note being the deterioration of the eaves at the standing seam metal roof.

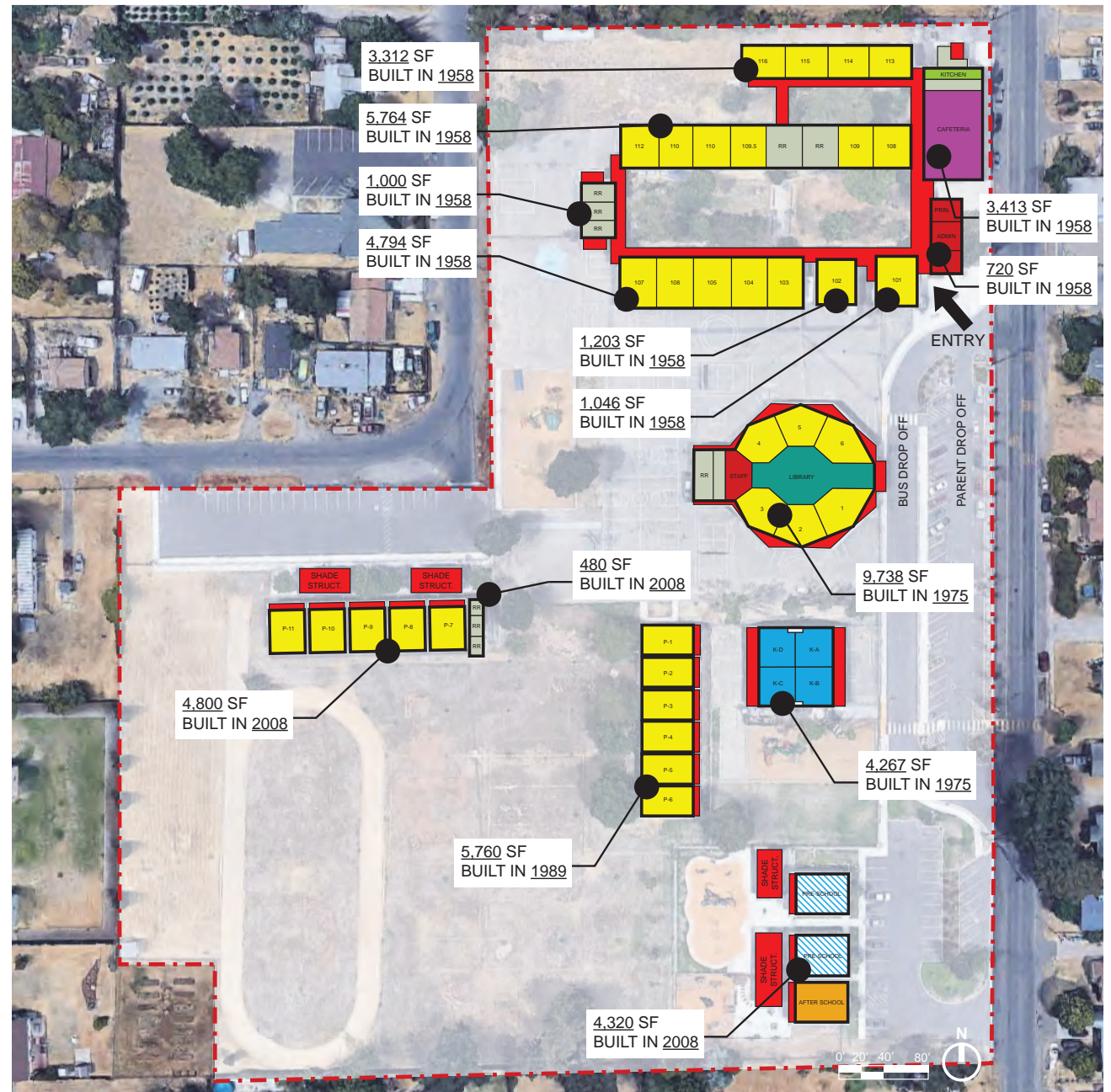
The site is overall in good condition and meets the needs of the students. There is a good amount of hardscape; introducing more planters would be beneficial.



Year Built	1958
Property Type	Grade Span K - 6
Total Square Feet	55,958 square feet

## Linda Elementary School

### Existing Site Map



## Linda Elementary School

### Facility Condition Index Summary



**Marysville Joint Unified School District**  
Facility Condition  
Site, Building, System Summary

	STRUCTURE	ROOFS	BLDG. ENVELOPE	DOORS	INTERIORS	FURNISHINGS / CASEWORK	MECH	CONTROLS	ELECT. DISTRIBUTION	ELECT.	PLUMB	RESTROOMS	FIRE ALARM	FLS	SITE	RAMPS / RAILINGS	STAIRS	TOTAL AVG.
<b>Linda Elementary School</b>																		<b>2.76</b>
Admin. Bldg.	3.00	1.00	2.00	3.00	3.00	2.00	4.00			2.00		2.00	4.00					2.47
Cafeteria and Kitchen	2.00	2.00	2.67	2.00	3.00	3.00	2.67			1.75		2.33	4.00					2.55
Classrooms 101-107	3.00	2.00	2.00	2.00	3.00	2.00	4.00		1.00	3.00		2.33	4.00					2.56
Classrooms 108-116	3.00	4.00	2.00	2.00	3.00	3.00	2.00					2.33						2.57
Classrooms KA-KD	2.00	2.00	2.33	1.00	3.00	3.00	2.00					3.00						2.46
Classrooms P1-P6		2.00	3.67	3.00	2.67	2.00	4.00											3.00
Classrooms P7-P11 w/ Restrooms		2.00	3.67	3.00	2.33	2.00	4.00					2.33				2.50		2.73
Entire Campus							3.00	3.00			3.00							3.00
Library Bldg. Classrooms 1 -6	3.00	1.00	2.67	2.00	2.67	2.00	4.00			2.00		2.00	4.00					2.44
Pre-school 1-2, After school classroom	4.00	2.00	4.00	4.00	4.00	4.00						4.00				4.00		3.87
Site									1.50	2.00					3.20			2.96



## Linda Elementary School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>Linda Elementary School</b>			
<b>Admin. Bldg.</b>			
<b>DOORS</b>			
Interior Door	3		
<b>ELECT</b>			
Lights	2		
Receptacles	2		
<b>ENVELOPE</b>			
Exterior Doors	2	Wood	Replace window doors with solid doors.
Exterior Walls	2	Wood siding	
Exterior Windows	2		
<b>FIRE ALARM</b>			
Fire Alarm	4		
<b>FURNISHING/ CASEWORK</b>			
Fixed Furnishings	2		
<b>INTERIOR FINISHES</b>			
Ceiling	3		
Floor	4		
Walls	2		

## Linda Elementary School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>MECH</b>			
Packaged roof mounted gas-electric unit	4	(1) Carrier 48VGNA6 (2016)	
<b>RESTROOMS</b>			
Restroom Finishes	2		
Restroom Fixtures	2		
Restroom Partitions	2		
<b>ROOF</b>			
Roof	1	2 Ply Mod Bit Cap Sheet	
<b>STRUCT</b>			
Exterior Slab/Foundation	3	Concrete	
<b>Cafeteria and Kitchen</b>			
<b>DOORS</b>			
Interior Door	2		
<b>ELECT</b>			
Lights	2		
Lights	1	Lighting needs an upgrade	
Receptacles	2		
Receptacles	2		

## Linda Elementary School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>ENVELOPE</b>			
Exterior Doors	2		
Exterior Walls	3		
Exterior Windows	3		
<b>FIRE ALARM</b>			
Fire Alarm	4		
Fire Alarm	4		
<b>FURNISHING/ CASEWORK</b>			
Fixed Furnishings	3		
<b>INTERIOR FINISHES</b>			
Ceiling	3		
Floor	3		
Walls	3		
<b>MECH</b>			
Evaporative cooling unit	1	Essick	Corrosion at unit pan with extensive leaking and moss build-up on roof.
Packaged roof mounted gas-electric units	4	(3) Carrier 48HCDD09 units. (2016)	
Roof mounted exhaust fan serving kitchen hood.	3	Roof mounted upblast type exhaust fan.	



## Linda Elementary School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>RESTROOMS</b>			
Restroom Finishes	3		
Restroom Fixtures	2		
Restroom Partitions	2		
<b>ROOF</b>			
Roof	2	2 Ply Mod Bit Cap Sheet	
<b>STRUCT</b>			
Exterior Slab/Foundation	2		
<b>Classrooms 101-107</b>			
<b>DOORS</b>			
Interior Door	2		
<b>ELECT</b>			
Lights	4		
Receptacles	2	The receptacle condition is fine, but they need more of them.	
<b>ELECT. DISTRIBUTION</b>			
Distribution	1	Upgrade branch panelboards.	

## Linda Elementary School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>ENVELOPE</b>			
Exterior Doors	2		
Exterior Walls	2		
Exterior Windows	2		
<b>FIRE ALARM</b>			
Fire Alarm	4		
<b>FURNISHING/ CASEWORK</b>			
Fixed Furnishings	2		
<b>INTERIOR FINISHES</b>			
Ceiling	2		
Floor	4		
Walls	3		
<b>MECH</b>			
Packaged roof mounted gas-electric unit.	4	(17) Carrier 48VGNA6 (2016)	
<b>RESTROOMS</b>			
Restroom Finishes	2		
Restroom Fixtures	2		
Restroom Partitions	3		

## Linda Elementary School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>ROOF</b>			
Roof	2	2 Ply Mod Bit Cap Sheet with Coating	
<b>STRUCT</b>			
Exterior Slab/Foundation	3		
<b>Classrooms 108-116</b>			
<b>DOORS</b>			
Interior Door	2		
<b>ENVELOPE</b>			
Exterior Doors	2		
Exterior Walls	2		
Exterior Windows	2		
<b>FURNISHING/ CASEWORK</b>			
Fixed Furnishings	3		
<b>INTERIOR FINISHES</b>			
Ceiling	3		
Floor	3		
Walls	3		



## Linda Elementary School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>MECH</b>			
Split system indoor gas furnace with outdoor grade mounted condensing unit.	2	(14) Carrier 38HDA060	
<b>RESTROOMS</b>			
Restroom Finishes	2		
Restroom Fixtures	3		
Restroom Partitions	2		
<b>ROOF</b>			
Roof	4	Composition Shingles	
<b>STRUCT</b>			
Exterior Slab/Foundation	3		
<b>Classrooms KA-KD</b>			
<b>DOORS</b>			
Interior Door	1		
<b>ENVELOPE</b>			
Exterior Doors	2	Metal	Awkward concrete slopes in walkways adjacent to entry doors
Exterior Walls	2	Wood siding, Cement Plaster	
Exterior Windows	3		

## Linda Elementary School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>FURNISHING/ CASEWORK</b>			
Fixed Furnishings	3	P-lam, wood casework	
<b>INTERIOR FINISHES</b>			
Ceiling	3	GWB	
Floor	4	Carpet	
Walls	2	GWB	
<b>MECH</b>			
Split system indoor gas furnace with outdoor grade mounted condensing unit.	2	(14) Carrier 38HDA060	
<b>RESTROOMS</b>			
Restroom Finishes	3		
Restroom Fixtures	3		
<b>ROOF</b>			
Roof	2	Composition Shingles	
<b>STRUCT</b>			
Exterior Slab/Foundation	2		
<b>Classrooms P1-P6</b>			
<b>DOORS</b>			
Interior Door	3		

## Linda Elementary School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>ENVELOPE</b>			
Exterior Doors	3		
Exterior Walls	4		
Exterior Windows	4	Single pane	
<b>FURNISHING/ CASEWORK</b>			
Fixed Furnishings	2		
<b>INTERIOR FINISHES</b>			
Ceiling	2	T-bar	
Floor	3	Carpet, VCT, LVT	
Walls	3	Tack	
<b>MECH</b>			
Wall mounted heat pumps	4	(14) Bard W48HA (2021)	
<b>ROOF</b>			
Roof	2	Standing Seam Metal Roof	
<b>Classrooms P7-P11 w/ Restrooms</b>			
<b>DOORS</b>			
Interior Door	3		



## Linda Elementary School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>ENVELOPE</b>			
Exterior Doors	3	metal	
Exterior Walls	4	wood siding	
Exterior Windows	4		
<b>FURNISHING/ CASEWORK</b>			
Fixed Furnishings	2		
<b>INTERIOR FINISHES</b>			
Ceiling	2	T-bar	
Floor	2	Carpet	
Walls	3	Tack	
<b>MECH</b>			
Wall mounted heat pumps	4	(14) Bard W48HA (2021)	
<b>RAMP/ RAILING</b>			
Stair/Ramp	2		
Stair/Ramp Railing	3		
<b>RESTROOMS</b>			
Restroom Finishes	2		
Restroom Fixtures	2		
Restroom Partitions	3		

## Linda Elementary School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>ROOF</b>			
Roof	2	Standing Seam Metal Roof	
<b>Entire Campus</b>			
<b>CONTROLS</b>			
Centralized Controls Connected to WiFi system for remote access.	3	Pelican Wireless with by-pass timer. Typical for individual HVAC units.	
<b>MECH</b>			
General Exhaust Fans for Toilet Areas	3	Roof mounted exhaust fans, dome down-blast type. Not all fans were operational at time of site visit.	
Partial exposed sheet metal routed on roof routed to behind finished surfaces.	3	Sheet metal with ceiling/sidewall registers and grilles, Original to building construction and HVAC packaged upgrade replacement.	Several locations of outdoor exposed sheet metal ductwork is damaged with crushed duct sections and duct joint failure. Duct tape repair in several areas at Cafeteria, and Classroom buildings.
<b>PLUMB</b>			
Domestic Water piping	3	Copper distribution piping within building.	Original to building construction. No below grade or above slab leaks present as discussed with M&O representative.
Localized electric tank type water heater	3	Localized point of use 5 to 20 gallon capacity.	

## Linda Elementary School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
Localized electric tank type water heater	3	50 gallon gas-fired water heater for kitchen fixtures.	
Sanitary Waste/Vent piping	3	Cast iron below grade and above slab.	Original to building construction. No below grade or above slab pipe leaks as discussed with M&O representative.
Water closet, urinals, lavatories, sinks	3	Porcelain flush valve, floor mounted water closets, floor urinals and wall hung lavatories.	
Library Bldg. Classrooms 1-6			
DOORS			
Interior Door	2		
ELECT			
Lights	2		
Receptacles	2		
ENVELOPE			
Exterior Doors	2		Replace exterior window doors with solid doors, for security.
Exterior Walls	3	Wood siding	
Exterior Windows	3	Single pane	
FIRE ALARM			
Fire Alarm	4		



## Linda Elementary School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>FURNISHING/ CASEWORK</b>			
Fixed Furnishings	2	Outdated	
Movable Furnishings	2		
<b>INTERIOR FINISHES</b>			
Ceiling	2	GWB. Water stain at 1 location	
Floor	4	Carpet	
Walls	2	Tack	
<b>MECH</b>			
Packaged roof mounted gas-electric units	4	(8) Carrier 48LCD006 (2016)	
<b>RESTROOMS</b>			
Restroom Finishes	2	Tile	
Restroom Fixtures	2		
Restroom Partitions	2		
<b>ROOF</b>			
Roof	1	2 Ply Mod Bit Cap Sheet	
<b>STRUCT</b>			
Exterior Slab/Foundation	3		
<b>Pre-school 1-2, After school classroom</b>			

## Linda Elementary School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>DOORS</b>			
Interior Door	4		
<b>ENVELOPE</b>			
Exterior Doors	4		
Exterior Walls	4		
Exterior Windows	4		
<b>FURNISHING/ CASEWORK</b>			
Fixed Furnishings	4		
<b>INTERIOR FINISHES</b>			
Ceiling	4		
Floor	4		
Walls	4		
<b>RAMP/ RAILING</b>			
Stair/Ramp	4		
Stair/Ramp Railing	4		
<b>RESTROOMS</b>			
Restroom Finishes	4		
Restroom Fixtures	4		
Restroom Partitions	4		

## Linda Elementary School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>ROOF</b>			
Roof	2	Standing Seam Metal Roof	
<b>STRUCT</b>			
Exterior Slab/Foundation	4		
<b>Site</b>			
<b>ELECT</b>			
Lights	3		
Side parking lot	1	Add two parking luminaires in the parking lot.	
<b>ELECT. DISTRIBUTION</b>			
Distribution	1	Many exposed conduits on the roof, should be underground	
Switchboard	2	Beginning to corrode	
<b>SITE</b>			
Accessible parking	4		
Building signage	3		
Drop-off	4		
Fences/gates	4		



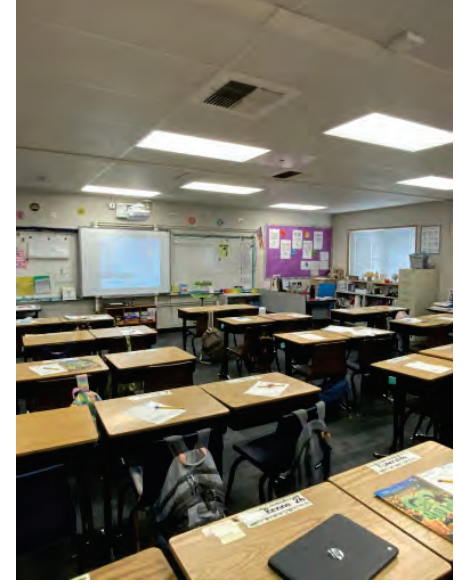
## Linda Elementary School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
Flagpole	3		
Irrigation system	2	Needed at fields	
Main Entry	4		
Marquee sign	3	Functioning; just outdated	
Misc. Structures	4	Shade Structures	
Parking lots	4		
Path of Travel	4		
Planters	1	Needs more	
Planting	2	Needs more	
Play fields	2		
Ramps	3		
Roadways	3		
Room Signage	3		
Signage	4		
Site Furnishings	3		
Walkways	4		

## Linda Elementary School

### Site Photos



# Lindhurst High School

4446 Olive Drive | Olivehurst, CA 95961 | (530) 741-6150



## General Information

Site Narrative	<p>Lindhurst High School, built in 1975, originally consisted of six main buildings. The admin/offices/cafeteria/kitchen building has wood siding exteriors and a composition shingle roofing system. Overall, the finishes are in good-fair condition with a few specific items to note: 1) the Kitchen exterior and interior doors are damaged and in need of repair; 2) restrooms have water damage and fixtures are non-compliant; 3) carpet areas in the cafeteria are in poor condition; and 4) there is a water stain in the nurse's office.</p> <p>Classroom buildings 'C' and 'E' both have exteriors that are worn and dated. Several areas of trim dryrot and cement plaster cracking are evident. On the interior, the walls and ceiling finishes are especially in need of refurbishment, and there are several ceiling areas that have water stains. More investigation should occur to determine the water leak source. Casework is outdated. Restroom finishes and fixtures need repair or replacement.</p> <p>The gym building, although dated, appears to be in overall good condition. Several correction deficiencies to note: the bleachers in the main gym are old and should be refurbished or replaced soon; the toilet partitions in the foyer bathrooms need eminent replacement; Boys and girls locker rooms have deteriorating finishes and fixtures. The lockers appear to be new and in good condition.</p> <p>Classroom building 'F' appears to be in good condition. The exterior walls have extensive damage and need repair, and the roof should be repaired or replaced in the next few years. Otherwise, consistent maintenance and upkeep will extend the useful life of the building.</p> <p>Portable classrooms, installed between 1993-2007, have exterior wood siding that is weathered and needs repainting. The exterior ramps are starting to wear and deteriorate, and the railings need refinishing soon. Interior finishes are in good to fair condition. Classroom building 'D' is a 2-story District prototype structure built in 2010. This building is in very good condition, with no major deficiencies to note.</p> <p>The parking lot, drives, and roadways have many cracks throughout the campus. There are some building signs that are broken, and some where replacement is already on-going. Path of travel walkways have areas that are out of compliance with current California standards.</p>
Year Built	1975
Property Type	Grade Span 9 - 12
Total Square Feet	178,081 square feet



Lindhurst High School

Existing Site Map





## Lindhurst High School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>Lindhurst High School</b>			
<b>Admin. - offices</b>			
<b>DOORS</b>			
Interior Door	3	knob locksets	
Interior Windows	3	Trim damage	
<b>ELECT</b>			
Lights	4		
Receptacles	4		
<b>ENVELOPE</b>			
Exterior Doors	3		
Exterior Walls	3	Wood Siding	
Exterior Windows	3		
<b>FIRE ALARM</b>			
Fire Alarm	4		
<b>FURNISHING/ CASEWORK</b>			
Fixed Furnishings	4		
<b>INTERIOR FINISHES</b>			
Ceiling	2	Glue-on	Water stain in ceiling at Nurse's room
Floor	4	Carpet, sheet flooring	Conselor's wing - floor finishes are poor - 2

## Lindhurst High School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
Walls	3	Tack, wood panel, GWB	
<b>MECH</b>			
Indoor make-up air unit	4	Reznor horizontal gas-fired kitchen make-up air unit.	
Single outdoor grade mounted VRF heat pump unit with multiple indoor air handlers.	4	(1) Grade mounted Bryant 38VMA336 Nominal 25 tons. (14) indoor Carrier vertical air handling units. (2019 & 2021)	
<b>RESTROOMS</b>			
Restroom Finishes	2	Sheet flooring, GWB walls.	Water damage in Men's restroom
Restroom Fixtures	3	Non-compliant	
Restroom Partitions	4		
<b>ROOF</b>			
Roof	4	Comp. shingles	
<b>Cafeteria</b>			
<b>DOORS</b>			
Interior Door	3	wood	
<b>ELECT</b>			
Lights	4		



## Lindhurst High School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
Receptacles	4		
<b>ENVELOPE</b>			
Exterior Doors	3		
Exterior Walls	3	Wood Siding	
Exterior Windows	3		
<b>FIRE ALARM</b>			
Fire Alarm	4		
<b>FURNISHING/ CASEWORK</b>			
Fixed Furnishings	3	Stage, Booth - 4	
<b>INTERIOR FINISHES</b>			
Ceiling	2	Glue-on. Some missing tiles	
Floor	2	Sheet vinyl	
Walls	4	GWB	
<b>MECH</b>			
Indoor make-up air unit	4	Reznor horizontal gas-fired kitchen make-up air unit.	

## Lindhurst High School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
Single outdoor grade mounted VRF heat pump unit with multiple indoor air handlers.	4	(1) Grade mounted Bryant 38VMA336 Nominal 25 tons. (14) indoor Carrier vertical air handling units. (2019 & 2021)	
<b>PLUMB</b>			
Water closet, urinals, lavatories, sinks	3	Porcelain flush valve, floor mounted water closets, floor urinals and wall hung lavatories.	
<b>ROOF</b>			
Roof	4	Comp. shingles	
<b>Classrooms C101-C110</b>			
<b>DOORS</b>			
Interior Door	3	Wood	
<b>ELECT</b>			
Lights	4		
Receptacles	4		
<b>ENVELOPE</b>			
Exterior Doors			
Exterior Walls	2	Cement Plaster. Cracking	

## Lindhurst High School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
Exterior Windows	2	Trim dryrot, discolored glass	
<b>FIRE ALARM</b>			
Fire Alarm	4		
<b>FURNISHING/ CASEWORK</b>			
Fixed Furnishings	3	Casework	
<b>INTERIOR FINISHES</b>			
Ceiling	2	Glue-on. Some loose. Water stains in C108	
Floor	4	Carpet tile	Textbook room floor - 1. Wood baseboards - 2. 2nd floor carpet - 2
Walls	2	Tack, wood paneling, GWB	
<b>MECH</b>			
Packaged grade- mounted multi-zone gas-electric units.	4	(3) Carrier 48A5TO35A (2016)	
Partial exposed sheet metal on roof, routed behind finished surfaces.	4	Sheet metal with ceiling/sidewall registers and grilles, or concentric supply diffusers and return air dropped plenums into room. Air distribution has been	

## Lindhurst High School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>PLUMB</b>			
Water closet, urinals, lavatories, sinks	3	Porcelain flush valve, floor mounted water closets, floor urinals and wall hung lavatories.	
<b>RAMP/ RAILING</b>			
Stair/Ramp	1	see notes	No guardrail at stair steps, guardrail too open, handrails are too low, non-compliant horiz. extensions.
Stair/Ramp Railing	4		
<b>RESTROOMS</b>			
Restroom Finishes	2		
Restroom Fixtures	2		
Restroom Partitions	1		
<b>ROOF</b>			
Roof	4	Comp. shingles	Small area of comp shingle roof needs replacement - 2
<b>Classrooms D101-D208</b>			
<b>DOORS</b>			
Interior Door	4		
<b>ELECT</b>			
Lights	4		



## Lindhurst High School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
Receptacles	4		
<b>ENVELOPE</b>			
Exterior Doors	4		
Exterior Walls	4	Cement Plaster	
Exterior Windows	4		
<b>FIRE ALARM</b>			
Fire Alarm	4		
<b>FURNISHING/ CASEWORK</b>			
Fixed Furnishings	4		
<b>INTERIOR FINISHES</b>			
Ceiling	4	T-bar	
Floor	4	VCT	
Walls	4	Tack	
<b>MECH</b>			
Air distribution with ceiling return air outlets and supply displacement diffusers in wall.	4	Combination sheet metal and flexible ductwork	
General Exhaust Fans for Toilet Areas and fume hoods	4	Roof mounted exhaust fans, dome down and up-blast type.	

## Lindhurst High School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
Packaged roof mounted gas-electric units	4	(16) Carrier 48TCLA05 through 48HCLA06 (2016)	
<b>PLUMB</b>			
Sanitary Waste/Vent piping	4	Cast iron below grade and above slab.	
Single fire sprinkler riser	4	A single fire sprinkler riser serves 2 story building and exterior building overhangs at both 1st and 2nd floor levels.	
Water closet, urinals, lavatories, sinks	4	Porcelain flush valve, floor mounted water closets, floor urinals and wall hung lavatories, science classroom sinks.	
<b>RAMP/ RAILING</b>			
Stair/Ramp	4		
Stair/Ramp Railing	4		
<b>RESTROOMS</b>			
Restroom Finishes	4		
Restroom Fixtures	3		
Restroom Partitions	3		

## Lindhurst High School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>ROOF</b>			
Roof	3.5	Single Ply, Standing seam metal roof	
<b>Classrooms E1-E16</b>			
<b>DOORS</b>			
Interior Door		Wood	
<b>ELECT</b>			
Lights	4		
Receptacles	4		
<b>ENVELOPE</b>			
Exterior Doors			
Exterior Walls	3		
Exterior Windows			
<b>FIRE ALARM</b>			
Fire Alarm	4		
<b>FURNISHING/ CASEWORK</b>			
Fixed Furnishings	2		

## Lindhurst High School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>INTERIOR FINISHES</b>			
Ceiling	2	Glue-on. Water stains in hallway, storage	
Floor	3	Carpet, epoxy	Carpet base in Music room is missing
Walls	3	Tack, GWB, Wood Panels, Tile	
<b>MECH</b>			
Packaged roof mounted multi-zone gas-electric units	3	(2) Seasons 4 SMHF17-025 (2006)	
Partial exposed sheet metal on roof, routed behind finished surfaces.	4	Sheet metal with ceiling/sidewall registers and grilles, or concentric supply diffusers and return air dropped plenums into room. Air distribution has been	
<b>PLUMB</b>			
Water closet, urinals, lavatories, sinks	3	Porcelain flush valve, floor mounted water closets, floor urinals and wall hung lavatories.	
<b>RESTROOMS</b>			
Restroom Finishes	3		
Restroom Fixtures	3		
Restroom Partitions	3		



## Lindhurst High School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>ROOF</b>			
Roof	4	Comp. shingles	
<b>Classrooms F1-F6</b>			
<b>DOORS</b>			
Interior Door	3		
<b>ELECT</b>			
Lights	4		
Receptacles	4		
<b>ENVELOPE</b>			
Exterior Doors	4		
Exterior Walls	1		
Exterior Windows	3		
<b>FIRE ALARM</b>			
Fire Alarm	4		
<b>FURNISHING/ CASEWORK</b>			
Fixed Furnishings	3		
<b>INTERIOR FINISHES</b>			
Ceiling	3		

## Lindhurst High School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
Floor	3		
Walls	3		
<b>MECH</b>			
Indoor suspended gas-fired unit heaters	3	(3) Sterling or Reznor unit heaters.	
Partial exposed sheet metal on roof, routed behind finished surfaces.	4	Sheet metal with ceiling/sidewall registers and grilles, or concentric supply diffusers and return air dropped plenums into room. Air distribution has been	
Split system grade mounted condensing unit with roof mounted air handler with gas-heating section.	4	(2) Carrier 38APD025 condensing units and (2) Carrier 39MW12D023 (2016)	
<b>PLUMB</b>			
Water closet, urinals, lavatories, sinks	3	Porcelain flush valve, floor mounted water closets, floor urinals and wall hung lavatories.	
<b>RESTROOMS</b>			
Restroom Finishes	3		
Restroom Fixtures	3		
Restroom Partitions	3		

## Lindhurst High School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>ROOF</b>			
Roof	2	Comp. shingles, 2-ply Mod bit cap sheet	
<b>STRUCT</b>			
Exterior Slab/Foundation	4		
<b>Classrooms G1-G7</b>			
<b>MECH</b>			
Packaged roof mounted multi-zone gas-electric units.	3	(3) Seasons SHF18 -010A-PN4 (2006)	
Partial exposed sheet metal on roof, routed behind finished surfaces.	4	Sheet metal with ceiling/sidewall registers and grilles, or concentric supply diffusers and return air dropped plenums into room. Air distribution has been	
Wood Shop Dust Collector Exhaust	3	(1) Grade mounted dust collector	
<b>PLUMB</b>			
Water closet, urinals, lavatories, sinks	3	Porcelain flush valve, floor mounted water closets, floor urinals and wall hung lavatories.	
<b>Classrooms H1-H2</b>			

## Lindhurst High School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>DOORS</b>			
Interior Door	4		
<b>ELECT</b>			
Lights	4		
Receptacles	4		
<b>ENVELOPE</b>			
Exterior Doors	4		
Exterior Walls	3	Cement Plaster. Repaint needed	
Exterior Windows	3		
<b>FIRE ALARM</b>			
Fire Alarm	4		
<b>FURNISHING/ CASEWORK</b>			
Fixed Furnishings	3		
<b>INTERIOR FINISHES</b>			
Ceiling	2	GWB. Repaint needed	
Floor	2	repaint needed	
Walls	2		



## Lindhurst High School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>RESTROOMS</b>			
Restroom Finishes	3		
Restroom Fixtures	3		
Restroom Partitions	3		
<b>ROOF</b>			
Roof	2	Standing seam metal roof	
<b>STRUCT</b>			
Exterior Slab/Foundation	4		
<b>Classrooms P101-P106</b>			
<b>ELECT</b>			
Lights	4		
Receptacles	4		
<b>ENVELOPE</b>			
Exterior Doors	3	Metal	
Exterior Walls	2	Wood Siding	
Exterior Windows	3		
<b>FIRE ALARM</b>			
Fire Alarm	4		

## Lindhurst High School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>FURNISHING/ CASEWORK</b>			
Fixed Furnishings	3	Casework	
<b>INTERIOR FINISHES</b>			
Ceiling	3	T-bar	
Floor	3	Carpet	
Walls	2	Tack	
<b>MECH</b>			
Wall mounted heat pump units.	4	(13) Bard W48 (2016)	
<b>RAMP/ RAILING</b>			
Stair/Ramp	3		
Stair/Ramp Railing	3		
<b>ROOF</b>			
Roof	3	Standing seam metal roof	
<b>Classrooms P5-P8</b>			
<b>ELECT</b>			
Lights	4		
Receptacles	4		

## Lindhurst High School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>ENVELOPE</b>			
Exterior Doors	3	Metal	
Exterior Walls	2	Wood Siding	
Exterior Windows	4		
<b>FIRE ALARM</b>			
Fire Alarm	4		
<b>INTERIOR FINISHES</b>			
Ceiling	3	T-bar	
Floor	3	VCT, Carpet	
Walls	3	Tack. Missing joint trim	
<b>RAMP/ RAILING</b>			
Stair/Ramp	2		
Stair/Ramp Railing	3		
<b>ROOF</b>			
Roof	3	Standing seam metal roof	
<b>Clstrm Portables P13-15, Weight room</b>			
<b>ELECT</b>			
Lights	4		

## Lindhurst High School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
Receptacles	4		
<b>ENVELOPE</b>			
Exterior Doors	4		
Exterior Walls	2		
Exterior Windows	4		
<b>FIRE ALARM</b>			
Fire Alarm	4		
<b>FURNISHING/ CASEWORK</b>			
Fixed Furnishings	3		
<b>INTERIOR FINISHES</b>			
Ceiling	2		
Floor	3		
Walls	3		
<b>RAMP/ RAILING</b>			
Stair/Ramp	4		
Stair/Ramp Railing	2		
<b>RESTROOMS</b>			
Restroom Finishes	4		
Restroom Fixtures	4		



## Lindhurst High School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>ROOF</b>			
Roof	2	Standing seam metal roof	
<b>STRUCT</b>			
Exterior Slab/Foundation	4		
<b>Entire Campus</b>			
<b>CONTROLS</b>			
Centralized Controls Connected to WiFi system for remote access. Individual room thermostats.	3	Pelican Wireless with by-pass timer. Typical for individual HVAC units.	
<b>ELECT. DISTRIBUTION</b>			
Distribution	4		
Switchboard	4		
<b>MECH</b>			
General Exhaust Fans for Toilet Areas	3	Roof mounted exhaust fans, dome down-blast type. Not all fans were operational at time of site visit.	
<b>PLUMB</b>			
Localized electric or natural gas-fired tank type water heater	3	Localized point of use 5 to 100 gallon capacity.	

## Lindhurst High School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
Sanitary Waste/Vent piping	3	Cast iron below grade and above slab.	
<b>Gym</b>			
<b>DOORS</b>			
Interior Door	4	Wood	
<b>ELECT</b>			
Lights	4		
Receptacles	4		
<b>ENVELOPE</b>			
Exterior Doors	2.5		
Exterior Walls	3	Cement Plaster	
Exterior Windows	4		
<b>FIRE ALARM</b>			
Fire Alarm	4		
<b>FURNISHING/ CASEWORK</b>			
Movable Furnishings	2	Bleachers. Old	
<b>INTERIOR FINISHES</b>			
Ceiling	4	Exposed metal deck	
Floor	4	Hardwood	

## Lindhurst High School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
Walls	4	GWB	
<b>MECH</b>			
Packaged grade mounted gas-electric units	4	(1) Trane SFHL554 – 55 ton cooling, 350 MBH heating (2016) (1) Trane YZH150 – 12-1/2 ton cooling (2016), (1) Trane YZH180 – 15-ton cooling (2016)	
Partial exposed sheet metal on roof, routed behind finished surfaces.	4	Sheet metal with ceiling/sidewall registers and grilles, or concentric supply diffusers and return air dropped plenums into room. Air distribution has been	
<b>PLUMB</b>			
Water closet, urinals, lavatories, sinks	3	Porcelain flush valve, floor mounted water closets, floor urinals and wall hung lavatories.	
<b>ROOF</b>			
Roof	4	Comp. shingles	
<b>Gym Foyer</b>			
<b>DOORS</b>			
Interior Door	4	Wood	

## Lindhurst High School

### Facility Condition Assessment

#### ENVELOPE

Exterior Doors	3	
Exterior Walls	3	Cement Plaster
Exterior Windows	4	

#### INTERIOR FINISHES

Ceiling	4	GWB
Floor	2	LVT. New, but doesn't stay down
Walls	4	Wood panels, GWB

#### RESTROOMS

Restroom Finishes	3	
Restroom Fixtures	3	
Restroom Partitions	1	

#### ROOF

Roof	4	Comp. shingles
------	---	----------------

#### Gym Locker Rooms

#### DOORS

Interior Door	2	Wood. Binds on floor
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## Lindhurst High School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>ENVELOPE</b>			
Exterior Doors	2		
<b>FURNISHING/ CASEWORK</b>			
Fixed Furnishings	4	Lockers	
<b>INTERIOR FINISHES</b>			
Ceiling	3		
Floor	3	Epoxy paint; sealed concrete in offices	Wood base in offices are poor - 2
Walls	1	GWB, stucco	
<b>MECH</b>			
Split system grade mounted condensing unit indoor horizontal air handler	4	(1) Trane TTA120H – 10-ton cooling (2016)	
<b>RESTROOMS</b>			
Restroom Finishes	2	Tile walls	
Restroom Fixtures	1	Sink counter. No ADA stalls	
Restroom Partitions	3		
<b>ROOF</b>			
Roof	4	Comp. shingles	
<b>Kitchen</b>			

## Lindhurst High School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>DOORS</b>			
Interior Door	2	Wood	
<b>ELECT</b>			
Lights	4		
Receptacles	4		
<b>ENVELOPE</b>			
Exterior Doors	2	Wood. Holes, damaged kick plate	
Exterior Walls	3	Cement Plaster	
Exterior Windows	3		
<b>FIRE ALARM</b>			
Fire Alarm	4		
<b>FURNISHING/ CASEWORK</b>			
Fixed Furnishings	4		
<b>INTERIOR FINISHES</b>			
Ceiling	3	GWB, Glue-on	
Floor	3	Epoxy, Carpet, VCT, sealed concrete	Carpet floor areas are very poor.
Walls	3	Tack, FRP. Need corner guards	

## Lindhurst High School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>MECH</b>			
Indoor make-up air unit	4	Reznor horizontal gas-fired kitchen make-up air unit.	
Single outdoor grade mounted VRF heat pump unit with multiple indoor air handlers.	4	(1) Grade mounted Bryant 38VMA336 Nominal 25 tons. (14) indoor Carrier vertical air handling units. (2019 & 2021)	
Type 1 Kitchen Hood	4	Kitchen hood rated for Type 1 duty with fire suppression system.	
<b>PLUMB</b>			
Natural gas-fired tank type water heater	4	A.O. Smith – 100 gallon tank.	
<b>RESTROOMS</b>			
Restroom Finishes			
Restroom Fixtures	4	Non-compliant	
Restroom Partitions			
<b>ROOF</b>			
Roof	4	Comp. shingles	
<b>Site</b>			

## Lindhurst High School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>ELECT</b>			
Lights	4		
Lights	4		
Side parking lot	4		
<b>SITE</b>			
Accessible parking	2	Few patches/cracks on blacktop.	
Building signage	2	Some broken. Replacement is on-going	
Drop-off	3		
Fences/gates	4		
Flagpole	4		
Irrigation system	3		
Main Entry	4		
Marquee sign	4		
Parking lots	3		
Path of Travel	2		
Planters	4		
Planting	4		
Play fields	3		
Ramps	3		
Roadways	2	many cracks	



Lindhurst High School

Facility Condition Assessment

Item	Rating	Material / Description	Notes
Room Signage	3		
Signage	3		
Site Furnishings	3		
Walkways	4		
Storage Bldg			
ENVELOPE			
Exterior Doors	1	overhead door damaged	
Exterior Walls	1	Metal siding	
ROOF			
Roof	3	Standing seam metal roof	

## Lindhurst High School

### Site Photos



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# Loma Rica Elementary School

5150 Fruitland Road | Marysville, CA 95901 | (530) 741-6144



## General Information

### Site Narrative

Loma Rica Elementary School was built in 1970. The multi-purpose/kitchen building has dryrot at the exterior wood siding; doors, and windows, and roof should be regularly cleaned to extend useful life. The quad-classroom building has exterior plaster and tile finishes that are outdated and weathered. Both buildings interior finishes on the walls, floor, and ceilings are old and showing wear, and ceilings have evidence of water stains. Plastic laminate casework should be replaced. Restrooms are not compliant and finishes and fixtures are deteriorating. The three portable classrooms built in the 1990's have exterior wood siding dryrot; wood Entry ramp at classroom 7 has dryrot skirting. Interior finishes and casework appear to be in good shape. The main office, library, restrooms, and classrooms 9 & 10 were built in 2007. Both exteriors and interiors are in good shape. Of note, some minor rusting is starting at the metal handrails and the restroom partitions.

The school's parking and drop-off areas have large cracks and potholes and are awkward at best; the accessible parking stall does not have a clear path of travel to the school, nor is it near the entrance. Play structures are rusting and fields have ground squirrel problems.

### Year Built

1970

### Property Type

Grade Span K - 5

### Total Square Feet

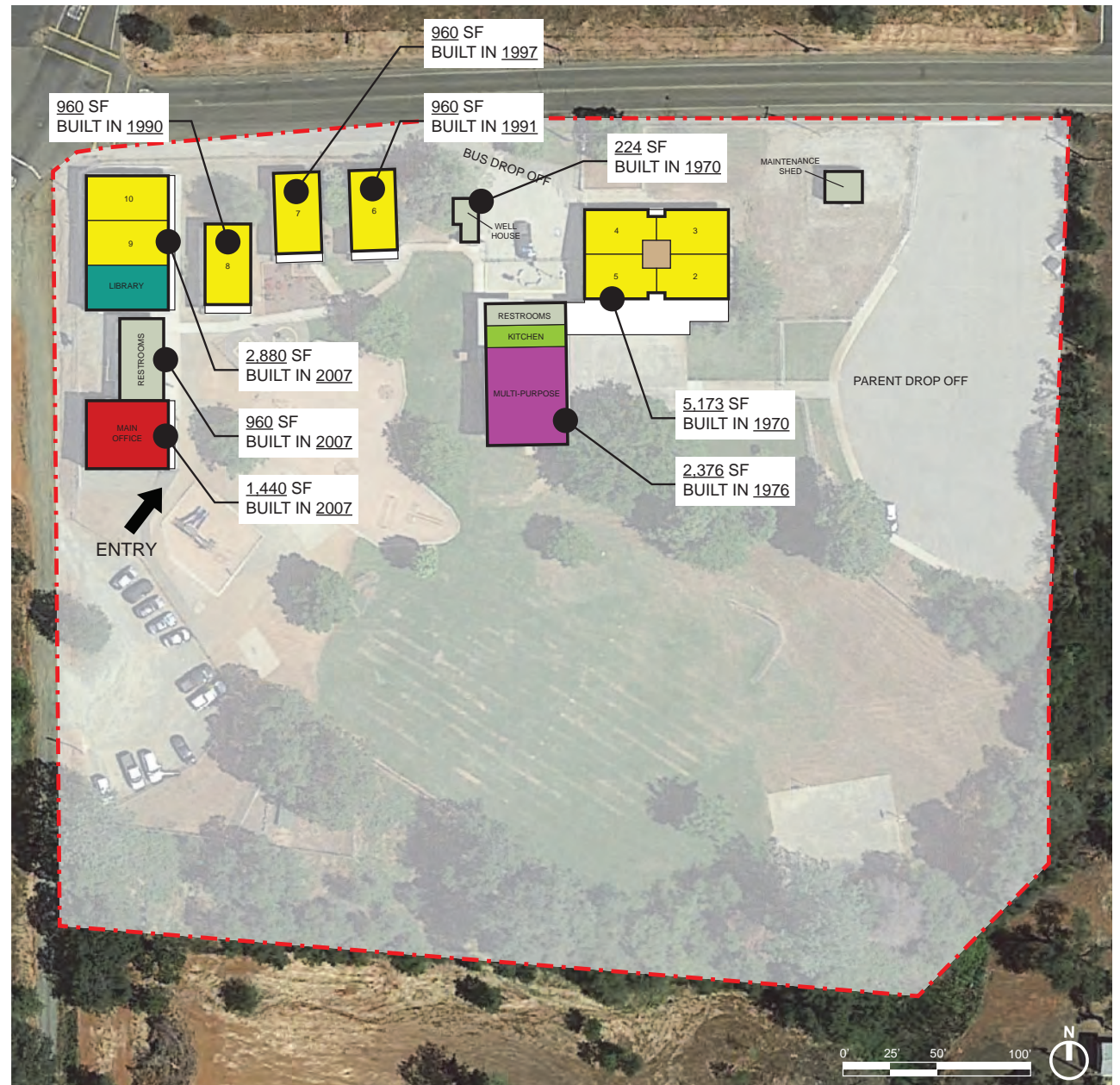
16,253 square feet





## Loma Rica Elementary School

### Existing Site Map



# Loma Rica Elementary School

## Facility Condition Index Summary

**Marysville Joint Unified School District**

Facility Condition

## Site, Building, System Summary

[illegible]

## Loma Rica Elementary School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>Loma Rica Elementary School</b>			
<b>Admin. Offices</b>			
<b>DOORS</b>			
Interior Door	3	Wood	
<b>ELECT</b>			
Lights	3		
Receptacles	3		
<b>ENVELOPE</b>			
Exterior Doors	4	Metal	
Exterior Walls	3	Wood Siding	
Exterior Windows	3	Metal	
<b>FIRE ALARM</b>			
Fire Alarm	1	Newer Silent Knight. Office requires an annunciator. School should have automatic det's	
<b>INTERIOR FINISHES</b>			
Ceiling	4	T-bar. Couple of holes	
Floor	4	Carpet, sheet vinyl	
Walls	4	Tack	

## Loma Rica Elementary School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>MECH</b>			
Wall mounted heat pumps	4	(8) Bard W48HC (2020	
<b>RAMP/ RAILING</b>			
Stair/Ramp	3	Metal. Some rust	
<b>RESTROOMS</b>			
Restroom Finishes	4	FRP, Sheet vinyl	
Restroom Fixtures	4		
Restroom Partitions	4		
<b>ROOF</b>			
Roof	3	Standing seam metal roof	
<b>Classrooms 2-5</b>			
<b>DOORS</b>			
Interior Door	3		
<b>ELECT</b>			
Lights	4		
Receptacles	4		
<b>ENVELOPE</b>			
Exterior Doors	3	Wood. Some warping	



## Loma Rica Elementary School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
Exterior Walls	2	Cement Plaster, Tile	
Exterior Windows	3	Metal. Sealant cracking	
<b>FIRE ALARM</b>			
Fire Alarm	1	Need fire alarm in classrooms	
<b>FURNISHING/ CASEWORK</b>			
Fixed Furnishings	3	P-lam casework	
<b>INTERIOR FINISHES</b>			
Ceiling	2	T-bar. Holes, missing, water stains	
Floor	3	Carpet, sheet vinyl. Stained, cracked	
Walls	2	Tack, GWB. Chipping, holes	
<b>MECH</b>			
Split system heat pump with horizontal indoor fan coil units	4	(4) Carrier 25HCE43 outdoor units with (4) FB4CNP042 indoor units. (2019)	
<b>ROOF</b>			
Roof	3	Architectural composition roof	

#### Classrooms 6-8

## Loma Rica Elementary School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>ELECT</b>			
Lights	4		
Receptacles	4		
<b>ENVELOPE</b>			
Exterior Doors	4	Metal	
Exterior Walls	2	Wood Siding. Dry rot	
Exterior Windows	3	Metal	
<b>FIRE ALARM</b>			
Fire Alarm	1	Need fire alarm in classrooms	
<b>FURNISHING/ CASEWORK</b>			
Fixed Furnishings	3	P-lam casework. Scratches	
<b>INTERIOR FINISHES</b>			
Ceiling	4	T-bar. Sagging seam and tiles	
Floor	3	Carpet, LVT	
Walls	3	Tack	
<b>MECH</b>			
Wall mounted heat pumps	4	(8) Bard W48HC (2020	

## Loma Rica Elementary School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>RAMP/ RAILING</b>			
Stair/Ramp	2	Metal. 1 wood, starting to rot	
<b>ROOF</b>			
Roof	2	Standing seam metal roof	
<b>Classrooms 9-10</b>			
<b>ELECT</b>			
Lights	4		
Receptacles	4		
<b>ENVELOPE</b>			
Exterior Doors	4	Metal	
Exterior Walls	4	Wood Siding. Dry rot	
Exterior Windows	3	Metal	
<b>FIRE ALARM</b>			
Fire Alarm	1	Need fire alarm in classrooms	
<b>FURNISHING/ CASEWORK</b>			
Fixed Furnishings	4	P-lam casework	

## Loma Rica Elementary School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>INTERIOR FINISHES</b>			
Ceiling	3	T-bar. Sagging seam and tiles	
Floor	4	Carpet	
Walls	4	Tack	
<b>ROOF</b>			
Roof	3	Standing seam metal roof	
<b>Entire Campus</b>			
<b>CONTROLS</b>			
Centralized Controls Connected to WiFi system for remote access.	3	Pelican Wireless with by-pass timer. Typical for individual HVAC units.	
<b>ELECT. DISTRIBUTION</b>			
Switchboard	1	Corroded, failing, needs replacement	
<b>MECH</b>			
General Exhaust Fans for Toilet Areas	3	Roof mounted exhaust fans, dome down-blast type. Not all fans were operational at time of site visit.	



## Loma Rica Elementary School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
Partial exposed sheet metal on roof, routed behind finished surfaces.	4	Sheet metal with ceiling/sidewall registers and grilles, Original to building construction and HVAC packaged upgrade replacement.	
<b>PLUMB</b>			
Localized electric tank type water heater	3	Localized point of use 50 gallon capacity. A.O. Smith (2008)	No seismic restraints
Sanitary Waste/Vent piping	3	Cast iron below grade and above slab	
Water closet, urinals, lavatories, sinks	3	Porcelain flush valve, floor mounted water closets, floor urinals and wall hung lavatories.	
<b>Library</b>			
<b>ENVELOPE</b>			
Exterior Doors	4	Metal	
Exterior Walls	4	Wood Siding	
Exterior Windows	4	Metal	
<b>INTERIOR FINISHES</b>			
Ceiling	4	T-bar	
Floor	4	Carpet	
Walls	4	Tack	

## Loma Rica Elementary School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>MECH</b>			
Wall mounted heat pumps	4	(8) Bard W48HC (2020)	
<b>ROOF</b>			
Roof	3	Standing seam metal roof	
<b>Multi-purpose, Kitchen</b>			
<b>DOORS</b>			
Interior Door	3	Wood. Scratches	
<b>ELECT</b>			
Lights	4		
Lights	1		
Receptacles	4		
Receptacles	3		
<b>ENVELOPE</b>			
Exterior Doors	3	Wood	
Exterior Walls	2	Wood Siding. Some dryrot at base	
Exterior Windows	3		
<b>FIRE ALARM</b>			
Fire Alarm	1		

## Loma Rica Elementary School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
Fire Alarm	3		
<b>FURNISHING/ CASEWORK</b>			
Fixed Furnishings	1	P-lam casework	
<b>INTERIOR FINISHES</b>			
Ceiling	2	T-bar	
Floor	2	VCT. Stained, cracked	
Walls	3	GWB. Trim damage	
<b>MECH</b>			
Kitchen Hood missing over residential range.	1	Missing hood	
Packaged roof mounted heat pump unit	4	(1) Day and Night RHS090HO (2012)	
<b>RESTROOMS</b>			
Restroom Finishes	3	Tile, FRP	
Restroom Fixtures	2	Non-compliant. Cracking	
Restroom Partitions	3	some scratches	
<b>ROOF</b>			
Roof	3	2 Ply mod bit	
Restroom bldg.			

## Loma Rica Elementary School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>ENVELOPE</b>			
Exterior Doors	4	metal	
Exterior Walls	4	Wood siding	
Exterior Windows	4	metal	
<b>RESTROOMS</b>			
Restroom Finishes	4	Sheet vinyl. Minor cracking	
Restroom Fixtures	4		
Restroom Partitions	3	Metal. Some rust	
<b>ROOF</b>			
Roof	3	Standing seam metal roof	
<b>Site</b>			
<b>ELECT</b>			
Lights	3		
	1	No parking lighting	
<b>SITE</b>			
Accessible parking	1		
Building signage	1	None	
Fences/gates	4	chain link	



## Loma Rica Elementary School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
Flagpole	4		
Irrigation system	4		
Main Entry	3		
Marquee sign	4		
Parking lots	2		
Path of Travel	2	AC paving. Grading issues	
Planters	4		
Planting	4		
Play fields	3	ground squirrels problem	
Ramps	3	some not compliant	
Roadways	4		
Room Signage	3	non-compliant. Numbers above door	
Signage	1	the one space is not in the main lot	
Site Furnishings	3	Baseball backstop/play structures rusted	
Walkways	3	some areas non-compliant	
<b>Well House</b>			
<b>ENVELOPE</b>			
Exterior Doors		Wood. Warped	

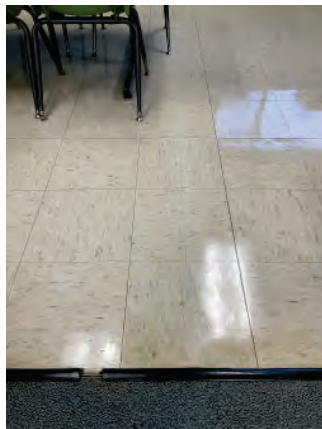
## Loma Rica Elementary School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
Exterior Walls	1	Wood siding. Extensive dryrot	
<b>INTERIOR FINISHES</b>			
Ceiling	2	exposed - rotting roof structure	
Floor	2	Concrete	
Walls	1	GWB. Rotted	
<b>ROOF</b>			
Roof	2		

## Loma Rica Elementary School

### Site Photos



# Marysville Charter Academy for the Arts

1919 B Street | Marysville, CA 95901 | (530) 741-7892



## General Information

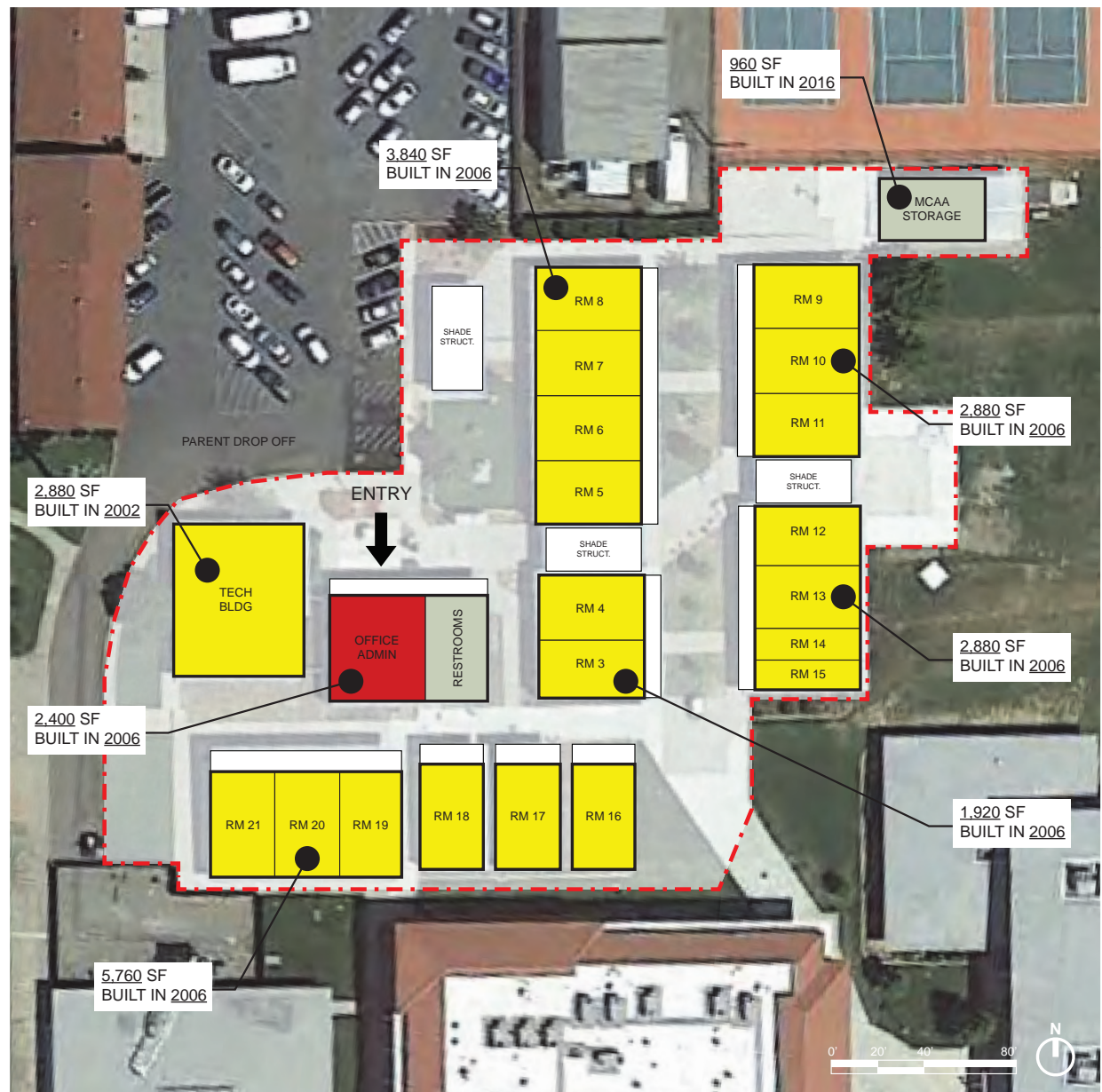
Site Narrative	<p>Marysville Charter Academy for the Arts was built in 2006, and is located within the overall Marysville High School/District office complex. The school consists of an administration/office and restroom building, 19 classrooms, a tech building, and a storage facility. The storage building appears to be heavily used, and consequently needs more frequent updating of finishes and maintenance needs. The rest of the campus is in good shape with little to no deficiency fixes. A few items of note to keep an eye on: Restrooms have damaged sheet flooring transitions and base and some rusting occurring at metal partitions; exterior siding dryrot at classroom exteriors.</p> <p>The site appears to be in good condition. Only thing to note is that it appears there is some sprinkler overspray onto concrete walkways.</p>
Year Built	2006
Property Type	Grade Span 7- 12
Total Square Feet	19,720 square feet





## Marysville Charter Academy for the Arts

### Existing Site Map



## Marysville Charter Academy for the Arts

### Facility Condition Index Summary



**Marysville Joint Unified School District**  
 Facility Condition  
 Site, Building, System Summary

	STRUCTURE	ROOFS	BLDG. ENVELOPE	DOORS	INTERIORS	FURNISHINGS / CASEWORK	MECH	CONTROLS	ELECT. DISTRIBUTION	ELECT.	PLUMB	RESTROOMS	FIRE ALARM	FLS	SITE	RAMPS / RAILINGS	STAIRS	TOTAL AVG.
<b>Marysville Charter Academy</b>																		<b>3.35</b>
Classrooms 3-21		3.00	2.67		4.00							4.00						3.38
Entire Campus							4.00			3.00			3.00					3.25
Restrooms		3.00	3.50		3.00						4.00	2.50						3.11
Site															3.83			3.83
Storage	3.00	3.00	2.50		3.00											2.50		2.78
Tech Bldg.		3.00	3.33		3.00													3.14

## Marysville Charter Academy for the Arts

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>Marysville Charter Academy</b>			
<b>Classrooms 3-21</b>			
<b>ENVELOPE</b>			
Exterior Doors	3	Metal	
Exterior Walls	2	Wood siding	
Exterior Windows	3	Alum.	
<b>INTERIOR FINISHES</b>			
Ceiling	4	T-bar	
Floor	4	VCT, Carpet	
Walls	4	Tack	
<b>RESTROOMS</b>			
Restroom Fixtures	4		
<b>ROOF</b>			
Roof	3	Standing seam metal roof	
<b>Entire Campus</b>			
<b>ELECT</b>			
Lights	3		
Receptacles	3		

## Marysville Charter Academy for the Arts

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>FIRE ALARM</b>			
Fire Alarm	3		
<b>MECH</b>			
Wall mounted heat pump units	4	(21) Bard W48HA (2021)	
<b>Restrooms</b>			
<b>ENVELOPE</b>			
Exterior Doors	4	Metal. Door signage is worn.	
Exterior Walls	3	Wood Siding	
<b>INTERIOR FINISHES</b>			
Ceiling	4	T-bar	
Floor	2	Sheet flooring. Turn-up base needs work	
Walls	3	FRP. Corner seam is needed	
<b>PLUMB</b>			
Water closets/urinals/lavatories	4	Porcelain flush valve, wall hung water closets, wall urinals and wall hung lavatories	



## Marysville Charter Academy for the Arts

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>RESTROOMS</b>			
Restroom Fixtures	3		
Restroom Partitions	2	some rusting at bottom	
<b>ROOF</b>			
Roof	3	Standing seam metal roof	
<b>Site</b>			
<b>SITE</b>			
Accessible parking	4		
Building signage	3		
Drop-off	4		
Flagpole	4		
Irrigation system	3	some overwatering spray from sprinklers	
Main Entry	4		
Marquee sign	4		
Misc. Structures	4		
Parking lots	4		
Path of Travel	4		
Planters	4		
Planting	4		

## Marysville Charter Academy for the Arts

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
Ramps	4		
Roadways	4		
Room Signage	4		
Signage	4		
Site Furnishings	3		
Walkways	4		
<b>Storage</b>			
<b>ENVELOPE</b>			
Exterior Doors	3	Metal	
Exterior Walls	2	Wood siding	
<b>INTERIOR FINISHES</b>			
Ceiling	2	T-bar. Some water stains	
Floor	3	Carpet	
Walls	4	Tack	
<b>RAMP/ RAILING</b>			
Stair/Ramp	3		
Stair/Ramp Railing	2	Painted metal	
<b>ROOF</b>			
Roof	3	Standing seam metal roof	

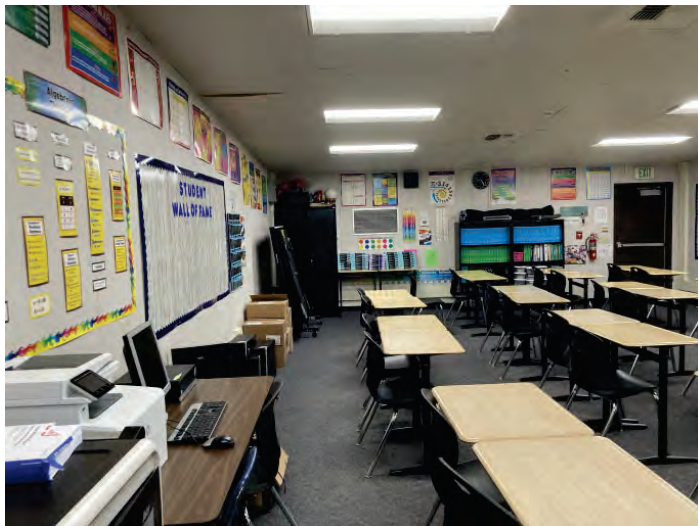
## Marysville Charter Academy for the Arts

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>STRUCT</b>			
Exterior Slab/Foundation	3	Wood skirt	
<b>Tech Bldg.</b>			
<b>ENVELOPE</b>			
Exterior Doors	3	Metal	
Exterior Walls	3	Wood siding	
Exterior Windows	4		
<b>INTERIOR FINISHES</b>			
Ceiling	3	T-bar	
Floor	3		
Walls	3	GWB	
<b>ROOF</b>			
Roof	3	Standing seam metal roof	

## Marysville Charter Academy for the Arts

### Site Photos





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# Marysville High School

12 East 18th Street | Marysville, CA 95901 | (530) 741-6180

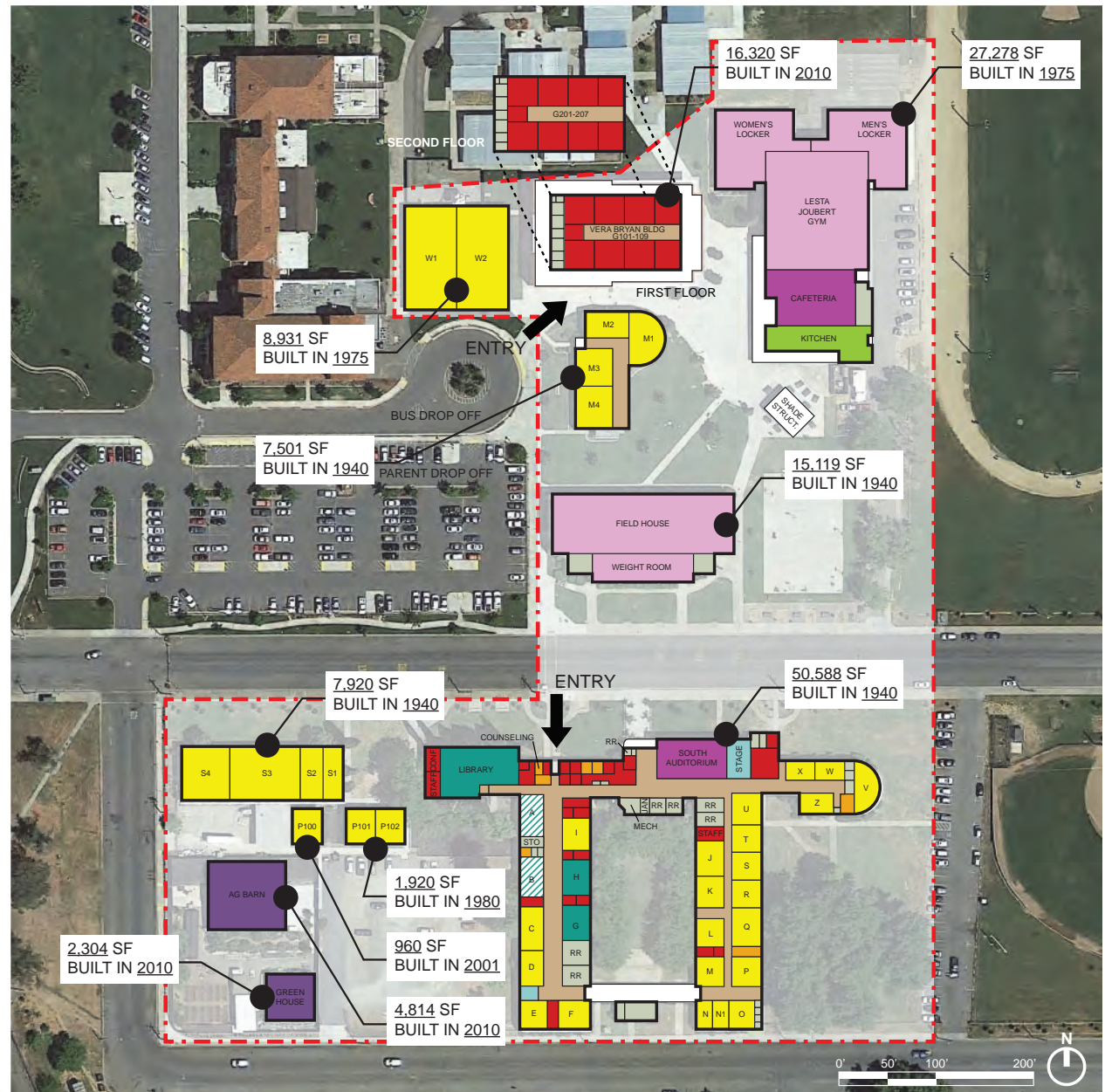


General Information	
Site Narrative	<p>Marysville High School was originally built in 1940, with three buildings on campus. The main building houses the admin/entry, library, an auditorium, restrooms, and three classroom wings. The building appears to be structurally sound, however, both exterior and interior finishes need constant repair/maintenance because of the age of the building. There are multiple water stains in classrooms that should be investigated to find the source of the water leak. The field house/weight room building has very limited circulation space in the workout room; finish materials are deteriorating, and casework is old and damaged. The field house space has missing base trim; evidenced by daylighting shown through the wall.</p> <p>The gym/lockers/cafeteria/kitchen building was built in 1975 and is generally in good shape. The roof will need repair and/or replacement soon. The locker rooms have showers that are no longer code compliant because of lack of individual drainage, and the women's locker room should be updated/renovated similar to the men's recently completed. The shop building was also built in 1975 and is in good condition, with only a couple things to note: Exterior siding dryrot at select locations, and non-compliant restrooms.</p> <p>The Vera Bryan two-story classroom prototype building was built in 2010 and is in very good condition with one thing to note: the ceiling has multiple water stains, evidence of a leak. Investigations should occur to pinpoint the source.</p> <p>The site has multiple deficiencies that should be addressed soon: concrete walkways have upheavals; staff parking lot is gravel; the stadium snack bar has dryrotting at the exterior wood siding; the track is unlevel, needs regular fixing, and is not regulation size.</p>
Year Built	1940
Property Type	Grade Span 9- 12
Total Square Feet	179,736 square feet



## Marysville High School

### Existing Site Map





## Marysville High School

### Existing Site Swimming Pool





# Marysville High School

## Facility Condition Index Summary



### Marysville Joint Unified School District Facility Condition Site, Building, System Summary

	STRUCTURE	ROOFS	BLDG. ENVELOPE	DOORS	INTERIORS	FURNISHINGS / CASEWORK	MECH	CONTROLS	ELECT. DISTRIBUTION	ELECT.	PLUMB	RESTROOMS	FIRE ALARM	FLS	SITE	RAMPS / RAILINGS	STAIRS	TOTAL AVG.
<b>Marysville High School</b>																		<b>2.85</b>
Admin Offices, Hallway		2.00	2.00	3.00	3.00	4.00	3.50		2.00	3.00	2.00		3.00					2.86
AG Barn	4.00	4.00	3.50	3.00	3.67	4.00												3.67
Auditorium	2.00			4.00	2.67	1.00	4.00				2.00							2.63
Building W1-W2	4.00	3.00			3.67	3.00	2.50		2.00	3.00		4.00	3.00					3.21
Cafeteria, Kitchen	1.00				2.67	4.00	2.50		3.00	2.50	2.00	4.00	3.00					2.67
Classroom Wing A-I	2.00	2.33	2.00	2.00	2.00	1.00	2.00				2.00	2.67						2.13
Classroom Wing J-U	2.00	2.33	2.00	2.00	2.00	1.00	2.00				2.00	2.67						2.13
Classroom Wing V-Z	1.00	2.33	2.00	2.33	2.00	2.25					2.00	2.67						2.24
Classrooms M1-M4	3.00	2.00					3.00		2.00	2.50			3.00					2.57
Classrooms P100-102	1.00	3.33	4.00	4.00		4.00												3.44
Classrooms S1-S4	2.00	2.67	3.00	2.67	3.00	3.00		4.00	3.00	2.00		4.00						2.89
Entire Campus							2.00	3.00			3.00							2.75
Field House	2.00	2.33	2.00	2.33	2.00	2.00			2.00			3.33	3.00					2.44
Greenhouse	4.00	4.00		4.00														4.00
Gym	2.00	3.50		3.67	4.00	2.00		3.00	2.50	2.00		3.00						3.00
Library	2.00	2.67	3.00	3.00		4.00					2.00							2.80
Mens, Womens Lockers	2.00			3.50	3.00	2.00					2.00	4.00						3.11
Site									3.50						3.00			3.13
Vera Bryan G101-207	3.00	4.00	4.00	3.00	4.00	4.00		4.00	4.00	3.00	4.00	3.00	4.00		4.00			3.70
Weight Room	2.00	2.33	2.00	2.33	2.00							3.33						2.50

## Marysville High School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>Marysville High School</b>			
<b>Admin Offices, Hallway</b>			
<b>DOORS</b>			
Interior Door	3	Wood	
<b>ELECT</b>			
Lights, interior/stage	3		
Receptacles	3		
<b>ELECT. DISTRIBUTION</b>			
Distribution	2	Power distribution is cramped and awkward, should be reworked at some point.	
<b>ENVELOPE</b>			
Exterior Doors			
Exterior Walls	2		Has exposed wiremold
Exterior Windows			Knob hardware
<b>FIRE ALARM</b>			
Fire Alarm	3	Newer Silent Knight overlayed onto original Simplex	

## Marysville High School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>FURNISHING/ CASEWORK</b>			
Fixed Furnishings	4		
<b>INTERIOR FINISHES</b>			
Ceiling	4	Glue-on, GWB	
Floor	2	Hardwood, Carpet, VCT	
Walls	3	Tack, GWB	
<b>MECH</b>			
Packaged roof mounted gas-electric units	4	Carrier FCLA04 (2019)	
Packaged roof mounted gas-electric units	3	(1) Carrier LNC6 (2017)	
Partial exposed sheet metal on roof, routed behind finished surfaces.		Sheet metal with ceiling/sidewall registers and grilles, or concentric supply diffusers and return air dropped plenums into room. Original to building	
<b>PLUMB</b>			
Water closet, urinals, lavatories, sinks	2	Porcelain flush valve, floor mounted water closets, floor urinals and wall hung lavatories	
<b>ROOF</b>			
Roof	2	2 Ply Mod Bit Cap Sheet	

## Marysville High School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>AG Barn</b>			
<b>DOORS</b>			
Interior Door	3		
<b>ENVELOPE</b>			
Exterior Doors	3	overhead coiling doors	
Exterior Walls	4	Metal siding	
<b>FURNISHING/ CASEWORK</b>			
Fixed Furnishings	4	Metal pen panels/gates	
<b>INTERIOR FINISHES</b>			
Ceiling	4	open	
Floor	4	Concrete	
Walls	3	GWB-front 2 storage rooms	
<b>ROOF</b>			
Roof	4	Standing seam metal roof	
<b>STRUCT</b>			
Exterior Slab/Foundation	4	concrete	
<b>Auditorium</b>			



## Marysville High School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>DOORS</b>			
Interior Door	4	Metal. Panic hardware in good condition	Stage - hardwood floor is in poor condition
<b>FURNISHING/ CASEWORK</b>			
Fixed Furnishings	1	auditorium chairs. Old.	
<b>INTERIOR FINISHES</b>			
Ceiling	2	GWB, acoustic panels	
Floor	2	Concrete, VCT	
Walls	4	GWB, wood panels, Acoustic wall panels	
<b>MECH</b>			
Packaged roof mounted heat pump units	4	(3) Trane WSC092 (2019)	
Partial exposed sheet metal on roof, routed behind finished surfaces.		Sheet metal with ceiling/sidewall registers and grilles, or concentric supply diffusers and return air dropped plenums into room. Original to building	
<b>PLUMB</b>			
Water closet, urinals, lavatories, sinks	2	Porcelain flush valve, floor mounted water closets, floor urinals and wall hung lavatories	

## Marysville High School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>ROOF</b>			
Roof	2	2 Ply Mod Bit Cap Sheet	
<b>Building W1-W2</b>			
<b>ELECT</b>			
Lights	3		
Receps	3		
<b>ELECT. DISTRIBUTION</b>			
Distribution	2		
<b>ENVELOPE</b>			
Exterior Walls	3	T1-11. Dryrot	
<b>FIRE ALARM</b>			
FA	3		
<b>FURNISHING/ CASEWORK</b>			
Fixed Furnishings	3	Casework displays, storage	
<b>INTERIOR FINISHES</b>			
Ceiling	4	Painted plywood	
Floor	4	Concrete, VCT in wood shop office	

## Marysville High School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
Walls	3	Wood panel, concrete	
<b>MECH</b>			
Evaporative cooling units with duct mounted gas furnace	2	(2) AdobeAir evaporative cooler and (2) Reznor Duct Heaters	
General Room Exhaust	3	(2) Roof mounted utility type fans	
<b>RESTROOMS</b>			
Restroom Finishes	4	Epoxy floors, FRP walls	
Restroom Fixtures	4	non-compliant	
<b>ROOF</b>			
Roof	4	2 Ply Mod Bit Cap Sheet (with coat)	
<b>Cafeteria, Kitchen</b>			
<b>ELECT</b>			
Lights	2	Lighting should be upgraded in the main gym	
Receptacles	3		
<b>ELECT. DISTRIBUTION</b>			
Distribution	3		

## Marysville High School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>FIRE ALARM</b>			
FA	3		
<b>FURNISHING/ CASEWORK</b>			
Fixed Furnishings	4		
<b>INTERIOR FINISHES</b>			
Ceiling	2	T-bar	
Floor	3	Epoxy, VCT. Sports Med.-LVT	
Walls	3	Sports Med.-Tack	
<b>MECH</b>			
Kitchen Hood Exhaust Serving Type 1 hood	3	Roof mounted exhaust fan	
Packaged roof mounted evaporative make-up air unit	3	(1) Greenheck (-)	
Packaged roof mounted gas-electric units	2	(4) Carrier48HJD012 (2002)	
Packaged roof mounted gas-electric units	2	(3) Carrier 2 to 4 ton units (2001)	
Partial exposed sheet metal on roof, routed behind finished surfaces.		Sheet metal with ceiling/sidewall registers and grilles, or concentric supply diffusers and return air dropped plenums into room. Original to building	



## Marysville High School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>PLUMB</b>			
Gas-fired water heater	1	74 gallon gas-fired water heater for kitchen fixtures	Not seismically braced. No expansion tank.
Type 1 Kitchen Hood	3	Kitchen hood rated for Type 1 duty with fire suppression system	
Water closet, urinals, lavatories, sinks	2	Porcelain flush valve, floor mounted water closets, floor urinals and wall hung lavatories	
<b>RESTROOMS</b>			
Restroom Finishes	4	Tile	
Restroom Fixtures	4		
<b>ROOF</b>			
Roof	1	2 Ply Mod Bit Cap Sheet	
<b>Classroom Wing A-I</b>			
<b>DOORS</b>			
Interior Door	2		
<b>ENVELOPE</b>			
Exterior Doors	3	Metal	
Exterior Walls	2		Panic Hardware at exterior doors need fixes often
Exterior Windows	2	Single pane	Multiple water stains in ceilings

## Marysville High School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>FURNISHING/ CASEWORK</b>			
Fixed Furnishings	1	P-lam, wood casework	
<b>INTERIOR FINISHES</b>			
Ceiling	1	Glue-on, Cork panels, T-bar	
Floor	2	Hardwood, Carpet	
Walls	3	GWB, Wood panels	
<b>MECH</b>			
Packaged roof mounted gas-electric units	1	(13) Carrier 48HJD004 through 48HJD007 (1993)	
Packaged roof mounted gas-electric units	3	(13) Carrier 48TCLA05 through 48HCLA06 (2016)	
Partial exposed sheet metal on roof, routed behind finished surfaces.		Sheet metal with ceiling/sidewall registers and grilles, or concentric supply diffusers and return air dropped plenums into room. Original to building	
<b>PLUMB</b>			
Water closet, urinals, lavatories, sinks	2	Porcelain flush valve, floor mounted water closets, floor urinals and wall hung lavatories	

## Marysville High School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>RESTROOMS</b>			
Restroom Finishes	3	Painted concrete floors	
Restroom Fixtures	3	Men's Staff-non-compliant grab bars	
Restroom Partitions	2	Graffiti, GWB at some locations	
<b>ROOF</b>			
Roof	2	2 Ply Mod Bit Cap Sheet	
<b>Classroom Wing J-U</b>			
<b>DOORS</b>			
Interior Door	2		
<b>ENVELOPE</b>			
Exterior Doors	3	Metal	
Exterior Walls	2		Panic Hardware at exterior doors need fixes often
Exterior Windows	2	Single pane	Multiple water stains in ceilings
<b>FURNISHING/ CASEWORK</b>			
Fixed Furnishings	1	P-lam, wood casework	
<b>INTERIOR FINISHES</b>			
Ceiling	1	Glue-on, Cork panels, T-bar	

## Marysville High School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
Floor	2	Hardwood, Carpet	
Walls	3	GWB, Wood panels	
<b>MECH</b>			
Packaged roof mounted gas-electric units	1	(13) Carrier 48HJD004 through 48HJD007 (1993)	
Packaged roof mounted gas-electric units	3	(13) Carrier 48TCLA05 through 48HCLA06 (2016)	
Partial exposed sheet metal on roof, routed behind finished surfaces.		Sheet metal with ceiling/sidewall registers and grilles, or concentric supply diffusers and return air dropped plenums into room. Original to building	
<b>PLUMB</b>			
Water closet, urinals, lavatories, sinks	2	Porcelain flush valve, floor mounted water closets, floor urinals and wall hung lavatories	
<b>RESTROOMS</b>			
Restroom Finishes	3	Painted concrete floors	
Restroom Fixtures	3	Men's Staff-non-compliant grab bars	
Restroom Partitions	2	Graffiti, GWB at some locations	



## Marysville High School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>ROOF</b>			
Roof	2	2 Ply Mod Bit Cap Sheet	
<b>Classroom Wing V-Z</b>			
<b>DOORS</b>			
Interior Door	2		
<b>ENVELOPE</b>			
Exterior Doors	3	Metal	
Exterior Walls	2		
Exterior Windows	2	Single pane	
<b>FURNISHING/ CASEWORK</b>			
Fixed Furnishings	2	P-lam, wood casework	
<b>INTERIOR FINISHES</b>			
Ceiling	3	Glue-on, Cork panels	
Floor	2	Hardwood, Carpet	
Walls	2	Wood panels, acoustic panels	
<b>MECH</b>			
Packaged roof mounted gas-electric units	1	(13) Carrier 48HJD004 through 48HJD007 (1993)	

## Marysville High School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
Packaged roof mounted gas-electric units	3	(13) Carrier 48TCLA05 through 48HCLA06 (2016)	
Packaged roof mounted gas-electric units	4	(3) Carrier 48HCLA06 (2016)	Classrooms X, Y, Z
Packaged roof mounted gas-electric units	1	(1) Carrier 48HJD008 (1993)	Classroom V
Partial exposed sheet metal on roof, routed behind finished surfaces.		Sheet metal with ceiling/sidewall registers and grilles, or concentric supply diffusers and return air dropped plenums into room. Original to building	
<b>PLUMB</b>			
Water closet, urinals, lavatories, sinks	2	Porcelain flush valve, floor mounted water closets, floor urinals and wall hung lavatories	
<b>RESTROOMS</b>			
Restroom Finishes	3	Painted concrete floors	
Restroom Fixtures	3	Men's Staff-non-compliant grab bars	
Restroom Partitions	2	Graffiti, GWB at some locations	
<b>ROOF</b>			
Roof	1	2 Ply Mod Bit Cap Sheet	

Marysville High School

Facility Condition Assessment

Item	Rating	Material / Description	Notes
Classrooms M1-M4			
DOORS			
Interior Door			
ELECT			
Lights	2		
Receptacles	3		
ELECT. DISTRIBUTION			
Distribution	2	Panelboard should be replace—old, out of date.	
ENVELOPE			
Exterior Doors			
Exterior Walls	2		
Exterior Windows			
FIRE ALARM			
Fire Alarm	3		
FURNISHING/ CASEWORK			
Fixed Furnishings			
INTERIOR FINISHES			
Ceiling			

## Marysville High School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
Floor			
Walls			
<b>MECH</b>			
Wall mounted heat pump units	3	(4) Bard W48HA (2016)	
<b>RAMP/ RAILING</b>			
Stair/Ramp			
Stair/Ramp Railing			
<b>RESTROOMS</b>			
Restroom Finishes			
Restroom Fixtures			
Restroom Partitions			
<b>ROOF</b>			
Roof	3	2 Ply Mod Bit, Comp. shingles	
<b>STRUCT</b>			
Exterior Slab/Foundation			
<b>Classrooms P100-102</b>			
<b>DOORS</b>			
Interior Door	4		



## Marysville High School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>ENVELOPE</b>			
Exterior Doors	4		
Exterior Walls	2	Wood siding. Dryrot at trim	
Exterior Windows	4		
<b>INTERIOR FINISHES</b>			
Ceiling	4	T-bar	
Floor	4	Carpet	
Walls	4	Tack	
<b>MECH</b>			
Wall mounted heat pump units	4	(3) Bard W48HA (2016)	
<b>ROOF</b>			
Roof	1	Standing seam metal roof	
<b>Classrooms S1-S4</b>			
<b>DOORS</b>			
Interior Door	3		
<b>ELECT</b>			
Exterior Lights	3		
Lights	3		The electrical systems are generally adequate except where notes.

## Marysville High School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
Receptacles	3		District should consider primary electrical service and medium voltage distribution system.
<b>ELECT. DISTRIBUTION</b>			
Main service	4		
<b>ENVELOPE</b>			
Exterior Doors	3		
Exterior Walls	2		Welding shop S3-S4: Concrete floors, no clg, wood paneling walls, 4 OH doors
Exterior Windows	3		
<b>FIRE ALARM</b>			
Fire Alarm	4		
<b>FURNISHING/ CASEWORK</b>			
Fixed Furnishings	3	P-lam casework	
<b>INTERIOR FINISHES</b>			
Ceiling	2	Glue-on. Several water stains	
Floor	3	Concrete	
Walls	3	Wood panels	

## Marysville High School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>MECH</b>			
Gas-fired unit heaters	4	Reznor unit heaters (2021)	
Packaged roof mounted gas-electric units	1	(3) Carrier 48GSN036 (2005)	
Packaged roof mounted heat pump units	4	(1) Trane WSC036 (2019)	
Partial exposed sheet metal on roof, routed behind finished surfaces.		Sheet metal with ceiling/sidewall registers and grilles, or concentric supply diffusers and return air dropped plenums into room. Original to building	
<b>PLUMB</b>			
Water closet, urinals, lavatories, sinks	2	Porcelain flush valve, floor mounted water closets, floor urinals and wall hung lavatories	
<b>ROOF</b>			
Roof	2	2 Ply Mod Bit Cap Sheet	
<b>Entire Campus</b>			
<b>CONTROLS</b>			
Centralized Controls Connected to WiFi system for remote access.	3	Pelican Wireless with bypass timer. Typical for individual HVAC units.	

## Marysville High School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>MECH</b>			
General Exhaust Fans for Toilet Areas	2	Roof mounted exhaust fans, dome down-blast type. Not all fans were operational at time of site visit.	
<b>PLUMB</b>			
Localized electric tank type water heater	3	Localized point of use 5 to 20 gallon capacity.	
Sanitary Waste/Vent piping	3	Cast iron below grade and above slab	Original to building construction. No below grade or above slab pipe leaks as discussed with M&O representative. Site piping is asbestos cement pipe.
<b>Field House</b>			
<b>DOORS</b>			
Interior Door	2	Wood	
<b>ELECT</b>			
Lights	2	The lighting fixtures are tired and inadequate, should be upgraded	
Receptacles	2	Receptacles should be upgraded and rewired.	
<b>ENVELOPE</b>			
Exterior Doors	3	fiberglass panel-lined	



## Marysville High School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
Exterior Walls	2	Cement Plaster, some cracking	Base trim is missing in field house (daylight showing through)
Exterior Windows	2	single pane	Ceiling at Field House has rigid insulation.
<b>FIRE ALARM</b>			
Fire Alarm	3		
<b>FURNISHING/ CASEWORK</b>			
Fixed Furnishings	2	Wood casework	
<b>INTERIOR FINISHES</b>			
Ceiling	2	open. Chipped paint	
Floor	3	Painted concrete	
Walls	2	Wood panels.	
<b>MECH</b>			
Suspended gas-fired unit heaters	2	(2) Reznor (-)	
<b>RESTROOMS</b>			
Restroom Finishes	3	Wood panels	
Restroom Fixtures	3		
Restroom Partitions	4		
<b>ROOF</b>			
Roof	2	Standing seam metal roof, Comp. shingle	

## Marysville High School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>Greenhouse</b>			
<b>ENVELOPE</b>			
Exterior Walls	4	Translucent Panels	Overall good condition.
<b>INTERIOR FINISHES</b>			
Ceiling	4	Translucent Panels	
Floor	4	Rock	
Walls	4	Translucent Panels	Tool shed adjacent to Greenhouse is also in good condition.
<b>ROOF</b>			
Roof	4	Translucent Panels	
<b>Gym</b>			
<b>ELECT</b>			
Lights	2	Lighting should be upgraded in the main gym	
Receptacles	3		
<b>ELECT. DISTRIBUTION</b>			
Distribution	3		
<b>ENVELOPE</b>			
Exterior Doors	3	Metal, FRP wrapped	

## Marysville High School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
Exterior Walls	4		
<b>FIRE ALARM</b>			
FA	3		
<b>FURNISHING/ CASEWORK</b>			
Fixed Furnishings	4	Bleachers	
<b>INTERIOR FINISHES</b>			
Ceiling	3	Rigid insulation, T-bar	
Floor	4	Rubber flooring	
Walls	4	Painted concrete	
<b>MECH</b>			
Packaged roof mounted gas-electric units	2	(4) Carrier48HJD017 (2002)	
Partial exposed sheet metal on roof, routed behind finished surfaces.		Sheet metal with ceiling/sidewall registers and grilles, or concentric supply diffusers and return air dropped plenums into room. Original to building	
<b>PLUMB</b>			
Water closet, urinals, lavatories, sinks	2	Porcelain flush valve, floor mounted water closets, floor urinals and wall hung lavatories	

## Marysville High School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>ROOF</b>			
Roof	2	2 Ply Mod Bit Cap Sheet with coat	
<b>Library</b>			
<b>DOORS</b>			
Interior Door	3	Wood, Metal	
<b>ENVELOPE</b>			
Exterior Doors	3		
Exterior Walls	2		
Exterior Windows	3	Single Pane. Interior windows - 4	
<b>FURNISHING/ CASEWORK</b>			
Fixed Furnishings			
<b>INTERIOR FINISHES</b>			
Ceiling	2	GWB panels	
Floor	3	Carpet tile, hardwood	
Walls	4	GWB. Chipped paint in Textbook room	



## Marysville High School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>MECH</b>			
Packaged roof mounted gas-electric units	4	(2) Carrier 48TCD08A (2017)	
Partial exposed sheet metal on roof, routed behind finished surfaces.		Sheet metal with ceiling/sidewall registers and grilles, or concentric supply diffusers and return air dropped plenums into room. Original to building	
<b>PLUMB</b>			
Water closet, urinals, lavatories, sinks	2	Porcelain flush valve, floor mounted water closets, floor urinals and wall hung lavatories	
<b>ROOF</b>			
Roof	2	2 Ply Mod Bit Cap Sheet	
<b>Mens, Womens Lockers</b>			
<b>FURNISHING/ CASEWORK</b>			
Fixed Furnishings	3	Wood Lockers	
<b>INTERIOR FINISHES</b>			
Ceiling			
Floor	4	Epoxy	

## Marysville High School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
Walls	3	FRP in bathrooms, epoxy in showers	
<b>MECH</b>			
Packaged roof mounted heating and ventilating units	2	(2) Reznor (-)	
Partial exposed sheet metal on roof, routed behind finished surfaces.		Sheet metal with ceiling/sidewall registers and grilles, or concentric supply diffusers and return air dropped plenums into room. Original to building	
<b>PLUMB</b>			
Water closet, urinals, lavatories, sinks	2	Porcelain flush valve, floor mounted water closets, floor urinals and wall hung lavatories	
<b>RESTROOMS</b>			
Restroom Finishes	4		Showers are non-compliant (gang-type drainage)
Restroom Fixtures	4	Non-compliant	Women's locker room has not been updated like men's has. Needed
Restroom Partitions	4		
<b>ROOF</b>			
Roof	2	2 Ply Mod Bit Cap Sheet with coat	
<b>Site</b>			

## Marysville High School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>ELECT</b>			
Lights	4	Replace wood poles with LED sports lights on steel poles. Existing is rickety	Track & Field
Lights	3	Replace wood poles with LED sports lights on steel poles. Existing is aging	Football Field
<b>SITE</b>			
Accessible parking	3		
Building signage			
Drop-off			
Flagpole			
Irrigation system			
Main Entry			
Marquee sign			
Misc. Structures	4	Metal/wood Bleachers	
Outdoor concrete stage	4		
Parking lots	3	Staff parking is gravel	
Path of Travel			
Planters			
Planting			

## Marysville High School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
Play fields	2	Snack bar bldg.-wood siding dryrot. Aged.	
Ramps		Non-compliant handrails campus wide	
Roadways			
Room Signage			
Signage			
Site Furnishings			
Walkways	2	Several up-heavals	
<b>Vera Bryan G101-207</b>			
<b>DOORS</b>			
Interior Door	4	Metal	
<b>ELECT</b>			
Lights	4	A very handsome building	
Receptacles	4		
<b>ELECT. DISTRIBUTION</b>			
Distribution	4		
<b>ENVELOPE</b>			
Exterior Doors	4		
Exterior Walls	4	Cement Plaster, Brick	



## Marysville High School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
Exterior Windows	4		
<b>FIRE ALARM</b>			
FA	3		
<b>FLS</b>			
Single fire sprinkler riser	4	A single 4" fire sprinkler riser serves 2 story building and exterior building overhangs at both 1st and 2nd floor levels.	
<b>FURNISHING/ CASEWORK</b>			
Fixed Furnishings	4	Casework	
<b>INTERIOR FINISHES</b>			
Ceiling	1	T-bar.	Ceiling has many water stains on both floors
Floor	4	1st floor Carpet, 2nd floor VCT	
Walls	4	Tack	
<b>MECH</b>			
Air distribution with ceiling supply and return air outlets	4	Combination sheet metal and flexible ductwork	
General Exhaust Fans for Toilet Areas and fume hoods	4	Roof mounted exhaust fans, dome down and up-blast type.	

## Marysville High School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
Packaged roof mounted gas-electric units	4	(17) Carrier 48PGDM05 (2009)	
<b>PLUMB</b>			
Sanitary Waste/Vent piping	4	Cast iron below grade and above slab	Original to building construction. No below grade or above slab pipe leaks as discussed with M&O representative.
Water closet, urinals, lavatories, sinks	2	Porcelain flush valve, floor mounted water closets, floor urinals and wall hung lavatories, science classroom sinks	
<b>RAMP/ RAILING</b>			
Stair/Ramp	4		
Stair/Ramp Railing	4		
<b>RESTROOMS</b>			
Restroom Finishes	4	Tile	
Restroom Fixtures	4		
<b>ROOF</b>			
Roof	3	Standing seam metal roof, Single ply	
<b>Weight Room</b>			
<b>DOORS</b>			
Interior Door	2	Wood	

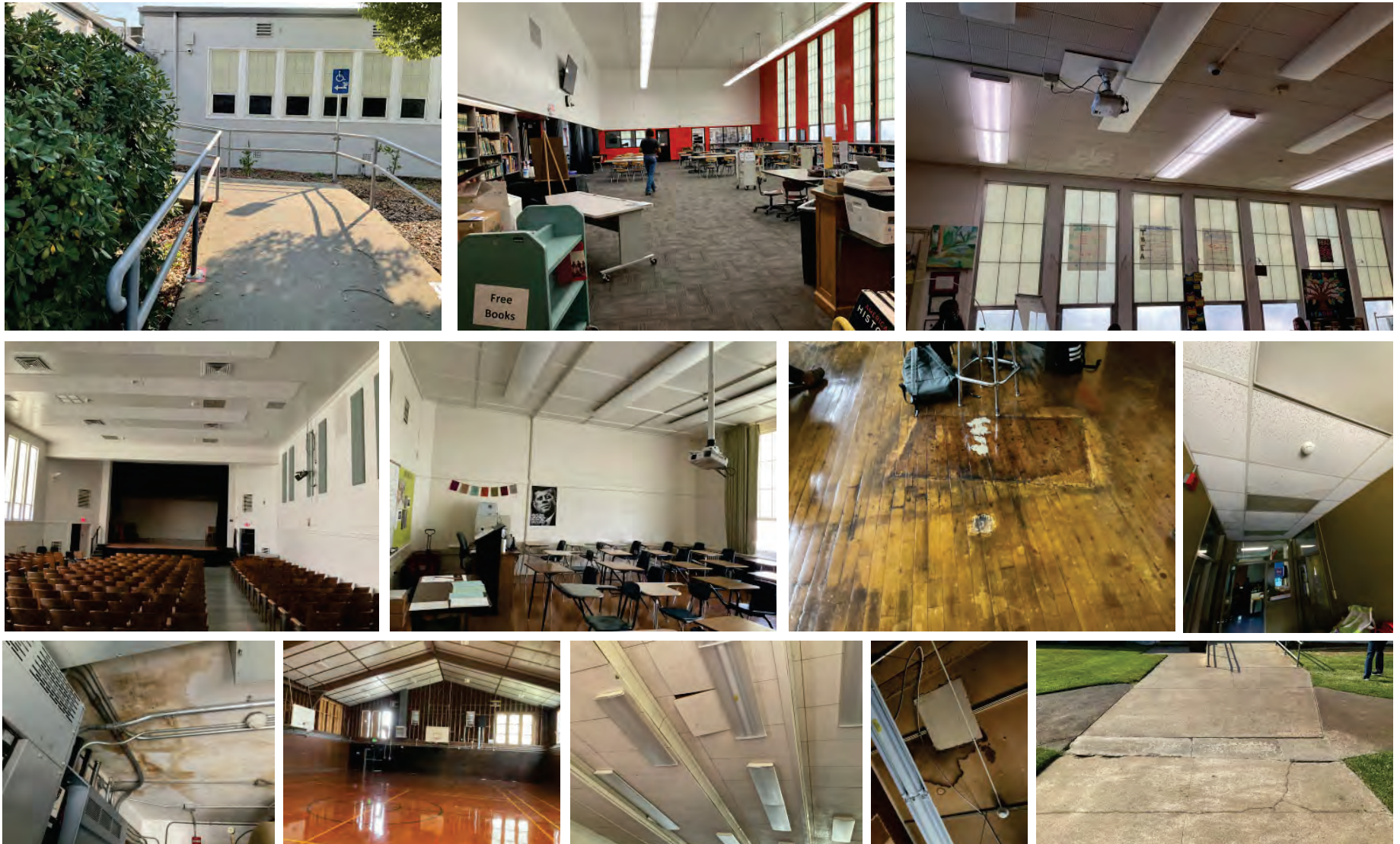
## Marysville High School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>ENVELOPE</b>			
Exterior Doors	3	fiberglass panel-lined	
Exterior Walls	2	Cement Plaster, some cracking	Base trim is missing in field house (daylight showing through)
Exterior Windows	2	single pane	Ceiling at Field House has rigid insulation.
<b>FURNISHING/ CASEWORK</b>			
Fixed Furnishings	2	Wood casework	
<b>INTERIOR FINISHES</b>			
Ceiling	2	open. Chipped paint	
Floor	3	Painted concrete	
Walls	2	Wood panels.	
<b>RESTROOMS</b>			
Restroom Finishes	3	Wood panels	
Restroom Fixtures	3		
Restroom Partitions	4		
<b>ROOF</b>			
Roof	2	Standing seam metal roof, Comp. shingle	

## Marysville High School

### Site Photos





## Marysville High School

### Site Photos



# Anna McKenney Intermediate School

1904 Huston | Marysville, CA 95901 | (530) 741-7892



## General Information

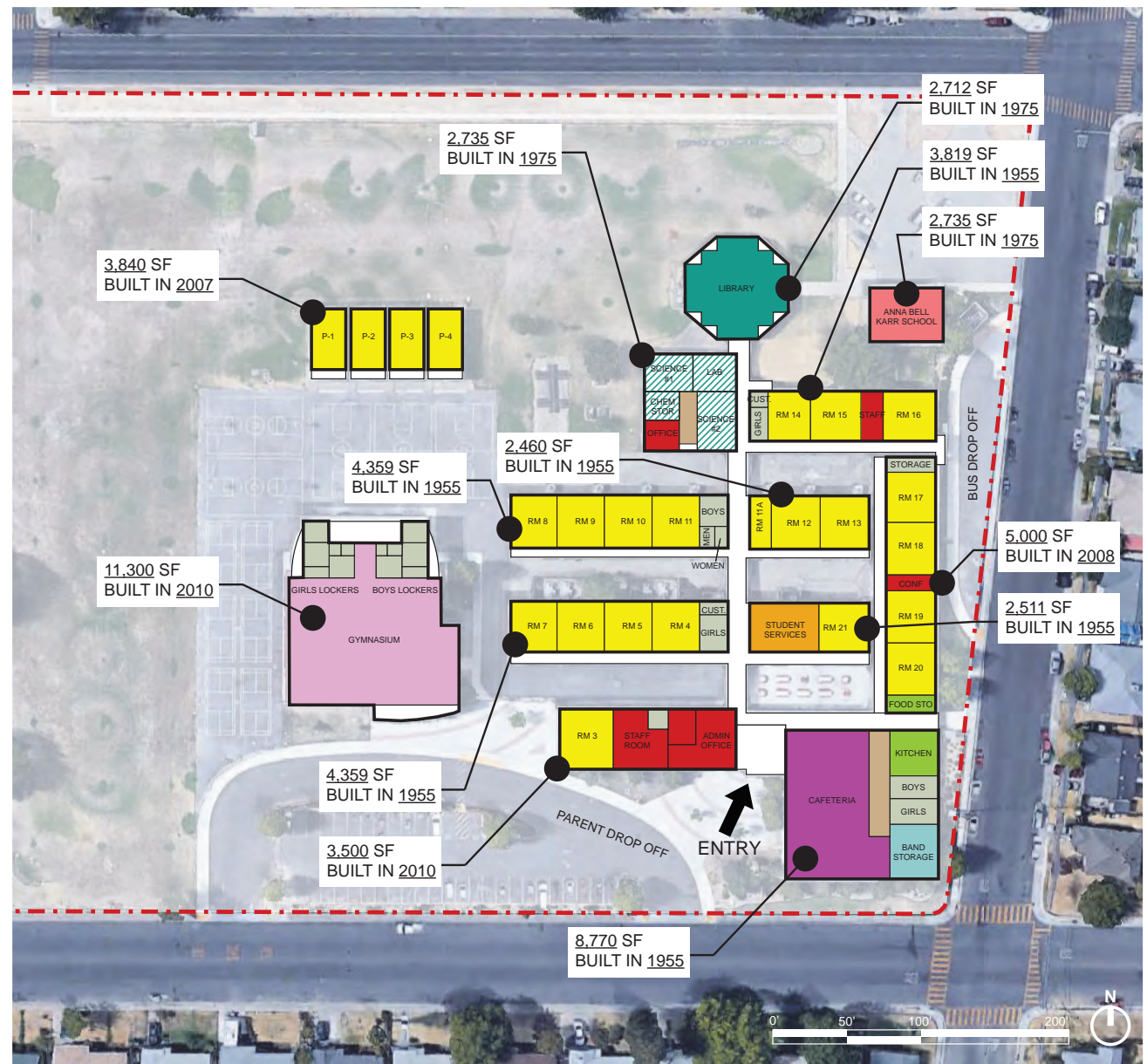
Site Narrative	<p>McKenney Intermediate School was constructed in 1955 and is laid out in a classic “finger-plan”, with the cafeteria/kitchen building anchoring the entry of the school. One four-room classroom row was recently extensively updated, and no work is needed. The remainder of the original building needs to be renovated similarly, as both exterior and interior finishes exhibit a high need for replacement. Similarly, the Library building and the Science wing are in need of major renovation/modernization, both exterior and interior. The gymnasium and locker rooms built in 2010 are in good condition with little to no corrective work needed. There are 4 portable classrooms built in 2007 that show exterior wood siding dryrot and worn interior flooring.</p> <p>The site appears to be in good condition, playfields and parking areas well maintained, and good path of travel across the site.</p>
Year Built	1955
Property Type	Grade Span 6- 8
Total Square Feet	60,650 square feet





## Anna McKenney Intermediate School

### Existing Site Map



## Anna McKenney Intermediate School

### Facility Condition Index Summary



**Marysville Joint Unified School District**  
Facility Condition  
Site, Building, System Summary

	STRUCTURE	ROOFS	BLDG. ENVELOPE	DOORS	INTERIORS	FURNISHINGS / CASEWORK	MECH	CONTROLS	ELECT. DISTRIBUTION	ELECT.	PLUMB	RESTROOMS	FIRE ALARM	FLS	SITE	RAMPS / RAILINGS	STAIRS	TOTAL AVG.
<b>McKenney Intermediate School</b>																		<b>3.06</b>
Admin, Staff Bldg.		3.00	3.67	4.00	4.00	4.00	3.50			4.00	3.00	4.00	4.00					3.78
Cafeteria, Kitchen Bldg.	3.00	3.00	1.67	2.00	2.00	2.00	3.00			4.00	3.00	2.00	4.00					2.77
Classrooms 17-20		3.00	3.33		4.00	4.00	3.50			3.00	3.00	4.00	4.00					3.59
Classrooms 4-16		3.00	2.00		2.00	3.00	3.20			3.00	3.00	2.00	4.00					2.65
Classrooms P1-P4	2.00	4.00	2.67		2.67		3.50			3.00	3.00		4.00			3.50		3.06
Entire Campus							3.00	3.00			3.00							3.00
Gym, lockers	4.00	4.00	4.00	4.00		4.00	3.20				3.00	4.00						3.74
Library		1.00	1.67	1.00	1.00	1.00	2.50			3.00	3.00	1.00	4.00					1.78
Science bldg.	1.00	4.00	1.33	1.00	1.00	1.00						2.00						1.54
Site									4.00	4.00					4.00			4.00



## Anna McKenney Intermediate School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>McKenney Intermediate School</b>			
<b>Admin, Staff Bldg.</b>			
<b>DOORS</b>			
Interior Door	4		
<b>ELECT</b>			
Lights	4		No electrical upgrades are needed at this campus.
Receptacles	4		
<b>ENVELOPE</b>			
Exterior Doors	4		
Exterior Walls	3		Newly renovated
Exterior Windows	4		
<b>FIRE ALARM</b>			
Fire Alarm	4		
<b>FURNISHING/ CASEWORK</b>			
Fixed Furnishings	4		
<b>INTERIOR FINISHES</b>			
Ceiling	4	T-bar. Water stain at one location	
Floor	4	VCT, Sheet vinyl, Carpet	

## Anna McKenney Intermediate School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
Walls	4		
<b>MECH</b>			
Packaged roof mounted gas-electric units.	4	(3) Carrier 48HDA060 units. Nominal 5 ton cooling capacity	
Partial exposed sheet metal routed on roof routed to behind finished surfaces.	3	Sheet metal with ceiling/sidewall registers and grilles, Original to building construction and HVAC packaged upgrade replacement.	
<b>PLUMB</b>			
Water closet, urinals, lavatories, sinks	3	Porcelain flush valve, floor mounted water closets, floor urinals and wall hung lavatories	
<b>RESTROOMS</b>			
Restroom Finishes	4		
Restroom Fixtures	4		
Restroom Partitions	4		
<b>ROOF</b>			
Roof	3	Single ply	
<b>Cafeteria, Kitchen Bldg.</b>			

## Anna McKenney Intermediate School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>DOORS</b>			
Interior Door	2	Metal	
<b>ELECT</b>			
Lights	4		
Lights	4		
Receptacles	4		
Receptacles	4		
<b>ENVELOPE</b>			
Exterior Doors	2	Metal	
Exterior Walls	1	Cement Plaster	Marks above are for Cafeteria. Kitchen is in great shape.
Exterior Windows	2	Single pane	
<b>FIRE ALARM</b>			
Fire Alarm	4		
Fire Alarm	4		
<b>FURNISHING/ CASEWORK</b>			
Fixed Furnishings	2	Wood/metal	
<b>INTERIOR FINISHES</b>			
Ceiling	2	T-bar. Water stains in one area	

## Anna McKenney Intermediate School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
Floor	2	Tiles. Patches in one area	
Walls	2	Outdated	
<b>MECH</b>			
Evaporative cooling unit	3	Essick	
Packaged roof mounted gas-electric units	3	(4) Carrier 48TC008. Nominal 7-1/2 ton cooling capacity.	
Partial exposed sheet metal routed on roof routed to behind finished surfaces.	3	Sheet metal with ceiling/sidewall registers and grilles, Original to building construction and HVAC packaged upgrade replacement.	
Roof mounted exhaust fan serving kitchen hood.	3	Roof mounted dome type exhaust fan.	
Split system indoor gas furnace with outdoor roof mounted condensing unit.	3	(2) Carrier AC 048 & Weathermaker Furnace. Nominal 4 ton cooling capacity.	
<b>PLUMB</b>			
Gas-fired storage tank type water heater	3	75 gallon gas-fired water heater for kitchen plumbing fixtures.	
Water closet, urinals, lavatories, sinks	3	Porcelain flush valve, floor mounted water closets, floor urinals and wall hung lavatories	



## Anna McKenney Intermediate School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>RESTROOMS</b>			
Restroom Finishes	2	Tiles. Outdated	
Restroom Fixtures	2	outdated	
Restroom Partitions	2		
<b>ROOF</b>			
Roof	3	2 Ply Mod Bit Coated	
<b>STRUCT</b>			
Exterior Slab/Foundation	3		
<b>Classrooms 17-20</b>			
<b>ELECT</b>			
Lights	3		
Receptacles	3		
<b>ENVELOPE</b>			
Exterior Doors	4		
Exterior Walls	2		Newly renovated
Exterior Windows	4		
<b>FIRE ALARM</b>			
Fire Alarm	4		

## Anna McKenney Intermediate School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>FURNISHING/ CASEWORK</b>			
Fixed Furnishings	4		
<b>INTERIOR FINISHES</b>			
Ceiling	4		
Floor	4	VCT	
Walls	4	GWB	
<b>MECH</b>			
Packaged roof mounted gas-electric unit.	4	(5) Carrier 48HDA048 units. Nominal 4 ton cooling capacity	
Partial exposed sheet metal routed on roof routed to behind finished surfaces.	3	Sheet metal with ceiling/sidewall registers and grilles, Original to building construction and HVAC packaged upgrade replacement.	
<b>PLUMB</b>			
Water closet, urinals, lavatories, sinks	3	Porcelain flush valve, floor mounted water closets, floor urinals and wall hung lavatories	
<b>RESTROOMS</b>			
Restroom Finishes	4	Tile	
Restroom Fixtures	4		

## Anna McKenney Intermediate School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
Restroom Partitions	4		
<b>ROOF</b>			
Roof	3	Single Ply	
<b>Classrooms 4-16</b>			
<b>ELECT</b>			
Lights	3		
Receptacles	3		
<b>ENVELOPE</b>			
Exterior Doors	3	Metal, FRP	
Exterior Walls	1	Cement Plaster	
Exterior Windows	2	Single pane	
<b>FIRE ALARM</b>			
Fire Alarm	4		
<b>FURNISHING/ CASEWORK</b>			
Fixed Furnishings	3	P-lam casework	
<b>INTERIOR FINISHES</b>			
Ceiling	1	Glue-on. T-bar ceilings-4	
Floor	2	VCT	
Walls	3	Tack, GWB	

## Anna McKenney Intermediate School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>MECH</b>			
Packaged grade mounted gas-electric units.	3	(4) Carrier 48HDA048 units. Nominal 4 ton cooling capacity.	
Packaged roof mounted gas-electric unit.	4	(1) Carrier 48HDA060 units. Nominal 5 ton cooling capacity (2016)	
Partial exposed sheet metal routed on roof routed to behind finished surfaces.	3	Sheet metal with ceiling/sidewall registers and grilles, Original to building construction and HVAC packaged upgrade replacement.	
Split system indoor gas furnace with outdoor grade mounted condensing unit.	3	(6) Carrier AC 048 & Weathermaker Furnace. Nominal 4 ton cooling capacity.	
Split system indoor gas furnace with outdoor grade mounted condensing unit.	3	(2) Carrier AC 048 (2004) & Weathermaker Furnace. Nominal 4 ton cooling capacity.	
<b>PLUMB</b>			
Water closet, urinals, lavatories, sinks	3	Porcelain flush valve, floor mounted water closets, floor urinals and wall hung lavatories	
<b>RESTROOMS</b>			
Restroom Finishes	2		



## Anna McKenney Intermediate School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
Restroom Fixtures	2		
Restroom Partitions	2		
<b>ROOF</b>			
Roof	3	2 Ply Mod bit	
<b>Classrooms P1-P4</b>			
<b>ELECT</b>			
Lights	3		
Receptacles	3		
<b>ENVELOPE</b>			
Exterior Doors	4		
Exterior Walls	1		
Exterior Windows	3		
<b>FIRE ALARM</b>			
Fire Alarm	4		
<b>INTERIOR FINISHES</b>			
Ceiling	4		
Floor	1		
Walls	3		

## Anna McKenney Intermediate School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>MECH</b>			
Partial exposed sheet metal routed on roof routed to behind finished surfaces.	3	Sheet metal with ceiling/sidewall registers and grilles, Original to building construction and HVAC packaged upgrade replacement.	
Wall mounted heat pumps	4	(4) Bard W48HA. Nominal 4 ton cooling capacity.	
<b>PLUMB</b>			
Water closet, urinals, lavatories, sinks	3	Porcelain flush valve, floor mounted water closets, floor urinals and wall hung lavatories	
<b>RAMP/ RAILING</b>			
Stair/Ramp	3		
Stair/Ramp Railing	4		
<b>ROOF</b>			
Roof	4	Standing seam metal roof	
<b>STRUCT</b>			
Exterior Slab/Foundation	2		
<b>Entire Campus</b>			

## Anna McKenney Intermediate School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>CONTROLS</b>			
Centralized Controls Connected to WiFi system for remote access.	3	Pelican Wireless with by-pass timer. Typical for individual HVAC units.	
<b>MECH</b>			
General Exhaust Fans for Toilet Areas	3	Roof mounted exhaust fans, dome down-blast type. Not all fans were operational at time of site visit.	
<b>PLUMB</b>			
Domestic Water piping	3	Copper distribution piping within building.	Original to building construction. No below grade or above slab leaks present as discussed with M&O representative.
Localized electric tank type water heater	3	Localized point of use 5 to 20 gallon capacity.	
Sanitary Waste/Vent piping	3	Cast iron below grade and above slab	Original to building construction. No below grade or above slab pipe leaks as discussed with M&O representative.
<b>Gym, lockers</b>			
<b>DOORS</b>			
Interior Door	4		
<b>ENVELOPE</b>			
Ceiling	4		
Exterior Doors	4		

## Anna McKenney Intermediate School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
Exterior Walls	4		New building. Good condition
Exterior Windows	4		
Floor	4		
Walls	4		
<b>FURNISHING/ CASEWORK</b>			
Fixed Furnishings	4		
<b>MECH</b>			
Evaporative cooling unit	3	Essick	
Packaged roof mounted gas-electric unit.	4	(2) Trane YCD189 Nominal 15 ton cooling capacity. (2) Trane YSC036. Nominal 3 ton cooling capacity.	
Packaged roof mounted gas-electric units	3	(4) Carrier 48TC008. Nominal 7-1/2 ton cooling capacity.	
Partial exposed sheet metal routed on roof routed to behind finished surfaces.	3	Sheet metal with ceiling/sidewall registers and grilles, Original to building construction and HVAC packaged upgrade replacement.	
Split system indoor gas furnace with outdoor roof mounted condensing unit.	3	(2) Carrier AC 048 & Weathermaker Furnace. Nominal 4 ton cooling capacity.	



## Anna McKenney Intermediate School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>PLUMB</b>			
Water closet, urinals, lavatories, sinks	3	Porcelain flush valve, floor mounted water closets, floor urinals and wall hung lavatories	
<b>RESTROOMS</b>			
Restroom Finishes	4		
Restroom Fixtures	4		
Restroom Partitions	4		
<b>ROOF</b>			
Roof	4	Standing seam metal roof, Single ply	
<b>STRUCT</b>			
Exterior Slab/Foundation	4		
<b>Library</b>			
<b>DOORS</b>			
Interior Door	1		
<b>ELECT</b>			
Lights	2	The lighting system is confused and fussy. It works but it doesn't look good.	

## Anna McKenney Intermediate School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
Receptacles	4		
<b>ENVELOPE</b>			
Exterior Doors	1		
Exterior Walls	3		
Exterior Windows	1		
<b>FIRE ALARM</b>			
Fire Alarm	4		
<b>FURNISHING/ CASEWORK</b>			
Fixed Furnishings	1		
<b>INTERIOR FINISHES</b>			
Ceiling	1		
Floor	1		
Walls	1		
<b>MECH</b>			
Partial exposed sheet metal routed on roof routed to behind finished surfaces.	3	Sheet metal with ceiling/sidewall registers and grilles, Original to building construction and HVAC packaged upgrade replacement.	
Split system indoor gas furnace with outdoor grade mounted condensing unit.	2	(2) Carrier AC 048 & Weathermaker Furnace.	

## Anna McKenney Intermediate School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>PLUMB</b>			
Water closet, urinals, lavatories, sinks	3	Porcelain flush valve, floor mounted water closets, floor urinals and wall hung lavatories	
<b>RESTROOMS</b>			
Restroom Finishes	1		
Restroom Fixtures	1		
Restroom Partitions	1		
<b>ROOF</b>			
Roof	1	3-tab Comp. shingle	
<b>Science bldg.</b>			
<b>DOORS</b>			
Interior Door	1		
<b>ENVELOPE</b>			
Exterior Doors	1		
Exterior Walls	2		
Exterior Windows	1		
<b>FURNISHING/ CASEWORK</b>			
Fixed Furnishings	1		

## Anna McKenney Intermediate School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>INTERIOR FINISHES</b>			
Ceiling	1		
Floor	1		
Walls	1		
<b>RESTROOMS</b>			
Restroom Finishes	2		
Restroom Fixtures	2		
Restroom Partitions	2		
<b>ROOF</b>			
Roof	4	Comp. shingle, 2 ply mod bit coated	
<b>STRUCT</b>			
Exterior Slab/Foundation	1		
<b>Site</b>			
<b>ELECT</b>			
Front parking lot	4	Parking lighting	
Lights	4	Exterior corridor lighting	
Lights	4	Interior corridor lighting	



## Anna McKenney Intermediate School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>ELECT. DISTRIBUTION</b>			
Distribution	4	Service & Distribution	
Switchboard	4	Service & Distribution	
<b>SITE</b>			
Accessible parking	4		
Building signage	4		
Drop-off	4		
Fences/gates	4		
Flagpole	4		
Irrigation system	4		
Main Entry	4		
Marquee sign	4		
Misc. Structures	4		
Parking lots	4		
Path of Travel	4		
Planters	4		
Planting	4		
Play fields	4		
Ramps	4		
Roadways	4		
Room Signage	4		

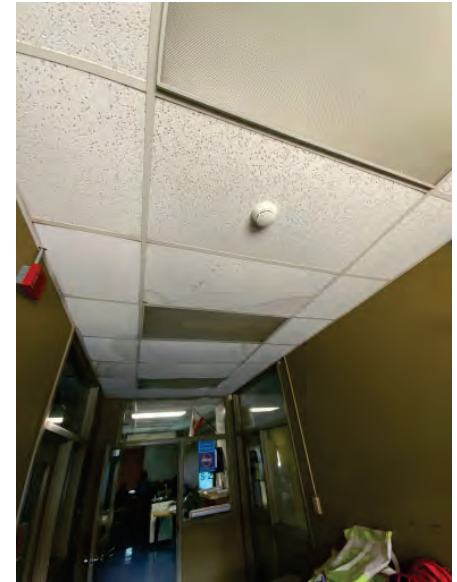
## Anna McKenney Intermediate School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
Signage	4		
Site Furnishings	4		
Walkways	4		

## Anna McKenney Intermediate School

### Site Photos



# Olivehurst Elementary School

1778 McGowan Road | Olivehurst, CA 95961 | (530) 741-6191



## General Information

### Site Narrative

Olivehurst Elementary School was built in 1951, and is laid out in a classic "finger-plan", with admin/entry, offices, cafeteria and kitchen front loaded at the entry of the school. There is a bank of restrooms at the end of each classrooms wing. Given its age, the school is in fair condition and appears to be well maintained, however, much updating and finish replacement is needed to bring the school up to date. The exterior walls, windows, and doors are worn; the roofs need repair or replacement in many areas; the interior finishes (including the bathrooms) and casework are outdated. The classrooms should be updated throughout.

The bank of 8 portable classrooms installed between 1990 and 2007 have similar modernization needs as the main building. Exterior and interior finishes are worn, dated, and deteriorating. The Learning Center building (8 classrooms) built in 2013 and the three portable classrooms constructed in 2016 are in good condition, and require only general maintenance/cleaning.

The Preschool classroom building built in 2007 are in good condition, with the main deficiency item to note being a deterioration at the roof.

The site overall is in good condition, well maintained, and the parking lot and path of travel to the building appear to be in good condition and code compliant. The roadways could use a seal coat in the near future.

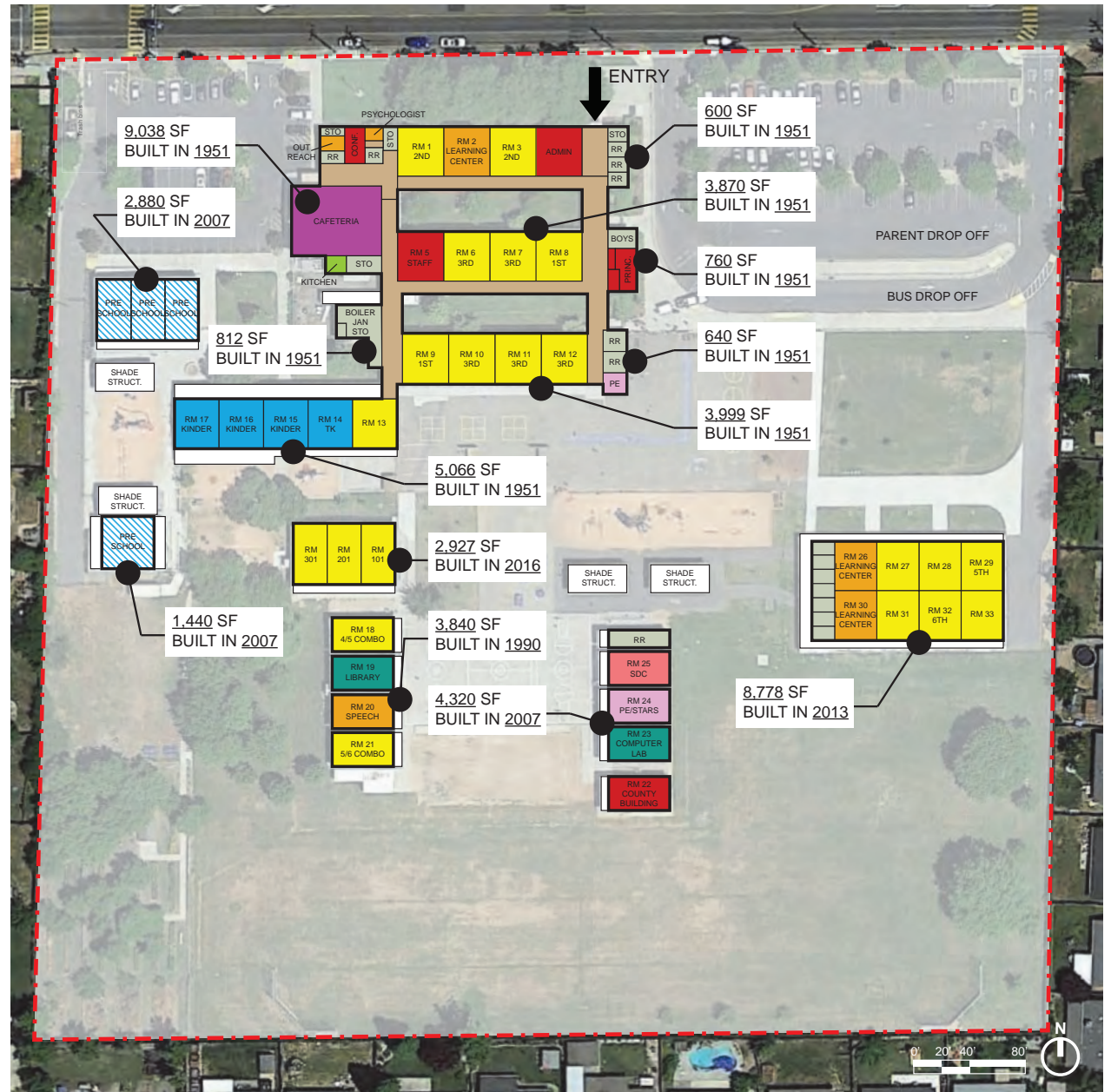


Year Built	1951
Property Type	Grade Span K- 6
Total Square Feet	55,655 square feet



## Olivehurst Elementary School

### Existing Site Map



# Olivehurst Elementary School

## Facility Condition Index Summary



**Marysville Joint Unified School District**  
Facility Condition  
Site, Building, System Summary

	STRUCTURE	ROOFS	BLDG. ENVELOPE	DOORS	INTERIORS	FURNISHINGS / CASEWORK	MECH	CONTROLS	ELECT. DISTRIBUTION	ELECT.	PLUMB	RESTROOMS	FIRE ALARM	FLS	SITE	RAMPS / RAILINGS	STAIRS	TOTAL AVG.
<b>Olivehurst Elementary School</b>																		<b>3.03</b>
Admin., Entry	4.00	2.00	2.67	3.00	2.33		4.00			3.00		3.00	2.00					2.88
Cafeteria		2.00	2.67		3.33	3.00	4.00			4.00			4.00					3.31
Classrooms 13-17	4.00	1.00	3.00	2.00	2.33	3.00	4.00			3.00		2.00	4.00					2.71
Classrooms 1-12	4.00	1.00	2.67	3.00	2.00	3.00	4.00			4.00			4.00					3.00
Classrooms 101-301	4.00	1.00	3.33		3.00		4.00			4.00		3.00	4.00			3.00		3.25
Classrooms 18-21	4.00	2.00	2.67		3.00	3.00	4.00			4.00			4.00			2.00		3.07
Classrooms 22-25	4.00	2.00	3.33		3.00		4.00			4.00		2.33	4.00			3.00		3.18
Classrooms 26-33	4.00	3.00	3.33		3.00		4.00			4.00	4.00	3.00	4.00			3.00		3.42
Conference room area			2.67	2.00	2.33													2.43
Entire Campus							3.00	3.00			3.33							3.20
Kitchen	4.00	1.00	2.67	2.00	2.33		3.33			3.00	4.00	2.67	4.00					2.84
Preschool classrooms	4.00	1.00	3.33	4.00	3.00	3.00	4.00					3.00				4.00		3.25
Site									2.00	2.33					2.86			2.68

## Olivehurst Elementary School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>Olivehurst Elementary School</b>			
<b>Admin., Entry</b>			
<b>DOORS</b>			
Interior Door	3		
<b>ELECT</b>			
Lights	3		
Receptacles	3		
<b>ENVELOPE</b>			
Exterior Doors	3		
Exterior Walls	3		
Exterior Windows	2	Single pane	
<b>FIRE ALARM</b>			
Fire Alarm	2	Simplex with Silent Knight overlay, should finish the upgrade design and installation	
<b>FURNISHING/ CASEWORK</b>			
Fixed Furnishings			
<b>INTERIOR FINISHES</b>			
Ceiling	2		

## Olivehurst Elementary School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
Floor	3		
Walls	2		
<b>MECH</b>			
Packaged roof mounted gas-electric units	4	(14) Roof mounted gas-electric units. Carrier and Bryant, Nominal 5 ton cooling capacity (2009, 2012, 2013, 2014, 2015, 2019)	
Partial exposed sheet metal on roof, routed behind finished surfaces.	4	Sheet metal with ceiling/sidewall registers and grilles.	
<b>RESTROOMS</b>			
Restroom Finishes	3	Staff restroom. Nopn-compliant	
Restroom Fixtures	3		
Restroom Partitions	3		
<b>ROOF</b>			
Roof	2	2 Ply Mod Bit Cap Sheet	
<b>STRUCT</b>			
Exterior Slab/Foundation	4		
<b>Cafeteria</b>			



## Olivehurst Elementary School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>ELECT</b>			
Lights	4		
Receptacles	4		
<b>ENVELOPE</b>			
Exterior Doors	3	Metal	
Exterior Walls	3		
Exterior Windows	2	Single pane	
<b>FIRE ALARM</b>			
Fire Alarm	4		
<b>FURNISHING/ CASEWORK</b>			
Movable Furnishings	3	Fold-away tables	
<b>INTERIOR FINISHES</b>			
Ceiling	3	Glue-on	
Floor	4	LVT	
Walls	3	Painted concrete, Glue-on tiles	
<b>MECH</b>			
Packaged grade mounted gas-electric unit.	4	(1) Carrier 48TCDD29A. Nominal 25 tons cooling capacity. (2017)	

## Olivehurst Elementary School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
Partial exposed sheet metal on roof, routed behind finished surfaces.	4	Sheet metal with ceiling/sidewall registers and grilles.	
<b>ROOF</b>			
Roof	2	2 Ply Mod Bit Cap Sheet	
<b>Classrooms 13-17</b>			
<b>DOORS</b>			
Interior Door	2		
<b>ELECT</b>			
Lights	2	The library is significantly underlit. It's relatively new, but the design just missed.	
Receptacles	4		
<b>ENVELOPE</b>			
Exterior Doors	3		
Exterior Walls	4		
Exterior Windows	2	Single pane	
<b>FIRE ALARM</b>			
Fire Alarm	4		

## Olivehurst Elementary School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>FURNISHING/ CASEWORK</b>			
Fixed Furnishings	3	Casework, sink	
<b>INTERIOR FINISHES</b>			
Ceiling	2		
Floor	3		
Walls	2		
<b>MECH</b>			
Split system roof mounted condensing unit and vertical indoor gas furnace/cooling coil.	4	(4) Day and Night outdoor condensing unit with indoor vertical condensing furnace with cooling coil. (2021).	
<b>RESTROOMS</b>			
Restroom Finishes	2		
Restroom Fixtures	2		
Restroom Partitions	2		
<b>ROOF</b>			
Roof	1	2 Ply Mod Bit Cap Sheet	
<b>STRUCT</b>			
Exterior Slab/Foundation	4		

## Olivehurst Elementary School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>Classrooms 1-12</b>			
<b>DOORS</b>			
Interior Door	3		
<b>ELECT</b>			
Lights	4		
Receptacles	4		
<b>ENVELOPE</b>			
Exterior Doors	3		
Exterior Walls	3	Cement Plaster. Newly painted	
Exterior Windows	2	Single pane	
<b>FIRE ALARM</b>			
Fire Alarm	4		
<b>FURNISHING/ CASEWORK</b>			
Fixed Furnishings	3	Casework	
<b>INTERIOR FINISHES</b>			
Ceiling	2	Glue-on. Numerous water stains	
Floor	2	Carpet, VCT	
Walls	2	GWB	



## Olivehurst Elementary School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>MECH</b>			
Packaged roof mounted gas-electric units	4	(14) Roof mounted gas-electric units. Carrier and Bryant, Nominal 5 ton cooling capacity (2009, 2012, 2013, 2014, 2015, 2019)	
Partial exposed sheet metal on roof, routed behind finished surfaces.	4	Sheet metal with ceiling/sidewall registers and grilles.	
<b>ROOF</b>			
Roof	1	2 Ply Mod Bit Cap Sheet	
<b>STRUCT</b>			
Exterior Slab/Foundation	4		
<b>Classrooms 101-301</b>			
<b>ELECT</b>			
Lights	4		
Receptacles	4		
<b>ENVELOPE</b>			
Exterior Doors	3		
Exterior Walls	4		
Exterior Windows	3		

## Olivehurst Elementary School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>FIRE ALARM</b>			
Fire Alarm	4		
<b>INTERIOR FINISHES</b>			
Ceiling	3		
Floor	3		
Walls	3		
<b>MECH</b>			
Exterior wall mount heat pump units.	4	(15) Bard WH42HC (2021)	
<b>RAMP/ RAILING</b>			
Stair/Ramp	3		
<b>RESTROOMS</b>			
Restroom Finishes	3		
Restroom Fixtures	3		
Restroom Partitions	3		
<b>ROOF</b>			
Roof	1	Standing seam metal roof	

## Olivehurst Elementary School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>STRUCT</b>			
Exterior Slab/Foundation	4		
<b>Classrooms 18-21</b>			
<b>ELECT</b>			
Lights	4		
Receptacles	4		
<b>ENVELOPE</b>			
Exterior Doors	3		
Exterior Walls	3		
Exterior Windows	2		
<b>FIRE ALARM</b>			
Fire Alarm	4		
<b>FURNISHING/ CASEWORK</b>			
Fixed Furnishings	3		
<b>INTERIOR FINISHES</b>			
Ceiling	3		
Floor	3		
Walls	3		

## Olivehurst Elementary School

Item	Rating	Material / Description	Notes
<b>MECH</b>			
Exterior wall mount heat pump units.	4	(15) Bard WH42HC (2021)	
<b>RAMP/ RAILING</b>			
Stair/Ramp	2	Metal ramps. Need resurfacing	
Stair/Ramp Railing	2		
<b>ROOF</b>			
Roof	2	Standing seam metal roof	
<b>STRUCT</b>			
Exterior Slab/Foundation	4		
<b>Classrooms 22-25</b>			
<b>ELECT</b>			
Lights	4		
Receptacles	4		
<b>ENVELOPE</b>			
Exterior Doors	3		
Exterior Walls	4		
Exterior Windows	3		



## Olivehurst Elementary School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>FIRE ALARM</b>			
Fire Alarm	4		
<b>INTERIOR FINISHES</b>			
Ceiling	3		
Floor	3		
Walls	3		
<b>MECH</b>			
Exterior wall mount heat pump units.	4	(15) Bard WH42HC (2021)	
<b>RAMP/ RAILING</b>			
Stair/Ramp	3		
Stair/Ramp Railing	3		
<b>RESTROOMS</b>			
Restroom Finishes	2		
Restroom Fixtures	2		
Restroom Partitions	3		
<b>ROOF</b>			
Roof	2	Standing seam metal roof	

## Olivehurst Elementary School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>STRUCT</b>			
Exterior Slab/Foundation	4		
<b>Classrooms 26-33</b>			
<b>ELECT</b>			
Lights	4		
Receptacles	4		
<b>ENVELOPE</b>			
Exterior Doors	3		
Exterior Walls	4		
Exterior Windows	3		
<b>FIRE ALARM</b>			
Fire Alarm	4		
<b>INTERIOR FINISHES</b>			
Ceiling	3		
Floor	3		
Walls	3		
<b>MECH</b>			
Air distribution system routed behind finished surfaces. Displacement ventilation system.	4	Combination sheet metal and flexible ductwork	

## Olivehurst Elementary School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
Packaged roof mounted gas-electric units.	4	(8) Carrier 48PDLC05. Nominal 4 ton cooling capacity. (2012).	
<b>PLUMB</b>			
Sanitary Waste/Vent piping	4	Cast iron below grade and above slab	Original to building construction. No below grade or above slab pipe leaks as discussed with M&O representative.
<b>RAMP/ RAILING</b>			
Stair/Ramp	3		
Stair/Ramp Railing	3		
<b>RESTROOMS</b>			
Restroom Finishes	3		
Restroom Fixtures	3		
Restroom Partitions	3		
<b>ROOF</b>			
Roof	3	Standing seam metal roof, Single ply	
<b>STRUCT</b>			
Exterior Slab/Foundation	4		
<b>Conference room area</b>			

## Olivehurst Elementary School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>DOORS</b>			
Interior Door	2		
<b>ENVELOPE</b>			
Exterior Doors	2		
Exterior Slab/Foundation	4		
Exterior Windows	2		
<b>INTERIOR FINISHES</b>			
Ceiling	2		
Floor	3		
Walls	2		
<b>Entire Campus</b>			
<b>CONTROLS</b>			
Centralized Controls Connected to WiFi system for remote access. Individual room thermostats.	3	Pelican Wireless with by-pass timer. Typical for individual HVAC units.	
<b>MECH</b>			
General Exhaust Fans for Toilet Areas	3	Roof mounted exhaust fans, dome down-blast type. Not all fans were operational at time of site visit.	



## Olivehurst Elementary School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>PLUMB</b>			
Localized electric or natural gas-fired tank type water heater	3	Localized point of use 5 to 75 gallon capacity.	
Sanitary Waste/Vent piping	3	Cast iron below grade and above slab	Original to building construction. No below grade or above slab pipe leaks as discussed with M&O representative.
Water closet, urinals, lavatories, sinks	4	Porcelain flush valve, wall/floor mounted water closets, wall mount urinals and wall hung lavatories	
<b>Kitchen</b>			
<b>DOORS</b>			
Interior Door	2		
<b>ELECT</b>			
Lights	4		
Receptacles	2	Need more receptacles	
<b>ENVELOPE</b>			
Exterior Doors	3		
Exterior Walls	3		
Exterior Windows	2		
<b>FIRE ALARM</b>			
Fire Alarm	4		

## Olivehurst Elementary School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>INTERIOR FINISHES</b>			
Ceiling	2		
Floor	3		
Walls	2		
<b>MECH</b>			
Packaged grade mounted gas-electric unit.	4	(1) Carrier 48TCDD29A. Nominal 25 tons cooling capacity. (2017)	
Partial exposed sheet metal on roof, routed behind finished surfaces.	4	Sheet metal with ceiling/sidewall registers and grilles.	
Type 1 Kitchen Hood	2	Kitchen hood rated for Type 1 duty with fire suppression system	Does not capture all kitchen cooking equipment located below hood.
<b>PLUMB</b>			
Natural gas-fired tank type water heater	4	A.O. Smith – 50 gallon tank. (2018)	
<b>RESTROOMS</b>			
Restroom Finishes	2		
Restroom Fixtures	3		
Restroom Partitions	3		

## Olivehurst Elementary School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>ROOF</b>			
Roof	1	3 Ply Mod Bit Cap Sheet	
<b>STRUCT</b>			
Exterior Slab/Foundation	4		
Preschool classrooms			
<b>DOORS</b>			
Interior Door	4		
<b>ENVELOPE</b>			
Exterior Doors	3		
Exterior Walls	4		
Exterior Windows	3		
<b>FURNISHING/ CASEWORK</b>			
Fixed Furnishings	3		
<b>INTERIOR FINISHES</b>			
Ceiling	3		
Floor	3		
Walls	3		

## Olivehurst Elementary School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>MECH</b>			
Exterior wall mount heat pump units.	4	(15) Bard WH42HC (2021)	
<b>RAMP/ RAILING</b>			
Stair/Ramp	4		
Stair/Ramp Railing	4		
<b>RESTROOMS</b>			
Restroom Finishes	3		
Restroom Fixtures	3		
Restroom Partitions	3		
<b>ROOF</b>			
Roof	1	Standing seam metal roof	
<b>STRUCT</b>			
Exterior Slab/Foundation	4		
<b>Site</b>			
<b>ELECT</b>			
Front parking lot	2	The design is thin, spaced too far apart. At least one more double-head pole needed.	



## Olivehurst Elementary School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
Lights	4		
Lights	1	Remove the low level exit signs. They're just a kick target, and not required.	
<b>ELECT. DISTRIBUTION</b>			
Dry transformer	2	Top is dented in from students climbing on it. A body shop could probably fix it.	
Switchboard	2	Starting to corrode	
<b>SITE</b>			
Accessible parking	3		
Drop-off	2		
Fences/gates	3		
Flagpole	3		
Irrigation system	3		
Parking lots	3		
Path of Travel	3		
Planters	3		
Planting	3		
Play fields	3		
Ramps	2		
Roadways	3	Need seal coat	

## Olivehurst Elementary School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
Signage	3		
Walkways	3		

## Olivehurst Elementary School

### Site Photos



# South Lindhurst Continuation High School

4446 Olive Avenue | Olivehurst, CA 95961 | (530) 749-6919



## General Information

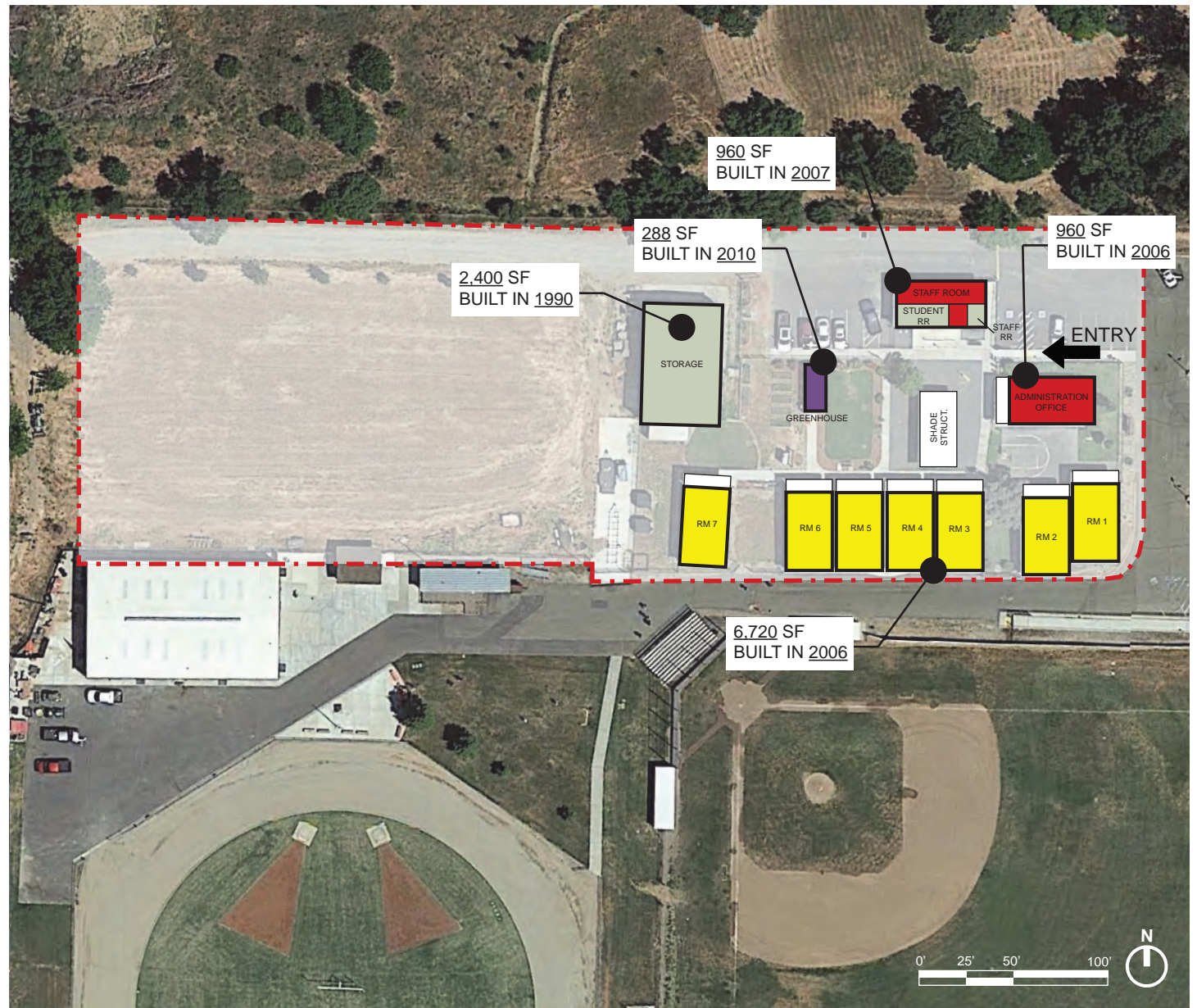
Site Narrative	<p>South Lindhurst High School is located adjacent to Lindhurst High School and was constructed in 2006. The school consists of several relocatables for an Administration/office space, staff room, restrooms and classrooms. Overall, the school is in excellent condition, with only a few minor deficiencies to note: exterior wood siding has areas of dryrot, as well as roof/trim deterioration; failing ceiling trim in a few classrooms; squeaky floor structure in the staff room.</p> <p>The site is small, but well maintained and serves the campus well. There is no drop-off area in the parking lot, however, it is doubtful one is needed at this location.</p>
Year Built	2006
Property Type	Grade Span 10 - 12
Total Square Feet	12,308 square feet





## South Lindhurst Continuation High School

### Existing Site Map



## South Lindhurst Continuation High School

### Facility Condition Index Summary



**Marysville Joint Unified School District**  
Facility Condition  
Site, Building, System Summary

	STRUCTURE	ROOFS	BLDG. ENVELOPE	DOORS	INTERIORS	FURNISHINGS / CASEWORK	MECH	CONTROLS	ELECT. DISTRIBUTION	ELECT.	PLUMB	RESTROOMS	FIRE ALARM	FLS	SITE	RAMPS / RAILINGS	STAIRS	TOTAL AVG.
<b>South Lindhurst High School</b>																		<b>3.58</b>
Admin.		2.00	3.67	4.00	3.33		4.00									4.00		3.55
Classrooms 1-7	4.00	2.00	3.33	4.00	3.33	4.00	4.00			4.00			4.00			4.00		3.63
Site															3.83			3.83
Staff		2.00	2.50	4.00	3.67	3.00												3.13
Student Restrooms		2.00	2.50	4.00	4.00		4.00				4.00	3.00				4.00		3.46

## South Lindhurst Continuation High School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>South Lindhurst High School</b>			
<b>Admin.</b>			
<b>DOORS</b>			
Interior Door	4	Wood	
<b>ENVELOPE</b>			
Exterior Doors	4		
Exterior Walls	3	Wood siding	
Exterior Windows	4		
<b>INTERIOR FINISHES</b>			
Ceiling	3	T-bar	
Floor	3	Carpet	
Walls	4	Tack	
<b>MECH</b>			
Wall mounted heat pump units	4	(8) Bard WH30 (2021)	No recommended mechanical work.
<b>RAMP/ RAILING</b>			
Stair/Ramp	4		
Stair/Ramp Railing	4		

## South Lindhurst Continuation High School

### FCI and Facility Condition Assessment

Item	Rating	Material / Description	Notes
ROOF			
Roof	2	Standing seam metal roof	
Classrooms 1-7			
DOORS			
Interior Door	4		
ELECT			
Lights	4		No remedial electrical work is required at this campus.
Receptacles	4		
ENVELOPE			
Exterior Doors	3	Metal	
Exterior Walls	3	Wood siding	
Exterior Windows	4		
FIRE ALARM			
Fire Alarm	4		
FURNISHING/ CASEWORK			
Fixed Furnishings	4	P-lam casework in Rm 7 only	



## South Lindhurst Continuation High School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>INTERIOR FINISHES</b>			
Ceiling	3	T-bar. Falling seam	
Floor	4	Carpet	
Walls	3	Tack	
<b>MECH</b>			
Wall mounted heat pump units	4	(8) Bard WH30 (2021)	
<b>RAMP/ RAILING</b>			
Stair/Ramp	4		
Stair/Ramp Railing	4		
<b>ROOF</b>			
Roof	2	Standing seam metal roof	
<b>STRUCT</b>			
Exterior Slab/Foundation	4		
<b>Site</b>			
<b>SITE</b>			
Accessible parking	4		
Building signage	4		
Drop-off	1	Zone	

## South Lindhurst Continuation High School

### FCI and Facility Condition Assessment

Item	Rating	Material / Description	Notes
Fences/gates	4		
Flagpole	4		
Irrigation system	4		
Main Entry	4		
Marquee sign	4		
Misc. Structures	4	Shade structure, greenhouse	
Parking lots	4		
Path of Travel	4		
Planters	4		
Planting	4		
Ramps	4		
Roadways	4		
Room Signage	4		
Signage	4		
Site Furnishings	4		
<b>Staff</b>			
<b>DOORS</b>			
Interior Door	4	Wood	
<b>ENVELOPE</b>			
Exterior Doors	3	Metal	

## South Lindhurst Continuation High School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
Exterior Walls	2	Wood siding	
<b>FURNISHING/ CASEWORK</b>			
Fixed Furnishings	3		
<b>INTERIOR FINISHES</b>			
Ceiling	4	T-bar	
Floor	3	Sheet vinyl, Carpet. Squeaky floor areas	
Walls	4	Tack	
<b>ROOF</b>			
Roof	2	Standing seam metal roof	
<b>Student Restrooms</b>			
<b>DOORS</b>			
Interior Door	4		
<b>ENVELOPE</b>			
Exterior Doors	3	Metal	
Exterior Walls	2	Wood siding	
<b>INTERIOR FINISHES</b>			
Ceiling	4	T-bar	
Floor	4	Sheet tile, flooring	

## South Lindhurst Continuation High School

### FCI and Facility Condition Assessment

Item	Rating	Material / Description	Notes
Walls	4	FRP	
<b>MECH</b>			
Wall mounted heat pump units	4	(8) Bard WH30 (2021)	
<b>PLUMB</b>			
Water closets/urinals/lavatories	4	Porcelain flush valve, wall hung water closets, wall urinals and wall hung lavatories	
<b>RAMP/ RAILING</b>			
Stair/Ramp	4		
Stair/Ramp Railing	4		
<b>RESTROOMS</b>			
Restroom Fixtures	3		
Restroom Partitions	3		
<b>ROOF</b>			
Roof	2	Standing seam metal roof	



## South Lindhurst Continuation High School

### Site Photos



# Yuba Feather Elementary School

18008 Oregon Hill Road | Challenge, CA 95925 | (530) 675-2382



## General Information

### Site Narrative

Yuba Feather Elementary School was built in 1952, and is laid out in a classic “finger-plan”, with the multi-purpose room/kitchen anchoring at the connection spine. With the exception of the administration/entry/office/conference rooms, which has been recently updated, the building appears to be in fair condition, given how old it is, but is clearly outdated, and updating and finish repair/replacement is needed. On the exterior, the walls, windows, and doors are worn. The interior finishes and casework are outdated, and in need of repair or replacement throughout. The Indian Education building is in similar condition, needing extensive interior finish replacements.

The restroom building at the end of the building fingers has been abandoned, and is currently being used as storage. The exteriors and interiors of both boys and girls bathrooms need complete replacement. The building should be removed completely.

Classroom building ‘B’ is a new structure built in 2013. This building is in very good condition, with no major deficiencies to note.

The site is in good condition. Ramps down to lower play fields appear to be compliant and well maintained. The front parking lot is sloped, consequently accessible parking is out of compliance with current building code regulations.

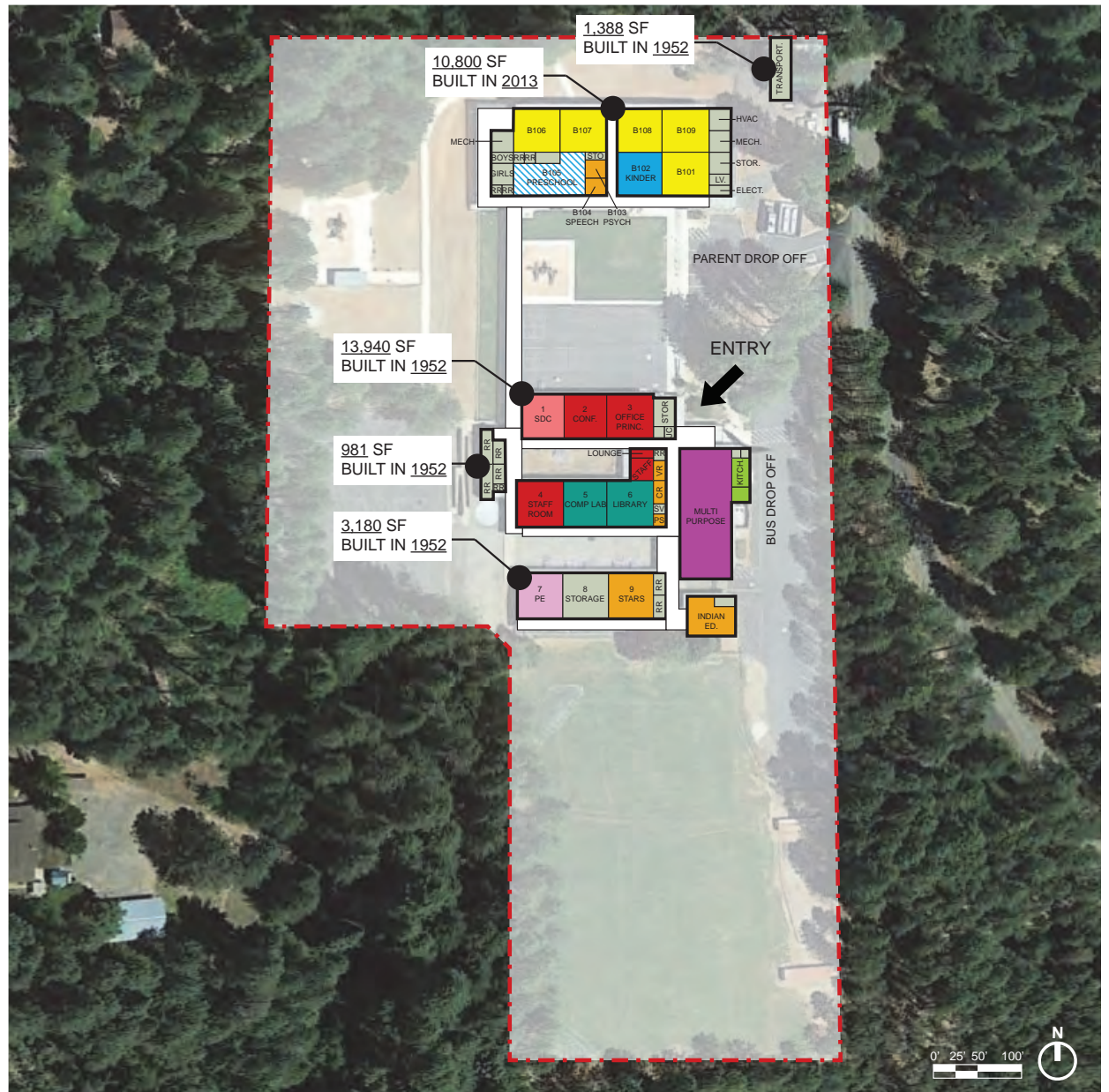


Year Built	1952
Property Type	Grade Span K - 6
Total Square Feet	37,410 square feet



## Yuba Feather Elementary School

### Existing Site Map



# Yuba Feather Elementary School

## Facility Condition Index Summary



**Marysville Joint Unified School District**  
Facility Condition  
Site, Building, System Summary

	STRUCTURE	ROOFS	BLDG. ENVELOPE	DOORS	INTERIORS	FURNISHINGS / CASEWORK	MECH	CONTROLS	ELECT. DISTRIBUTION	ELECT.	PLUMB	RESTROOMS	FIRE ALARM	FLS	SITE	RAMPS / RAILINGS	STAIRS	TOTAL AVG.
<b>Yuba Feather Elementary School</b>																		<b>3.02</b>
Admin, Entry		2.00	2.67	3.00	2.00	2.00				3.50		4.00	4.00					2.93
B-wing Support rooms		4.00	4.00									4.00						4.00
Bathroom building	1.00	1.00	1.00	1.00	1.00							1.00						1.00
Classrooms 1-2		2.00	3.00	4.00	2.67	3.00	2.67			4.00	3.00		4.00					3.07
Classrooms 4-5		2.00	2.67	4.00	3.00	3.00				4.00			4.00					3.17
Classrooms 7-9		2.00	2.33		2.67	2.00	3.00			4.00	3.00		4.00					2.86
Classrooms B-wing		4.00	4.00	4.00	4.00	4.00	4.00			4.00	4.00	4.00	4.00	4.00				4.00
Entire Campus							3.00	3.00	4.00		2.50							3.00
Indian Education Bldg.		2.00	2.33	3.00	1.67	2.00												2.11
Kitchen		2.00	2.00	2.00	3.67	3.50	3.00			3.00	1.00		4.00					2.93
Library		2.00	2.50	4.00	2.33	3.00	3.00				3.00							2.73
Multi-purpose		2.00	3.50		3.33	4.00	2.67			2.33	3.00		4.00					3.00
Site										2.67					3.74			3.59



## Yuba Feather Elementary School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>Yuba Feather Elementary School</b>			
<b>Admin, Entry</b>			
<b>DOORS</b>			
Interior Door	3	Metal	
<b>ELECT</b>			
Lights	4		The electrical systems are generally good-excellent except where noted.
Receptacles	3		
<b>ENVELOPE</b>			
Exterior Doors	4	Metal	
Exterior Walls	2	Wood lap siding, concrete	
Exterior Windows	2	Single pane, wood damage	
<b>FIRE ALARM</b>			
Fire Alarm	4		
<b>FURNISHING/ CASEWORK</b>			
Fixed Furnishings	2	Wood casework	
<b>INTERIOR FINISHES</b>			
Ceiling	1	T-bar. Water stains	

## Yuba Feather Elementary School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
Floor	2	Carpet, Sealed concrete in hallway	
Walls	3	Tack, GWB	
<b>RESTROOMS</b>			
Restroom Finishes	4	Water stains in Mens	
Restroom Fixtures	4		
Restroom Partitions	4	Mens - wood-3	
<b>ROOF</b>			
Roof	2	2 ply mod bit	
<b>B-wing Support rooms</b>			
<b>ENVELOPE</b>			
Exterior Doors	4	Metal FRP	
Exterior Walls	4	Cement Plaster	
<b>RESTROOMS</b>			
Restroom Finishes	4	Tile	
Restroom Fixtures	4		
Restroom Partitions	4		
<b>ROOF</b>			
Roof	4	Standing seam metal roof	

## Yuba Feather Elementary School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>Bathroom building</b>			
<b>DOORS</b>			
Interior Door	1		
<b>ENVELOPE</b>			
Exterior Doors	1		
Exterior Walls	1		Restroom building has been abandoned; finishes are bad. Needs to be completely re-done
<b>INTERIOR FINISHES</b>			
Ceiling	1		
Floor	1		
Walls	1		
<b>RESTROOMS</b>			
Restroom Finishes	1		
Restroom Fixtures	1		
Restroom Partitions	1		
<b>ROOF</b>			
Roof	1		
<b>STRUCT</b>			
Exterior Slab/Foundation	1		

## Yuba Feather Elementary School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>Classrooms 1-2</b>			
<b>DOORS</b>			
Interior Door	4	Metal	
<b>ELECT</b>			
Lights	4		
Receptacles	4		
<b>ENVELOPE</b>			
Exterior Doors	4	Metal	
Exterior Windows	2	Single pane	
<b>FIRE ALARM</b>			
FA	4		
<b>FURNISHING/ CASEWORK</b>			
Fixed Furnishings	3	P-lam casework	
<b>INTERIOR FINISHES</b>			
Ceiling	2	Glue-on. Water stains	
Floor	3	Carpet, VCT	
Walls	3	GWB	



## Yuba Feather Elementary School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>MECH</b>			
Packaged roof mounted gas-electric units	2	(2) Carrier 48HJD004 through 48HJD007 (1994)	
Packaged roof mounted gas-electric units	4	(1) Carrier 48TCLA05 (2016)	
Partial exposed sheet metal on roof, routed behind finished surfaces.	2	Sheet metal with ceiling/sidewall registers and grilles. Original to building construction and HVAC packaged upgrade replacement.	
<b>PLUMB</b>			
Water closet, urinals, lavatories, sinks	3	Porcelain flush valve, floor mounted water closets, floor urinals and wall hung lavatories	
<b>ROOF</b>			
Roof	2	2 ply mod bit	
<b>Classrooms 4-5</b>			
<b>DOORS</b>			
Interior Door	4		
<b>ELECT</b>			
Lights	4		

## Yuba Feather Elementary School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
Receptacles	4		
<b>ENVELOPE</b>			
Exterior Doors	3		
Exterior Walls	3	Wood lap siding, plywood	
Exterior Windows	2		
<b>FIRE ALARM</b>			
FA	4		
<b>FURNISHING/ CASEWORK</b>			
Fixed Furnishings	3	P-lam casework	
<b>INTERIOR FINISHES</b>			
Ceiling	4	Glue-on	
Floor	1	Carpet, VCT	
Walls	4	GWB	
<b>ROOF</b>			
Roof	2	2 ply mod bit / 3 part acrylic coated	
<b>Classrooms 7-9</b>			
<b>ELECT</b>			
Lights	4		

## Yuba Feather Elementary School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
Receptacles	4		
<b>ENVELOPE</b>			
Exterior Doors	2	Wood	
Exterior Walls	2	Wood lap siding	
Exterior Windows	3	Single pane	
<b>FIRE ALARM</b>			
FA	4		
<b>FURNISHING/ CASEWORK</b>			
Fixed Furnishings	2	Wood casework	
<b>INTERIOR FINISHES</b>			
Ceiling	3	Glue-on	
Floor	3	VCT	
Walls	2	Wood panel	
<b>MECH</b>			
Partial exposed sheet metal on roof, routed behind finished surfaces.	2	Sheet metal with ceiling/sidewall registers and grilles. Original to building construction and HVAC packaged upgrade replacement.	
Wall mounted heat pump units.	4	(3) Bard W48H (2012)	

## Yuba Feather Elementary School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>PLUMB</b>			
Water closet, urinals, lavatories, sinks	3	Porcelain flush valve, floor mounted water closets, floor urinals and wall hung lavatories	
<b>ROOF</b>			
Roof	2	2 ply mod bit	
<b>Classrooms B-wing</b>			
<b>DOORS</b>			
Interior Door	4		
<b>ELECT</b>			
Lights	4		
Receps	4		
<b>ENVELOPE</b>			
Exterior Doors	4	Metal, FRP	
Exterior Walls	4	Cement plaster, wood lap siding	
Exterior Windows	4		
<b>FIRE ALARM</b>			
FA	4		



## Yuba Feather Elementary School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>FLS</b>			
Single fire sprinkler riser	4	A single 4" fire sprinkler riser serves the building interior and overhang	
<b>FURNISHING/ CASEWORK</b>			
Fixed Furnishings	4	P-lam casework	
<b>INTERIOR FINISHES</b>			
Ceiling	4	T-bar	
Floor	4	Carpet	
Walls	4	Tack, GWB	
<b>MECH</b>			
Air distribution with ceiling supply and return air outlets	4	Combination sheet metal and flexible ductwork	
Split system outdoor condensing unit and indoor vertical gas-fired furnace unit and cooling coil.	4	(8) Carrier 24ABB34 and (8) Carrier CNPV48 (2013)	
<b>PLUMB</b>			
Sanitary Waste/Vent piping	4	Cast iron below grade and above slab	Original to building construction. No below grade or above slab pipe leaks as discussed with M&O representative.
Water closet, urinals, lavatories, sinks	4	Porcelain flush valve, floor mounted water closets, floor urinals and wall hung lavatories.	

## Yuba Feather Elementary School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>RESTROOMS</b>			
Restroom Finishes	4		
Restroom Fixtures	4		
<b>ROOF</b>			
Roof	4	Standing seam metal roof	
<b>Entire Campus</b>			
<b>CONTROLS</b>			
Centralized Controls Connected to WiFi system for remote access.	3	Pelican Wireless with by-pass timer. Typical for individual HVAC units.	
<b>ELECT. DISTRIBUTION</b>			
Switchboard	4	Switchboard is new with a 300 kW standby diesel-fired generator, very robust	
<b>MECH</b>			
General Exhaust Fans for Toilet Areas	3	Roof mounted exhaust fans, dome down-blast ceiling exhaust type. Not all fans were operational at time of site visit.	

## Yuba Feather Elementary School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>PLUMB</b>			
Localized electric tank type water heater	2	Localized point of use 5 to 20 gallon capacity.	
Sanitary Waste/Vent piping	3	Cast iron below grade and above slab	Original to building construction. No below grade or above slab pipe leaks as discussed with M&O representative.
<b>Indian Education Bldg.</b>			
<b>DOORS</b>			
Interior Door	3	Sliding glass door	
<b>ENVELOPE</b>			
Exterior Doors	3	Metal	
Exterior Walls	2	Plywood. Dryrotting	
Exterior Windows	2		
<b>FURNISHING/ CASEWORK</b>			
Fixed Furnishings	2	Wood casework	
<b>INTERIOR FINISHES</b>			
Ceiling	3	T-bar	
Floor	1	Carpet	
Walls	1	Tack. Bad base	
<b>ROOF</b>			
Roof	2	2 ply mod bit / coated	

## Yuba Feather Elementary School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>Kitchen</b>			
<b>DOORS</b>			
Interior Door	2	Wood	
<b>ELECT</b>			
Lights	4		
Receptacles	2	Panelboard should be upgraded	
<b>ENVELOPE</b>			
Exterior Windows	2	Single pane	Kitchen is very small
<b>FIRE ALARM</b>			
Fire Alarm	4		
<b>FURNISHING/ CASEWORK</b>			
Fixed Furnishings	3	Equipment	
Movable furnishings	4	Tables	
<b>INTERIOR FINISHES</b>			
Ceiling	4	GWB	
Floor	4	Epoxy	
Walls	3	GWB	



## Yuba Feather Elementary School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>MECH</b>			
Kitchen Hood Exhaust Serving Type 1 hood	3	Roof mounted exhaust fan	
Type 1 Kitchen Hood	3	Kitchen hood rated for Type 1 duty with fire suppression system	
Wall mounted evaporative cooler	3	(1) Essick	
<b>PLUMB</b>			
Gas-fired water heater	1	74 gallon gas-fired water heater for kitchen fixtures	Not seismically braced. No expansion tank.
<b>ROOF</b>			
Roof	2	2 ply mod bit	
<b>Library</b>			
<b>DOORS</b>			
Interior Door	4		
<b>ENVELOPE</b>			
Exterior Doors	3	Metal	
Exterior Windows	2		
<b>FURNISHING/ CASEWORK</b>			
Fixed Furnishings	3	P-lam casework	

## Yuba Feather Elementary School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>INTERIOR FINISHES</b>			
Ceiling	2	Glue-on. Water stains	
Floor	2	Carpet, VCT	
Walls	3	GWB	
<b>MECH</b>			
Packaged roof mounted gas-electric units	4	(2) Carrier 48TCL05, (1) 48TCDD08. (2015 & 2018)	
Partial exposed sheet metal on roof, routed behind finished surfaces.	2	Sheet metal with ceiling/sidewall registers and grilles. Original to building construction and HVAC packaged upgrade replacement.	
<b>PLUMB</b>			
Water closet, urinals, lavatories, sinks	3	Porcelain flush valve, floor mounted water closets, floor urinals and wall hung lavatories	
<b>ROOF</b>			
Roof	2	2 ply mod bit / 3 part acrylic coated	
<b>Multi-purpose</b>			

## Yuba Feather Elementary School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>ELECT</b>			
Distribution	2	Should replace panelboard with a new 42-circuit panel at stage.	
Lights	2	The lighting fixtures are tired and inadequate, should be upgraded	
Receptacles	3	Receptacles should be upgraded and rewired.	
<b>ENVELOPE</b>			
Exterior Doors	4		
Exterior Windows	3		
<b>FIRE ALARM</b>			
Fire Alarm	4		
<b>FURNISHING/ CASEWORK</b>			
Movable Furnishings	4	Tables	
<b>INTERIOR FINISHES</b>			
Ceiling	4	Glue-on	
Floor	3	VCT	
Walls	3	GWB, Wood panel	

## Yuba Feather Elementary School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>MECH</b>			
Packaged grade mounted gas-electric unit.	2	(1) Carrier 48DJE024 (1994)	
Packaged roof mounted gas-electric unit.	4	(1) Carrier 48TCL (2016)	
Partial exposed sheet metal on roof, routed behind finished surfaces.	2	Sheet metal with ceiling/sidewall registers and grilles. Original to building construction and HVAC packaged upgrade replacement.	Extensive sheet metal ductwork on roof that is crushed in several locations.
<b>PLUMB</b>			
Water closet, urinals, lavatories, sinks	3	Porcelain flush valve, floor mounted water closets, floor urinals and wall hung lavatories	
<b>ROOF</b>			
Roof	2	2 ply mod bit	
<b>Site</b>			
<b>ELECT</b>			
Lights	3	Panelboard should be replace—old, out of date.	
Lower lot	4		
Upper lot	1	The upper parking lot needs additional lighting	



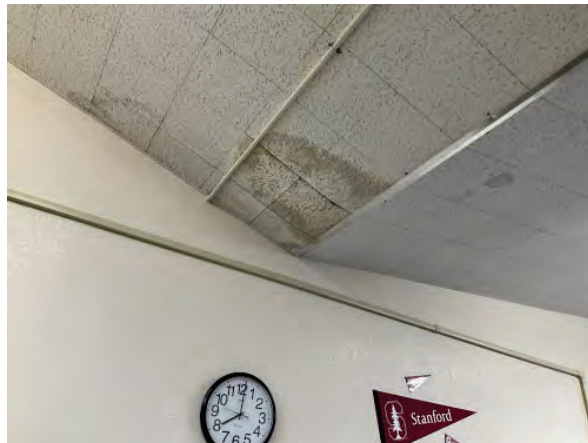
## Yuba Feather Elementary School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>SITE</b>			
Accessible parking	1	Too slopey	
Drop-off	4		
Fences/gates	4		
Flagpole	4		
Irrigation system	4		
Main Entry	4		
Misc. Structures	4	Covered walkways	
Parking lots	4		
Path of Travel	4		
Planters	4		
Planting	4		
Play fields	4		
Ramps	4		
Retaining walls	4		
Roadways	4		
Room Signage	2	Non-compliant on old buildings	
Signage	4		
Site Furnishings	4		
Walkways	4		

## Yuba Feather Elementary School

### Site Photos





## Yuba Feather Elementary School

### Site Photos



# Yuba Gardens Middle School

1964 11th Avenue | Olivehurst, CA 95961 | (530) 741-9194



## General Information

### Site Narrative

Yuba Gardens Intermediate School was built in 1950 and is originally laid out in a classic “finger-plan,” with the admin/cafeteria/kitchen anchoring the entry of the school. The classroom interiors are worn and outdated; the flooring appears to be the asbestos-based tile that should be abated. The converted classroom-to-woodshop is too small and lacking dust collection and emergency power shut-off. Casework is chipped and outdated. The exteriors are cement plaster; windows are aluminum with single pane glass. The restrooms serving the classrooms have interior finishes and fixtures that are chipped and need repair or replacement.

The 18 portable classrooms installed in 2008 are in good condition, with the exception of the interior finishes and roof system showing major deterioration. Walls have rips in the tack panels; carpet flooring is stained, peeling, and missing base; the suspended ceiling is sagging and has missing tiles.

The Library building and Gymnasium building, both built in 2010, appear to be in very good condition, with no major deficiencies to note.

The parking lot does not have accessible parking nor a code-compliant drop-off area. The driveway paving and the playfields appear to have ponding issues. Building signage is non-existent and room signage appears to be non-code-compliant.



Year Built	1950
Property Type	Grade Span 7 - 8
Total Square Feet	75,396 square feet



## Yuba Gardens Middle School

### Existing Site Map



## Yuba Gardens Middle School

### Facility Condition Index Summary



**Marysville Joint Unified School District**  
Facility Condition  
Site, Building, System Summary

	STRUCTURE	ROOFS	BLDG. ENVELOPE	DOORS	INTERIORS	FURNISHINGS / CASEWORK	MECH	CONTROLS	ELECT. DISTRIBUTION	ELECT.	PLUMB	RESTROOMS	FIRE ALARM	FLS	SITE	RAMPS / RAILINGS	STAIRS	TOTAL AVG.
<b>Yuba Gardens Intermediate School</b>																		<b>3.13</b>
Bathrooms		2.00	2.67		3.00							3.00						2.75
Cafeteria, Kitchen		2.00	3.00	3.00	3.33	3.00	3.00		1.33	3.00	3.50		4.00					2.96
Classroom 1	3.00	2.00	3.67		2.67													3.00
Classrooms 12A-20		2.00	2.33	4.00	2.67	2.00	3.00				3.00							2.69
Classrooms 2-11		2.00	2.33	4.00	2.67	2.00	2.75				3.00	3.00						2.71
Classrooms 23-24		3.00	3.33	3.00	2.67	2.00	3.00		2.00	3.00	3.67	4.00						3.00
Classrooms 26-28	4.00	2.00	3.00	3.00	2.00		3.00									2.50		2.67
Classrooms P201-P218		2.00	3.00		1.67		3.00					4.00						2.82
Entire Campus							3.00	3.00	2.00	3.00	3.00							2.83
Gym and lockers		4.00	4.00	4.00	4.00		3.50			3.50	3.75	3.67	4.00					3.77
Library Building		4.00	4.00		4.00	4.00	4.00			4.00	4.00	4.00	4.00					4.00
Offices		2.00	3.67	4.00	3.00	3.00	2.67			2.50	3.00	4.00	4.00					3.21
Site															3.32			3.32

## Yuba Gardens Middle School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>Yuba Gardens Intermediate School</b>			
<b>Bathrooms</b>			
<b>ENVELOPE</b>			
Exterior Doors	3	Wood	
Exterior Walls	2	Cement Plaster	
Exterior Windows	3	Metal	
<b>INTERIOR FINISHES</b>			
Ceiling	3	GWB. Areas are chipped	
<b>RESTROOMS</b>			
Restroom Finishes	2	Tile. Chipped, outdated	
Restroom Fixtures	3	has floor-mounted urinal	
Restroom Partitions	4	Platic	
<b>ROOF</b>			
Roof	2	2 Ply Mod Bit Cap Sheet	
<b>Cafeteria, Kitchen</b>			
<b>DOORS</b>			
Interior Door	3	Wood	
<b>ELECT</b>			
Lights	3		

## Yuba Gardens Middle School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
Lights	3		
Lights	3	Band Room	
Receptacles	3		
Receptacles	3		
Receptacles	3	Band Room	
<b>ELECT. DISTRIBUTION</b>			
Branch circuit panel	1		
Distribution	2	Should replace panelboard with a new 42-circuit panel.	
Original switchboard	1	Both items are past end of life and should be replaced.	
<b>ENVELOPE</b>			
Exterior Walls	3	Cement plaster	Kitchen is very small
Exterior Windows	3	alum.	
<b>FIRE ALARM</b>			
Fire Alarm	4		
Fire Alarm	4		
Fire Alarm	4	Band Room	
<b>FURNISHING/ CASEWORK</b>			
Fixed Furnishings	3	Kitchen equipment	



## Yuba Gardens Middle School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>INTERIOR FINISHES</b>			
Ceiling	4	Glue-on	
Floor	3	VCT, concrete	
Walls	3	GWB	
<b>MECH</b>			
Packaged roof mounted gas-electric units and split system indoor furnace and outdoor condensing units..	3	(5) Carrier and Lennox units. Nominal 5 and 20 ton units. (1997 and 2019)	
Partial exposed sheet metal on roof, routed behind finished surfaces.	3	Sheet metal with ceiling/sidewall registers and grilles.	
Type 1 Kitchen Hood	3	Kitchen hood rated for Type 1 duty with fire suppression system	
<b>PLUMB</b>			
Natural gas-fired tank type water heater	4	A.O. Smith – 75 gallon tank. (2007)	
Water closet, urinals, lavatories, sinks	3	Porcelain flush valve, floor mounted water closets, floor urinals and wall hung lavatories	
<b>ROOF</b>			
Roof	2	2 Ply Mod Bit Cap Sheet	
<b>Classroom 1</b>			

## Yuba Gardens Middle School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>ENVELOPE</b>			
Exterior Doors	3	Wood	
Exterior Walls	4	Cement plaster	Walled off stage for band very small
Exterior Windows	4	none	
<b>INTERIOR FINISHES</b>			
Ceiling	2	Glue-on. Some falling off	
Floor	3	Carpet. Stained	
Walls	3	Painted GWB. Chipped	
<b>ROOF</b>			
Roof	2	2 Ply Mod Bit Cap Sheet	
<b>STRUCT</b>			
Exterior Slab/Foundation	3	Wood	
<b>Classrooms 12A-20</b>			
<b>DOORS</b>			
Interior Door	4		
<b>ENVELOPE</b>			
Exterior Doors	2	Wood. Non-compliant knob hardware	
Exterior Walls	3	Cement plaster	

## Yuba Gardens Middle School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
Exterior Windows	2	Alum. Single pane	
<b>FURNISHING/ CASEWORK</b>			
Fixed Furnishings	2	P-lam	
<b>INTERIOR FINISHES</b>			
Ceiling	3	Glue-on. Mis-matched	
Floor	2	Carpet, asbestos tile	
Walls	3	GWB	
<b>MECH</b>			
Partial exposed sheet metal on roof, routed behind finished surfaces.	3	Sheet metal with ceiling/sidewall registers and grilles.	
Split system roof mounted condensing unit and vertical indoor gas furnace/cooling coil.	3	(9) Carrier NH4A460AHA with Lennox indoor furnace and cooling coil	
Split system roof mounted condensing unit and vertical indoor gas furnace/cooling coil.	3	(5) Carrier NH4A460AHA with Lennox indoor furnace and cooling coil	
<b>PLUMB</b>			
Water closet, urinals, lavatories, sinks	3	Porcelain flush valve, floor mounted water closets, floor urinals and wall hung lavatories	

## Yuba Gardens Middle School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>ROOF</b>			
Roof	2	2 Ply Mod Bit Cap Sheet	
<b>Classrooms 2-11</b>			
<b>DOORS</b>			
Interior Door	4	Wood	
<b>ENVELOPE</b>			
Exterior Doors	2	Wood. Non-compliant knob hardware	
Exterior Walls	3	Cement plaster	Room 11 is used as woodshop. Too small and has no dust collection or emergency power off.
Exterior Windows	2	alum. Single pane	
<b>FURNISHING/ CASEWORK</b>			
Fixed Furnishings	2	P-lam casework. Chipped, outdated	
<b>INTERIOR FINISHES</b>			
Ceiling	2	Glue-on. Mis-matched	
Floor	3	Carpet, asbestos tile	
Walls	3	GWB	



## Yuba Gardens Middle School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>MECH</b>			
Packaged roof mounted gas-electric units	2	(3) Roof mounted gas-electric units. Lennox, Bryant, Carrier, Models GCS10-653-75, 582JP) 5A072, and 48HJD005.	
Partial exposed sheet metal on roof, routed behind finished surfaces.	3	Sheet metal with ceiling/sidewall registers and grilles.	
Split system roof mounted condensing unit and vertical indoor gas furnace/cooling coil.	3	(2) Carrier and Guardian NH4A460AHA and GAW14L36 with Lennox indoor furnace and cooling coil	
Split system roof mounted condensing unit and vertical indoor gas furnace/cooling coil.	3	(9) Carrier NH4A460AHA with Lennox indoor furnace and cooling coil	
<b>PLUMB</b>			
Water closet, urinals, lavatories, sinks	3	Porcelain flush valve, floor mounted water closets, floor urinals and wall hung lavatories	
<b>RESTROOMS</b>			
Restroom Finishes	3	Tile. Chipped	
Restroom Fixtures	2	Floor-type urinal	
Restroom Partitions	4	Plastic	

## Yuba Gardens Middle School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>ROOF</b>			
Roof	2	2 Ply Mod Bit B24: B25Cap Sheet	
<b>Classrooms 23-24</b>			
<b>DOORS</b>			
Interior Door	3	Wood. Chipped	
<b>ELECT</b>			
Lights	2	Lights need upgrading	
Receptacles	2	Additional receptacles would be good here	
<b>ENVELOPE</b>			
Exterior Doors	3	Wood	
Exterior Walls	3	Brick	
Exterior Windows	4	alum. Blinds are twisted	
<b>FIRE ALARM</b>			
Fire Alarm	4		
<b>FURNISHING/ CASEWORK</b>			
Fixed Furnishings	2	Wood. Outdated, doors falling off.	

## Yuba Gardens Middle School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>INTERIOR FINISHES</b>			
Ceiling	2	T-bar	
Floor	3	Vinyl tile. Stained	
Walls	3	Tack, wood panel	
<b>MECH</b>			
Packaged roof mounted gas-electric units.	3	(4) Carrier HCLA06 (2016)	
Partial exposed sheet metal on roof, routed behind finished surfaces.	3	Sheet metal with ceiling/sidewall registers and grilles.	
<b>PLUMB</b>			
Water closet, urinals, lavatories, sinks	3	Porcelain flush valve, floor mounted water closets, floor urinals and wall hung lavatories	
<b>RESTROOMS</b>			
Restroom Finishes	3	Tile. Outdated	
Restroom Fixtures	4		
Restroom Partitions	4		
<b>ROOF</b>			
Roof	3	Comp. shigles, Single ply	

#### Classrooms 26-28

## Yuba Gardens Middle School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>DOORS</b>			
Interior Door	3	Wood	
<b>ENVELOPE</b>			
Exterior Doors	4	Metal	
Exterior Walls	3	Wood siding	
Exterior Windows	2	Metal. Seals gone, frames damaged	
<b>INTERIOR FINISHES</b>			
Ceiling	2	T-bar.	One cracked light fixture in classroom
Floor	2	Carpet, sheet vinyl	
Walls	2	Tack	
<b>MECH</b>			
Wall mounted heat pump units.	3	(21) Bard WH431 (2007)	
<b>RAMP/ RAILING</b>			
Stair/Ramp	3	Metal	
Stair/Ramp Railing	2		
<b>ROOF</b>			
Roof	2	Standing seam metal roof	



## Yuba Gardens Middle School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>STRUCT</b>			
Exterior Slab/Foundation	4	Wood	
<b>Classrooms P201-P218</b>			
<b>ENVELOPE</b>			
Exterior Doors	3	Metal. Some scratches	
Exterior Walls	3	Wood siding	
Exterior Windows	3	Metal. Screens bent	
<b>INTERIOR FINISHES</b>			
Ceiling	2	T-bar. Holes. Sagging, missing tiles	
Floor	1	Carpet. Peelling up, stained, missing base	
Walls	2	Tack. Some major rips	
<b>MECH</b>			
Wall mounted heat pump units.	3	(21) Bard WH431 (2007)	
<b>RESTROOMS</b>			
Restroom Finishes	4	FRP, sheet vinyl, T-bar	
Restroom Fixtures	4		
Restroom Partitions	4	Composite	

## Yuba Gardens Middle School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>ROOF</b>			
Roof	2	Standing seam metal roof	
<b>Entire Campus</b>			
<b>CONTROLS</b>			
Centralized Controls Connected to WiFi system for remote access. Individual room thermostats.	3	Pelican Wireless with by-pass timer. Typical for individual HVAC units.	
<b>ELECT</b>			
Parking lighting	3		
<b>ELECT. DISTRIBUTION</b>			
Power distribution	2	There are a raft of conduits on the roof and they should be undergrounded.	
<b>MECH</b>			
General Exhaust Fans for Toilet Areas	3	Roof mounted exhaust fans, dome down-blast type. Not all fans were operational at time of site visit.	
<b>PLUMB</b>			
Localized electric or natural gas-fired tank type water heater	3	Localized point of use 5 to 75 gallon capacity.	

## Yuba Gardens Middle School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
Sanitary Waste/Vent piping	3	Cast iron below grade and above slab	Original to building construction. No below grade or above slab pipe leaks as discussed with M&O representative.
<b>Gym and lockers</b>			
<b>DOORS</b>			
Interior Door	4	Metal	
<b>ELECT</b>			
Lights	3		
Receptacles	4		
<b>ENVELOPE</b>			
Exterior Doors	4	FRP wrapped	
Exterior Walls	4	CMU	
Exterior Windows	4	Alum.	
<b>FIRE ALARM</b>			
Fire Alarm	4		
<b>INTERIOR FINISHES</b>			
Ceiling	4	GWB, T-bar. Some water stains	
Floor	4	Wood, vinyl tile, ceramic tile	
Walls	4		

## Yuba Gardens Middle School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>MECH</b>			
Air distribution system exposed in gym/locker and behind finished surfaces in library lab and support areas.	4	Combination sheet metal and flexible ductwork	
Packaged roof mounted gas-electric units	4	(3) Carrier Nominal 5 through 20 tons cooling.	
Packaged roof mounted gas-electric units and split system indoor furnace and outdoor condensing units..	3	(5) Carrier and Lennox units. Nominal 5 and 20 ton units. (1997 and 2019)	
Partial exposed sheet metal on roof, routed behind finished surfaces.	3	Sheet metal with ceiling/sidewall registers and grilles.	
<b>PLUMB</b>			
Sanitary Waste/Vent piping	4	Cast iron below grade and above slab	Original to building construction. No below grade or above slab pipe leaks as discussed with M&O representative.
Single fire sprinkler riser	4	A single fire sprinkler riser serves this building.	
Water closet, urinals, lavatories, sinks	3	Porcelain flush valve, floor mounted water closets, floor urinals and wall hung lavatories	
Water closet, urinals, lavatories, sinks	4	Porcelain flush valve, floor mounted water closets, floor urinals and wall hung lavatories	
<b>RESTROOMS</b>			
Restroom Finishes	3	Tile. Some cracking in baseboard	



## Yuba Gardens Middle School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
Restroom Fixtures	4		
Restroom Partitions	4	Plastic	
<b>ROOF</b>			
Roof	4	Standing seam metal roof, Single ply	
<b>Library Building</b>			
<b>ELECT</b>			
Lights	4		
Receptacles	4		
<b>ENVELOPE</b>			
Exterior Doors	4	FRP wrapped	
Exterior Walls	4	Cement plaster, metal panel	
Exterior Windows	4	Alum.	
<b>FIRE ALARM</b>			
Fire Alarm	4		
<b>FURNISHING/ CASEWORK</b>			
Fixed Furnishings	4	P-lam	
<b>INTERIOR FINISHES</b>			
Ceiling	4	T-bar	

## Yuba Gardens Middle School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
Floor	4	Carpet, concrete	
Walls	4	Tack, GWB	
<b>MECH</b>			
Air distribution system exposed in gym/locker and behind finished surfaces in library lab and support areas.	4	Combination sheet metal and flexible ductwork	
Packaged roof mounted gas-electric units.	4	(3) Carrier 48PGLC08 and 48PGLC15 (2009)	
<b>PLUMB</b>			
Sanitary Waste/Vent piping	4	Cast iron below grade and above slab	Original to building construction. No below grade or above slab pipe leaks as discussed with M&O representative.
Water closet, urinals, lavatories, sinks	4	Porcelain flush valve, floor mounted water closets, floor urinals and wall hung lavatories	
<b>RESTROOMS</b>			
Restroom Finishes	4	Tile	
Restroom Fixtures	4		
Restroom Partitions	4	Composite	
<b>ROOF</b>			
Roof	4	Standing seam metal roof, Single ply	
<b>Offices</b>			

## Yuba Gardens Middle School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>DOORS</b>			
Interior Door	4	Wood	
<b>ELECT</b>			
Lights	3		
Receptacles	2		
<b>ENVELOPE</b>			
Exterior Doors	4	Wood	
Exterior Walls	3	CMU, Cement plaster	
Exterior Windows	4	Metal. Single pane	
<b>FIRE ALARM</b>			
Fire Alarm	4		
<b>FURNISHING/ CASEWORK</b>			
Fixed Furnishings	3	P-lam	
<b>INTERIOR FINISHES</b>			
Ceiling	3	Glue-on. Some falling, water stains	
Floor	3	Carpet. Some stains	
Walls	3	Tack, GWB	

## Yuba Gardens Middle School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>MECH</b>			
Packaged roof mounted gas-electric units	2	(3) Roof mounted gas-electric units. Lennox, Bryant, Carrier, Models GCS10-653-75, 582JP) 5A072, and 48HJD005.	
Partial exposed sheet metal on roof, routed behind finished surfaces.	3	Sheet metal with ceiling/sidewall registers and grilles.	
Split system roof mounted condensing unit and vertical indoor gas furnace/cooling coil.	3	(2) Carrier and Guardian NH4A460AHA and GAW14L36 with Lennox indoor furnace and cooling coil	
<b>PLUMB</b>			
Water closet, urinals, lavatories, sinks	3	Porcelain flush valve, floor mounted water closets, floor urinals and wall hung lavatories	
<b>RESTROOMS</b>			
Restroom Finishes	4	Tile, sheet vinyl. Tile is chipped	
Restroom Fixtures	4		
Restroom Partitions	4	GWB	
<b>ROOF</b>			
Roof	2	2 Ply Mod Bit Cap Sheet	



## Yuba Gardens Middle School

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>Site</b>			
<b>SITE</b>			
Accessible parking	2	Vistor parking-none. Staff-non-compliant	
Building signage	1	None	
Drop-off	3	Non-compliant	
Fences/gates	3	Chain link. Some bent fabric	
Flagpole	4	Wood	
Irrigation system	4		
Main Entry	4		
Marquee sign	4		
Parking lots	3	AC. Ponding issues	
Path of Travel	4		
Planters	4		
Planting	4		
Play fields	3	Ponding issues	
Ramps	4		
Roadways	3	AC	
Room Signage	3	Non-compliant	
Signage	3	Missing or old	
Site Furnishings	3	Some benches are bent	

Yuba Gardens Middle School

Facility Condition Assessment

Item	Rating	Material / Description	Notes
Walkways	4		

## Yuba Gardens Middle School

### Site Photos



# District Office

1919 B Street | Marysville, CA 95901 | (530) 741-6000



## General Information

### Site Narrative

The District offices complex consists of multiple buildings, located adjacent to the Marysville High School campus.

The District office building was built in 1928 and consists of Offices, conference rooms, boardroom, restrooms, and support spaces. The exterior is the original brick cladding, with exterior windows being wood-framed and single pane. The windows should be updated for better energy efficiency. The typical interior is a mix of original plaster, painted gypboard, and vinyl wallcovering walls; carpet, tile, and sheet flooring; Ceilings are suspended tile, plaster, or gypboard. The age of the finishes are showing, and regular maintenance should be implemented to maintain their useful life. Several ceiling water stains were observed; it was reported that facilities is investigating the source of the leak. Several office areas have new ceilings, others have been completely updated. The restrooms in the building are outdated, and finishes and fixtures should be replaced with new.

The Auditorium is directly adjacent and is currently abandoned because of structural safety reasons. Interior finishes need extensive repair and/or replacement; the bathrooms do not appear to be adequate to serve the occupant load nor are accessibly compliant.

The other Facilities buildings located at the District Office site (printing building-1928, warehouse-1928, dry food storage-1998, grounds-1941, transportation-1941, maintenance buildings and grounds-1941) comprise of storage spaces, shop/trade areas, offices, and support spaces. Because of the nature of how these buildings are used, the work/shop interior finishes (if any exist) do not need updating. The office/gathering areas with finishes typically did not appear to have major deficiencies to be corrected, with the exception of the grounds building, where floor, wall, and ceiling finishes need immediate replacement. The roofs on the Warehouse building and Grounds Building have deteriorated; all other roofs appear to be in good condition.

The site at around these buildings is typically limited to parking lots and driveways between the Facilities buildings. Accessible parking and building signage is provided sporadically at best. Drive paths are asphalt paving; seal coating is recommended to extend their useful life.



Year Built	1928
Property Type	District Operations
Total Square Feet	102,106 square feet





## District Office

### Facility Condition Index Summary



**Marysville Joint Unified School District**  
Facility Condition  
Site, Building, System Summary

	STRUCTURE	ROOFS	BLDG. ENVELOPE	DOORS	INTERIORS	FURNISHINGS / CASEWORK	MECH	CONTROLS	ELECT. DISTRIBUTION	ELECT.	PLUMB	RESTROOMS	FIRE ALARM	FLS	SITE	RAMPS / RAILINGS	STAIRS	TOTAL AVG.
<b>District Offices</b>																		<b>2.34</b>
District Office Auditorium		3.00	2.67	3.00	2.33	1.50				1.00		1.50	1.00			1.50		1.89
District Office Boardroom		2.00		4.00	4.00	2.00												3.33
District Office Hallways, Stairs, Bathrooms		4.00	1.00	4.00	1.67							1.33					3.00	2.18
District Office Offices		4.00	1.00	2.00	2.33	1.00	3.00		1.00	2.00			1.00					2.26
Dry Food Storage Bldg.		4.00	2.33		3.00	4.00	2.00					2.00						2.67
Entire Campus							2.50	3.00			2.50							2.57
Grounds Bldg.		1.00	1.00	1.00	2.00		4.00		1.00	1.00		3.00	1.00					1.67
Maintenance/Grounds		4.00	3.33	4.00	3.67	4.00	2.67		1.00	4.00	2.00	4.00	1.00					3.25
Site															2.67			2.67
Transportation Bldg.		4.00	2.33		3.33	3.00	3.00		1.00	2.63	2.00	1.00	1.75					2.37
Warehouse bldg.		1.00	1.33	3.00	3.00	3.00	3.00		1.00	1.00		1.50	1.00					1.80

## District Office

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>Yuba Gardens Intermediate School</b>			
<b>Bathrooms</b>			
<b>ENVELOPE</b>			
Exterior Doors	3	Wood	
Exterior Walls	2	Cement Plaster	
Exterior Windows	3	Metal	
<b>INTERIOR FINISHES</b>			
Ceiling	3	GWB. Areas are chipped	
<b>RESTROOMS</b>			
Restroom Finishes	2	Tile. Chipped, outdated	
Restroom Fixtures	3	has floor-mounted urinal	
Restroom Partitions	4	Platic	
<b>ROOF</b>			
Roof	2	2 Ply Mod Bit Cap Sheet	
<b>Cafeteria, Kitchen</b>			
<b>DOORS</b>			
Interior Door	3	Wood	
<b>ELECT</b>			
Lights	3		

## District Office

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
Lights	3		
Lights	3	Band Room	
Receptacles	3		
Receptacles	3		
Receptacles	3	Band Room	
<b>ELECT. DISTRIBUTION</b>			
Branch circuit panel	1		
Distribution	2	Should replace panelboard with a new 42-circuit panel.	
Original switchboard	1	Both items are past end of life and should be replaced.	
<b>ENVELOPE</b>			
Exterior Walls	3	Cement plaster	Kitchen is very small
Exterior Windows	3	alum.	
<b>FIRE ALARM</b>			
Fire Alarm	4		
Fire Alarm	4		
Fire Alarm	4	Band Room	
<b>FURNISHING/ CASEWORK</b>			
Fixed Furnishings	3	Kitchen equipment	



## District Office

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>INTERIOR FINISHES</b>			
Ceiling	4	Glue-on	
Floor	3	VCT, concrete	
Walls	3	GWB	
<b>MECH</b>			
Packaged roof mounted gas-electric units and split system indoor furnace and outdoor condensing units..	3	(5) Carrier and Lennox units. Nominal 5 and 20 ton units. (1997 and 2019)	
Partial exposed sheet metal on roof, routed behind finished surfaces.	3	Sheet metal with ceiling/sidewall registers and grilles.	
Type 1 Kitchen Hood	3	Kitchen hood rated for Type 1 duty with fire suppression system	
<b>PLUMB</b>			
Natural gas-fired tank type water heater	4	A.O. Smith – 75 gallon tank. (2007)	
Water closet, urinals, lavatories, sinks	3	Porcelain flush valve, floor mounted water closets, floor urinals and wall hung lavatories	
<b>ROOF</b>			
Roof	2	2 Ply Mod Bit Cap Sheet	
<b>Classroom 1</b>			

## District Office

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>ENVELOPE</b>			
Exterior Doors	3	Wood	
Exterior Walls	4	Cement plaster	Walled off stage for band very small
Exterior Windows	4	none	
<b>INTERIOR FINISHES</b>			
Ceiling	2	Glue-on. Some falling off	
Floor	3	Carpet. Stained	
Walls	3	Painted GWB. Chipped	
<b>ROOF</b>			
Roof	2	2 Ply Mod Bit Cap Sheet	
<b>STRUCT</b>			
Exterior Slab/Foundation	3	Wood	
<b>Classrooms 12A-20</b>			
<b>DOORS</b>			
Interior Door	4		
<b>ENVELOPE</b>			
Exterior Doors	2	Wood. Non-compliant knob hardware	
Exterior Walls	3	Cement plaster	

## District Office

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
Exterior Windows	2	Alum. Single pane	
<b>FURNISHING/ CASEWORK</b>			
Fixed Furnishings	2	P-lam	
<b>INTERIOR FINISHES</b>			
Ceiling	3	Glue-on. Mis-matched	
Floor	2	Carpet, asbestos tile	
Walls	3	GWB	
<b>MECH</b>			
Partial exposed sheet metal on roof, routed behind finished surfaces.	3	Sheet metal with ceiling/sidewall registers and grilles.	
Split system roof mounted condensing unit and vertical indoor gas furnace/cooling coil.	3	(9) Carrier NH4A460AHA with Lennox indoor furnace and cooling coil	
Split system roof mounted condensing unit and vertical indoor gas furnace/cooling coil.	3	(5) Carrier NH4A460AHA with Lennox indoor furnace and cooling coil	
<b>PLUMB</b>			
Water closet, urinals, lavatories, sinks	3	Porcelain flush valve, floor mounted water closets, floor urinals and wall hung lavatories	

## District Office

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>ROOF</b>			
Roof	2	2 Ply Mod Bit Cap Sheet	
<b>Classrooms 2-11</b>			
<b>DOORS</b>			
Interior Door	4	Wood	
<b>ENVELOPE</b>			
Exterior Doors	2	Wood. Non-compliant knob hardware	
Exterior Walls	3	Cement plaster	Room 11 is used as woodshop. Too small and has no dust collection or emergency power off.
Exterior Windows	2	alum. Single pane	
<b>FURNISHING/ CASEWORK</b>			
Fixed Furnishings	2	P-lam casework. Chipped, outdated	
<b>INTERIOR FINISHES</b>			
Ceiling	2	Glue-on. Mis-matched	
Floor	3	Carpet, asbestos tile	
Walls	3	GWB	



## District Office

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>MECH</b>			
Packaged roof mounted gas-electric units	2	(3) Roof mounted gas-electric units. Lennox, Bryant, Carrier, Models GCS10-653-75, 582JP) 5A072, and 48HJD005.	
Partial exposed sheet metal on roof, routed behind finished surfaces.	3	Sheet metal with ceiling/sidewall registers and grilles.	
Split system roof mounted condensing unit and vertical indoor gas furnace/cooling coil.	3	(2) Carrier and Guardian NH4A460AHA and GAW14L36 with Lennox indoor furnace and cooling coil	
Split system roof mounted condensing unit and vertical indoor gas furnace/cooling coil.	3	(9) Carrier NH4A460AHA with Lennox indoor furnace and cooling coil	
<b>PLUMB</b>			
Water closet, urinals, lavatories, sinks	3	Porcelain flush valve, floor mounted water closets, floor urinals and wall hung lavatories	
<b>RESTROOMS</b>			
Restroom Finishes	3	Tile. Chipped	
Restroom Fixtures	2	Floor-type urinal	
Restroom Partitions	4	Plastic	

## District Office

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>ROOF</b>			
Roof	2	2 Ply Mod Bit B24: B25Cap Sheet	
<b>Classrooms 23-24</b>			
<b>DOORS</b>			
Interior Door	3	Wood. Chipped	
<b>ELECT</b>			
Lights	2	Lights need upgrading	
Receptacles	2	Additional receptacles would be good here	
<b>ENVELOPE</b>			
Exterior Doors	3	Wood	
Exterior Walls	3	Brick	
Exterior Windows	4	alum. Blinds are twisted	
<b>FIRE ALARM</b>			
Fire Alarm	4		
<b>FURNISHING/ CASEWORK</b>			
Fixed Furnishings	2	Wood. Outdated, doors falling off.	

## District Office

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>INTERIOR FINISHES</b>			
Ceiling	2	T-bar	
Floor	3	Vinyl tile. Stained	
Walls	3	Tack, wood panel	
<b>MECH</b>			
Packaged roof mounted gas-electric units.	3	(4) Carrier HCLA06 (2016)	
Partial exposed sheet metal on roof, routed behind finished surfaces.	3	Sheet metal with ceiling/sidewall registers and grilles.	
<b>PLUMB</b>			
Water closet, urinals, lavatories, sinks	3	Porcelain flush valve, floor mounted water closets, floor urinals and wall hung lavatories	
<b>RESTROOMS</b>			
Restroom Finishes	3	Tile. Outdated	
Restroom Fixtures	4		
Restroom Partitions	4		
<b>ROOF</b>			
Roof	3	Comp. shigles, Single ply	

#### Classrooms 26-28

## District Office

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>DOORS</b>			
Interior Door	3	Wood	
<b>ENVELOPE</b>			
Exterior Doors	4	Metal	
Exterior Walls	3	Wood siding	
Exterior Windows	2	Metal. Seals gone, frames damaged	
<b>INTERIOR FINISHES</b>			
Ceiling	2	T-bar.	One cracked light fixture in classroom
Floor	2	Carpet, sheet vinyl	
Walls	2	Tack	
<b>MECH</b>			
Wall mounted heat pump units.	3	(21) Bard WH431 (2007)	
<b>RAMP/ RAILING</b>			
Stair/Ramp	3	Metal	
Stair/Ramp Railing	2		
<b>ROOF</b>			
Roof	2	Standing seam metal roof	



## District Office

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>STRUCT</b>			
Exterior Slab/Foundation	4	Wood	
<b>Classrooms P201-P218</b>			
<b>ENVELOPE</b>			
Exterior Doors	3	Metal. Some scratches	
Exterior Walls	3	Wood siding	
Exterior Windows	3	Metal. Screens bent	
<b>INTERIOR FINISHES</b>			
Ceiling	2	T-bar. Holes. Sagging, missing tiles	
Floor	1	Carpet. Peelling up, stained, missing base	
Walls	2	Tack. Some major rips	
<b>MECH</b>			
Wall mounted heat pump units.	3	(21) Bard WH431 (2007)	
<b>RESTROOMS</b>			
Restroom Finishes	4	FRP, sheet vinyl, T-bar	
Restroom Fixtures	4		
Restroom Partitions	4	Composite	

## District Office

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>ROOF</b>			
Roof	2	Standing seam metal roof	
<b>Entire Campus</b>			
<b>CONTROLS</b>			
Centralized Controls Connected to WiFi system for remote access. Individual room thermostats.	3	Pelican Wireless with by-pass timer. Typical for individual HVAC units.	
<b>ELECT</b>			
Parking lighting	3		
<b>ELECT. DISTRIBUTION</b>			
Power distribution	2	There are a raft of conduits on the roof and they should be undergrounded.	
<b>MECH</b>			
General Exhaust Fans for Toilet Areas	3	Roof mounted exhaust fans, dome down-blast type. Not all fans were operational at time of site visit.	
<b>PLUMB</b>			
Localized electric or natural gas-fired tank type water heater	3	Localized point of use 5 to 75 gallon capacity.	

## District Office

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
Sanitary Waste/Vent piping	3	Cast iron below grade and above slab	Original to building construction. No below grade or above slab pipe leaks as discussed with M&O representative.
<b>Gym and lockers</b>			
<b>DOORS</b>			
Interior Door	4	Metal	
<b>ELECT</b>			
Lights	3		
Receptacles	4		
<b>ENVELOPE</b>			
Exterior Doors	4	FRP wrapped	
Exterior Walls	4	CMU	
Exterior Windows	4	Alum.	
<b>FIRE ALARM</b>			
Fire Alarm	4		
<b>INTERIOR FINISHES</b>			
Ceiling	4	GWB, T-bar. Some water stains	
Floor	4	Wood, vinyl tile, ceramic tile	
Walls	4		

## District Office

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>MECH</b>			
Air distribution system exposed in gym/locker and behind finished surfaces in library lab and support areas.	4	Combination sheet metal and flexible ductwork	
Packaged roof mounted gas-electric units	4	(3) Carrier Nominal 5 through 20 tons cooling.	
Packaged roof mounted gas-electric units and split system indoor furnace and outdoor condensing units..	3	(5) Carrier and Lennox units. Nominal 5 and 20 ton units. (1997 and 2019)	
Partial exposed sheet metal on roof, routed behind finished surfaces.	3	Sheet metal with ceiling/sidewall registers and grilles.	
<b>PLUMB</b>			
Sanitary Waste/Vent piping	4	Cast iron below grade and above slab	Original to building construction. No below grade or above slab pipe leaks as discussed with M&O representative.
Single fire sprinkler riser	4	A single fire sprinkler riser serves this building.	
Water closet, urinals, lavatories, sinks	3	Porcelain flush valve, floor mounted water closets, floor urinals and wall hung lavatories	
Water closet, urinals, lavatories, sinks	4	Porcelain flush valve, floor mounted water closets, floor urinals and wall hung lavatories	
<b>RESTROOMS</b>			
Restroom Finishes	3	Tile. Some cracking in baseboard	



## District Office

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
Restroom Fixtures	4		
Restroom Partitions	4	Plastic	
<b>ROOF</b>			
Roof	4	Standing seam metal roof, Single ply	
<b>Library Building</b>			
<b>ELECT</b>			
Lights	4		
Receptacles	4		
<b>ENVELOPE</b>			
Exterior Doors	4	FRP wrapped	
Exterior Walls	4	Cement plaster, metal panel	
Exterior Windows	4	Alum.	
<b>FIRE ALARM</b>			
Fire Alarm	4		
<b>FURNISHING/ CASEWORK</b>			
Fixed Furnishings	4	P-lam	
<b>INTERIOR FINISHES</b>			
Ceiling	4	T-bar	

## District Office

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
Floor	4	Carpet, concrete	
Walls	4	Tack, GWB	
<b>MECH</b>			
Air distribution system exposed in gym/locker and behind finished surfaces in library lab and support areas.	4	Combination sheet metal and flexible ductwork	
Packaged roof mounted gas-electric units.	4	(3) Carrier 48PGLC08 and 48PGLC15 (2009)	
<b>PLUMB</b>			
Sanitary Waste/Vent piping	4	Cast iron below grade and above slab	Original to building construction. No below grade or above slab pipe leaks as discussed with M&O representative.
Water closet, urinals, lavatories, sinks	4	Porcelain flush valve, floor mounted water closets, floor urinals and wall hung lavatories	
<b>RESTROOMS</b>			
Restroom Finishes	4	Tile	
Restroom Fixtures	4		
Restroom Partitions	4	Composite	
<b>ROOF</b>			
Roof	4	Standing seam metal roof, Single ply	
<b>Offices</b>			

## District Office

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>DOORS</b>			
Interior Door	4	Wood	
<b>ELECT</b>			
Lights	3		
Receptacles	2		
<b>ENVELOPE</b>			
Exterior Doors	4	Wood	
Exterior Walls	3	CMU, Cement plaster	
Exterior Windows	4	Metal. Single pane	
<b>FIRE ALARM</b>			
Fire Alarm	4		
<b>FURNISHING/ CASEWORK</b>			
Fixed Furnishings	3	P-lam	
<b>INTERIOR FINISHES</b>			
Ceiling	3	Glue-on. Some falling, water stains	
Floor	3	Carpet. Some stains	
Walls	3	Tack, GWB	

## District Office

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>MECH</b>			
Packaged roof mounted gas-electric units	2	(3) Roof mounted gas-electric units. Lennox, Bryant, Carrier, Models GCS10-653-75, 582JP) 5A072, and 48HJD005.	
Partial exposed sheet metal on roof, routed behind finished surfaces.	3	Sheet metal with ceiling/sidewall registers and grilles.	
Split system roof mounted condensing unit and vertical indoor gas furnace/cooling coil.	3	(2) Carrier and Guardian NH4A460AHA and GAW14L36 with Lennox indoor furnace and cooling coil	
<b>PLUMB</b>			
Water closet, urinals, lavatories, sinks	3	Porcelain flush valve, floor mounted water closets, floor urinals and wall hung lavatories	
<b>RESTROOMS</b>			
Restroom Finishes	4	Tile, sheet vinyl. Tile is chipped	
Restroom Fixtures	4		
Restroom Partitions	4	GWB	
<b>ROOF</b>			
Roof	2	2 Ply Mod Bit Cap Sheet	



## District Office

### Facility Condition Assessment

Item	Rating	Material / Description	Notes
<b>Site</b>			
<b>SITE</b>			
Accessible parking	2	Vistor parking-none. Staff-non-compliant	
Building signage	1	None	
Drop-off	3	Non-compliant	
Fences/gates	3	Chain link. Some bent fabric	
Flagpole	4	Wood	
Irrigation system	4		
Main Entry	4		
Marquee sign	4		
Parking lots	3	AC. Ponding issues	
Path of Travel	4		
Planters	4		
Planting	4		
Play fields	3	Ponding issues	
Ramps	4		
Roadways	3	AC	
Room Signage	3	Non-compliant	
Signage	3	Missing or old	
Site Furnishings	3	Some benches are bent	

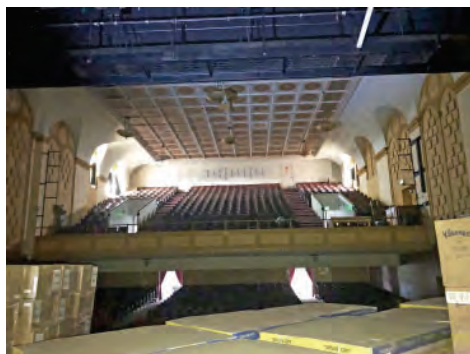
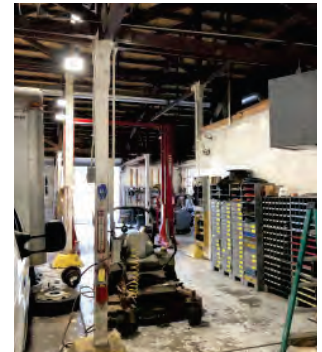
**District Office**

**Facility Condition Assessment**

Item	Rating	Material / Description	Notes
Walkways	4		

## District Office

### Site Photos





# Demographic Analysis & Enrollment Projections Report

## Marysville Joint Unified School District

March 2022

**Prepared for:**

Marysville Joint Unified School District  
1919 B Street  
Marysville, CA 95901  
530.741.6000  
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## EXECUTIVE SUMMARY

This Demographic Analysis and Enrollment Projections Report for the Marysville Joint Unified School District (MJUSD) was prepared by King Consulting to supply the District with relevant and accurate information on its demographics and enrollment trends. The report contains a vast array of information that District staff in many areas will find useful and informative. This Executive Summary provides the most pertinent findings as they relate to the District's enrollment trends.

King Consulting accounts for a range of plausible demographic trends with Low, Moderate, and High projections of MJUSD enrollment. While the Low and High projections are useful to see how enrollment could trend if the most extreme recent variables become normalized in the coming years, the Moderate projection is recommended for planning purposes and will be shown here.

From 2015-16 through 2019-20, Marysville Joint USD enrollment steadily increased, with a total gain of 4.5% during that time. In 2020-21, however, due to the COVID-19 pandemic, enrollment decreased by 1.9% in one year. In the current year, enrollment increased 2.9% from the artificially lowered total of the previous year, indicating that the District is still in a growth pattern.

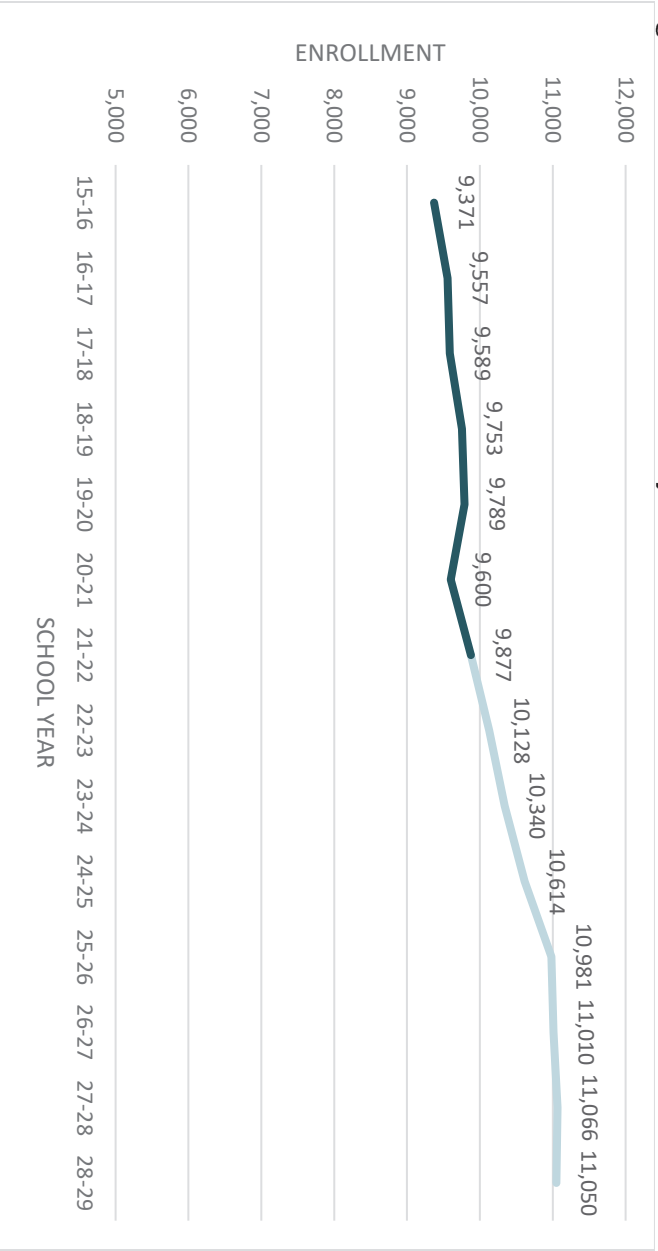
MJUSD's future enrollment trends will be affected by three main factors in the coming years:

- Residential Development - For the next few years, the District will see even more residential development than has already occurred, as Yuba County communities are set to add more than 4,000 new homes and generate almost 1,500 new TK-12<sup>th</sup> grade students on top of other enrollment trends. This growth will be concentrated in the southern part of the District, with a few elementary school and Yuba Gardens Intermediate and Lindhurst High absorbing the bulk of this enrollment growth.
- Universal Transitional Kindergarten – Beginning next year, Transitional Kindergarten will begin expanding, adding increasingly younger students each year until 2025, when every four year old in the District will be eligible to enroll in what will become an effective new grade level. This will lead to more enrolled TK students each year of the rollout, thereby boosting the District's total enrollment.
- District Demographics – As the above factors add new students to the District, its demographics do not present the sort of offsetting enrollment decrease many other California districts are experiencing. Births within MJUSD are much more stable than many other areas, with 2019-2021 birth totals actually increasing from a low point in 2018. Since incoming student cohort size will be more stable, enrollment absent expanded TK and new development would be flat rather than decreasing. This means the additional enrollment from new sources leads to genuine enrollment growth, particularly at the District's elementary grades.

Figure 1 visualizes MJUSD's Moderate enrollment projection through the 2028-29 school year, along with several years of recent historical enrollment. Projected enrollment is shown in a lighter color. The chart shows peak projected enrollment in 2025-26 with full Universal TK implementation and the

construction of thousands of new homes, followed by stabilizing enrollments as TK expansion is completed and many of the currently known residential projects are completed. Should continued residential development occur or District demographics change significantly, these furthest years of the projection could change, so this study should be updated regularly to account for new influences.

**Figure 1. MJUSD Moderate Enrollment Projection**



- Total MJUSD enrollment is projected to increase from 9,877 in the current year to 11,050 by 2028-29 (plus 1,173 or 11.9%).
- TK-6<sup>th</sup> grade enrollment will increase from 5,535 to 6,479 (plus 944 or 17.1%)
- 7<sup>th</sup>-8<sup>th</sup> grade enrollment will increase from 1,454 to 1,622 (plus 168 or 11.6%)
- 9<sup>th</sup>-12<sup>th</sup> grade enrollment will increase from 2,888 to 2,949 (plus 61 or 2.1%); however, these grades will grow more as larger cohorts in earlier grades continue to move into high school in later years.

MJUSD has sufficient total capacity across the District to accommodate its current and projected enrollment levels, even with the addition of more TK students. However, some individual sites are projected to enroll more students than their capacity, especially in areas with concentrated residential development. Furthermore, much of the excess capacity is at schools that are far from where most of the population growth in the District is set to occur due to development.

### **Conclusion and Recommendations**

Despite the one-time drop in enrollment caused by COVID-19, the Marysville Joint USD can expect enrollment to increase for the next few years as thousands of new homes are built in the District and more Transitional Kindergarten students enroll as 4-year-old students. Enrollments will continue to



increase by at least 2% each year through 2025-26 as more 4 year old TK students enroll and new families move to the District to occupy the large supply of available new housing. After that time, barring additional new development not currently in the County's pipeline, enrollment growth will slow, and total enrollment will remain just over 11,000 total students.

The Marysville Joint Unified School District has undertaken this study to assist in proactive planning for current and future facility needs for its student population. Based on the analyses prepared for this study, the following steps are recommended for the Marysville Joint Unified School District to meet its future facility needs. However, it is important to note that these recommendations may be constrained by broader fiscal and policy issues.

1. The District should plan for how it will house the additional Transitional Kindergarten students it will enroll, whether at its elementary schools or in a centralized location.
2. Continue to closely monitor residential development throughout the District, as increased enrollments in these areas can impact existing school facilities.
3. Consider boundary adjustments to reduce enrollment at schools with enrollment that exceeds capacity values, especially if large new developments have not yet been built.
4. The District should consider, develop, and adopt educational specifications for all school sites.
5. Incorporate these findings into the District's Facility Master Plan.
6. Additional recommendations may be developed for the final version of this document after coordination with District staff and/or the Board of Education.

### **Marysville Joint Unified School District Demographic Analysis & Enrollment Projections Study 2021-22**

This report is divided into eight major components:

- Introduction
- District and Community Demographics
- Student Generation Rates
- Residential Development
- Spatial Analysis
- Enrollment Projections
- Facility Analysis
- Conclusion and Recommendations



## SECTION A: INTRODUCTION

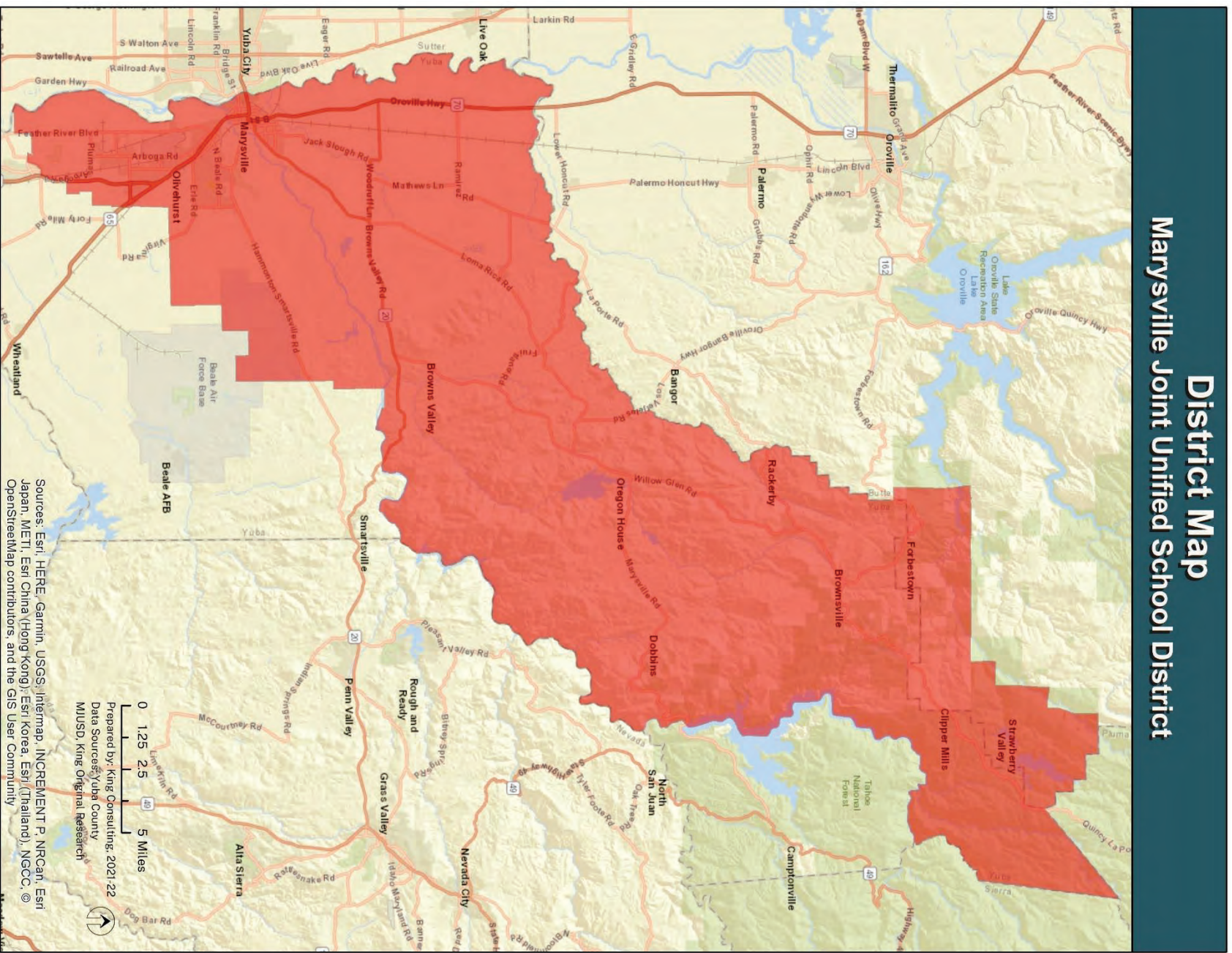
The Marysville Joint Unified School District is in Yuba County, California. The District serves the entirety of the City of Marysville as well as nearby unincorporated areas of Yuba County including the communities of Arboga, Linda, and Olivehurst. Figure 2 depicts the extent of the District's boundary. MJUSD serves grades TK-12 and has a total 2021-22 enrollment of 9,877 students as provided by the District. Table 1 shows enrollment totals for each Marysville Joint USD school site. The Marysville Joint Unified School District currently operates 14 elementary school sites, 3 intermediate school sites, 3 high school sites (including the continuation high school), and an alternative school, a community day school and a charter school. Enrollments through the District Office, Non-Public School (NPS) students, or independent charter school students are not included in the District's current and historical enrollment analysis.

**Table 1. School Sites and 2021-22 Enrollments**

<b>Elementary Schools</b>	<b>Grade Levels</b>	<b>2021-22 Enrollment</b>
Arboga ES	K-6	463
Browns Valley ES	TK-5	134
Cedar Lane ES	TK-6	510
Cordua ES	TK-5	57
Covillaud ES	TK-5	494
Dobbins ES	TK-6	39
Edgewater ES	K-6	504
Ella ES	TK-6	555
Johnson Park ES	TK-6	390
Kynoch ES	TK-6	710
Linda ES	TK-6	590
Loma Rica ES	TK-5	99
Olivehurst ES	TK-5	455
Yuba Feather ES	TK-6	150
<b>Subtotal</b>		<b>5,150</b>
<b>Intermediate Schools</b>	<b>Grade Levels</b>	<b>2021-22 Enrollment</b>
Foothill IS	6-8	204
McKenney IS	6-8	557
Yuba Gardens IS	7-8	755
<b>Subtotal</b>		<b>1,516</b>
<b>High Schools</b>	<b>Grade Levels</b>	<b>2021-22 Enrollment</b>
Lindhurst HS	9-12	1,175
Marysville HS	9-12	1,018
South Lindhurst HS	9-12	139
<b>Subtotal</b>		<b>2,332</b>
<b>Other Programs</b>	<b>Grade Levels</b>	<b>2021-22 Enrollment</b>
Lincoln Alternative School	K-12	494
Marysville Charter Academy for the Arts	7-12	332
Marysville Community Day	9-12	53
<b>Subtotal</b>		<b>879</b>
<b>Grand Total</b>		<b>9,877</b>

Source: MJUSD.

Figure 2. Marysville Joint Unified School District





# SECTION B: DISTRICT AND COMMUNITY DEMOGRAPHICS

## District Enrollment Trends

### Historical Enrollments

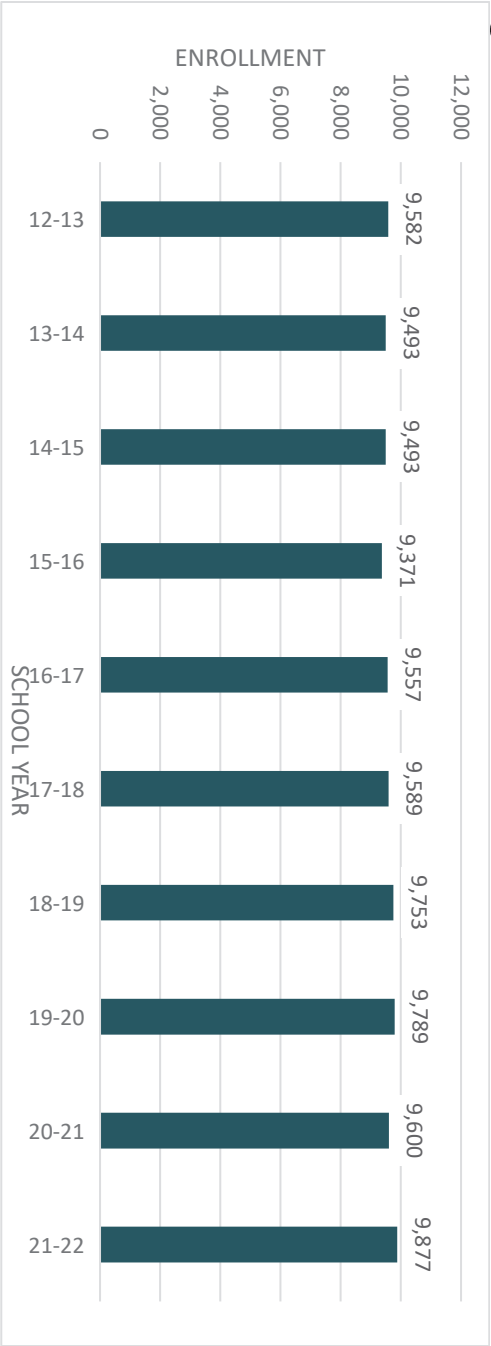
Historical enrollment trends are based on certified State enrollment totals for historical years and uncertified enrollments for 2021-22. From 2015-16 through 2019-20, Marysville Joint USD enrollment steadily increased, with a total gain of 4.5% during that time. In 2020-21, however, due to the COVID-19 pandemic, enrollment decreased by 1.9% in one year. In the current year, enrollment increased 2.9% from the artificially lowered total of the previous year, indicating that the District is still in a growth pattern.

Additional demographic factors affecting the District's historical enrollments will be discussed in the following sections. Figure 3 illustrates the District's enrollment pattern since 2012-13. Figure 4 provides current year enrollments by school, while Table 2 analyzes the District's enrollment balance across its schools with attendance boundaries. As shown, District elementary school enrollments vary considerably, with the smallest school being 89% smaller than the average size and the largest being 93% more than the average. The intermediate schools are also unbalanced, with the smallest school being only 60% smaller than the average size. The high schools, however, are much closer in enrollment size to each other.

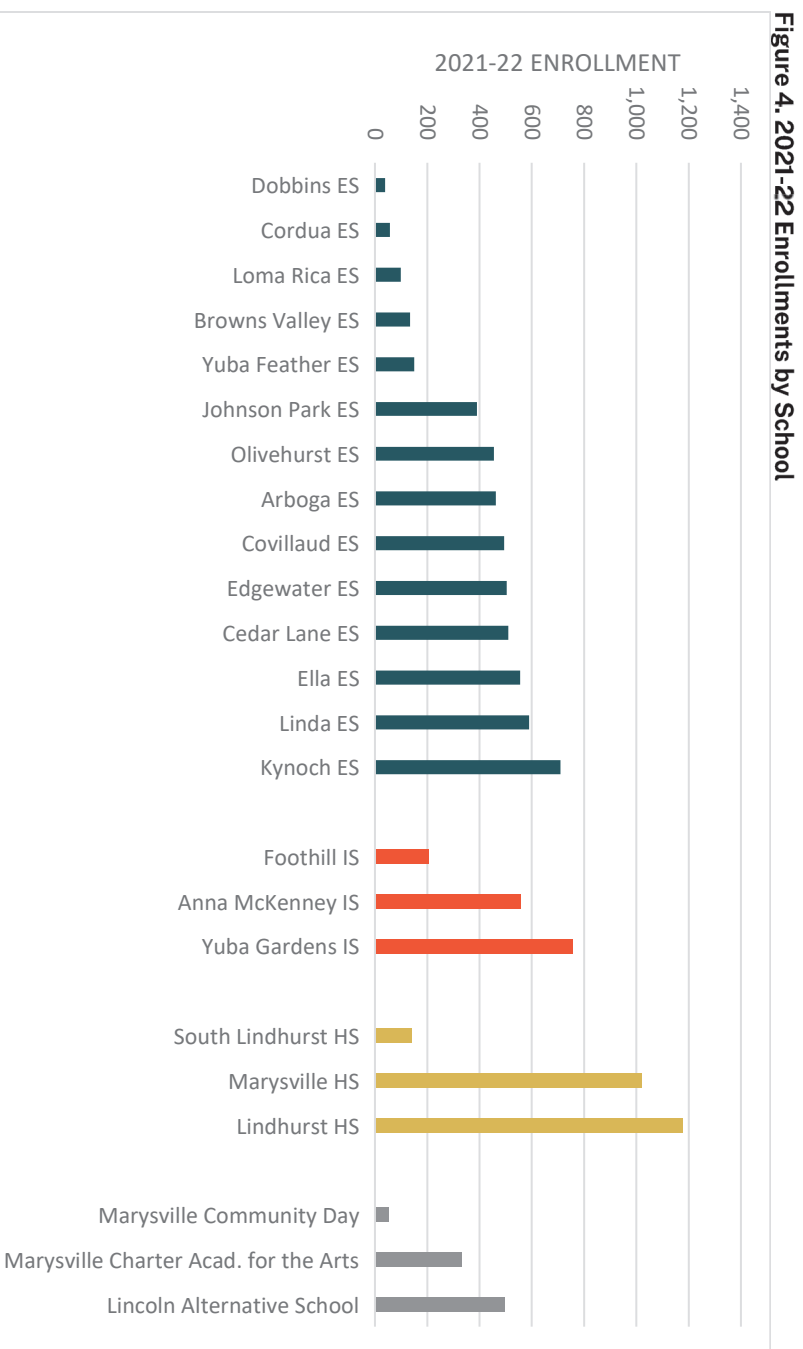
Figure 5 illustrates annual growth/decline in student enrollment and highlights the growth the District experienced since 2015, aside from the pandemic onset in 2020-21. A closer examination of historical enrollments by grade level demonstrates that the enrollment loss during the pandemic occurred mostly from elementary students (Figure 6), but that the current year recovery consisted of a large increase in high school students.

Table 3 provides historical enrollments by school since 2012-13.

Figure 3. Historical Enrollments



Source: California Department of Education and MUSD.

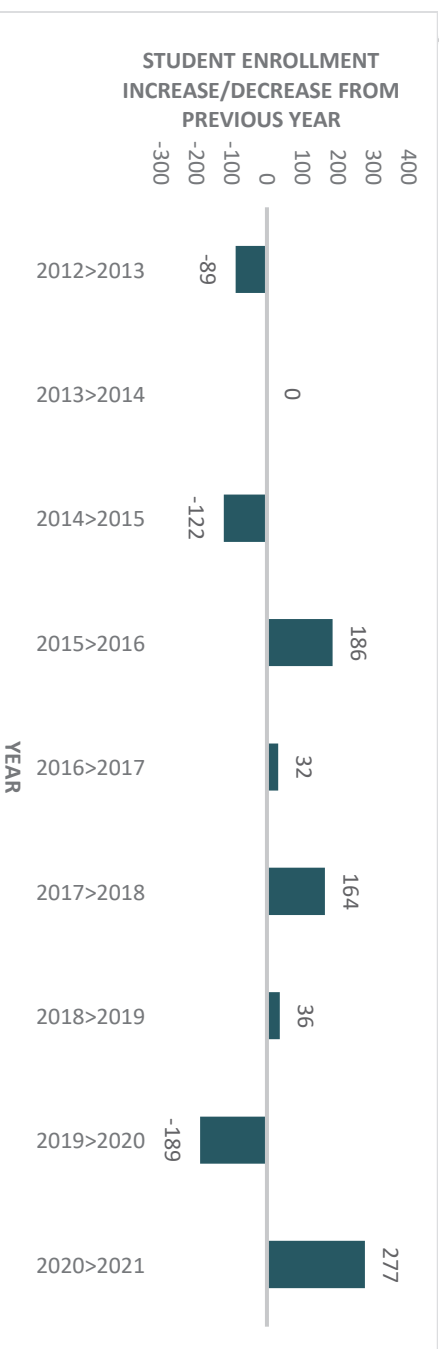


Source: California Department of Education and MJUSD.

**Table 2. MJUSD Average Site Enrollments (Only Sites with Boundaries)**

	Average Enrollment	Smallest Enrollment (Deviation)	Largest Enrollment (Deviation)
ES	368	39 (-89%)	710 (+93%)
IS	505	204 (-60%)	755 (+49%)
HS	1,097	1,018 (-7%)	1,175 (+7%)

**Figure 5. Annual Growth in Student Enrollment**



Source: California Department of Education and MJUSD.

**Figure 6. Historical Enrollments by Grade Level**



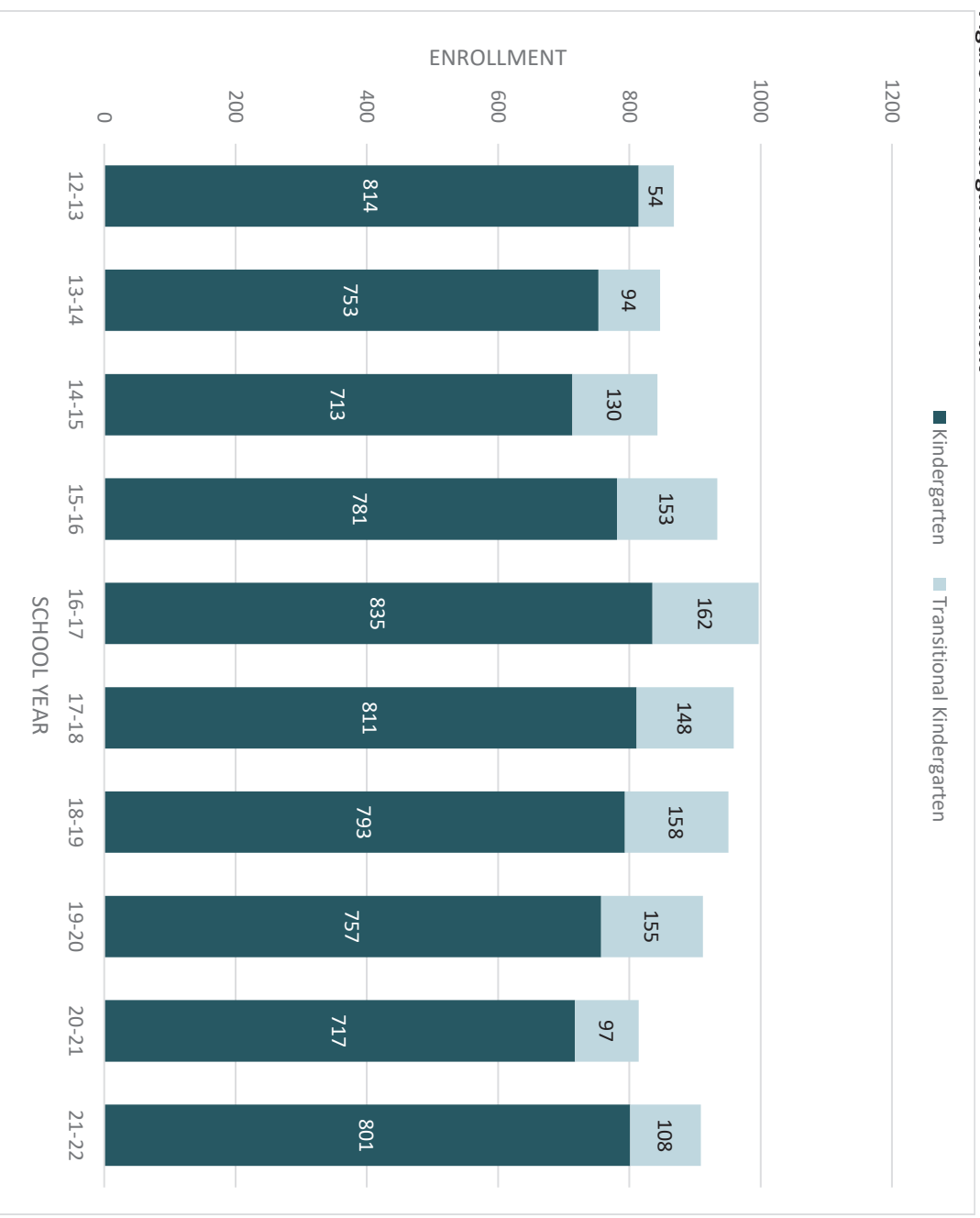
Source: California Department of Education and MJUSD.

Total kindergarten and transitional kindergarten enrollment peaked in 2016-17, with lower levels of kindergarten enrollment already apparent before the pandemic (Figure 7). Recent cohorts of kindergarten students are generally smaller than the cohorts that entered prior to 2016, which will be explored more fully in Section F.

Transitional kindergarten enrollment increased during the program's initial rollout from 2012-13 through 2014-15, then remained high through 2019-20. TK enrollment has been much lower during the pandemic, both in 2020-21 and in the current year.



**Figure 7. Kindergarten Enrollment**



Source: California Department of Education and MUSD.

Table 3. Historical Enrollments by School

Elementary Schools	Grade Level	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22
Arboga ES	K-6	522	506	515	499	479	501	479	470	477	463
Browns Valley ES	TK-5	171	145	146	163	179	174	175	182	150	134
Cedar Lane ES	TK-6	501	509	499	523	528	538	558	548	531	510
Cordua ES	TK-5	85	113	123	121	125	104	112	100	100	57
Covillaud ES	TK-5	505	498	495	518	527	519	509	500	504	494
Dobbins ES	TK-6	55	69	47	56	45	42	39	39	39	39
Edgewater ES	K-6	477	487	485	468	476	467	482	507	495	504
Ella ES	TK-6	469	502	493	550	599	596	608	588	560	555
Johnson Park ES	TK-6	356	363	322	368	359	397	393	390	408	390
Kynoch ES	TK-6	636	642	663	669	673	721	719	748	693	710
Linda ES	TK-6	683	691	654	660	680	662	659	637	646	590
Loma Rica ES	TK-5	115	102	91	95	97	103	103	98	84	99
Olivehurst ES	TK-5	554	542	538	552	558	517	499	465	439	455
Yuba Feather ES	TK-6	119	135	133	115	123	132	123	140	143	150
Intermediate Schools	Grade Level	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22
Foothill IS	6-8	207	171	191	190	207	210	237	232	203	204
McKenney IS	6-8	499	512	510	524	548	578	617	621	596	557
Yuba Gardens IS	7-8	687	708	701	724	772	805	781	794	788	755
High Schools	Grade Level	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22
Lindhurst HS	9-12	1,166	1,092	1,117	1,122	1,094	1,099	1,143	1,219	1,261	1,175
Marysville HS	9-12	931	931	896	893	916	924	938	971	1,001	1,018
South Lindhurst HS	9-12	117	114	123	139	121	33	107	109	90	139
North Marysville HS	10-12	107	107	116	0	0	0	0	0	0	0
Other Programs	Grade Level	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22
Marysville Charter Academy for the	7-12	376	377	374	376	381	380	400	383	373	332
Marysville Community Day	9-12	0	0	0	46	70	87	72	48	19	53
Lincoln Alternative School	K-12	244	177	261	0	0	0	0	0	0	494

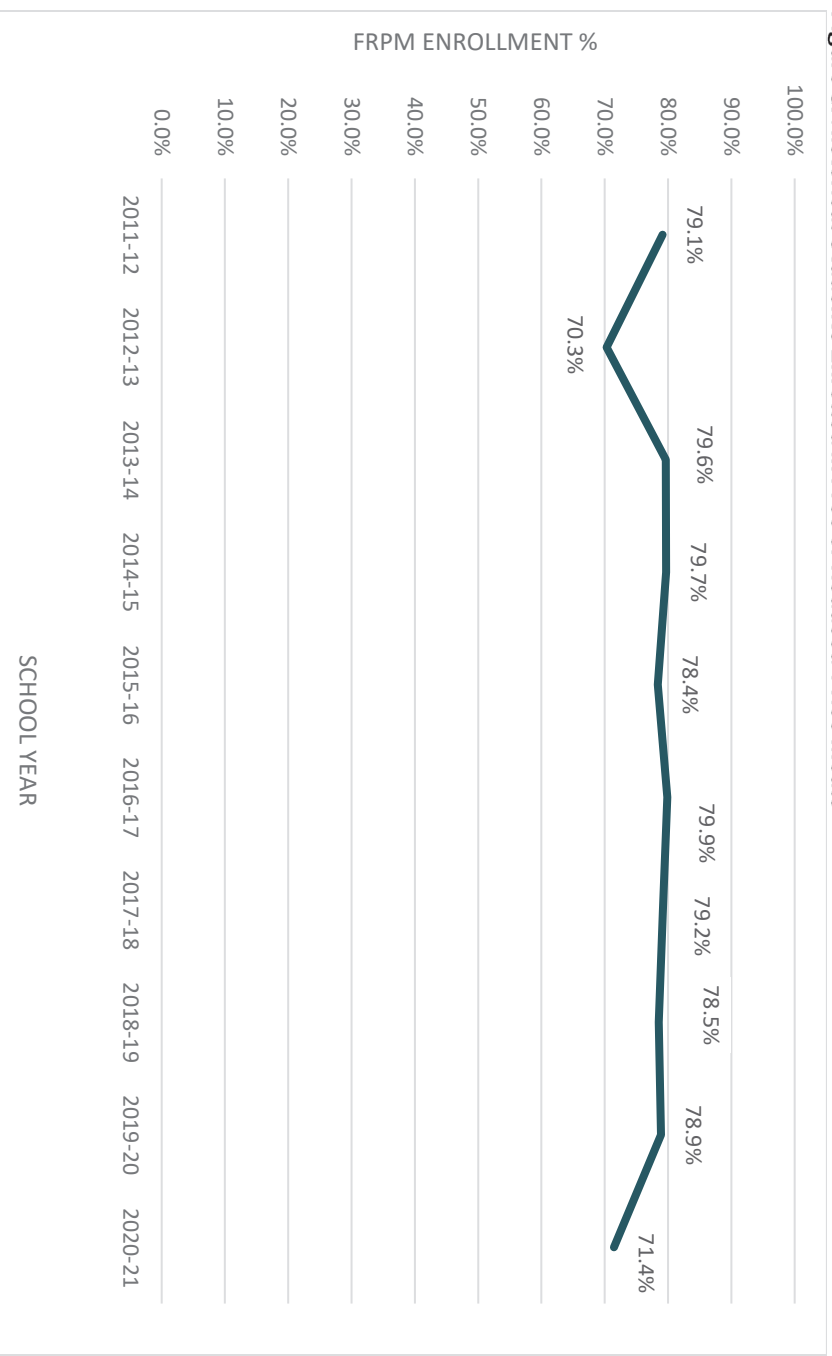
### Historical Enrollment by Socioeconomic Status

In order to analyze the District's socioeconomic profile, the consultant utilized participation in the Free or Reduced Price Meals (FRPM) program as a socioeconomic indicator. Table 4 provides the number of MJUSD students participating in the FRPM program from 2011-12 to 2020-21. Participation in the program as a percentage of total enrollment remained generally stable for most of the last decade; however, this measure decreased markedly in 2020. Figure 8 graphically demonstrates the change by year.

**Table 4. Historical Students Enrolled in Free or Reduced Price Meals**

School Year	Students Enrolled in Free or Reduced Price Meals	Percent FRPM
2011-12	7,542	79.1%
2012-13	6,899	70.3%
2013-14	7,668	79.6%
2014-15	7,687	79.7%
2015-16	7,684	78.4%
2016-17	7,977	79.9%
2017-18	7,993	79.2%
2018-19	7,973	78.5%
2019-20	8,013	78.9%
2020-21	7,093	71.4%

**Figure 8. Historical Students Enrolled in Free or Reduced-Price Meals**

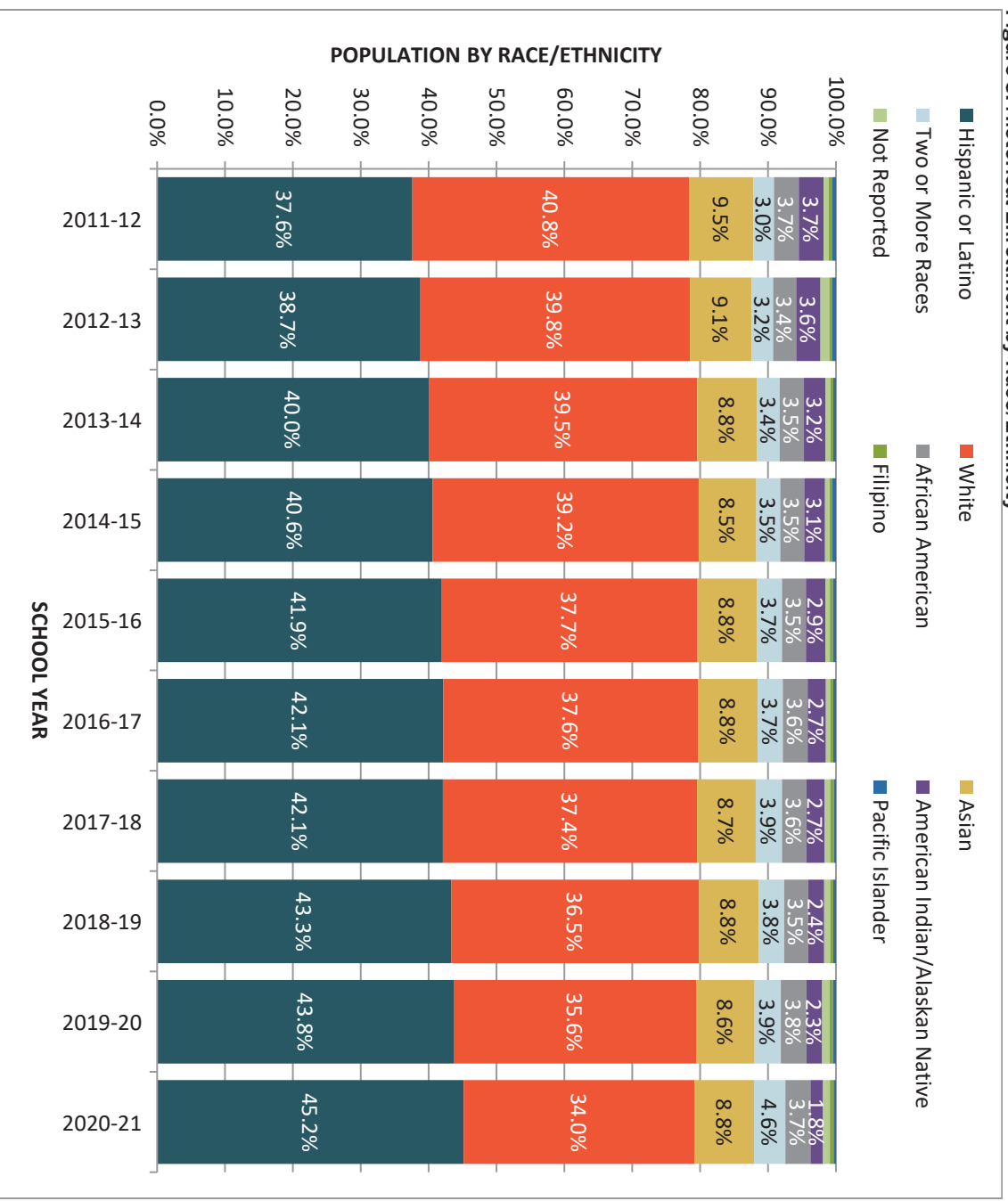


### Historical Enrollment by Ethnicity

To analyze the District's race/ethnicity profile, the 2011-2020 CalPADS enrollments by race/ethnicity were used.

Historically, MJUSD enrollments have been diverse, with no category of student race/ethnicity making up a majority of enrollment over the previous decade. During this time, the District's largest plurality has shifted from White students to Hispanic or Latino students. Currently, Hispanic or Latino students make up 45.2% of total enrollment, with White students making up 34%. The third largest ethnic group is Asian students, at 8.8% of total enrollment. These historical trends are reflective of statewide demographic shifts and are expected to continue. Figure 9 below demonstrates the race/ethnicity trends of the District from 2011-12 to the 2020-21 school year, the most recent for which State data is available.

**Figure 9. Historical Enrollment by Race/Ethnicity**



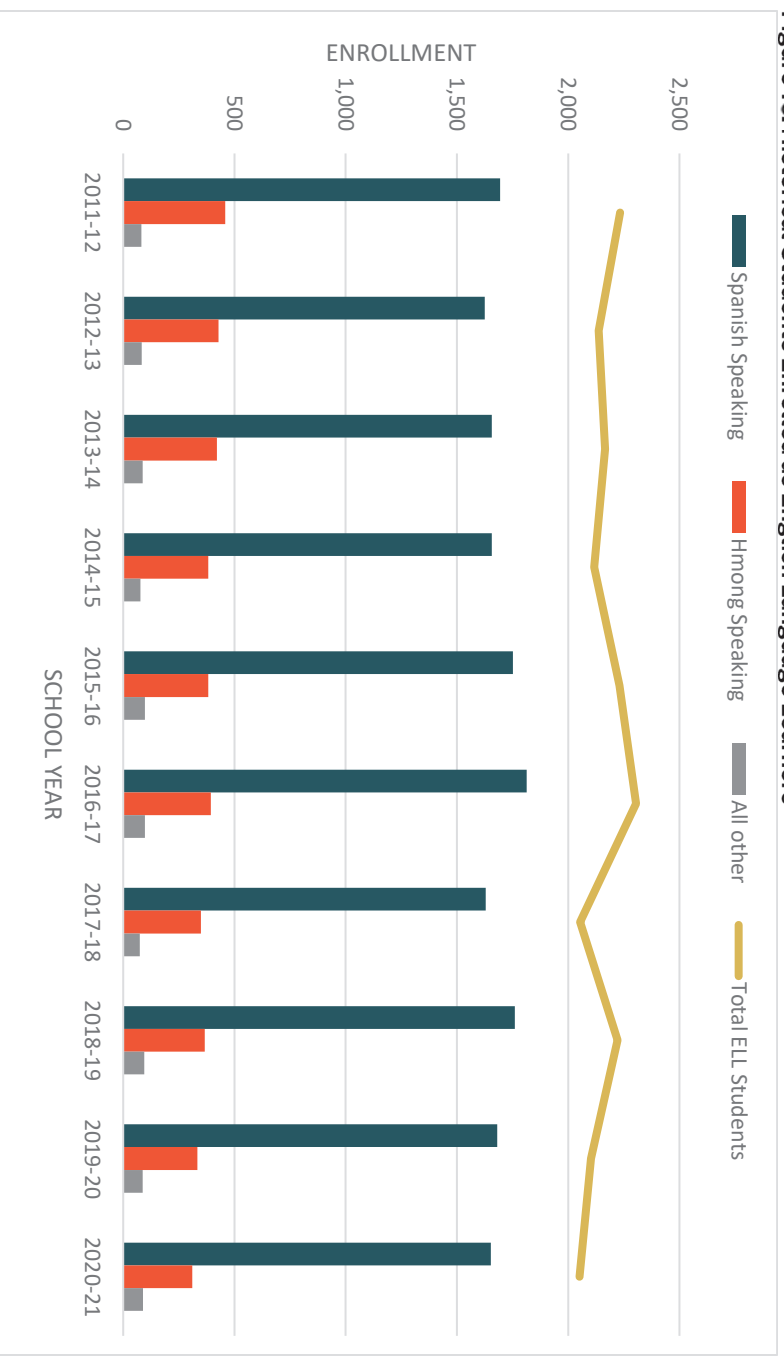
### Historical Enrollment of English Language Learners

CalPADS enrollments of English Language Learners (ELL) were also compiled and analyzed. Table 5 contains the number of MUUSD students enrolled as ELL students from 2011-12 to 2020-21, as well as a breakdown by primary language spoken. ELL enrollment peaked in 2016-17, after which time it has decreased in terms of total ELL students and ELL percentage of total enrollment. The composition of the ELL student population has consisted of predominantly Spanish speaking students, with a second significant (but decreasing) population of Hmong speaking students. Figure 10 graphically depicts these trends over time.

Table 5. Historical Students Enrolled as English Language Learners

School Year	Total Students Enrolled as ELL	Spanish Speaking	Hmong Speaking	Percent ELL of Total Enrollment
2011-12	2,234	75.8%	20.5%	23.4%
2012-13	2,137	76.0%	20.0%	21.8%
2013-14	2,166	76.5%	19.4%	22.5%
2014-15	2,117	78.3%	18.1%	21.9%
2015-16	2,231	78.5%	17.1%	22.8%
2016-17	2,305	78.7%	17.1%	23.1%
2017-18	2,053	79.4%	17.0%	20.3%
2018-19	2,222	79.2%	16.5%	21.9%
2019-20	2,102	80.0%	15.9%	20.7%
2020-21	2,051	80.6%	15.1%	20.7%

Figure 10. Historical Students Enrolled as English Language Learners





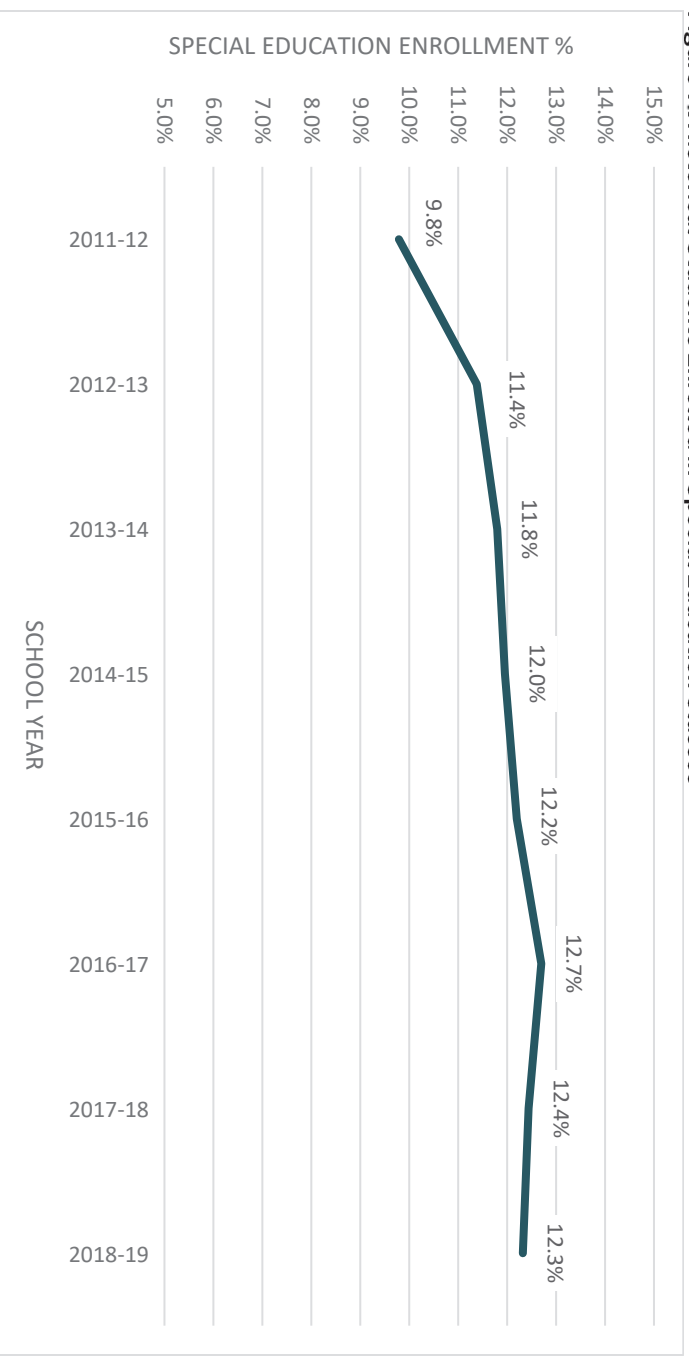
### Historical Enrollment of Special Education Students

Data on students classified by the State as being enrolled in Special Education classes were also collected from CalPADS. Table 6 provides the number of MJUSD students enrolled in Special Education classes from 2011-12 to 2018-19. Special Education enrollment increased through this period until 2016-17, after which time it decreased in raw count and as a percent of total District enrollment. Figure 11 depicts these trends in a visual format.

**Table 6. Historical Students Enrolled in Special Education Classes**

School Year	Total Special Education Students	Percent Special Education
2011-12	933	9.8%
2012-13	1,117	11.4%
2013-14	1,136	11.8%
2014-15	1,153	12.0%
2015-16	1,196	12.2%
2016-17	1,268	12.7%
2017-18	1,256	12.4%
2018-19	1,251	12.3%

**Figure 11. Historical Students Enrolled in Special Education Classes**

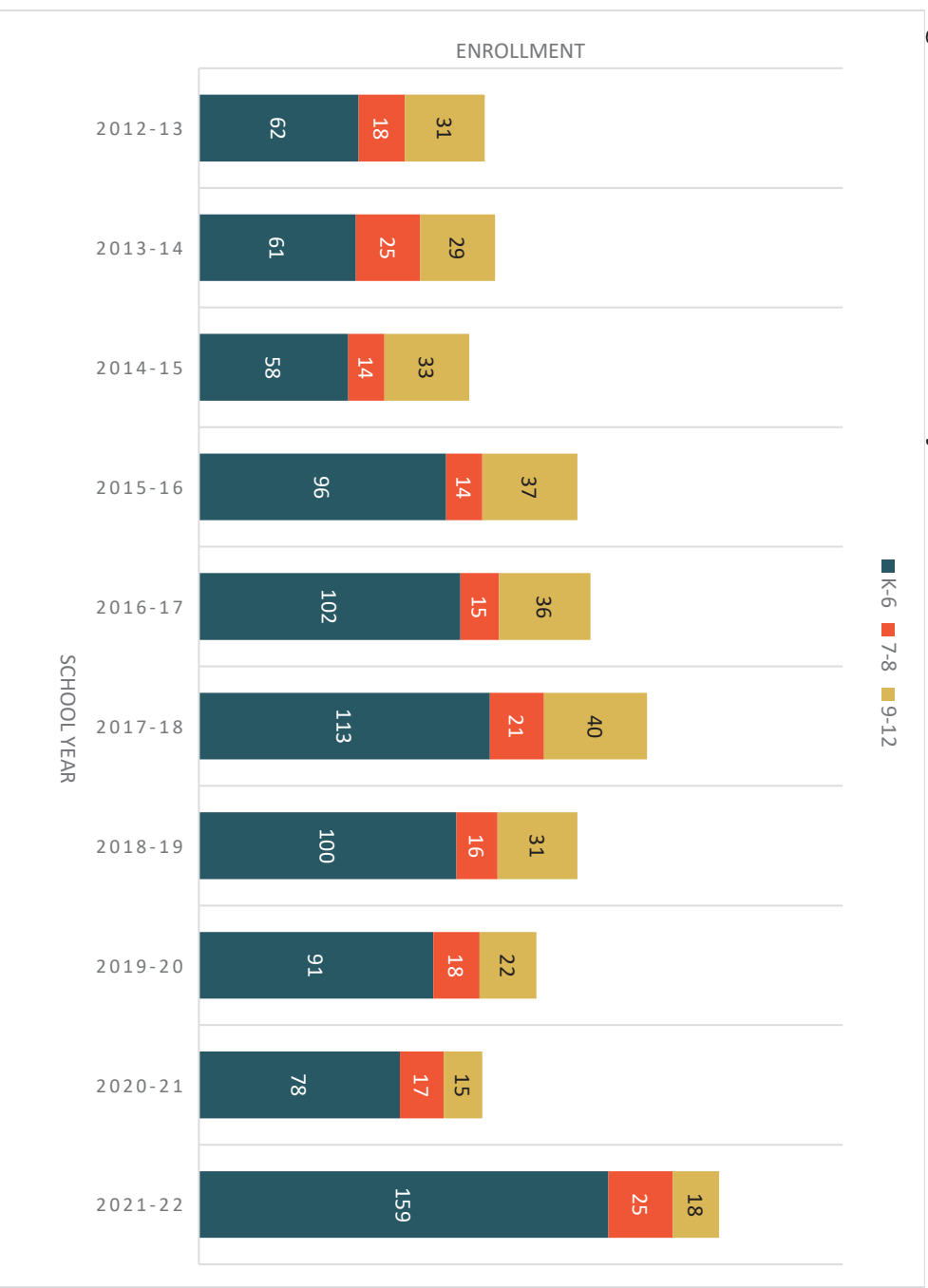


### Private School Trends

While direct public-to-private and private-to-public student transfer data is not readily available, it is possible to compare historical enrollments to determine if there is a significant correlation between public school enrollments as compared to private school enrollments.

Private school enrollments for private schools located within the District were collected from the California Department of Education for years 2012-13 to 2021-22. From 2012 to 2017, private school enrollments generally increased, ultimately going from 111 to 174, an increase of 57%. However, over the next three years total private school enrollment decreased back to 110 total students. Now, in 2021-22, likely due to considerations around the COVID-19 pandemic and masking requirements, private school enrollment, especially at elementary grades, increased to record high levels. Figure 12 shows private school enrollment by grade level. Since 2017, only two schools (Bible Baptist Schools and New Life Christian School) have comprised the private school enrollments within MJUSD.

**Figure 12. Private School Enrollments by Grade for Private Schools Located within MJUSD**



Source: California Department of Education.

## Community Demographics

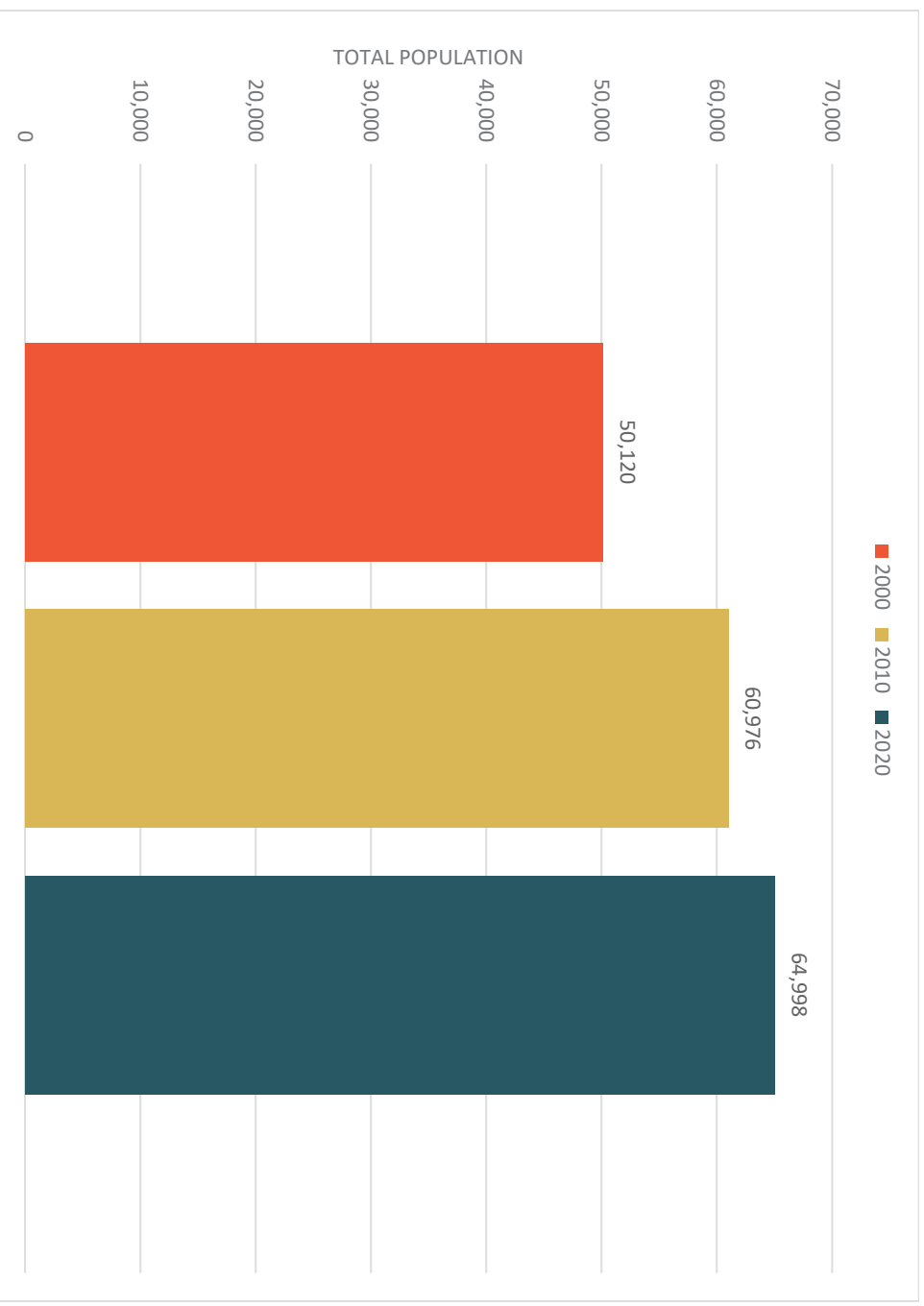
The Marysville Joint Unified School District serves the entirety of the City of Marysville as well as nearby unincorporated areas of Yuba County including the communities of Arboga, Linda, and Olivehurst. This community demographic analysis will focus on the general population residing within the MJUSD boundary as shown in Figure 2 in Section A of this document.

### ***Population Trends (2020 Decennial Census)***

The MJUSD boundary has a total population of 64,998 according to the 2020 Decennial United States Census. This represents growth of 6.6% since 2010 (Figure 13).

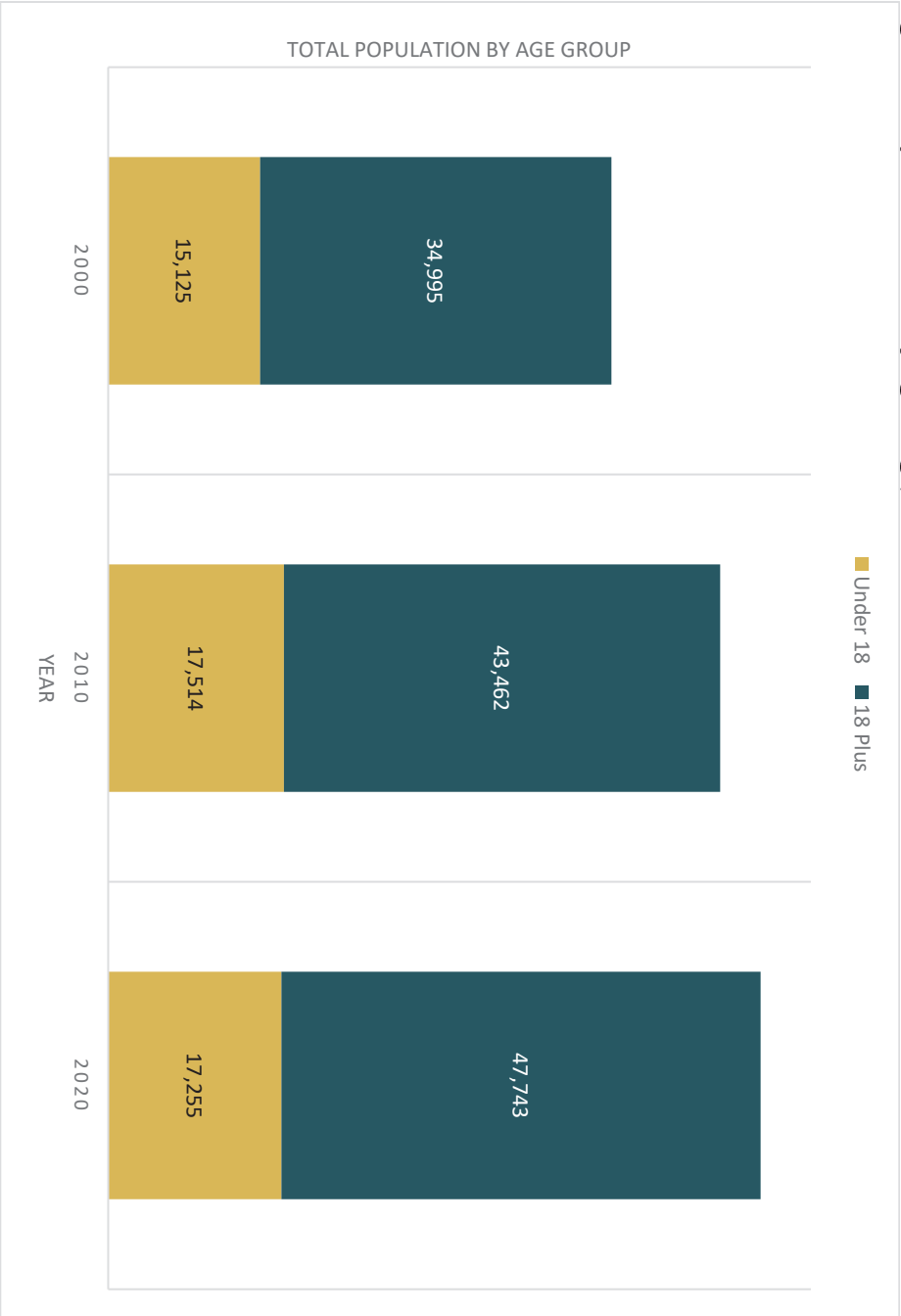
While detailed age data for 2020 is not yet available and previous estimates are less consistent with the confirmed 2020 total, an analysis of the population split between people aged 18 and over and those under 18 years reveals that while the total population increased from 2010 to 2020, the population under age 18 decreased by 1.5% (Figure 14). The MJUSD community is racially diverse, with White (49.4%) and Hispanic or Latino (30.7%) persons making up the largest groups (Figure 15).

**Figure 13. Population Growth 2000-2020**



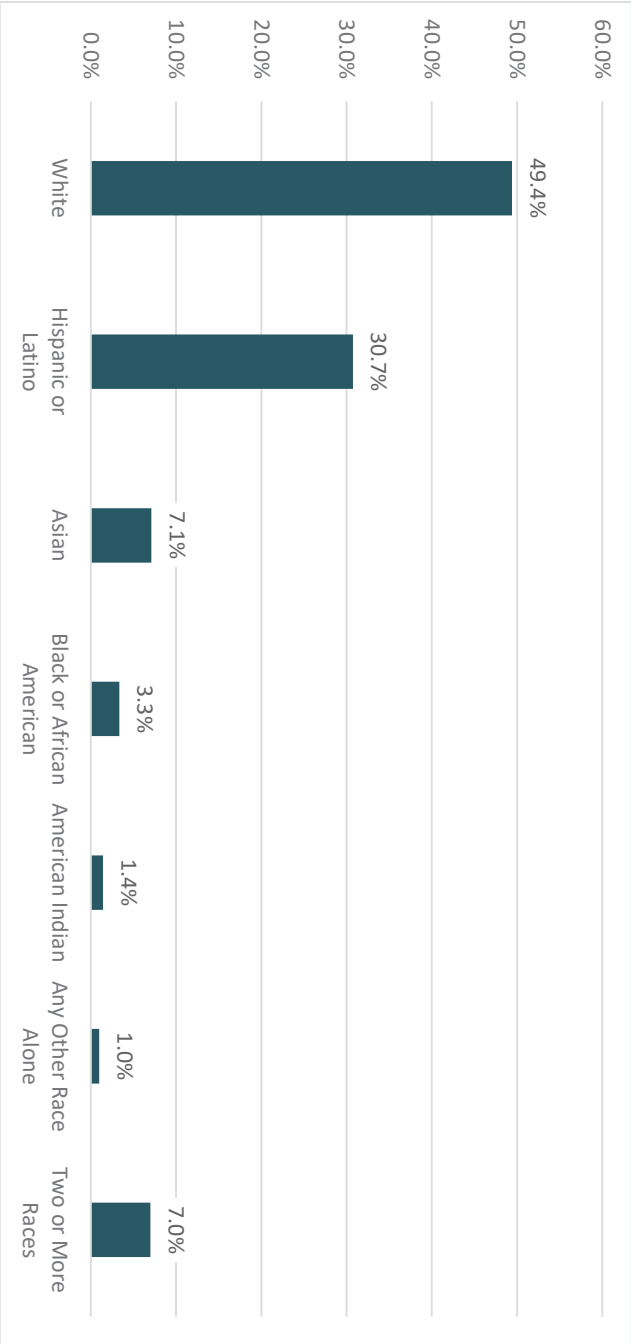
Source: U.S. Census Bureau Decennial Census (2000, 2010, 2020).

Figure 14. Population Growth by Age Range, 2000-2020



Source: U.S. Census Bureau Decennial Census (2000, 2010, 2020).

Figure 15. Population by Race and Ethnicity

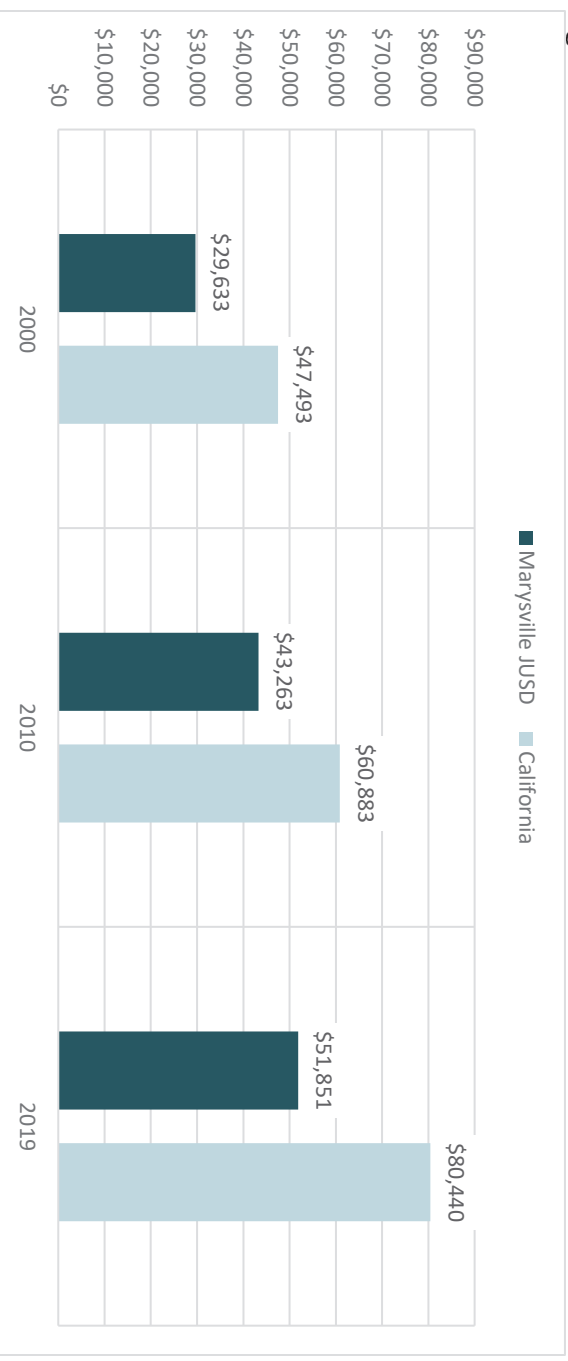


Source: U.S. Census Bureau Decennial Census 2020.

### Household Characteristics (2019 American Community Survey)

Median household income, based on American Community Survey (ACS) estimates from the United States Census, is lower in MJUSD compared to the State as a whole (Figure 16).

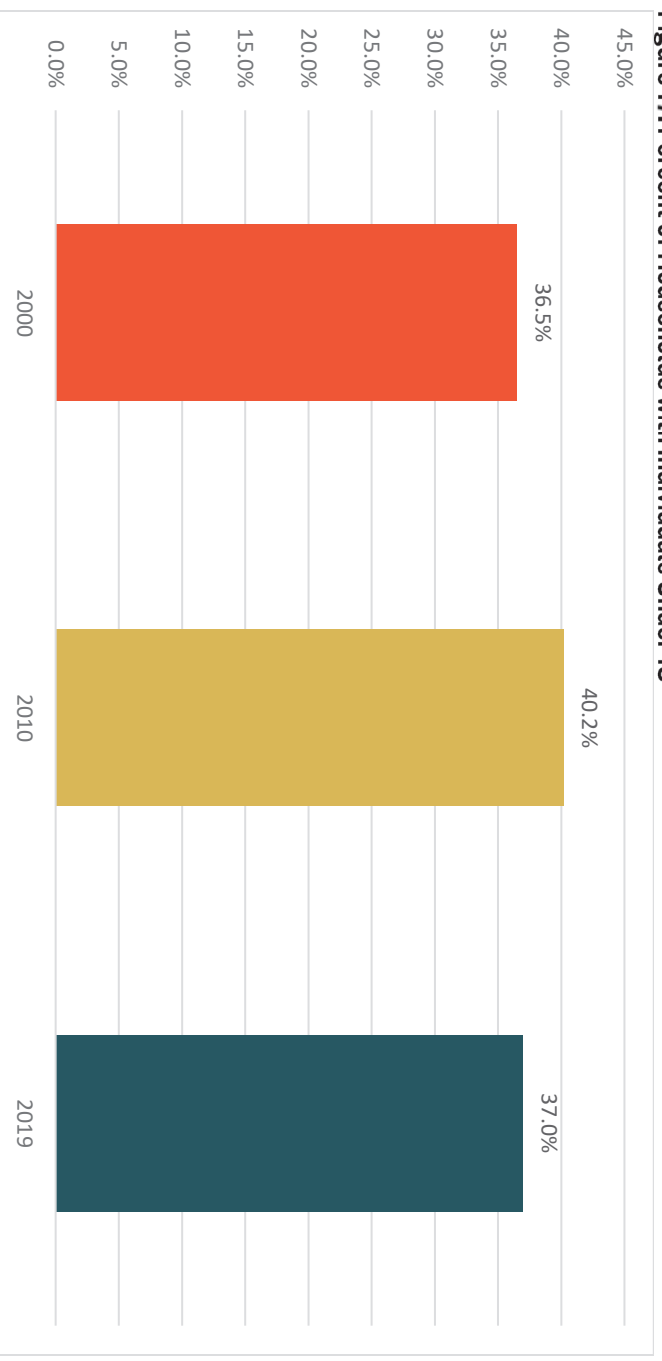
**Figure 16. Median Household Income**



Source: U.S. Census Bureau, ACS, 2019.

The percent of households with children under 18 decreased in MJUSD from 2010-2019 based on ACS estimates. Meanwhile, the total number of persons per household in owner occupied homes fell below the more stable renter-occupied level for the first time in the 2019 estimates (Figures 17-18).

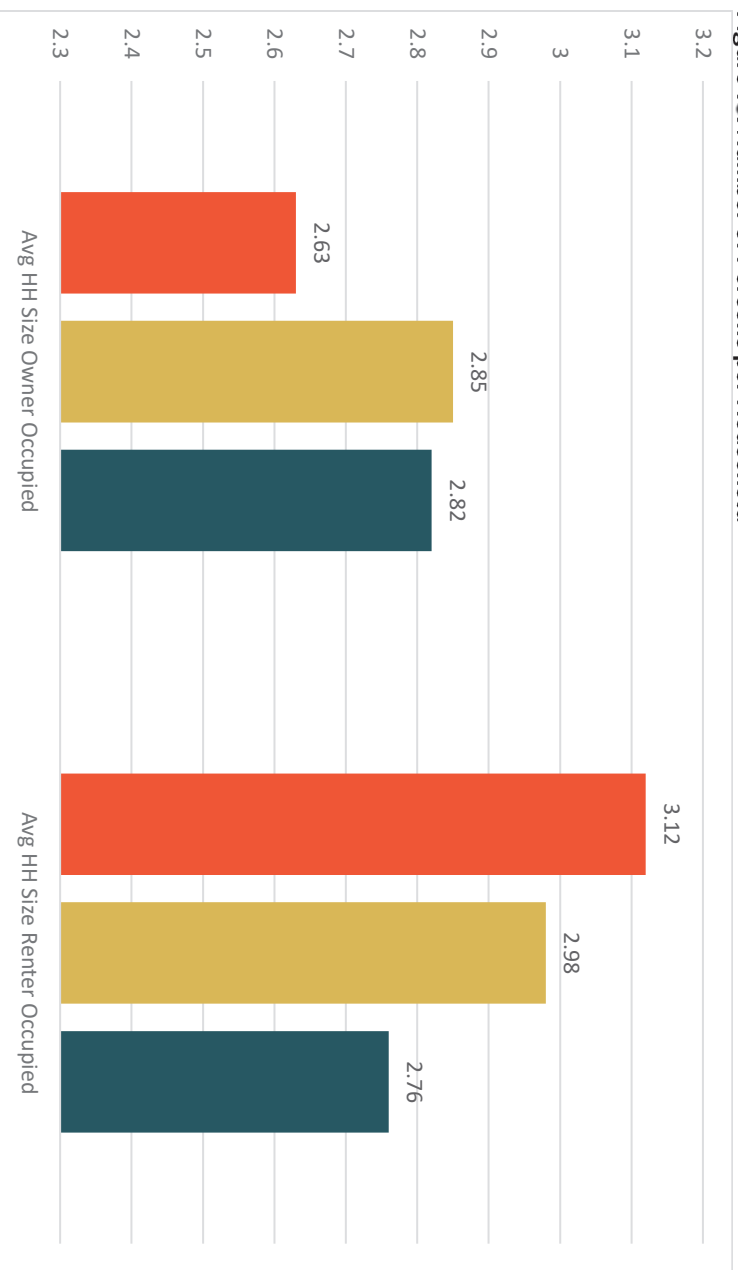
**Figure 17. Percent of Households with Individuals Under 18**



Source: U.S. Census Bureau Decennial Census (2000, 2010), U.S. Census Bureau, ACS, 2019.



**Figure 18. Number of Persons per Household**

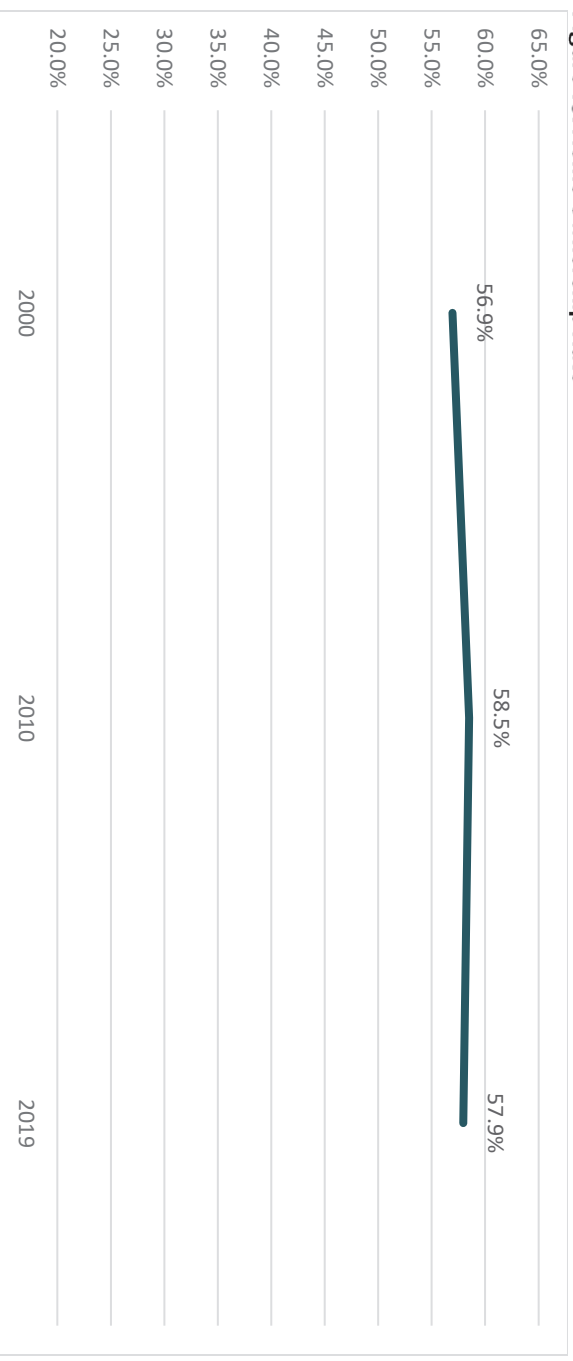


Source: U.S. Census Bureau Decennial Census (2000, 2010), U.S. Census Bureau, ACS, 2019.

### ***Home Ownership and Median Home Values***

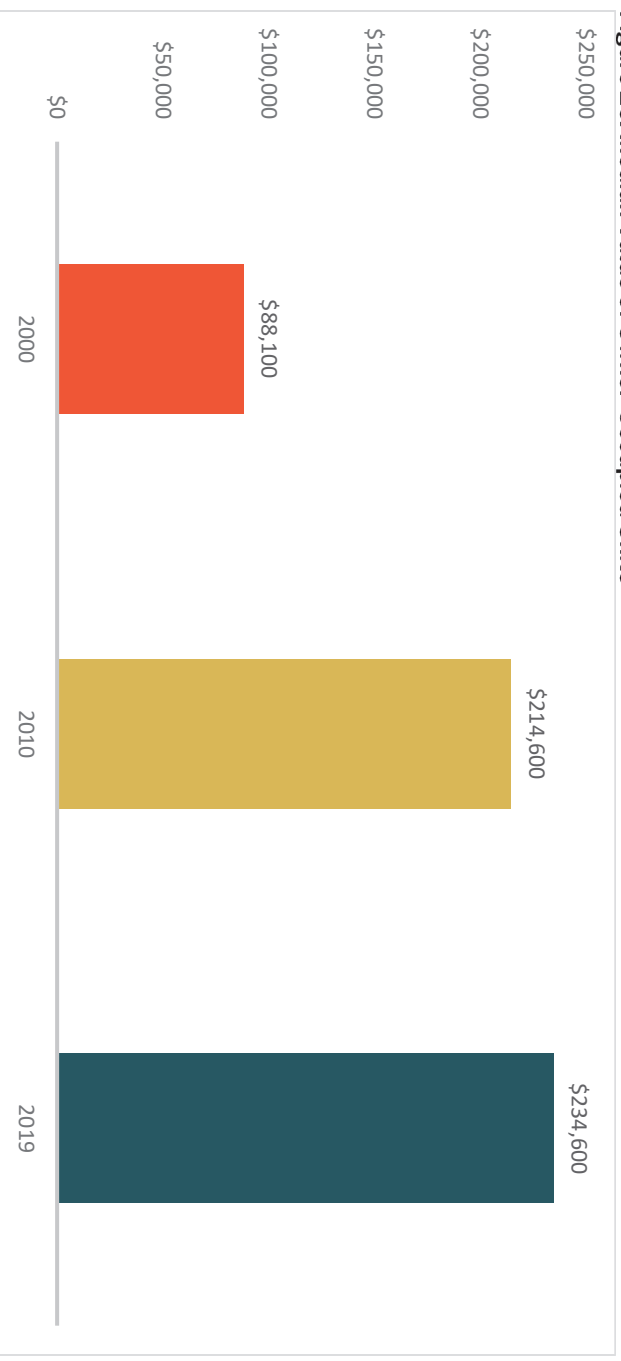
Home-ownership in the District (the percent of non-vacant housing units occupied by the owner) is typically between 55% and 60% within the District (Figure 19). The median home value in the District of owner-occupied housing units, according to Census estimates, is currently \$234,600 (Figure 20).

**Figure 19. Home Ownership Rate**



Source: U.S. Census Bureau Decennial Census (2000, 2010), U.S. Census Bureau, ACS, 2019.

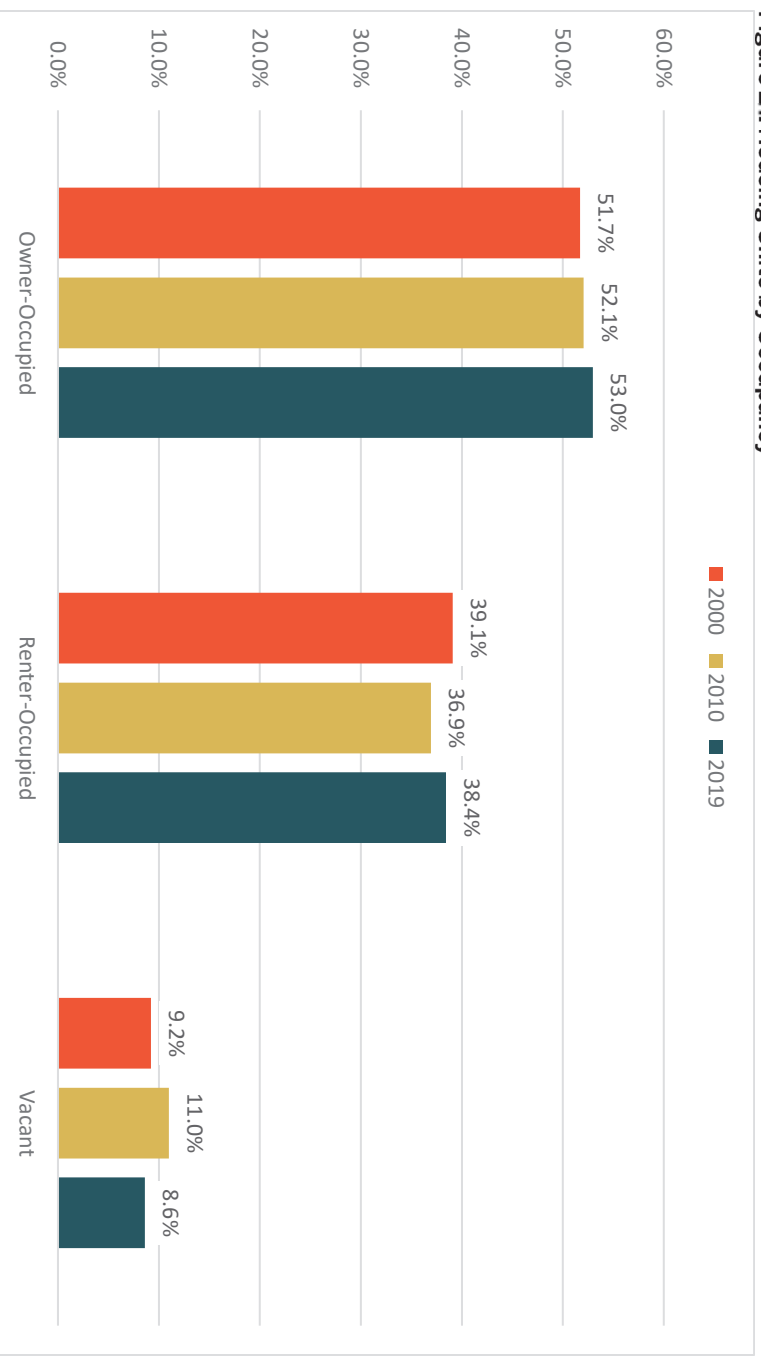
**Figure 20. Median Value of Owner-Occupied Units**



Source: U.S. Census Bureau Decennial Census (2000, 2010), U.S. Census Bureau, ACS, 2019.

The percent of owner-occupied units increased from 2010 to 2019, while the percent of renter-occupied housing units decreased slightly. The vacancy rate also decreased, with most vacant units being units for rent or rented but not yet occupied.

**Figure 21. Housing Units by Occupancy**



Source: U.S. Census Bureau Decennial Census (2000, 2010), U.S. Census Bureau, ACS, 2019.

## SECTION C: STUDENT GENERATION RATES

### *Student Generation Rates: New Construction*

Student generation rates are a critical component of facility planning. When analyzing the impacts of future residential development, student generation rates are used to project the number of students the District can expect from planned developments. The data is used to determine if and when new school facilities will be needed and to make critical facility decisions, such as potential boundary adjustments or the addition of new classrooms to existing sites. The housing mix of the planned development, including detached units, attached units, apartments, and affordable units, is compared to similar recently constructed housing in the District to project how many students will reside in the new development. Then, the number of years a new development will take to be completed is calculated with the projected number of students from the various housing types. This determines how many students from each grade level will be generated over the build-out of the new community.

King Consulting utilized a real estate database to survey housing units recently constructed within the District. Recently constructed properties were cross-referenced with the 2021-22 MJUSD student list to determine the number of students generated per housing unit by grade level and by housing type.

A total of 559 single-family detached, 312 multi-family, and 306 affordable units were surveyed throughout the District. The TK-12<sup>th</sup> grade District-wide student generation rates by typology are outlined in Table 7. Affordable housing units generate the highest number of students, with approximately 7 students expected to be generated for every 10 affordable homes built. Single-family detached housing is the next highest, while multi-family housing units generate fewer students.

**Table 7. Student Generation Rates: New Construction**

<b>Grade</b>	<b>Single-Family Detached SGR</b>	<b>Multi-Family SGR</b>	<b>Affordable SGR</b>
TK-6	.206	.141	.386
7-8	.045	.029	.134
9-12	.086	.058	.176
<b>Total K-12</b>	<b>.337</b>	<b>.228</b>	<b>.696</b>

## SECTION D: RESIDENTIAL DEVELOPMENT

It is imperative to monitor residential development, as new development will generate additional students for the school district to house and will affect where and how schools will be constructed as well as the fate of older schools within the District. Marysville Joint Unified School District serves the City of Marysville as well as a portion of unincorporated Yuba County that includes the communities of Arboga, Linda, and Olivehurst. Planning staff at the City of Marysville and Yuba County were contacted to provide information and documents regarding current and planned residential development. A brief summary of that information, along with the planning materials that affect them, is provided in this section.

### Yuba County 2030 General Plan

The County of Yuba General Plan 2030, adopted in 2011, provides direction on how the County will fulfill its community vision and manage its future growth. The General Plan addresses all aspects of development, including land use, circulation and transportation, open space, natural resources and conservation, public facilities and services, and safety and noise.

Each California City and County is required to prepare a general plan to provide comprehensive long-term guidance for the physical development of the county or city, and any land outside its boundaries which in the planning agency's judgment bears relation to its planning". The General Plan is a comprehensive plan for development and conservation in the unincorporated areas of Yuba County. The cities of Marysville and Wheatland have their own general plans. General plans must provide an integrated, internally consistent statement of policies. A general plan is often compared to a "constitution" for development, the policy basis for all land use decisions.

Basic functions of the General Plan include:

- **A clear vision for the future.** Based on consensus developed during the Update process, the General Plan establishes the vision for the type, amount, character, and location of development, priorities for conservation, and the overall quality of life that should be enjoyed locally.
- **Guide for decision making and proactive measures.** The General Plan provides educational material and background information to help the reader understand planning issues and provide context to help the reader understand the policy guidance. The County will review the General Plan in correlation with decisions on private development projects, public investments, and other important decisions, making any necessary revisions to plans and projects to achieve consistency with the General Plan. The General Plan process offers the County the opportunity to plan proactively, based on the vision for Yuba County.
- **Legal Requirement.** The General Plan has been prepared to fulfill the requirements of State law and guidelines adopted by the California Office of Planning and Research. State law not only requires the adoption of the General Plan, but also that zoning, subdivision

regulations, specific plans, capital improvement programs, and other local measures be consistent with the General Plan. The General Plan provides the framework.<sup>1</sup>

#### ***Housing Element Update 2021-2029: County of Yuba***

California Housing Element Law mandates that local agencies develop plans to supply housing to current and future residents, as one of the mandatory elements required in the General Plan. State Law requires each city and county to adopt a general plan containing at least seven elements, including a housing element. Unlike other mandatory general plan elements, the housing element is required to be updated every five years and is subject to detailed statutory requirements and mandatory review by the State of California Department of Housing and Community Development.

The Housing Element, one component within the County's General Plan, was adopted by resolution (August, 2021). This document provides an assessment of housing needs throughout Yuba County.

The Housing Needs Assessment provides background information and analysis used to help inform updates to the County's housing goals, policies, and programs. The County, in order to prepare the current Housing Element and meet its housing needs, conducted public outreach and collected input on potential changes in Housing Element goals, policies, and programs, to augment the technical analysis conducted in the preparation of the Housing Needs Assessment. Under State law, the County must conduct a Housing Needs Assessment, followed by the development of a plan to achieve the goals of the Housing Element. These goals include the following categories: rehabilitation, affordability, housing development, removal of governmental constraints, energy and water conservation.

#### **Goals of Housing Element**

- Providing adequate sites to meet the County's share of future housing construction needs.
- Assisting in the provision of housing for special population groups and low income households.
- Addressing and removing governmental constraints to provide housing.
- Conserving and improving the condition of affordable housing.
- Preserving affordable units at risk of conversion to market-rate uses.
- Promoting equal housing opportunities for all persons.
- Conserving energy in residential uses.

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<sup>1</sup> Yuba County General Plan.





- Preserving historic residences.

### ***Sacramento Area Council of Governments***

The Sacramento Area Council of Governments (SACOG) is the Metropolitan Planning Organization (MPO) for a six-county region. SACOG provides transportation planning and funding for the region and serves as a forum for the study and resolution of regional issues. Two of the counties—El Dorado and Placer—have their own transportation planning agencies that work with SACOG to produce transportation planning and programming documents (and within these two counties is the Tahoe basin and TRPA). SACOG serves as the Regional Transportation Planning Agency (RTPA) for the other four counties: Sacramento, Yolo, Sutter and Yuba.

As the COG, SACOG develops the Regional Housing Needs Assessment (RHNA) in the region. Additionally, SACOG assists in planning for transit, bicycle networks, clean air and airport land uses.

### ***Regional Housing Needs Allocation***

The Regional Housing Needs Allocation (RHNA) is the California state-required process that seeks to ensure cities and counties are planning for enough housing to accommodate all economic segments of the community.

The process is split into three steps:

1. Regional Determination: The State Department of Housing and Community Development (HCD) provides each region a Regional Determination of housing need, which includes a total number of units split into four income categories. HCD provided SACOG a Regional Determination for Cycle 6 of RHNA (2021-2029) of 153,512 units.

2. RHNA Methodology: Councils of Governments, including SACOG, are responsible for developing a RHNA Methodology for allocating the Regional Determination to each city and county in the COG's region. This methodology must further a series of state objectives.

3. Housing Element Updates: Each city and county must then adopt a housing element that demonstrates, among other things, how the jurisdiction can accommodate its assigned RHNA number through its zoning. The state reviews each jurisdiction's housing element for compliance with state law.

Yuba County's share of the region's housing need is determined by SACOG through the Regional Housing Needs Plan, adopted in 2020. The plan contains the Regional Housing Needs Allocation (RHNA), which specifies the share of the regional housing need allocated to each city and county by

income level. The County's RHNA allocation for 2021-2029 is 2,887 housing units, and is distributed as follows:

- Very Low Income (<50% AMI): 621
- Low Income (51-80% AMI): 374
- Moderate Income (81-120% AMI): 561
- Above Moderate Income (>120% AMI): 1,331

While these allocations are Countywide, it should be noted that Marysville occupies a small portion of the County area as the City is incorporated.<sup>2</sup> Therefore, the RHNA allocation for Marysville is distributed as follows:

- Very Low Income: 38 units
- Low Income: 23 units
- Moderate: 31 units
- Above Moderate: 75 units

### The City of Marysville

#### ***Marysville Housing Element: 2021-2029***

This document is the 6th cycle Housing Element. It updates the City's previous Housing Element, which covered the period from 2013–2021. This Element also documents development that occurred during this period. The State of California has declared that the availability of housing is of vital statewide importance, and that decent housing and a suitable living environment are a priority of the state. State law requires that each city and county in California prepare a Housing Element, with certain mandatory information. The Housing Element is the only General Plan element that requires approval by the state Housing and Community Development department.

The Housing Element addresses one of the most basic human needs—shelter. For this reason, the Housing Element represents a critical link between land use and transportation policies, which define the location, layout, and movement of people and goods, and environmental/resource policies. For a region to have a strong and balanced economy, its workers must also have places to live within their

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<sup>2</sup> Yuba County Housing Element Update, pg.H-97.



economic means. From the perspective of human needs, housing should be high on the hierarchy of policy priorities. Yet in a typical community, places for people to live usually require more land than any other human activity.

Although housing represents a high priority, as a land use, it must still be balanced with the community's economic needs and environmental, resource, and open space protection policies, which are also essential aspects of the City's General Plan. The Housing Element contains five parts: a community profile, an assessment of fair housing, a summary of resources, an analysis of constraints, and a housing strategy.

The capacity of Marysville to accommodate additional residential development is determined largely by the City's location at the confluence of the Feather and Yuba Rivers. The mean elevation of the city is below the flood level elevation of the two rivers. Marysville is surrounded by a system of levees. While the levee system created a habitable community, it also created a barrier to the City's physical expansion. As a result, development within the current city limits is confined to relatively small, vacant infill sites or the reuse of underutilized properties. The City estimates that less than 20 acres of vacant land exists within the current City limits, most of which are sites of less than one-acre.

The unique physical characteristics of the City have greatly impacted its development rate and pattern of growth. Since 2010, the City's population has increased slightly, from 12,072 in 2010 to 12,282 in 2018. The housing units within the City increased from 5,196 to 5,214 between 2010-2019 or an increase of 0.3%.

**Table 8. Changes in Marysville Housing Stock 2010-2019**

Housing Type	2010		2019		Percentage Change 2010-2019
	Number	Percentage	Number	Percentage	
Single Family	3,269	62.9%	3,277	62.9%	0.2%
Detached	3,160	60.8%	3,167	60.7%	0.2%
Attached	109	2.1%	110	2.1%	0.9%
Multi-Family	1,872	36.0%	1,882	36.1%	0.5%
2-4 Units	891	17.1%	901	17.3%	1.1%
5+ Units	981	18.9%	981	18.8%	0.0%
<b>Total Units</b>	<b>5,196</b>	<b>100.0%</b>	<b>5,214</b>	<b>100.0%</b>	<b>0.3%</b>

However, continued expansion of the Sacramento Valley economy, in combination with completed improvements to State Routes 99 and 70 between Marysville and Sacramento, will increase economic and commuting ties between the city and Sacramento. The demand for housing and population growth will be affected by the increasing number of workers living in Marysville and commuting to job centers in the southern Sacramento Valley. The City's challenge for the twenty-first century is to continue to establish land use and housing policies that can increase the effective use of the remaining vacant

land, provide additional housing opportunities through the redevelopment of existing uses, and ultimately, expand Marysville's development potential through the expansion of the levee system and public facilities beyond the present City limits. If the City is able to address these challenges, it can also improve long-term prospects for Marysville's economic well-being.

### **Residential Development Summary**

The Marysville Joint Unified School District will experience significant construction of new homes with the District over the next several years, largely within the southern portion of the District under the planning jurisdiction of Yuba County. Table 9 details these projects, as well as the total number of students (based on the student generation rates in Section C) that each is anticipated to generate. It is important to note that some of these projects will likely not construct all their units during the seven-year enrollment projection window, so the total number of students shown in Table 9 will not all be added to the District's enrollment projection. Years of construction are estimates based on current project approval status and are subject to change with market conditions.

Figure 22 shows the location of these projects by map number, correlated with the table. While the projects are spread between multiple elementary school boundaries, almost all of them will be developed within the Yuba Gardens Intermediate and Lindhurst High School boundaries.

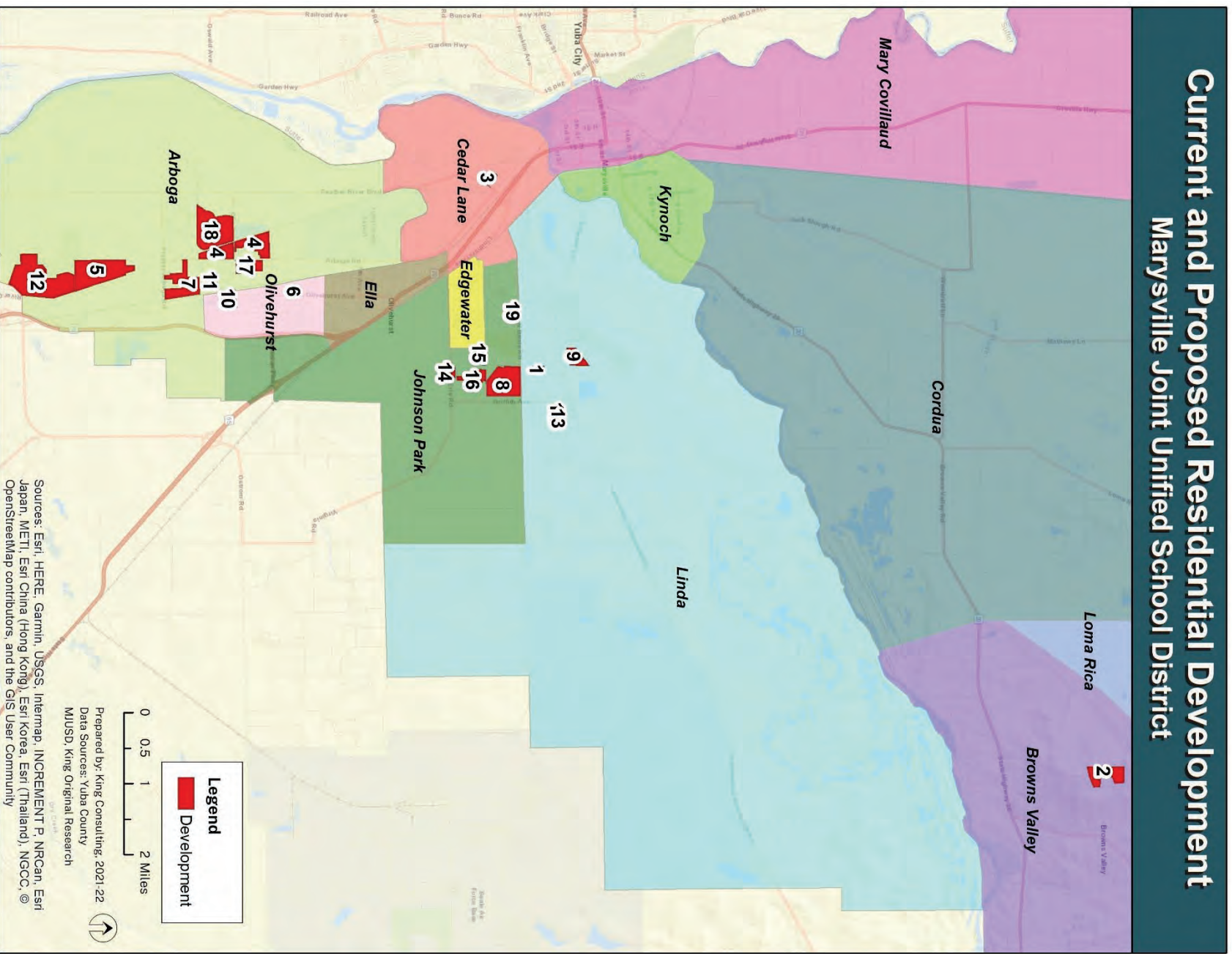
**Table 9. MJUSD Residential Development Projects**

<b>Map #</b>	<b>Type*</b>	<b>Name</b>	<b>ESB</b>	<b>Units</b>	<b>Students</b>	<b>Years</b>
1	SFD	Alberta Estates	Linda	49	17	2024-25
2	SFD	Belza	Browns Valley	9	3	2027
3	AFF	Cedar Lane Affordable	Cedar Lane	149	104	2022
4	SFD	Draper Ranch North	Arboga	400	135	2022-26
5	SFD	Draper Ranch South	Arboga	442	149	2027-32
6	SFD	Eskinder	Olivehurst	8	3	2024
7	SFD	Feather Glen 2	Arboga	383	129	2024-27
8	SFD	Goldfields Ranch	Johnson Park	499	168	2027-31
9	SFD	North Dantoni Ranch	Linda	164	55	2023-25
10	SFD	Ostrom Ranch	Olivehurst	117	39	2023-24
11	SFD	Prado Del Sol	Arboga	35	12	2024
12	SFD	Ross Ranch	Arboga	800	270	2023-30
13	SFD	Sierra Vista Ph 2	Linda	13	4	2023
14	SFD	South Orchard Estates	Johnson Park	41	14	2023-24
15	SFD	Tanglewood Apartments	Johnson Park	480	109	2025
16	SFD	The Orchard	Johnson Park	123	41	2022-23
17	SFD	Thoroughbred acres	Arboga	150	51	2022-24
18	SFD	Wheeler Ranch	Arboga	400	135	2023-26
19	SFD	Yuba Heritage	Johnson Park	92	31	2023-24
<b>Total</b>				<b>4,354</b>	<b>1,469</b>	

\*SFD = Single-Family Detached; MF = Multi-Family; AFF = Affordable.



Figure 22. MJUSD Residential Development Projects





### **Residential Development and Land Use Impact on MJUSD**

The Marysville Joint Unified School District will need to remain aware of all new projects and work closely with the County and City to coordinate adequate school facilities. Coordination is essential in the following three areas: long-range land use and facilities planning, review of individual residential development projects, and review of any proposed reconfiguration of schools.

## SECTION E: SPATIAL ANALYSIS

The consultant utilized a computer mapping software, a Geographic Information System (GIS), to map and analyze the Marysville Joint Unified School District. A GIS is a collection of computer hardware, software, and geographic data that allows for the capture, storage, editing, analysis, and display of all forms of geographic information. Unlike a one-dimensional paper map, a GIS is dynamic in that it links location to information in various layers to spatially analyze complex relationships. For example, within a GIS you can analyze where students live vs. where students attend school.

Combining District-specific GIS data (students, attendance areas, land use data, etc.) with basemap data (roads, rivers, school sites, etc.) enables the District to understand data in news ways and enhance its decision-making processes. Maps showing District school site locations and attendance boundaries are provided in Figures 23-25.

Figure 23. Elementary School Boundaries

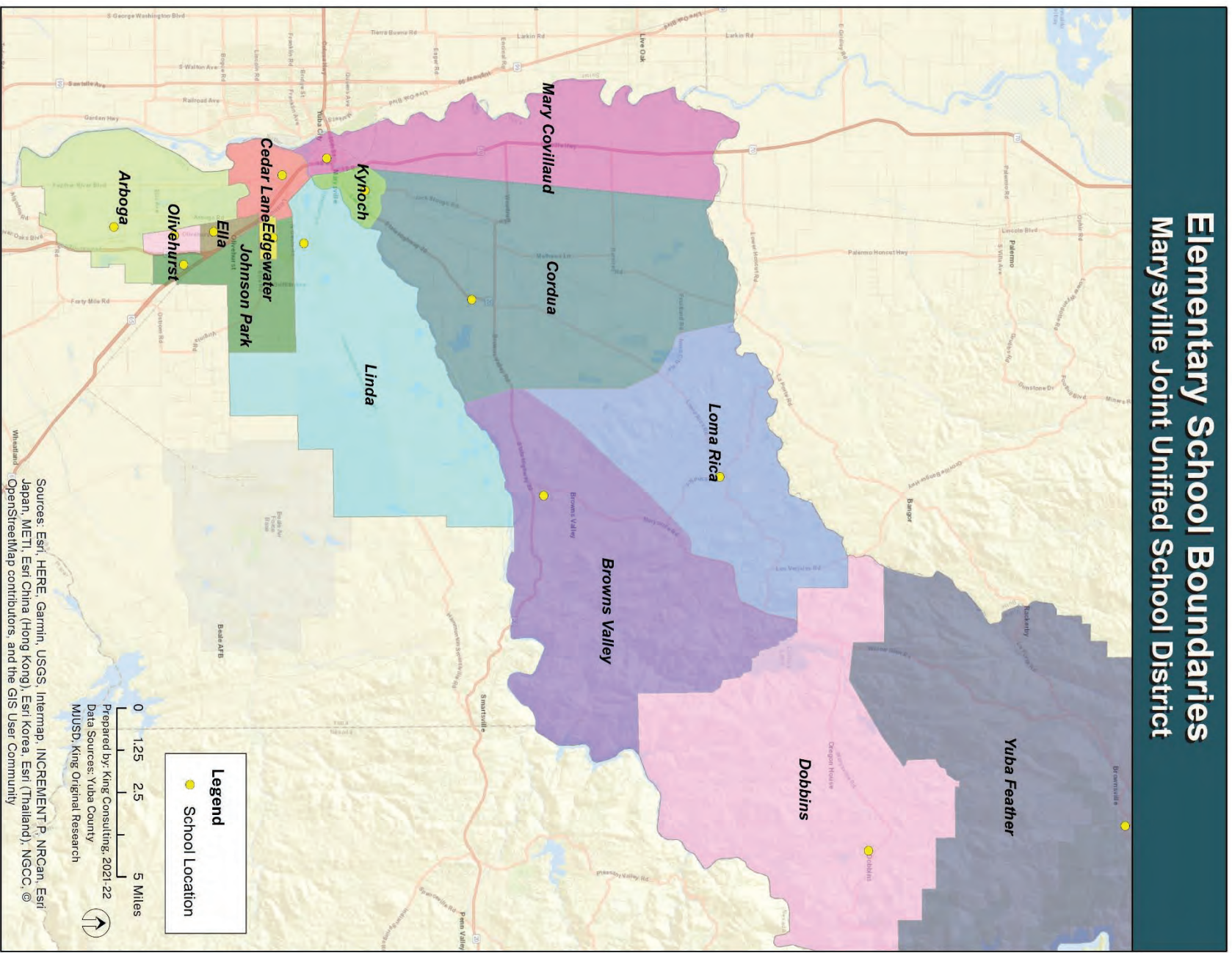




Figure 24. Intermediate School Boundaries

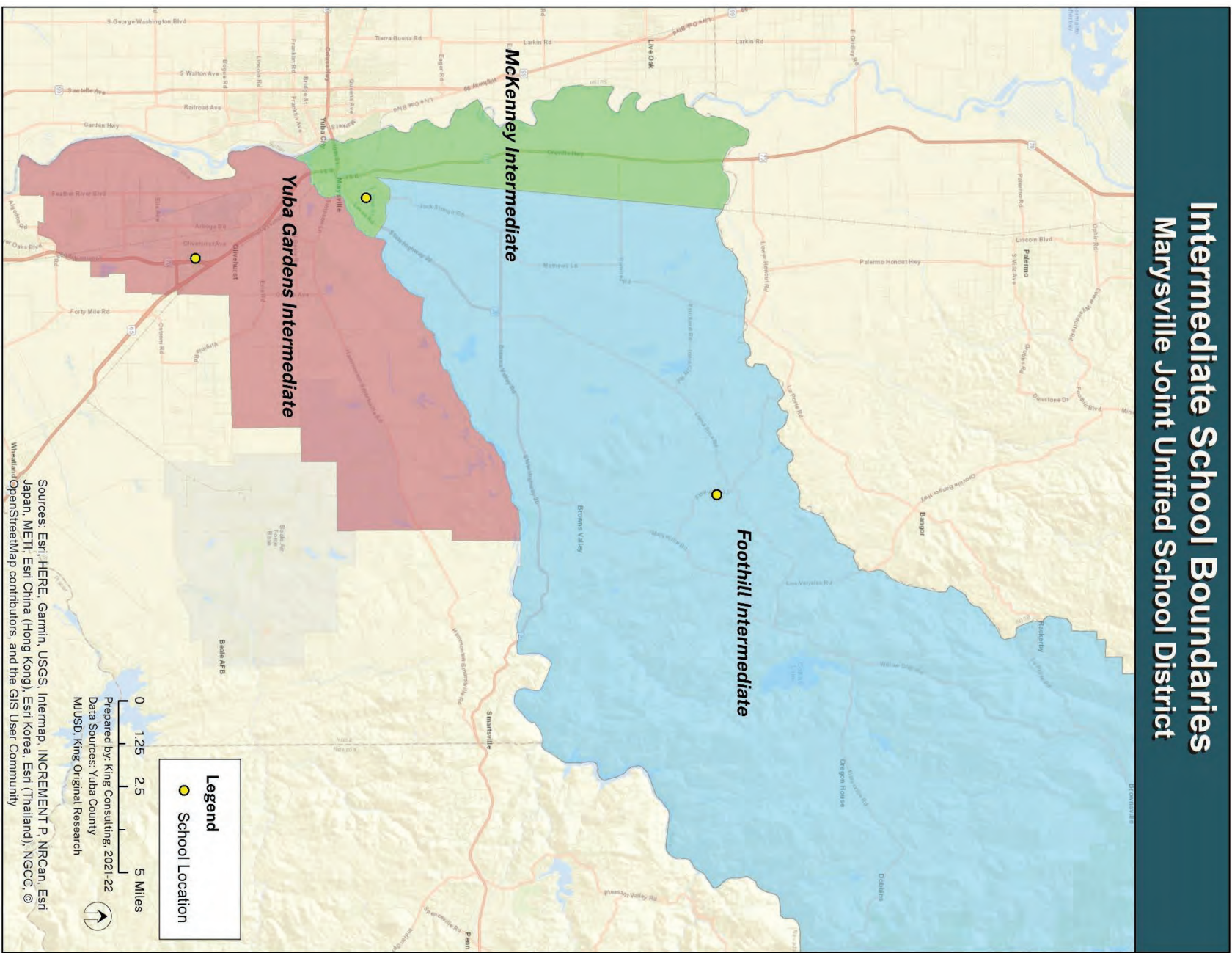
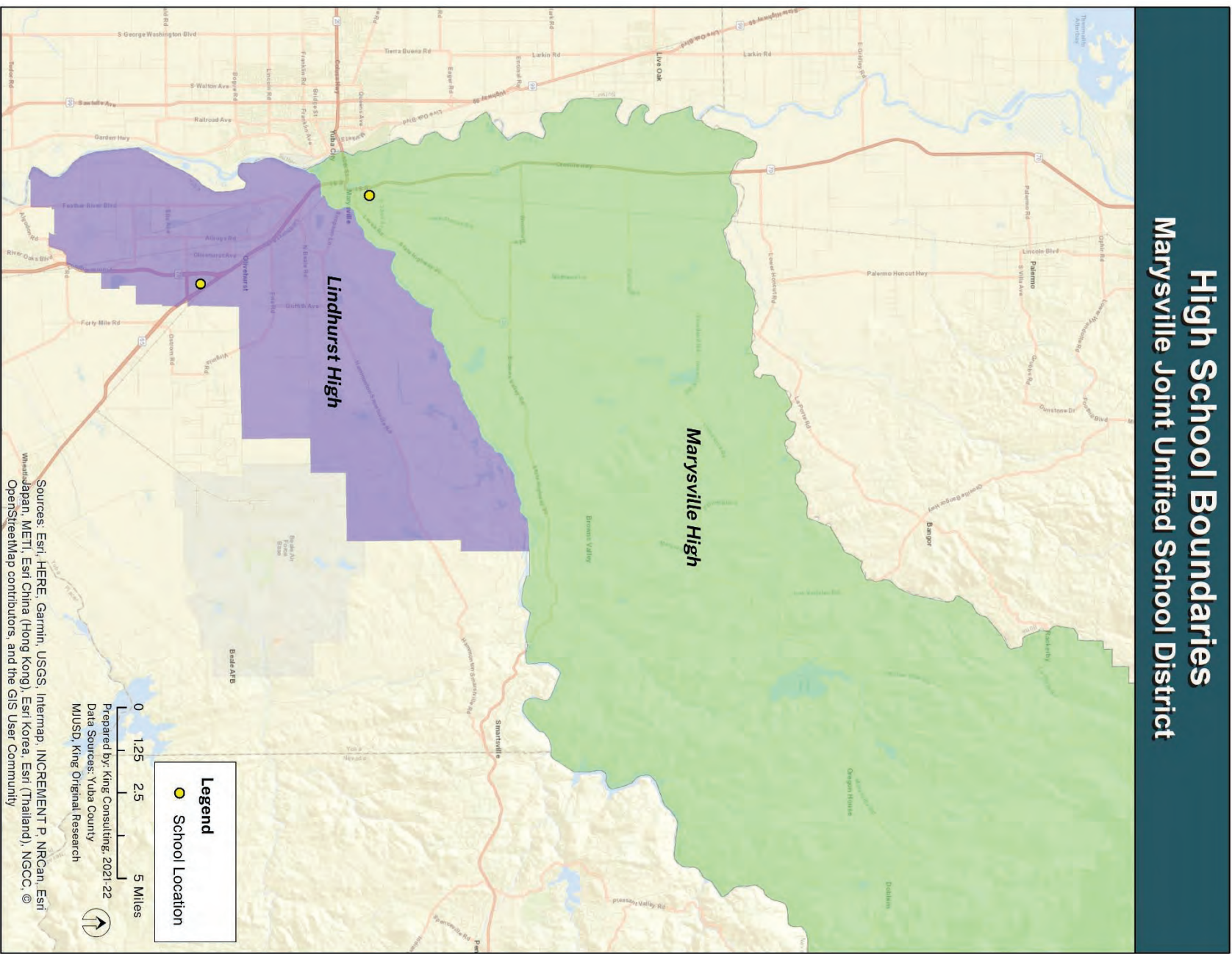




Figure 25. High School Boundaries

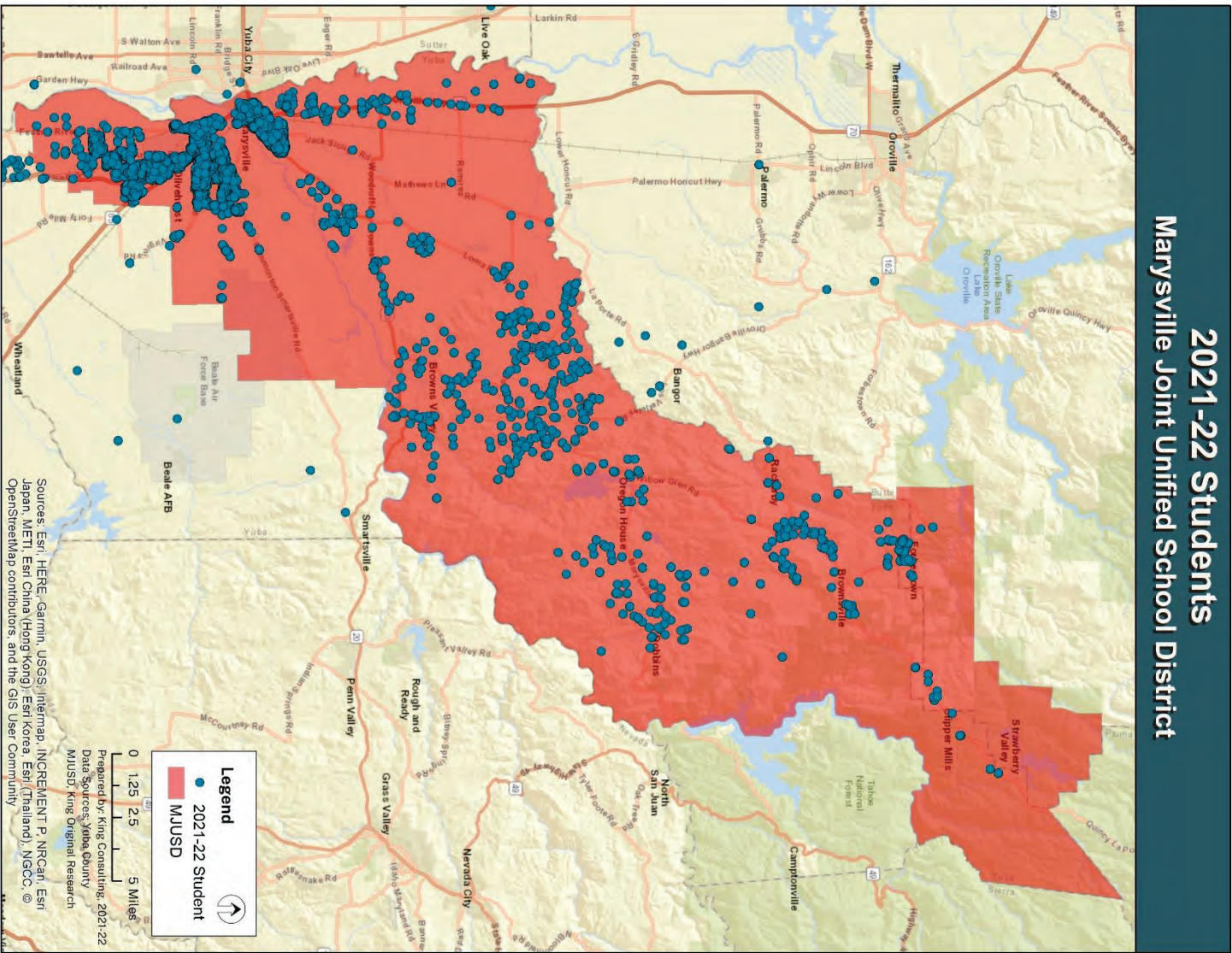




**Student Data**

King Consulting mapped the 2021-22 student information database by a process called geocoding. The address of each individual MJUSD student was matched in the MJUSD GIS. This resulted in a point on the map for each student (Figure 26). This map demonstrates the distribution of 2021-22 students (or lack thereof) in the various areas of the District.

**Figure 26. 2021-22 Student Distribution**



### ***Student Densities***

Once the 2021-22 students were mapped, they were analyzed and displayed by grade level. These layers of information provide tools for analyzing enrollments, determining future enrollments, and promoting diversity District-wide.

At the elementary school level (TK-5<sup>th</sup> grade or TK-6<sup>th</sup> grade, depending on the school) (Figure 27):

- The highest number of students reside in the Kynoch, Cedar Lane, and Johnson Park school boundaries.
- The fewest number of students reside in the Dobbins and Cordua school boundaries.

At the intermediate school level (6<sup>th</sup>-8<sup>th</sup> grades or 7<sup>th</sup>-8<sup>th</sup> grades, depending on the school) (Figure 28):

- The highest number of students reside in the Yuba Gardens school boundary.
- The fewest number of students reside in the Foothill school boundary.

At the high school level (9<sup>th</sup>-12<sup>th</sup> grades) (Figure 29):

- More students reside in the Lindhurst boundary than the Marysville boundary.

Figure 27. 2021-22 Elementary Student Resident Totals

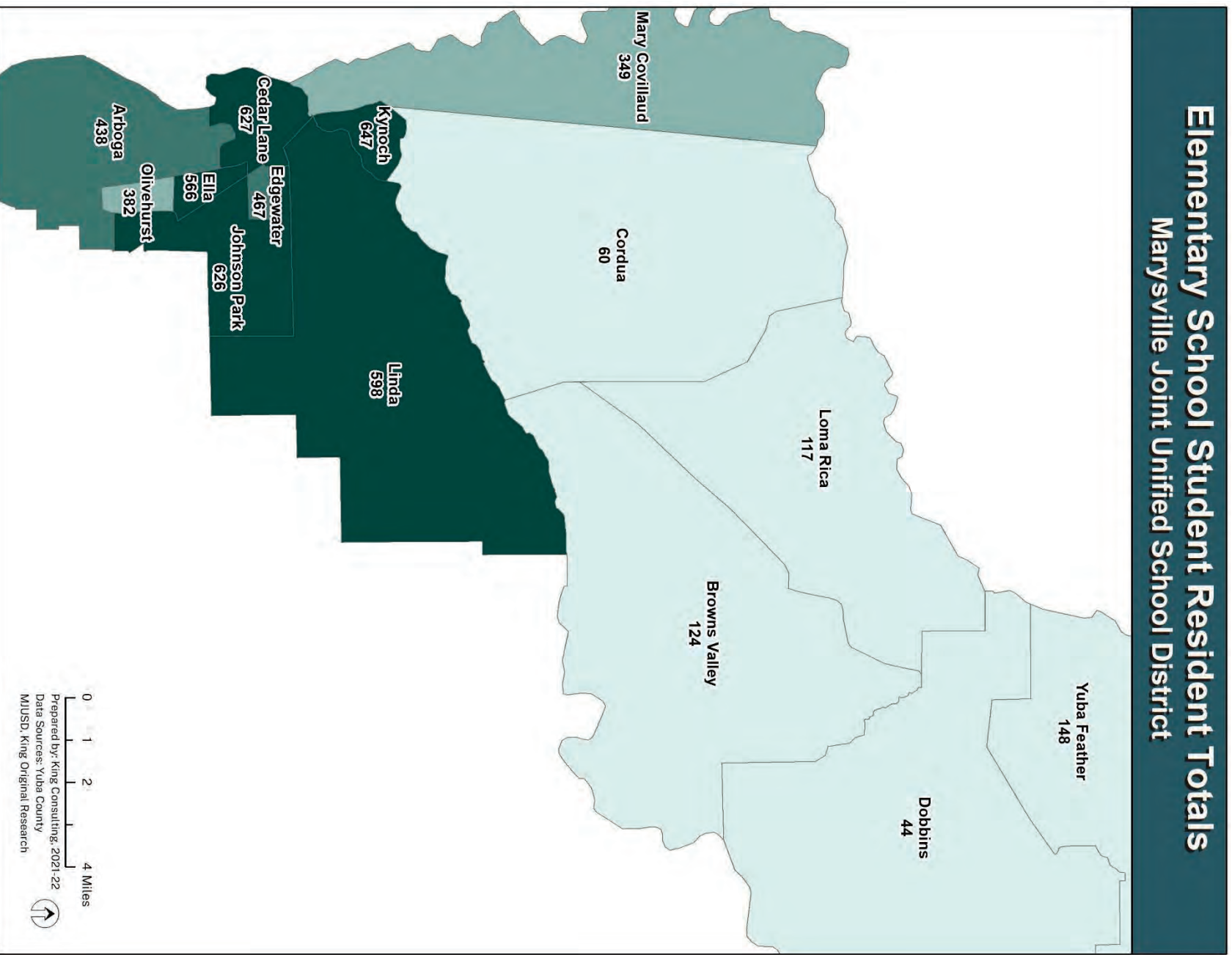




Figure 28. 2021-22 Intermediate School Student Resident Totals

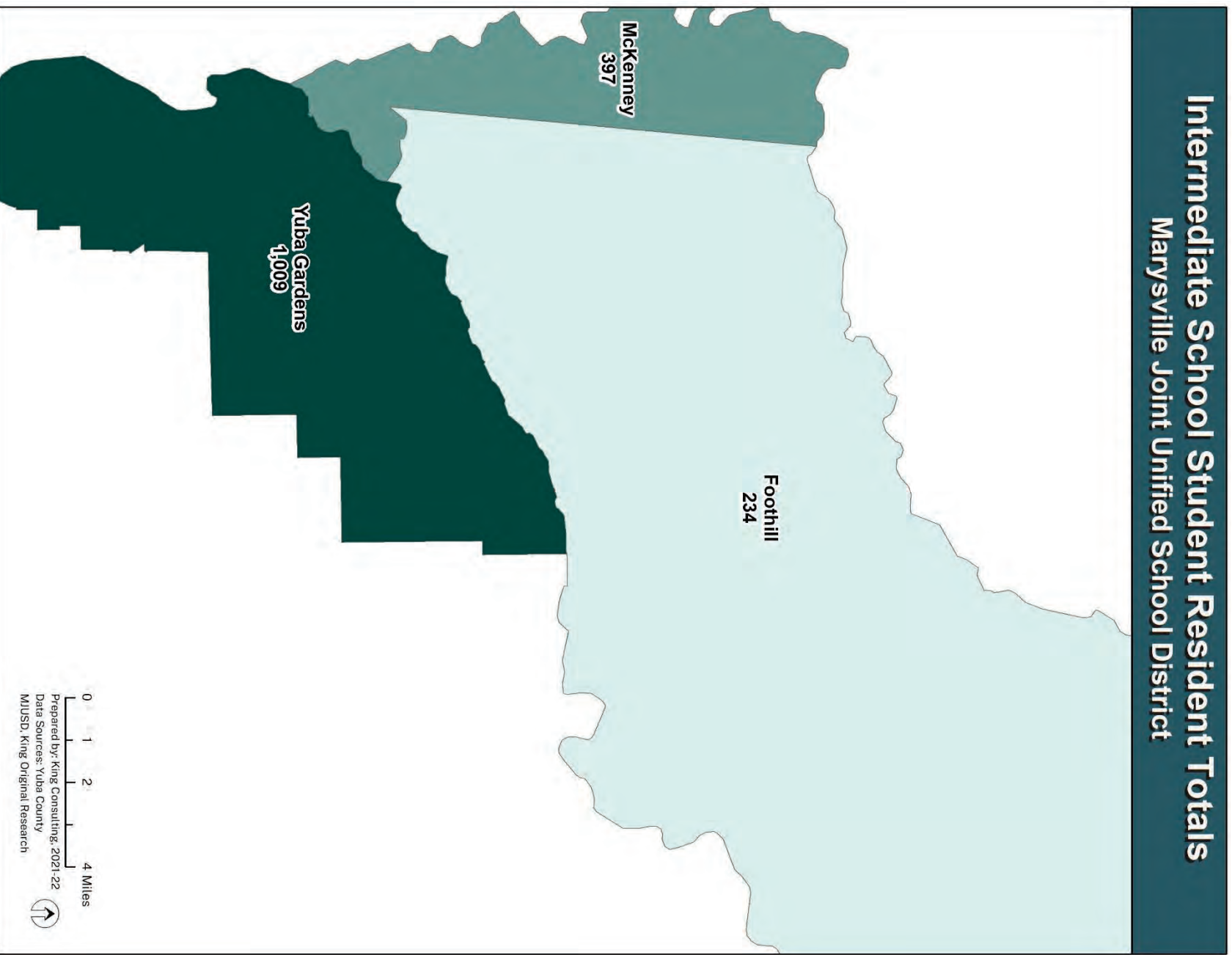
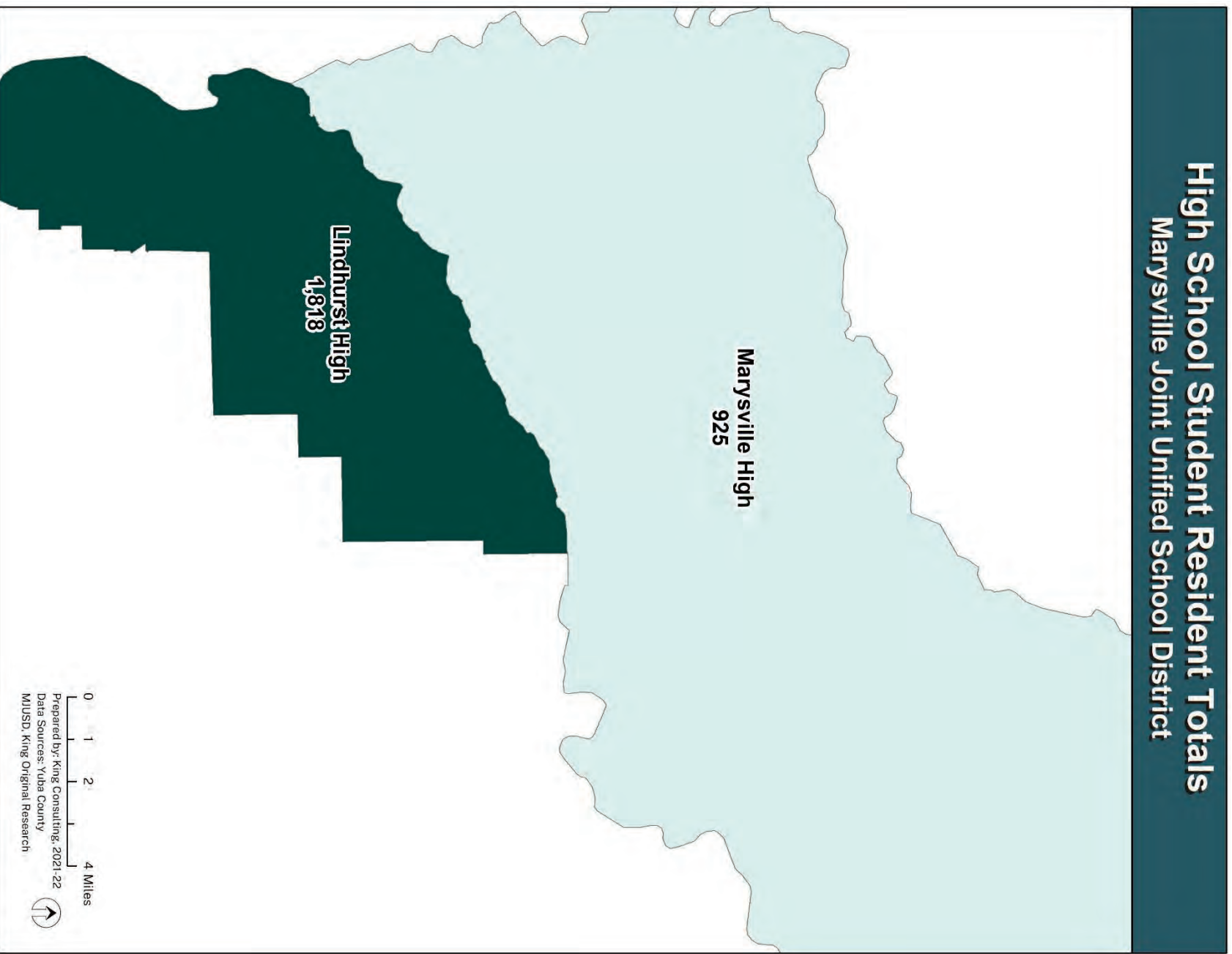


Figure 29. 2021-22 High School Student Resident Totals





**Attendance Matrices**

An important factor in analyzing the MJUSD student population is determining how each school is serving its neighborhood population. Attendance matrices are included to provide better understanding of where students reside versus where they attend school. The tables on the following pages compare the 2021-22 MJUSD students by their school of residence versus their school of attendance<sup>3</sup>.

- Schools listed across the top of the table are schools of residence, and each column shows where the students who live in that boundary attend school.
- Schools listed down the left-hand side of the table are schools of attendance, and each row shows the boundary of residence for students who attend that school.

In-migration refers to students attending a school but not residing in its boundary. Out-migration refers to students leaving their school boundary to attend a different MJUSD school. Schools with no attendance boundary, such as Lincoln Alternative, are included in the analysis of out-migration, while inter-district transfer students who live outside of MJUSD are included in the analysis of in-migration. This detailed analysis demonstrates the District is experiencing significant in-migration and out-migration across many of its school sites.

***Elementary School Matrix***

Table 10 demonstrates the rates of elementary in-migration; from 7.3% at Yuba Feather Elementary School to 45.6% at Covillaud Elementary School (in other words, 45.6% of Covillaud enrollment is comprised of students not residing within the Covillaud boundary).

Likewise, the matrix also demonstrates the rates of elementary out-migration; from 6.1% at Yuba Feather Elementary School to 50% at Johnson Park Elementary School (in other words, 50% of the elementary students residing in the Johnson Park Elementary School boundary attend a school other than Johnson Park).

Figures 30 and 31 demonstrate the rates of in and out-migration for all elementary schools. Figure 32 demonstrates the elementary school student net migration. Net migration is the difference between the number of students migrating into the school and the number of students migrating out of the school boundary. Net migration only counts students migrating into or out of one of the MJUSD elementary schools with an attendance boundary and is meant to compare these schools to each other in terms of where MJUSD students are choosing to attend. Inter-district students and students attending schools with no boundary are not included in the net migration counts.

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<sup>3</sup> These student totals were derived from the geocoded 2021-22 student list and therefore may not precisely match the 2021-22 MJUSD enrollment data totals as reported to CDE.



Table 10. Elementary Attendance Matrix

		School of Residence																
		Arboga Elementary	Browns Valley Elementary	Cedar Lane Elementary	Cordua Elementary	Covillaud Elementary	Dobbins Elementary	Edgewater Elementary	Ella Elementary	Johnson Park Elementary	Kynoch Elementary	Linda Elementary	Loma Rica Elementary	Olivehurst Elementary	Yuba Feather Elementary	Other Districts	Total Attending	
School of Attendance	Arboga ES	327	-	28	-	4	-	8	19	27	1	10	-	24	-	16	464	
	Browns Valley ES	-	108	-	7	-	2	-	-	-	-	-	15	-	-	3	135	
	Cedar Lane ES	7	-	420	-	2	-	2	16	30	4	20	-	3	-	4	508	
	Cordua ES	1	2	-	31	6	-	3	-	-	7	-	5	-	-	2	57	
	Covillaud ES	11	1	20	8	270	-	18	10	25	56	19	6	8	-	44	496	
	Dobbins ES	-	1	-	-	-	35	-	-	-	-	-	-	-	3	-	39	
	Edgewater ES	4	1	15	-	-	-	375	5	85	4	8	-	5	-	3	505	
	Ella ES	22	-	36	-	2	-	9	415	16	2	17	-	32	-	5	556	
	Johnson Park ES	9	-	17	-	1	-	7	12	313	1	11	-	17	-	3	391	
	Kynoch ES	3	4	17	9	49	-	11	5	17	543	25	3	7	-	20	713	
	Linda ES	-	-	39	-	1	-	16	5	69	6	445	-	4	-	2	587	
	Loma Rica ES	-	4	-	2	1	2	-	-	-	-	3	86	-	2	-	100	
	Olivehurst ES	42	-	16	-	-	-	8	59	30	4	10	-	279	-	5	453	
	Yuba Feather ES	-	2	-	-	-	5	-	-	-	-	3	-	-	139	1	150	
	Lincoln Alternative	11	1	19	3	13	-	10	20	14	19	26	2	3	4	1	146	
	NPS	1	-	-	-	-	-	-	-	-	-	1	-	-	-	-	2	
	Total Residing		438	124	627	60	349	44	467	566	626	647	598	117	382	148	109	5,302
% In-Migration		29.5%	20.0%	17.3%	42.1%	45.6%	10.3%	25.7%	25.4%	19.9%	23.8%	24.2%	14.0%	38.4%	7.3%			
% Out-Migration		25.3%	12.9%	33.0%	48.3%	22.6%	20.5%	19.7%	26.7%	50.0%	16.1%	25.6%	26.5%	27.0%	6.1%			
Net Migration		22	9	-104	-2	116	-5	45	5	-224	65	14	-15	69	5			

Figure 30. Elementary School Student In-Migration

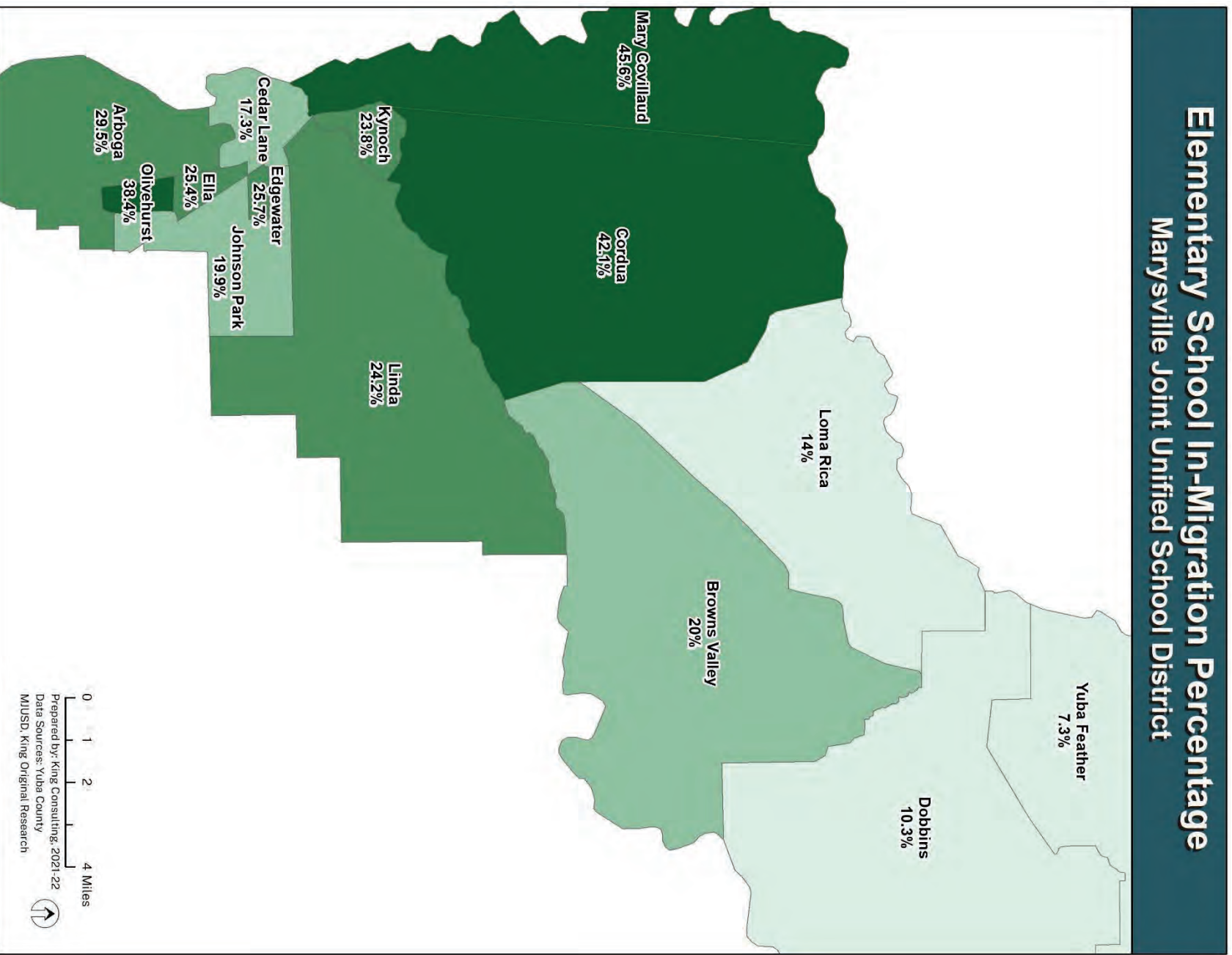


Figure 31. Elementary School Student Out-Migration

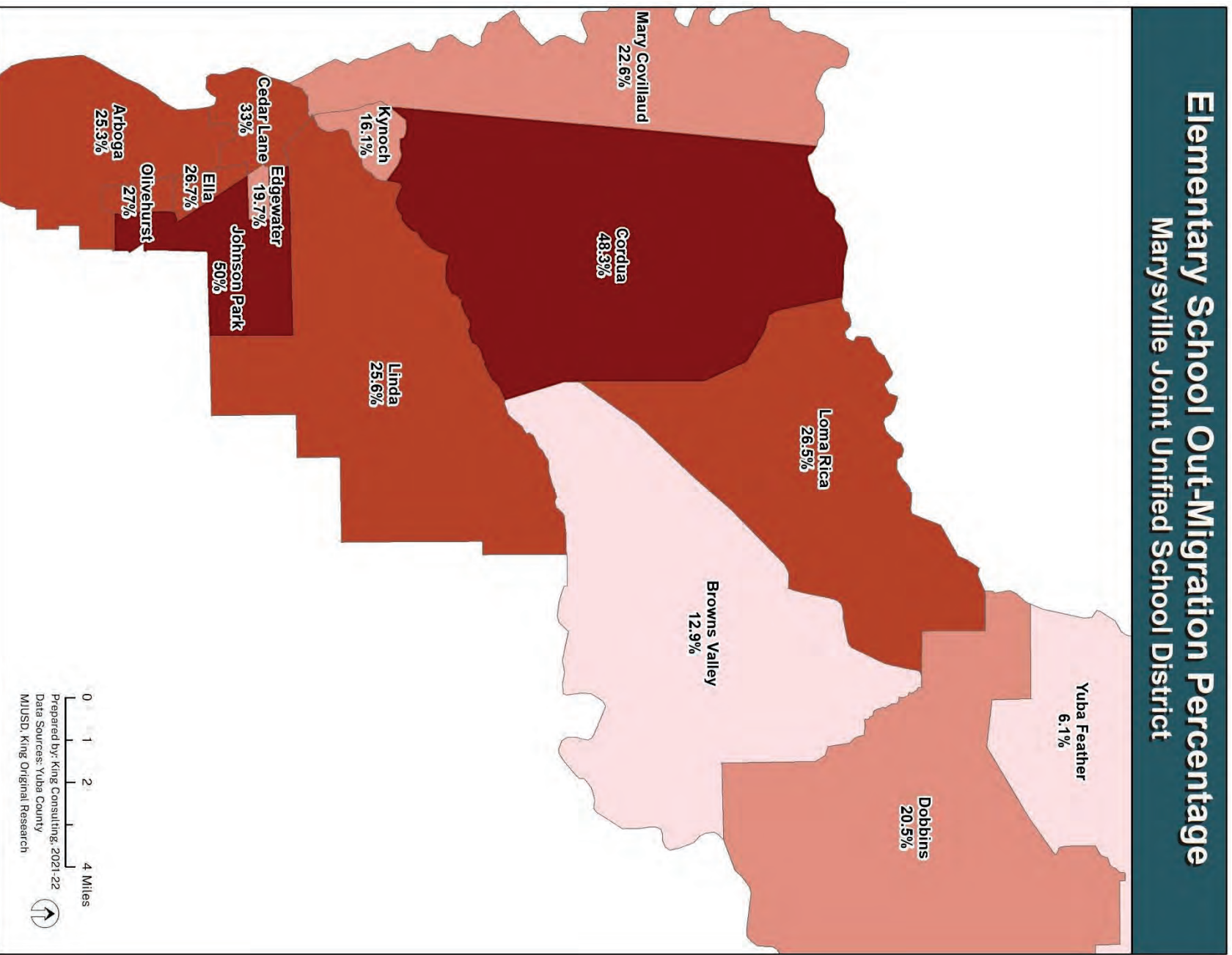




Figure 32. Elementary School Student Net Migration

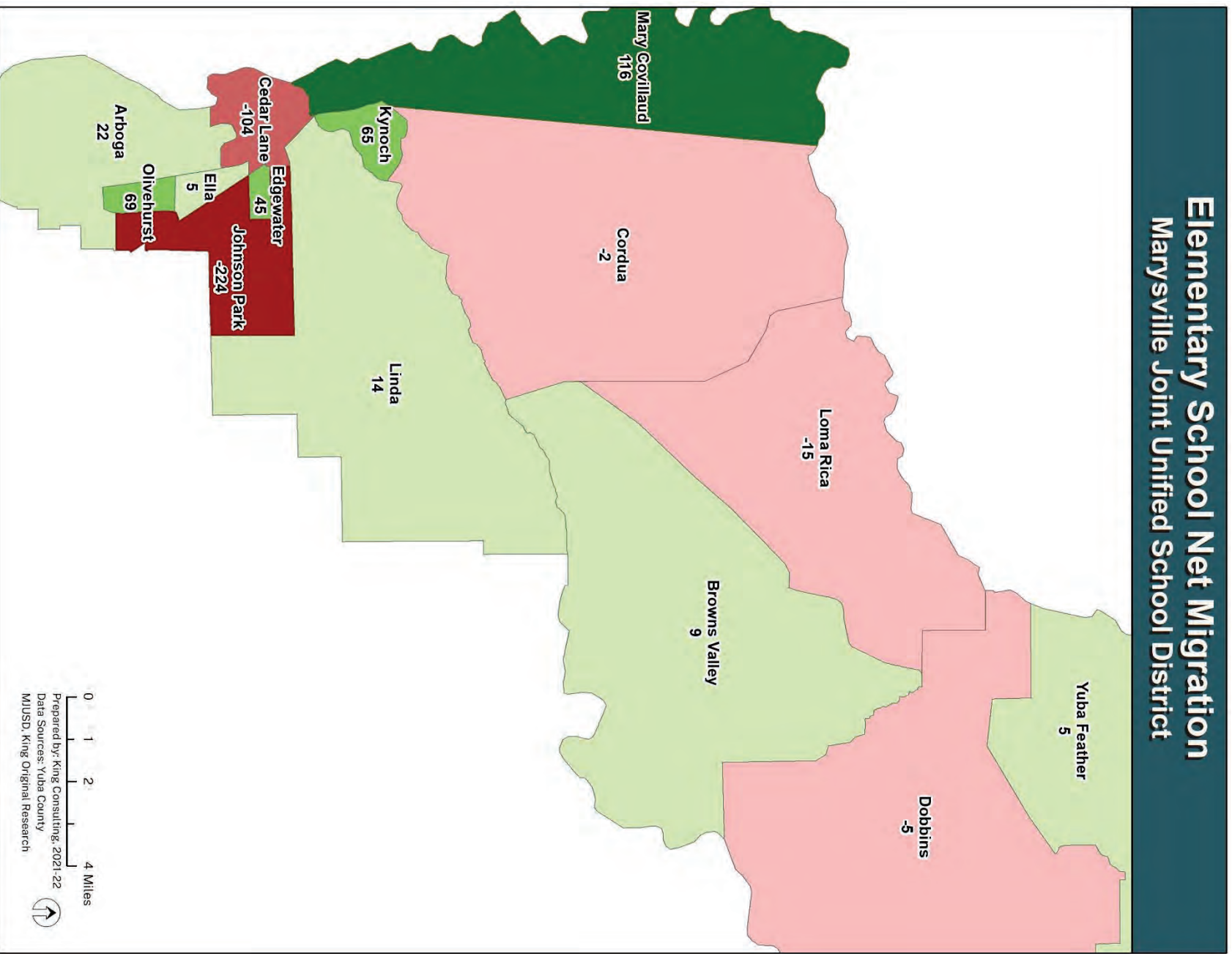






Figure 33. Intermediate School Student In-Migration

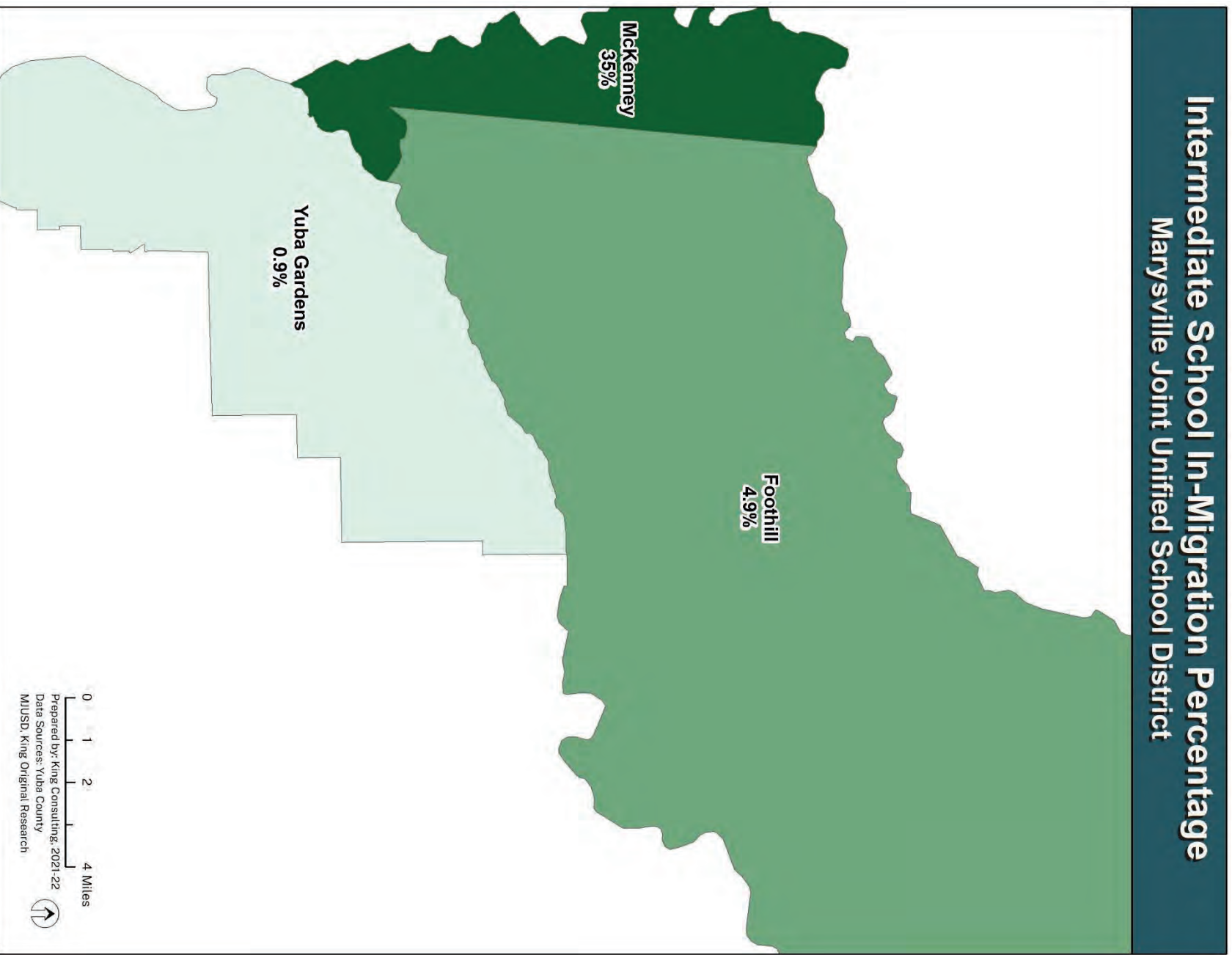


Figure 34. Intermediate School Student Out-Migration

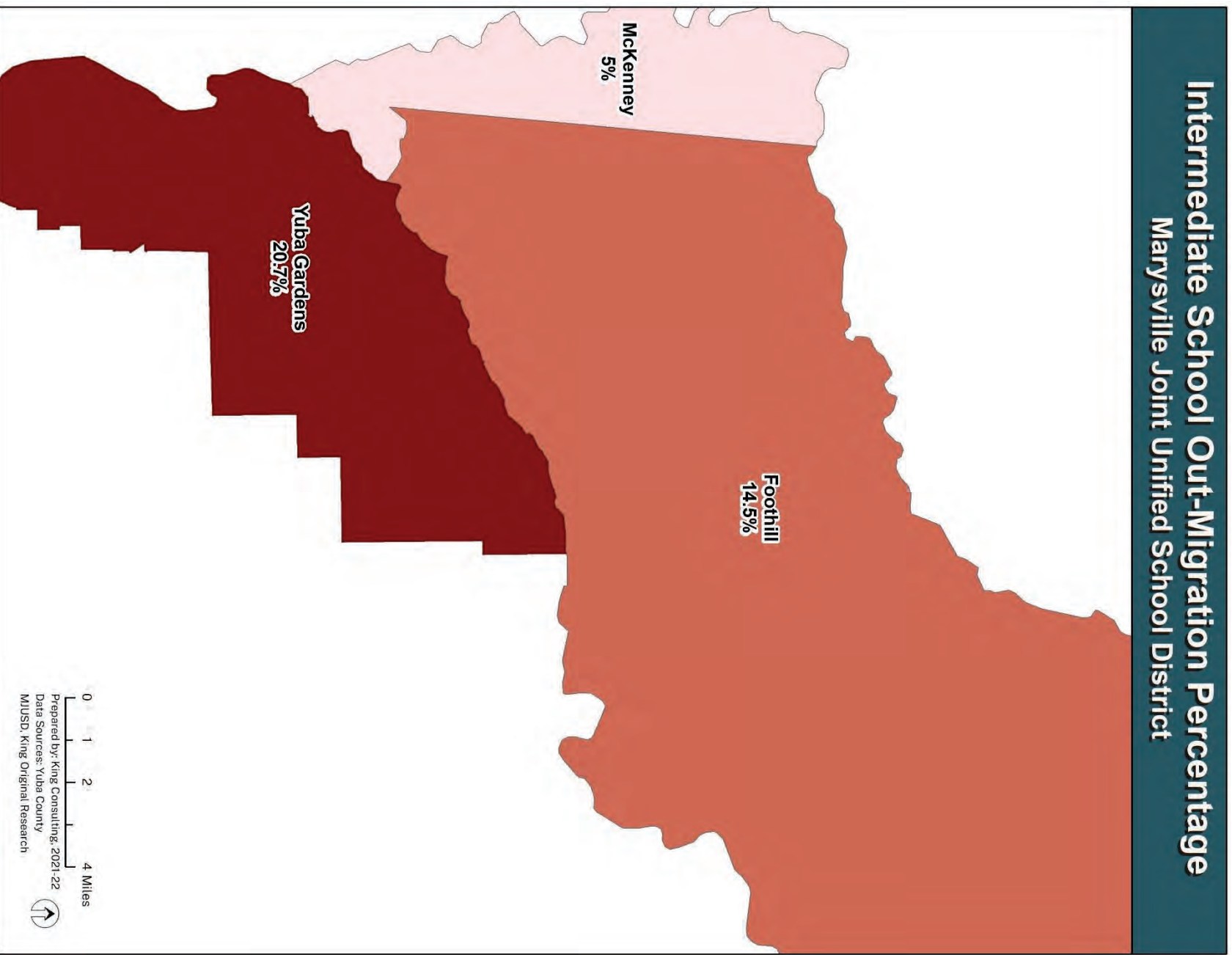
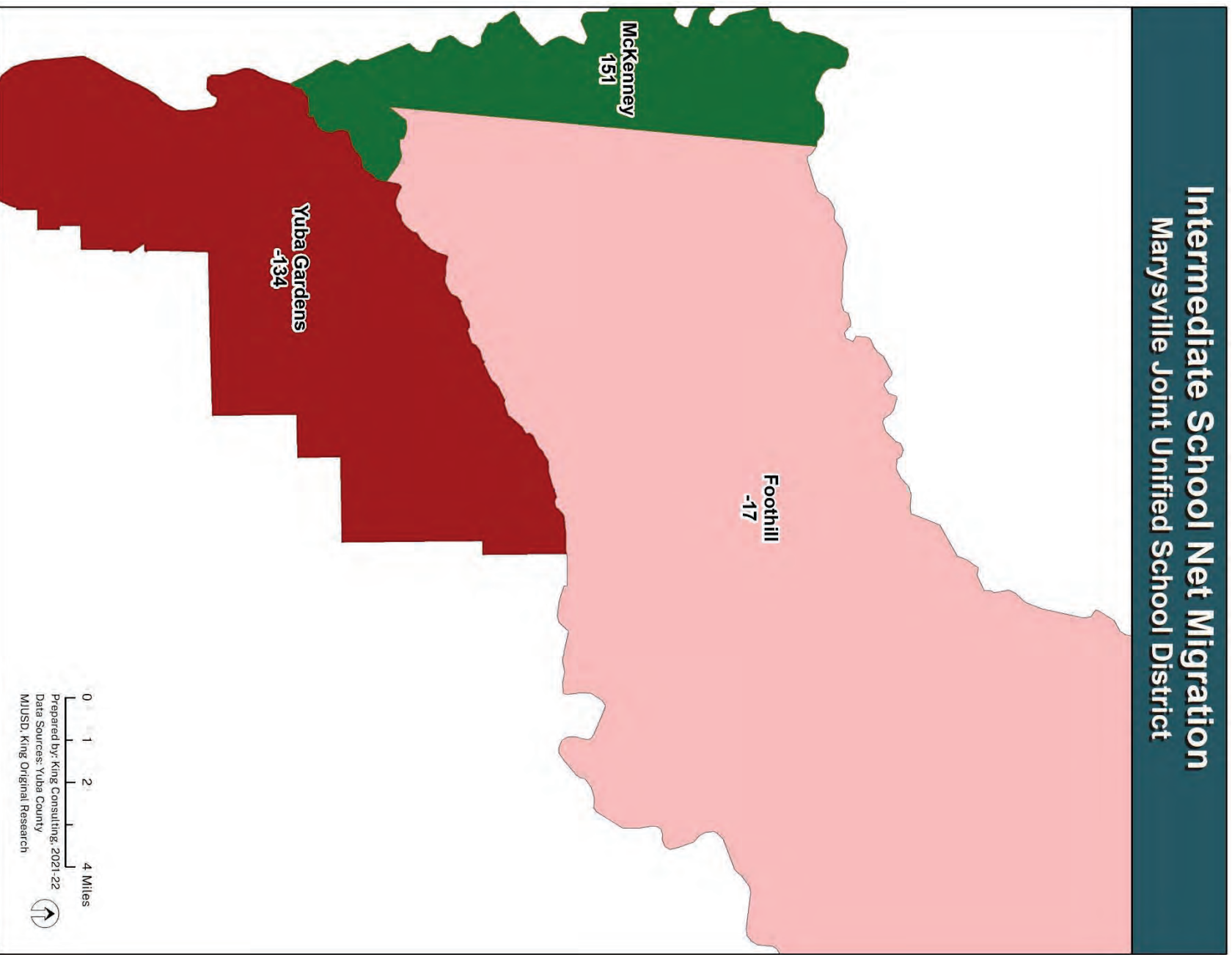


Figure 35. Intermediate School Student Net Migration



### High School Matrix

Table 12 demonstrates the rates of high school grade in-migration, which is 2.8% at Lindhurst High School and 26.9% at Marysville High School (in other words, 26.9% of Marysville's enrollment consists of high school students not residing in the Marysville school boundary).

Likewise, the matrix also demonstrates rates of 9<sup>th</sup> grade – 12<sup>th</sup> grade out-migration, which is 18.4% at Marysville High School and 30% at Lindhurst High School (in other words, 30% of the high school students residing in the Lindhurst school boundary attend a school other Lindhurst). Figures 36 and 37 demonstrate the rates of in and out-migration for all high schools. Figure 38 demonstrates the high school student net migration.

Table 12. High School Attendance Matrix

School of Attendance	School of Residence		
	Lindhurst High	Marysville High	Other Districts
Lindhurst High	1,149	15	18
Marysville High	213	744	61
South Lindhurst High	124	11	3
Lincoln Alternative At Home	168	92	15
Marysville Charter Academy for the Arts	132	45	52
Marysville Community Day	31	17	3
NPS	1	1	-
<b>Total Residing</b>	<b>1,818</b>	<b>925</b>	<b>152</b>
			<b>2,895</b>
<b>% In-Migration</b>	<b>2.8%</b>	<b>26.9%</b>	
<b>% Out-Migration</b>	<b>30.0%</b>	<b>18.4%</b>	
<b>Net Migration</b>	<b>-198</b>	<b>198</b>	



Figure 36. High School Student In-Migration

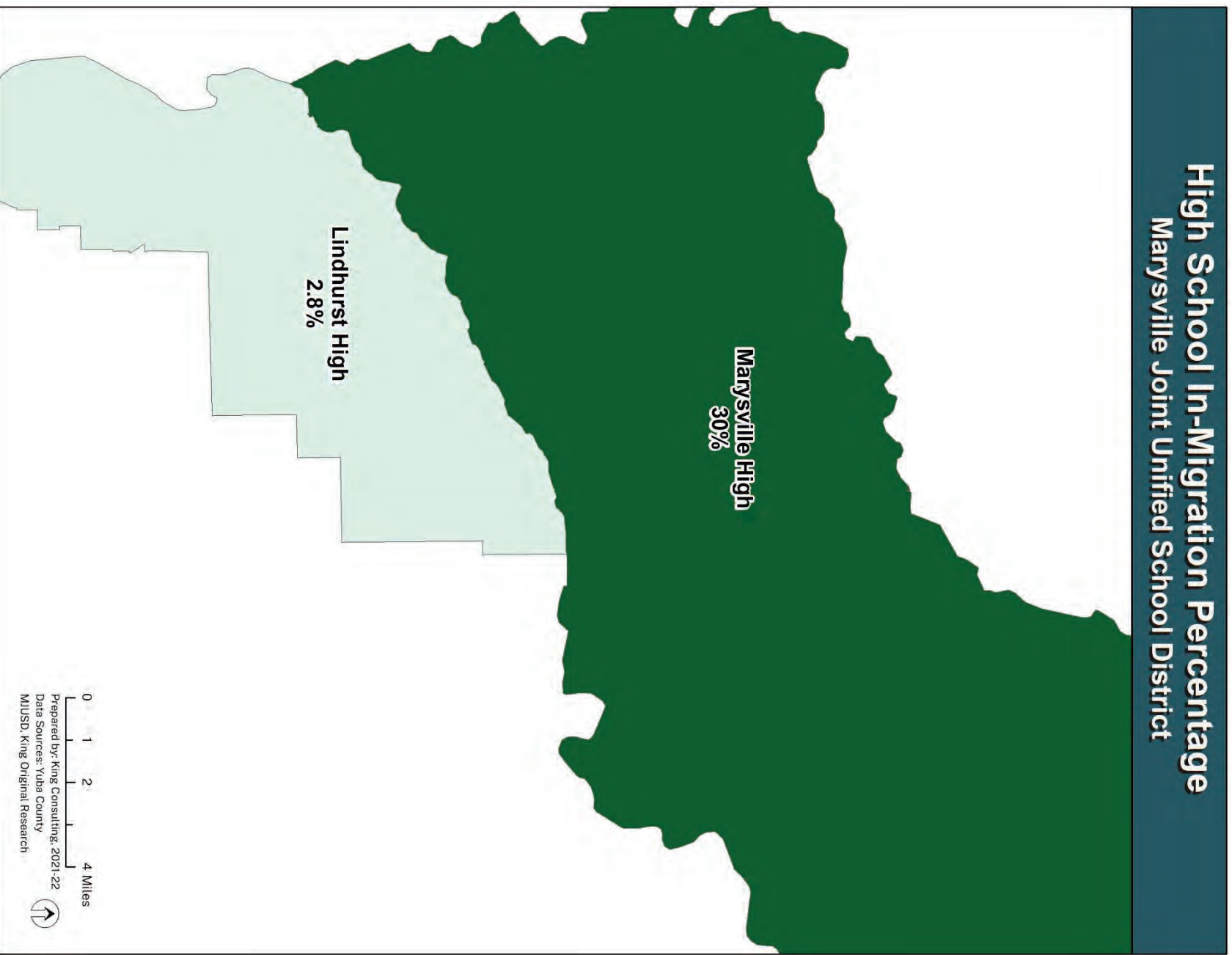


Figure 37. High School Students Out-Migration

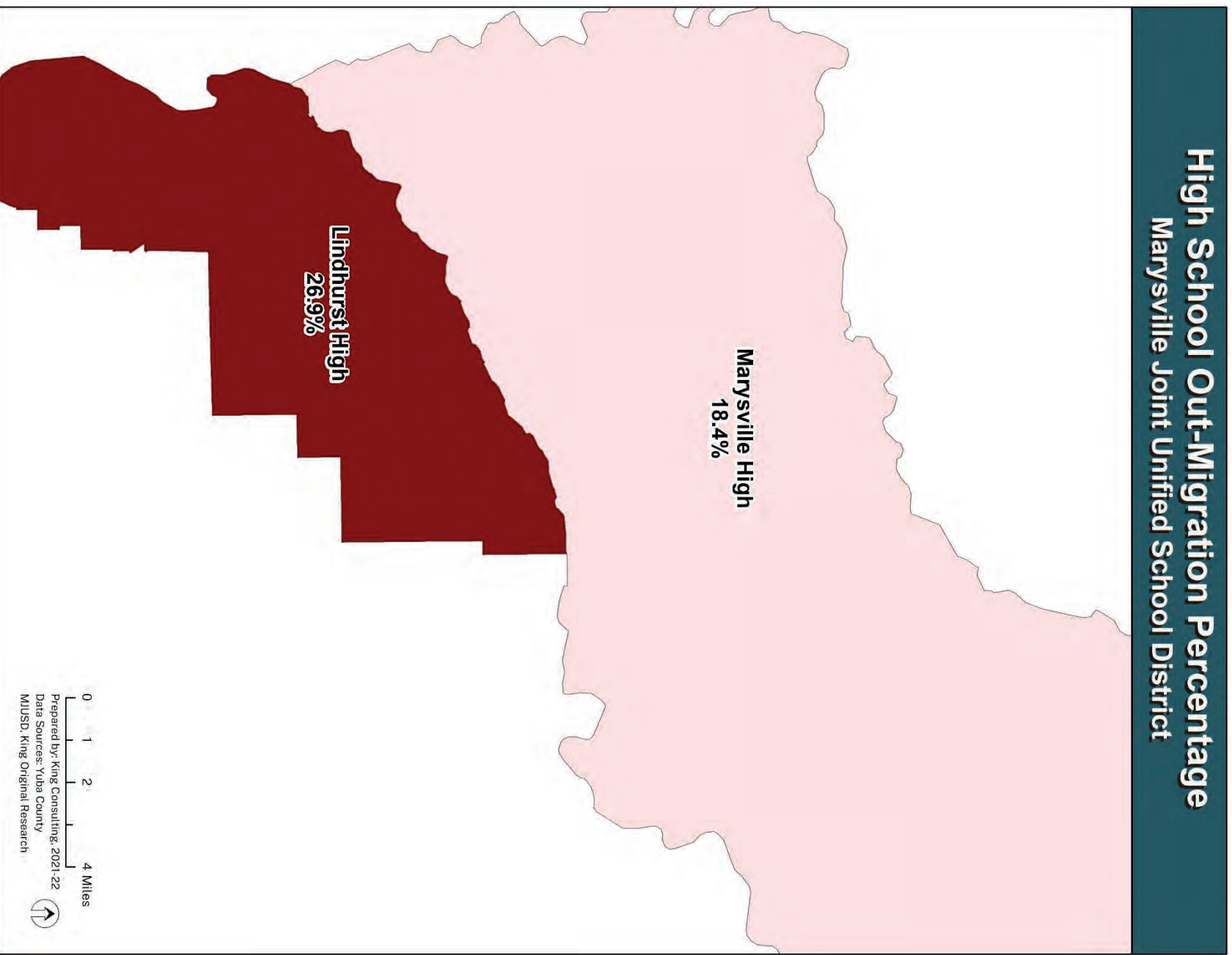
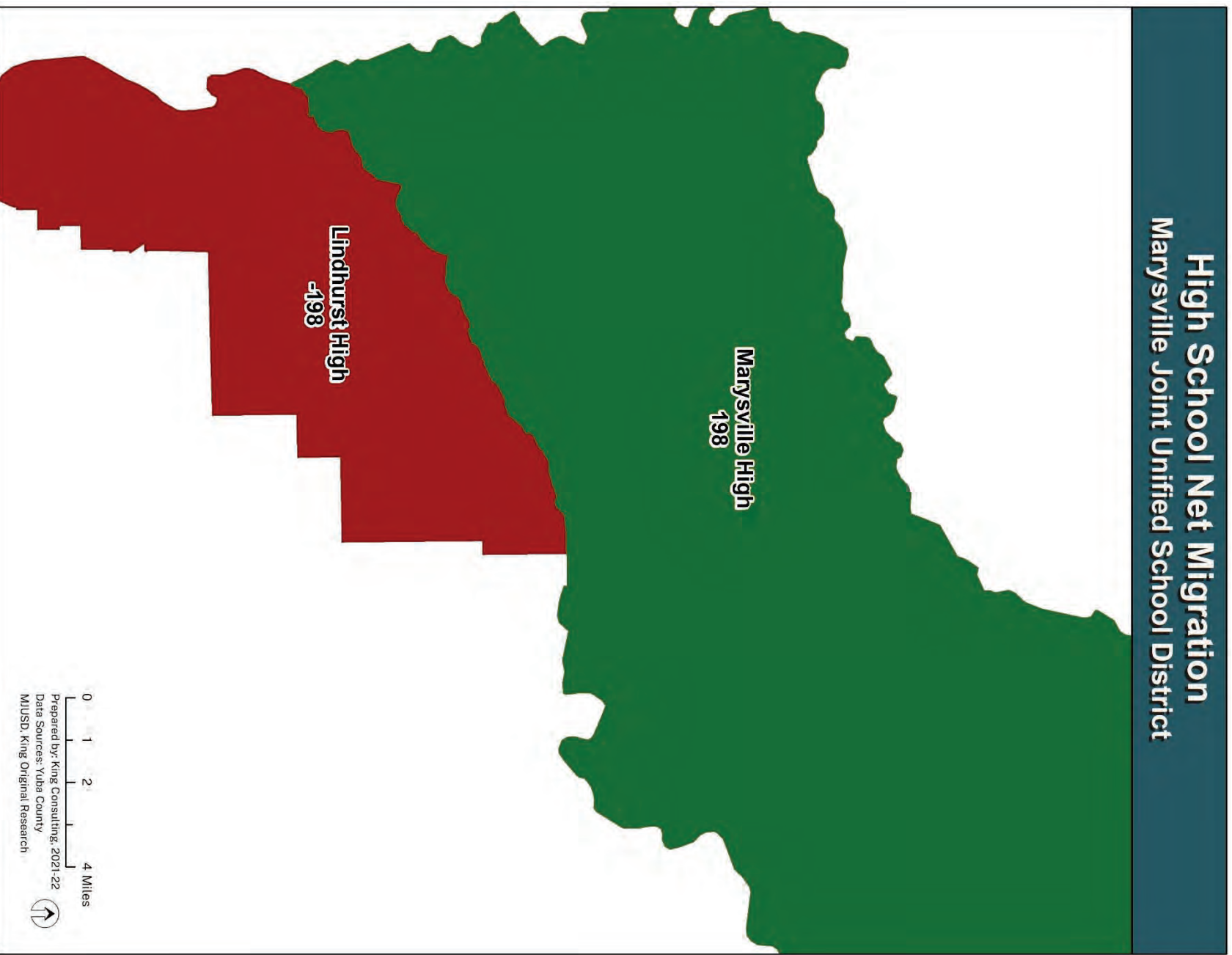


Figure 38. High School Student Net Migration



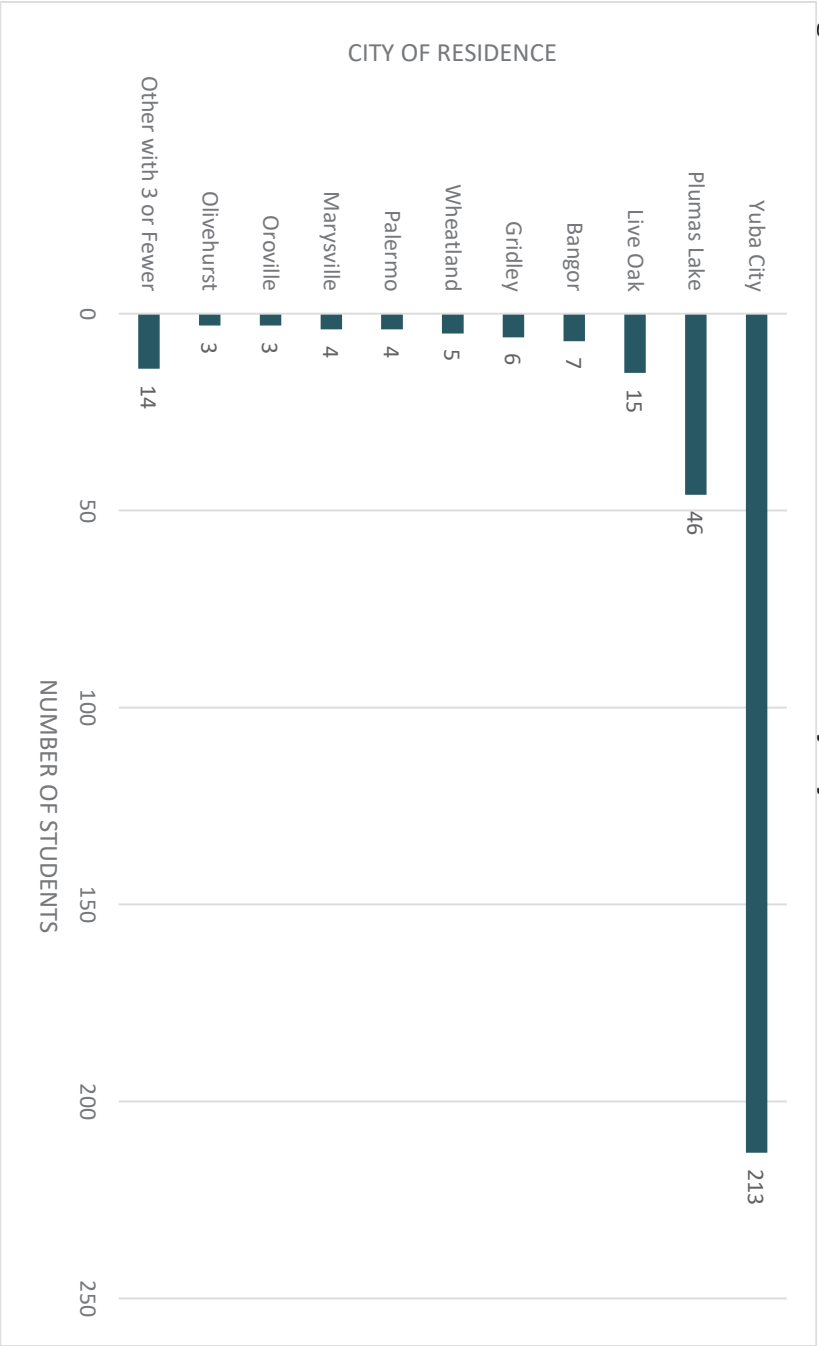
**Non-Resident Student Trends**

***Non-Resident Students Enrolled at MJUSD***

MJUSD students residing outside of the District were isolated and measured for purposes of evaluating the impact to District enrollments and District facilities. Currently, there are 320 non-resident students enrolled in MJUSD representing 3.2% of the District's 2021-22 TK-12<sup>th</sup> grade enrollment. Figure 39 depicts the current year non-resident students by their city of residence according to official residence address. Yuba City accounts for the largest number of non-resident students, with over 66% of the total.

Nearly half (48%) of Marysville Joint USD's non-resident students are in high school. Most non-resident students (65%) attend one of four schools (Covillaud Elementary, McKenney Intermediate, Marysville High, and Marysville Charter Academy for the Arts).

**Figure 39. 2021-22 Non-Resident Students Enrolled in MJUSD by City of Residence**



## SECTION F: ENROLLMENT PROJECTIONS

To effectively plan for facilities, boundary changes, or policy changes for student enrollments, school district administrators need a long term enrollment projection. King Consulting prepared 7-year enrollment projections for MJUSD utilizing the industry standard cohort “survival” methodology. While based on historical enrollments, the consultant adjusts the calculation for:

1. Historical and projected birth data (used to project future kindergarten students);
2. The addition of students generated by residential development;
3. Weighting or de-weighting anomalous years of student migration.

Given the ongoing uncertainty about COVID-19 and given the undeniable effect the pandemic had on the District’s enrollments beginning in 2020-21, the enrollment projections must account for a wide range of variance. The study includes Low, Moderate, and High enrollment projections to demonstrate plausible enrollment trends depending on which recent trends ultimately have more influence on the District’s future enrollments.

### Historical and Projected Birth Data

Close tracking of local births is crucial for projecting future kindergarten students. Births are the single best predictor of the number of future kindergarten students to be housed by the District. Birth data is collected for the Marysville Joint Unified School District by the California Department of Health Services using ZIP Codes<sup>4</sup> and is used to project future kindergarten class sizes.

Since 2007, births in California have declined significantly (Figure 40). In 2021, Californians gave birth to 418,533 children, setting a record low since 1990 for the seventh straight year. The one-year decrease in births recorded in 2020 was the largest since 1995. Women in California continue to put off having children until later in life. Recent birth rates in California fell for mothers under 30 but rose for mothers 30 and older.

In Yuba County, births followed a similar pattern with a low point in the late 1990s followed by increasing births peaking in 2007. Unlike California births, however, Yuba County births did not decrease as much, with the low point in 2018 being only 18.7% below the 2007 peak; furthermore, births have increased 7.5% in Yuba County since 2018 (Figure 41). 2021 births in Yuba County totaled 1,179.

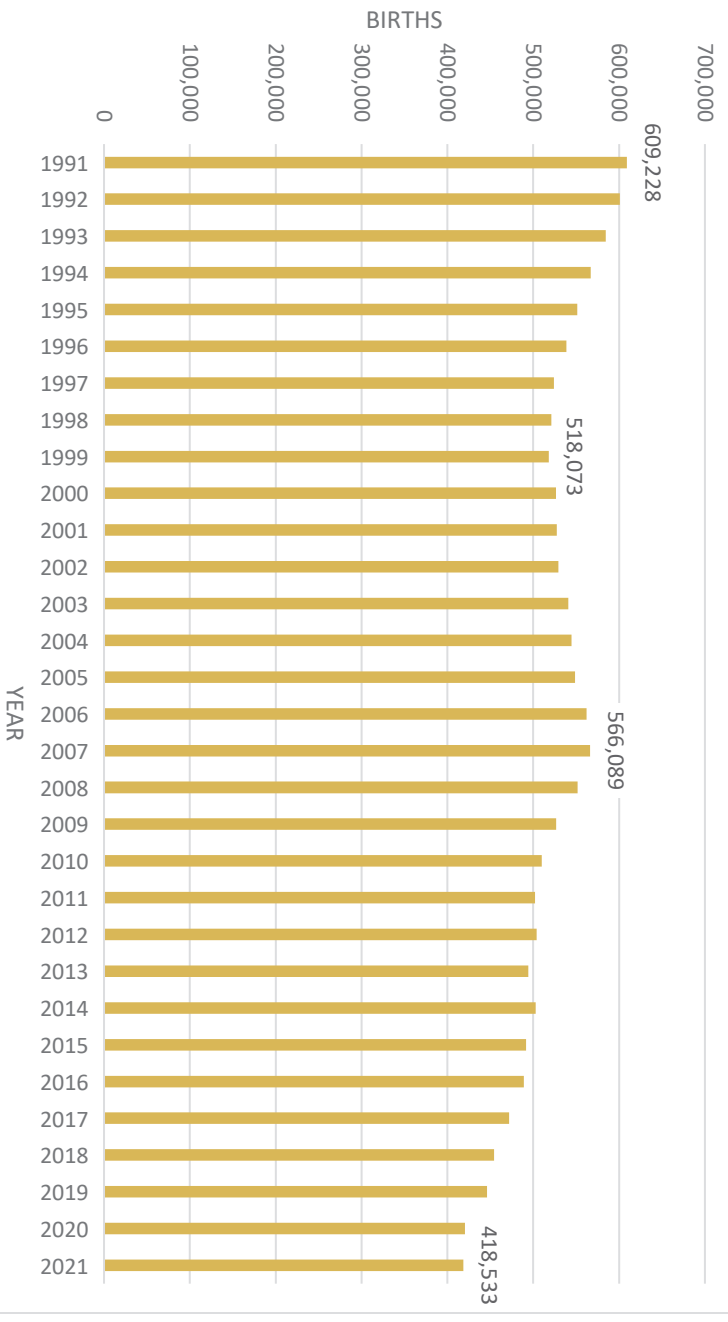
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<sup>4</sup> The consultant utilized ZIP Codes 95901, 95918, 95919, 95925, 95935, 95941, 95961, 95962, and 95972.



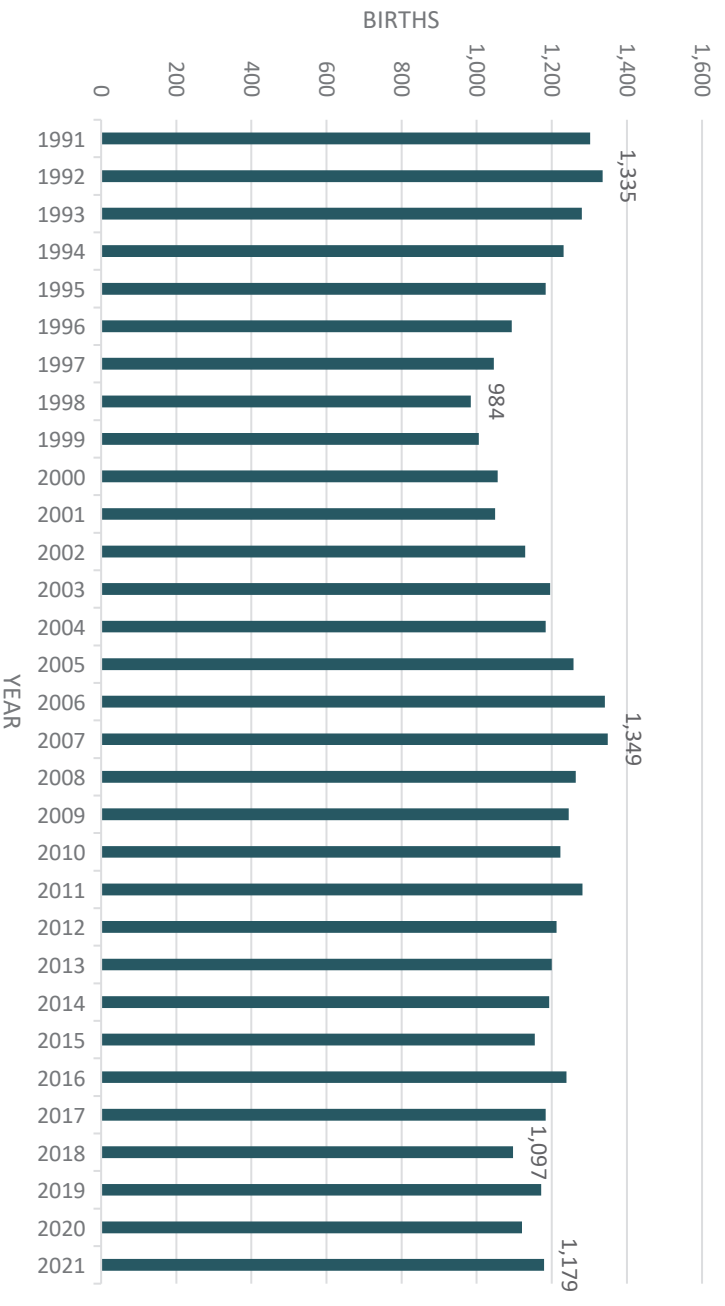


**Figure 40. California Births: 1991-2021**



Source: California Department of Public Health.

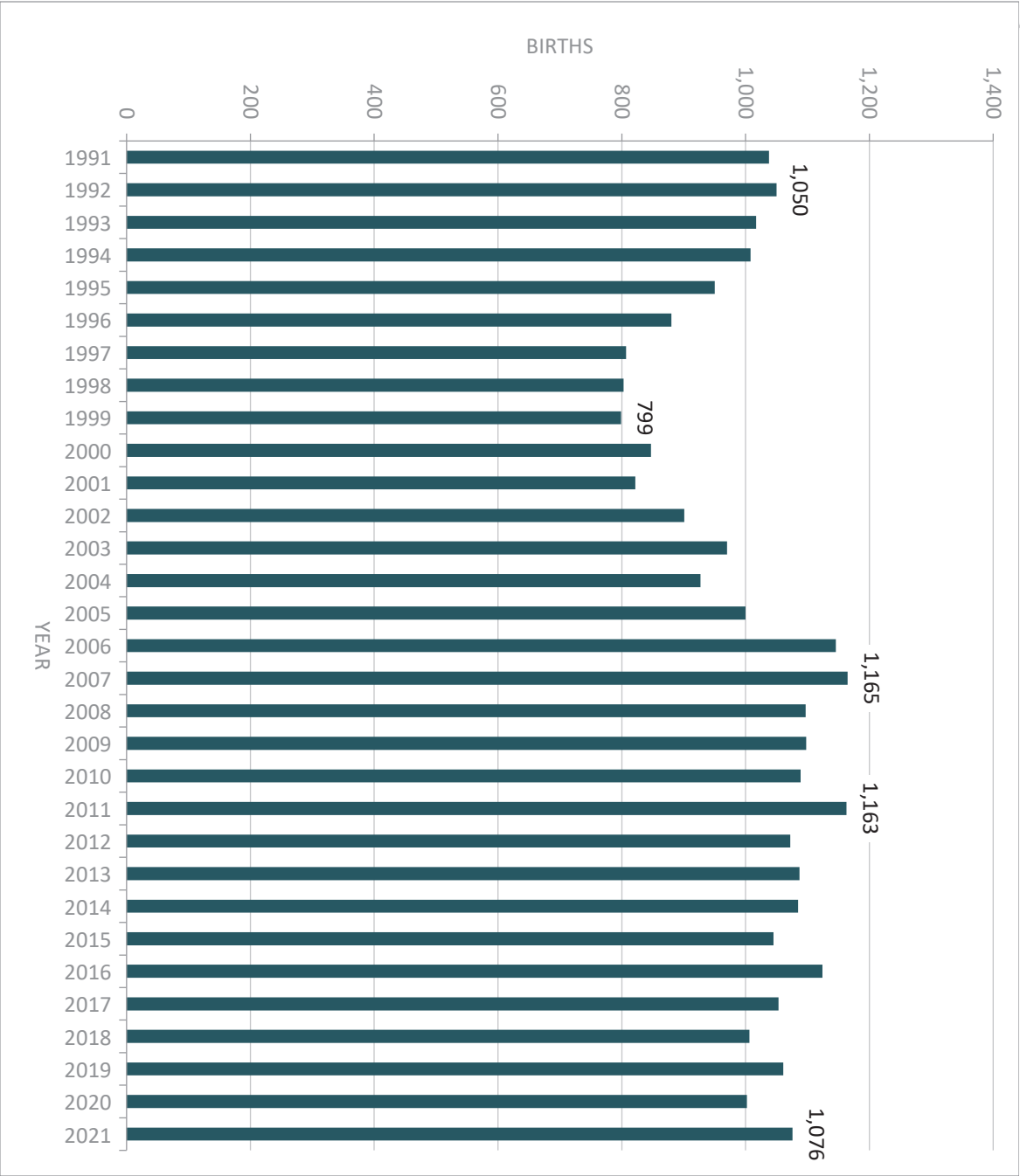
**Figure 41. Yuba County Births: 1991-2021**



Source: California Department of Public Health.

Births in the Marysville Joint Unified School District have been like those in the County. Births increased from 799 in 1999 to a recent peak of 1,165 in 2007, and then decreased by 14% to 1,002 in 2020 before increasing 7.4% in one year in 2021. Figure 42 demonstrates the total number of births between 1991 and 2021 in the Marysville Joint Unified School District.

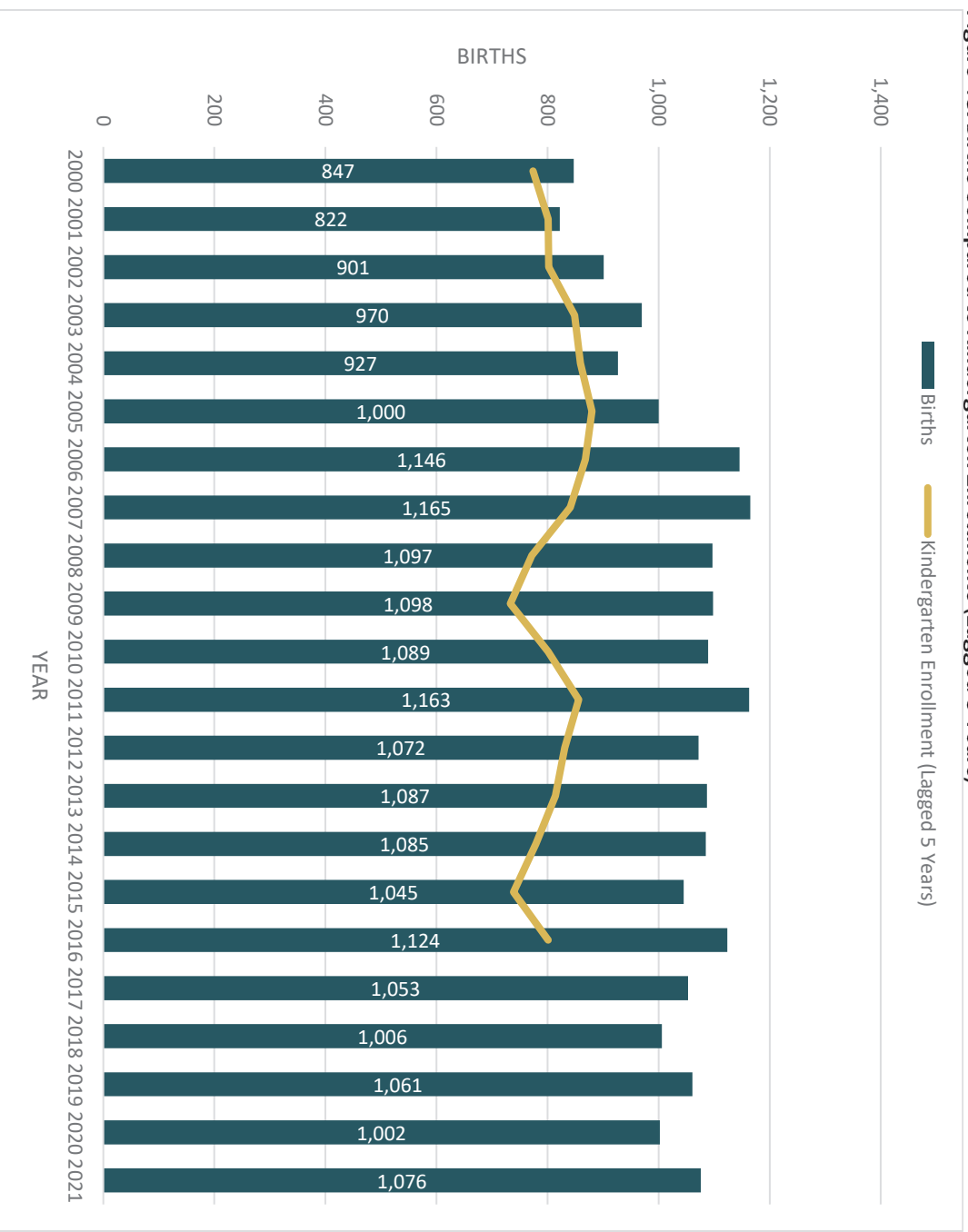
**Figure 42. MJUSD Births: 1991-2021**



Source: California Department of Public Health.

The number of children born to parents who live in MJUSD is correlated with the size of the incoming kindergarten cohort five years later. Therefore, King Consulting uses recent birth data as the most important factor when projecting future kindergarten students for MJUSD to house. Figure 43 demonstrates this relationship.

**Figure 43. Births Compared to Kindergarten Enrollments (Lagged 5 Years)**



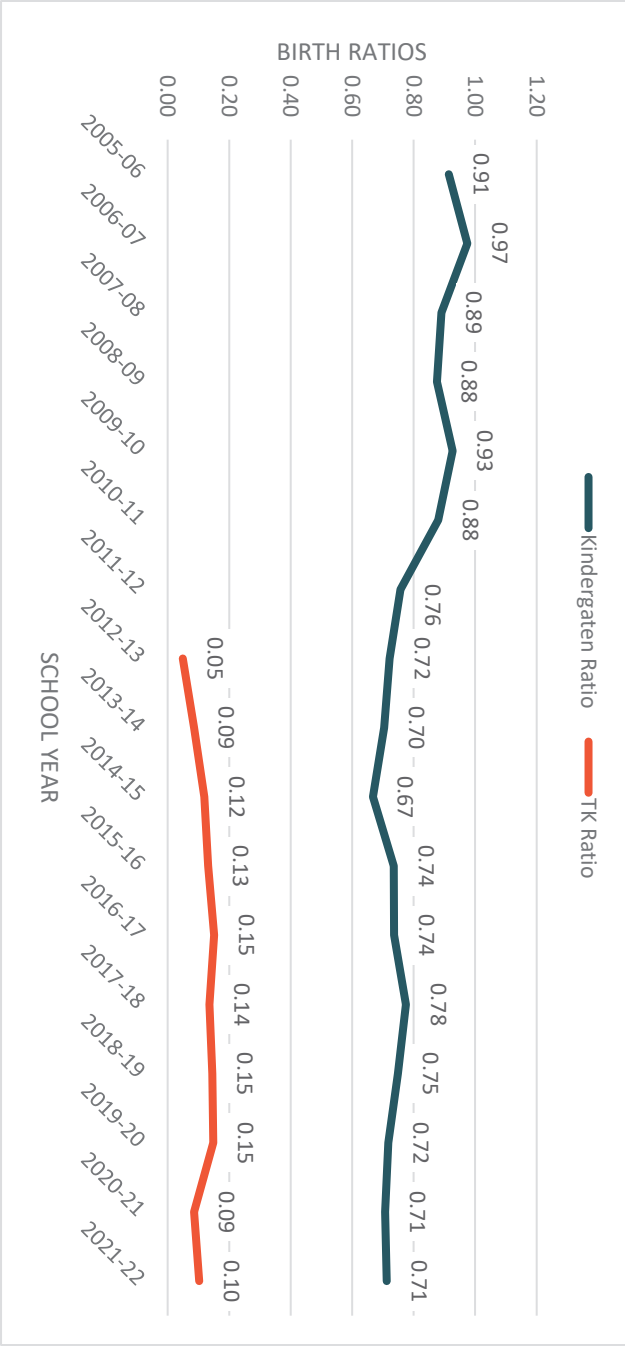
Source: California Department of Public Health and CDE.

There is rarely a one-to-one correspondence between births and subsequent kindergarten enrollments. Table 13 and Figure 44 demonstrate the MJUSD birth-to-kindergarten and birth-to-transitional kindergarten ratios. The ratio provides the percentage of births that result in kindergarten enrollments in the District five years later or transitional kindergarten enrollments four years later. It is a net rate because children move both into and out of the District. The ratio of MJUSD births to MJUSD kindergarten enrollments has decreased since 2005, with ratios from 2005 through 2010 typically being close to 0.9, and ratios since that time ranging from 0.67 to 0.78. Significantly, the year of the largest impact from COVID-19 in 2020-21 did not show any more decrease than any other year in this range. Currently, the birth-to-kindergarten ratio is 0.71, meaning that for every 100 births in 2016, approximately 71 children enrolled in MJUSD kindergarten classes five years later (in 2021). The transitional kindergarten ratio is currently 0.10, which compares TK enrollments to births from four years ago (in 2017). The birth-to-kindergarten ratios are analyzed, and statistical calculations are applied to estimate future birth-to-kindergarten ratios.



Birth Year	Births	Kindergarten Year	Kindergarten Enrollment	Ratio of Births to Kindergarten Enrollment	Transitional Kindergarten Enrollment	Ratio of Births to TK Enrollment
2000	847	2005-06	774	0.91		
2001	822	2006-07	801	0.97		
2002	901	2007-08	802	0.89		
2003	970	2008-09	849	0.88		
2004	927	2009-10	859	0.93		
2005	1,000	2010-11	880	0.88		
2006	1,146	2011-12	868	0.76		
2007	1,165	2012-13	841	0.72	54	0.05
2008	1,097	2013-14	772	0.70	94	0.09
2009	1,098	2014-15	733	0.67	130	0.12
2010	1,089	2015-16	801	0.74	153	0.13
2011	1,163	2016-17	856	0.74	162	0.15
2012	1,072	2017-18	831	0.78	148	0.14
2013	1,087	2018-19	814	0.75	158	0.15
2014	1,085	2019-20	779	0.72	155	0.15
2015	1,045	2020-21	739	0.71	97	0.09
2016	1,124	2021-22	801	0.71	108	0.10
2017	1,053					
2018	1,006					
2019	1,061					
2020	1,002					
2021	1,076					

Figure 44. Birth-Kindergarten and Birth-Transitional Kindergarten Ratios



The projected birth-to-kindergarten ratios are multiplied by the number of births each year to project future kindergarten enrollments. King Consulting anticipates the birth to kindergarten ratio in the moderate enrollment projection to remain consistent with observation from 2015-2019, slightly higher than the last two years that were likely affected to some extent by the COVID-19 pandemic. To project kindergarten classes beyond 2026, county birth projections from the California Department of Finance (DOF) are utilized.

### **Student Migration Rates**

The methods of projecting student enrollment in grades 1<sup>st</sup> – 12<sup>th</sup> involve the use of student migration rates. A migration rate is simply how a given cohort changes in size as it progresses to the next grade level.

1. Positive migration occurs when a District gains students from one grade into the next grade the following year. For example, a cohort of 100 1<sup>st</sup> grade students becomes a cohort of 125 2<sup>nd</sup> grade students the following year. In this case, 25 new students enrolled in the District who were not enrolled the prior year<sup>5</sup>.
  - a. Positive migration could be indicative of numerous influences, including the in-migration of families with young children to the District, private to public school transfers, new residential construction, District policy changes, school closures in adjacent Districts, etc.
2. Negative migration occurs when a District loses students from one grade into the next grade the following year. For example, a cohort of 100 1<sup>st</sup> grade students becomes a cohort of 75 2<sup>nd</sup> grade students the following year. In this case, 25 students who were present the prior year are not enrolled in the current year.
  - a. These losses could be indicative of numerous influences including the closure of schools, District policy changes restricting inter-district transfer students, losses to private and charter schools or other Districts, out-migration of families due to economic decline, etc.

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<sup>5</sup> These are net measurements.





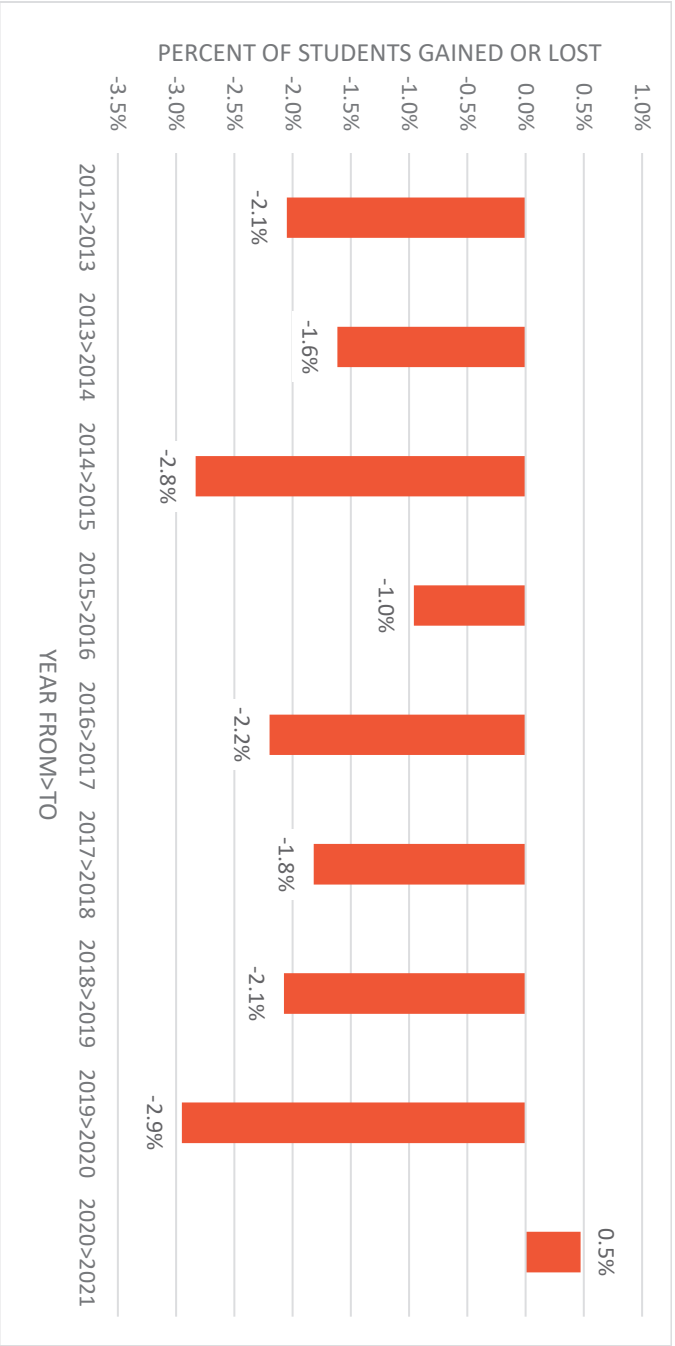
As an example, in 2020-21 the District's cohort of 10<sup>th</sup> graders had 687 students. A year later, this cohort became a 11<sup>th</sup> grade class of 706. Using this example, the rate of migration is calculated in the following way:

$$(706-687)/687 = +2.8\%$$

The 2.8% increase is a measure of the likelihood that a 10<sup>th</sup> grade class will become larger or smaller as it advances into 11<sup>th</sup> grade the following year. Migration rates are calculated for all grade levels by year and then analyzed by the current grade level configuration to find an average rate of change. Exceptionally high or low migration numbers are usually given lower weight in the calculations, and more recent data is typically given a higher weight. However, since grade-to-grade migration for some grades was affected by COVID-19 in 2020-21 and 2021-22, additional steps were taken to exclude these years if they were far out of line with other established trends.

The charts presented in Figures 45-48 demonstrate the effects of the COVID-19 pandemic on returning enrollments while also demonstrating the growth the District is experiencing in the current year. Until this year, MJUSD had experienced negative total cohort migration every year in the previous decade (Figure 45). In 2021, however, migration of the previous year's grades K-11 into grades 1-12 was a net increase of 0.5%, meaning the District gained net students among the population it would expect to return from one year to the next.

Figure 45. Migration Grades K-11 > Grades 1-12

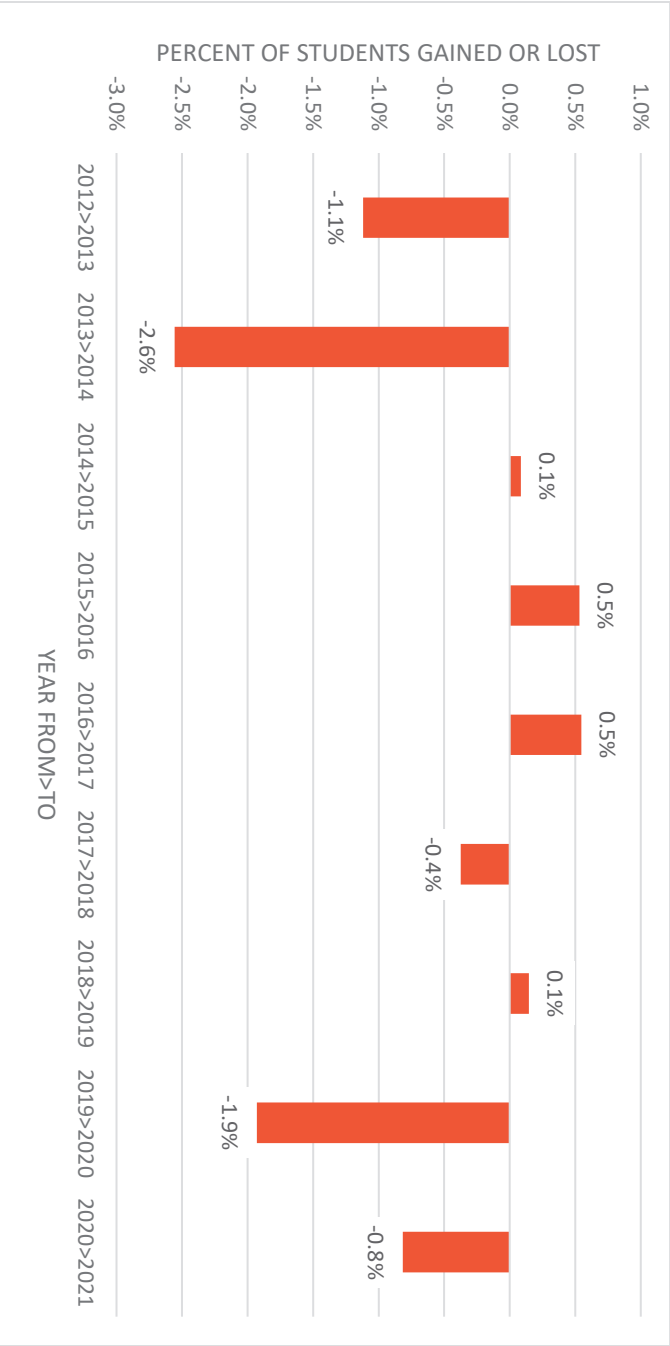


A closer examination of MJUSD migration by grade level grouping provides additional insight. MJUSD migration at the K-6<sup>th</sup> grade levels had been slightly positive four of the five years before the pandemic. Figure 46 demonstrates how the pandemic in 2020 particularly affected elementary



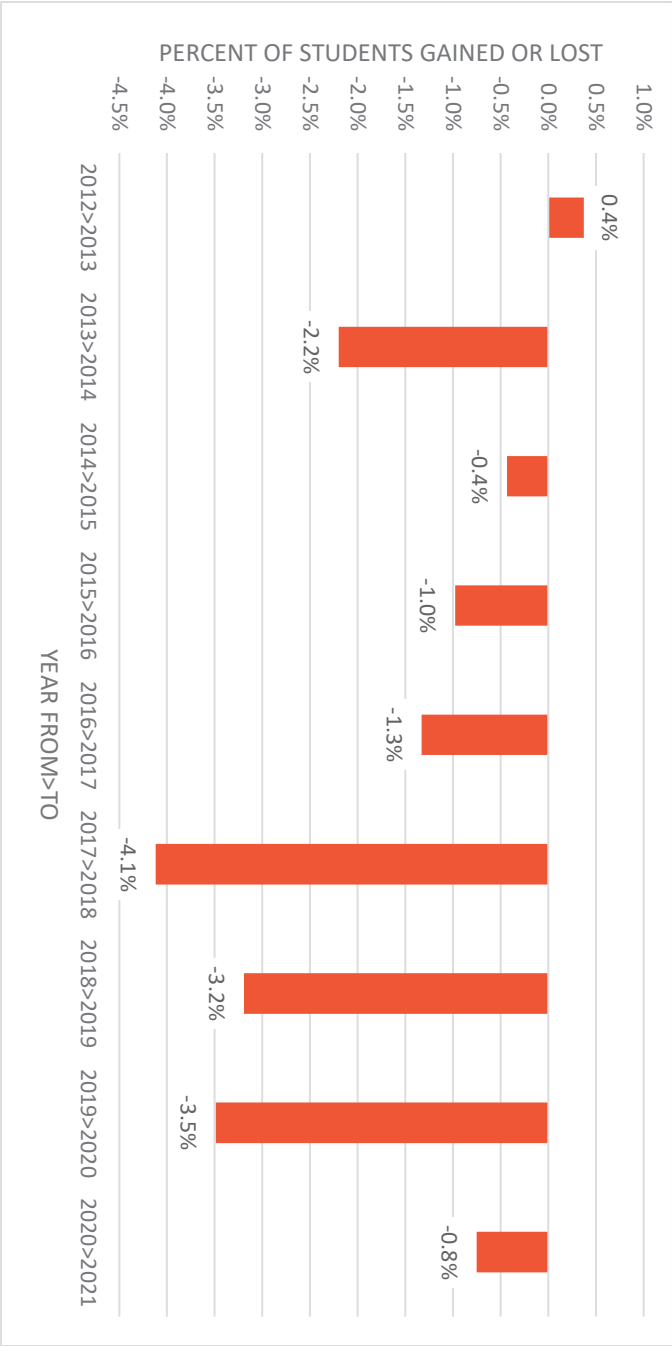
enrollment, and that despite growth elsewhere this year, elementary enrollment is still affected by COVID-19.

**Figure 46. Migration Grades K-5 > Grades 1-6**



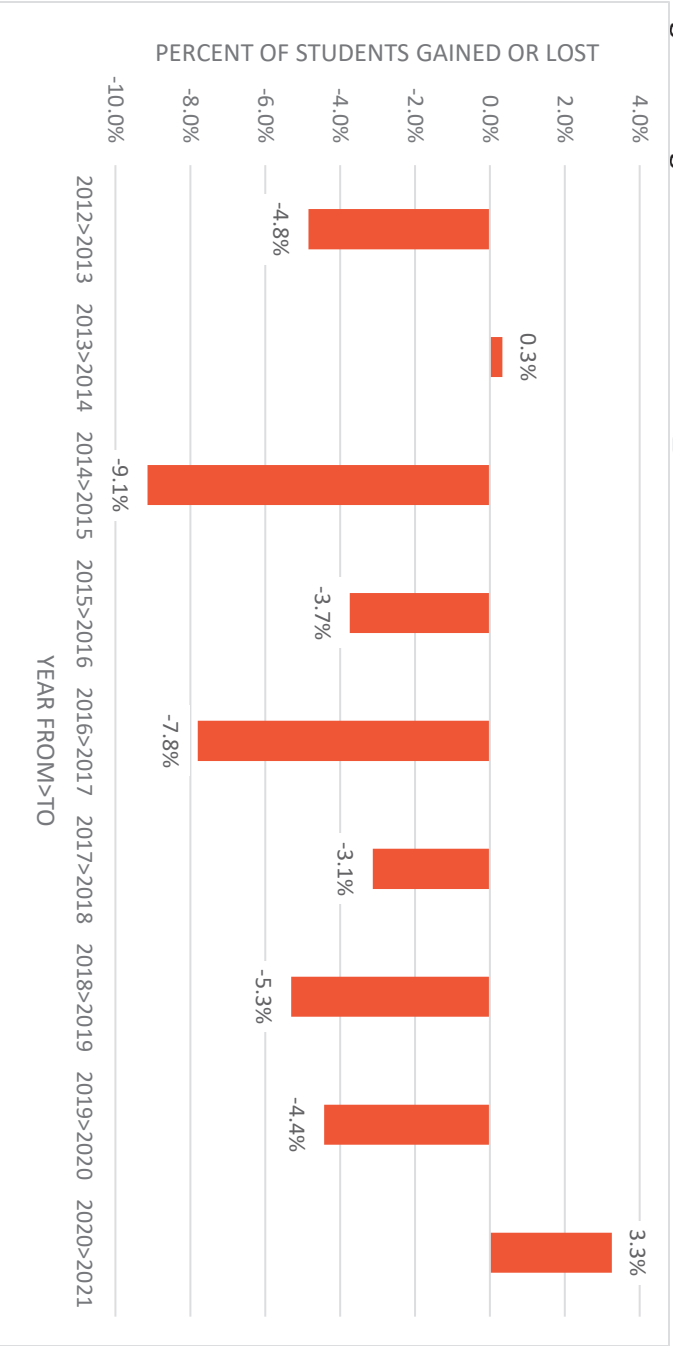
MJUSD's intermediate school grades, however, demonstrate a consistent loss of students both before and during the pandemic, with noticeably less negative cohort migration in the current year (Figure 47).

**Figure 47. Migration Grades 6-7 > 7-8**



Migration into the District's high school grades had been almost exclusively negative over the last decade, but in 2021 the District experienced an influx of new high school students. In the current year, migration into grades 9-12 was positive 3.3% (Figure 48).

**Figure 48. Migration Grades 8-11 > 9-12**



### **Enrollment Projections**

The benefit of tracking district demographic trends is the ability to utilize the trend data to project future enrollment. Predicting future enrollment is an important factor affecting many school processes: long-range planning, budgeting, staffing, and anticipating future building and capital needs. King Consulting has utilized several tools to project future enrollment, including the most major factors of cohort growth, birth rates, and residential construction patterns.

The cohort survival method is the standard demographic technique for projecting enrollments. This method was utilized to project enrollments for MJUSD. Using this method, the current student body is advanced one grade for each year of the projection. For example, year 2021 first graders become year 2022 second graders, and the following year's third graders, and so on. As a cohort moves through the grades, its total population will, as demonstrated above, most likely change.

Enrollment projections were prepared by calculating births, birth-to-kindergarten ratios, grade-to-grade migration rates, student generation rates, and residential development, along with special consideration of how to factor in the abnormal enrollments in 2020-21 and to some extent in the current year. King Consulting calculates three distinct enrollment projections: a Low projection, a Moderate projection, and a High projection. Since recent birth to kindergarten ratios and grade-to-grade migration rates have demonstrated some variability, there is a range of plausible outcomes for the District's future enrollment over the next few years. By providing a range of enrollment projections



that account for the record high and low input factors observed in the last few years, MJUSD can plan for a range of valid possibilities that will be defined by the High and Low projections.

The Moderate projection is recommended for planning purposes, and this projection carefully balances the various input factors for a long-term balanced approach that is most likely to hold up over time. Individual school projections are based on the Moderate District-wide projection.

### Low Enrollment Projection

**Table 14. MJUSD Low Enrollment Projection**

Grade	Actual			Projected							
	19-20	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28	28-29	
TK	155	97	108	243	359	441	634	615	614	606	
K	757	717	801	764	733	775	737	777	768	762	
1	795	769	767	824	791	762	807	757	797	784	
2	809	765	749	759	817	787	762	794	745	782	
3	841	808	760	765	777	839	811	773	807	754	
4	806	816	787	765	772	788	850	811	775	804	
5	761	789	786	788	768	779	798	847	808	770	
6	762	730	777	791	795	779	792	800	847	807	
7	786	735	726	759	770	776	763	767	774	817	
8	731	759	728	721	752	763	772	750	754	759	
9	727	728	784	732	729	760	774	770	752	754	
10	658	687	731	766	719	717	749	752	751	730	
11	620	623	706	672	707	665	665	683	688	685	
12	581	577	667	673	644	677	640	629	648	650	
TK-6	5,686	5,491	5,535	5,698	5,813	5,949	6,191	6,174	6,161	6,069	
7-8	1,517	1,494	1,454	1,480	1,522	1,539	1,535	1,517	1,528	1,576	
9-12	2,586	2,615	2,888	2,842	2,798	2,819	2,829	2,834	2,838	2,819	
<b>Total</b>	<b>9,789</b>	<b>9,600</b>	<b>9,877</b>	<b>10,020</b>	<b>10,132</b>	<b>10,308</b>	<b>10,554</b>	<b>10,525</b>	<b>10,527</b>	<b>10,464</b>	

## Moderate Enrollment Projection

Table 15. MJUSD Moderate Enrollment Projection

Grade	Actual			Projected							
	19-20	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28	28-29	
TK	155	97	108	255	395	507	759	739	737	728	
K	757	717	801	796	763	807	767	809	800	794	
1	795	769	767	828	827	797	843	792	835	821	
2	809	765	749	762	825	826	799	834	782	822	
3	841	808	760	767	783	849	852	813	848	793	
4	806	816	787	767	777	796	863	854	817	848	
5	761	789	786	794	776	789	811	865	857	817	
6	762	730	777	793	802	789	803	814	867	857	
7	786	735	726	762	775	786	776	781	791	840	
8	731	759	728	726	761	773	787	768	773	782	
9	727	728	784	738	740	776	792	793	776	781	
10	658	687	731	770	729	732	769	773	777	758	
11	620	623	706	680	720	683	688	710	716	717	
12	581	577	667	688	667	705	672	666	689	693	
TK-6	5,686	5,491	5,535	5,762	5,948	6,158	6,498	6,520	6,543	6,479	
7-8	1,517	1,494	1,454	1,488	1,536	1,560	1,563	1,549	1,565	1,622	
9-12	2,586	2,615	2,888	2,878	2,856	2,897	2,920	2,941	2,958	2,949	
<b>Total</b>	<b>9,789</b>	<b>9,600</b>	<b>9,877</b>	<b>10,128</b>	<b>10,340</b>	<b>10,614</b>	<b>10,981</b>	<b>11,010</b>	<b>11,066</b>	<b>11,050</b>	

Based on the MJUSD District-wide Moderate enrollment projection, the District's enrollment will continue to increase as residential development brings hundreds of new families to the District and transitional kindergarten expands to become a new grade level cohort. Since MJUSD births are not decreasing as much as is the case in much of the rest of California, the enrollment increases created by these offsetting factors enable total District enrollment to grow, as they are not overcoming a steady pattern of smaller incoming cohorts; in fact MJUSD kindergarten cohorts are expected to remain generally consistent in size in the coming years. Elementary enrollment will increase the most, especially with TK expansion, and these larger cohorts will eventually reach the intermediate and high school grades.

- Total MJUSD enrollment is projected to increase from 9,877 in the current year to 11,050 by 2028-29 (plus 1,173 or 11.9%).
- TK-6<sup>th</sup> grade enrollment will increase from 5,535 to 6,479 (plus 944 or 17.1%)
- 7<sup>th</sup>-8<sup>th</sup> grade enrollment will increase from 1,454 to 1,622 (plus 168 or 11.6%)



- 9<sup>th</sup>-12<sup>th</sup> grade enrollment will increase from 2,888 to 2,949 (plus 61 or 2.1%); however, these grades will grow more as larger cohorts in earlier grades continue to move into high school in later years.

## High Enrollment Projection

Table 16. MJUSD High Enrollment Projection

		Actual			Projected						
Grade	19-20	20-21	21-22		22-23	23-24	24-25	25-26	26-27	27-28	28-29
TK	155	97	108		264	409	524	811	790	788	778
K	757	717	801		830	796	841	800	844	834	828
1	795	769	767		835	869	837	885	832	877	863
2	809	765	749		763	832	868	839	876	822	865
3	841	808	760		768	785	858	895	854	892	834
4	806	816	787		772	783	803	877	903	863	897
5	761	789	786		798	785	799	823	884	911	868
6	762	730	777		795	809	800	816	828	888	913
7	786	735	726		768	783	799	792	799	811	867
8	731	759	728		728	768	783	801	786	793	803
9	727	728	784		747	751	793	811	817	804	810
10	658	687	731		775	743	747	790	797	805	790
11	620	623	706		690	734	705	712	740	748	754
12	581	577	667		691	679	723	696	692	721	727
TK-6	5,686	5,491	5,535		5,825	6,068	6,329	6,747	6,811	6,876	6,846
7-8	1,517	1,494	1,454		1,496	1,551	1,582	1,594	1,585	1,604	1,670
9-12	2,586	2,615	2,888		2,904	2,908	2,968	3,009	3,045	3,079	3,082
Total	9,789	9,600	9,877		10,225	10,527	10,879	11,350	11,442	11,559	11,597

### **Enrollment Projections by School**

Table 17 provides enrollment projections by school. King Consulting prepared these individual school enrollment projections utilizing the standard cohort survival methodology, historical migration rates, and birth to kindergarten ratios. The individual school enrollment projections assume that the rate of progression from one grade to the next will be consistent with the rates of progression in previous years, barring obvious outliers that were appropriately weighted or removed. Importantly, given the pending expansion of Transitional Kindergarten to an effective new grade level over the next four years, these projections currently assume that TK will continue to be offered at all sites where it is currently housed, with no new sites enrolling TK students. How the District implements its expanded TK could cause some individual school enrollments to differ from these projections. Full school projections by grade are provided in Appendix A.

Additionally, these forecasts do not take into consideration local district factors such as changing school programs, the requirements of teacher to student ratios by grade level, the availability of classrooms, and the movement of students required to maintain the teacher/student ratio at all grade levels. Overloading, overflow designations, and intra-district transfer policy can also have an enormous effect on an individual school's enrollment projection accuracy, even while total District-wide projections remain accurate.

**Table 17. Enrollment Projections by School, Moderate Projection**

<b>Elementary Schools</b>	<b>21-22</b>	<b>22-23</b>	<b>23-24</b>	<b>24-25</b>	<b>25-26</b>	<b>26-27</b>	<b>27-28</b>	<b>28-29</b>
Arboga ES	463	504	557	622	653	675	674	640
Browns Valley ES	134	127	128	133	141	141	148	147
Cedar Lane ES	510	573	571	556	561	552	539	529
Cordia ES	57	62	71	78	88	95	95	95
Covillaud ES	494	529	539	557	593	598	595	594
Dobbins ES	39	47	51	47	44	44	45	43
Edgewater ES	504	520	509	508	495	505	517	514
Ella ES	555	569	570	576	599	605	613	618
Johnson Park ES	390	438	481	506	586	578	585	571
Kyroch ES	710	730	765	796	849	844	847	845
Linda ES	590	629	676	725	804	804	813	816
Loma Rica ES	99	106	110	114	125	121	116	117
Olivehurst ES	455	466	472	492	518	509	492	487
Yuba Feather ES	150	149	146	147	151	147	148	148
<b>Intermediate Schools</b>	<b>21-22</b>	<b>22-23</b>	<b>23-24</b>	<b>24-25</b>	<b>25-26</b>	<b>26-27</b>	<b>27-28</b>	<b>28-29</b>
Foothill IS	204	211	212	208	204	212	218	222
McKenney IS	557	571	578	589	573	566	573	590
Yuba Gardens IS	755	840	851	864	878	873	888	920
<b>High Schools</b>	<b>21-22</b>	<b>22-23</b>	<b>23-24</b>	<b>24-25</b>	<b>25-26</b>	<b>26-27</b>	<b>27-28</b>	<b>28-29</b>
Lindhurst HS	1,175	1,320	1,351	1,396	1,430	1,430	1,422	1,407
Marysville HS	1,018	1,083	1,057	1,054	1,050	1,068	1,079	1,083
South Lindhurst HS	139	123	121	125	121	121	124	125
<b>Other Schools</b>	<b>21-22</b>	<b>22-23</b>	<b>23-24</b>	<b>24-25</b>	<b>25-26</b>	<b>26-27</b>	<b>27-28</b>	<b>28-29</b>
Marysville Charter Acad. for the Arts	332	314	302	298	294	297	307	312
Marysville Community Day	53	53	52	53	54	54	54	54
Lincoln Alternative School	494	166	167	169	170	171	172	173

## SECTION G: FACILITY ANALYSIS

To determine the ability of the District's facilities to adequately serve enrollments and residents, King Consulting compared the District's previously published facility capacity calculations with the Moderate enrollment projection. This section identifies the adequacy of the Marysville Joint Unified School District's existing facilities to accommodate the Moderate projected enrollment.

Capacity was sourced from the District's Facilities Master Plan dated May 23, 2017. Capacity for each site was based on the number of available classrooms and a common loading factor for each grade level to indicate how many students each classroom would add to a site's capacity.

Table 18 identifies each site's capacity (except for the alternative programs and the charter school) compared to its highest and lowest projected enrollment from Section F.

**Table 18. Facility Capacities Compared to Current Enrollments**

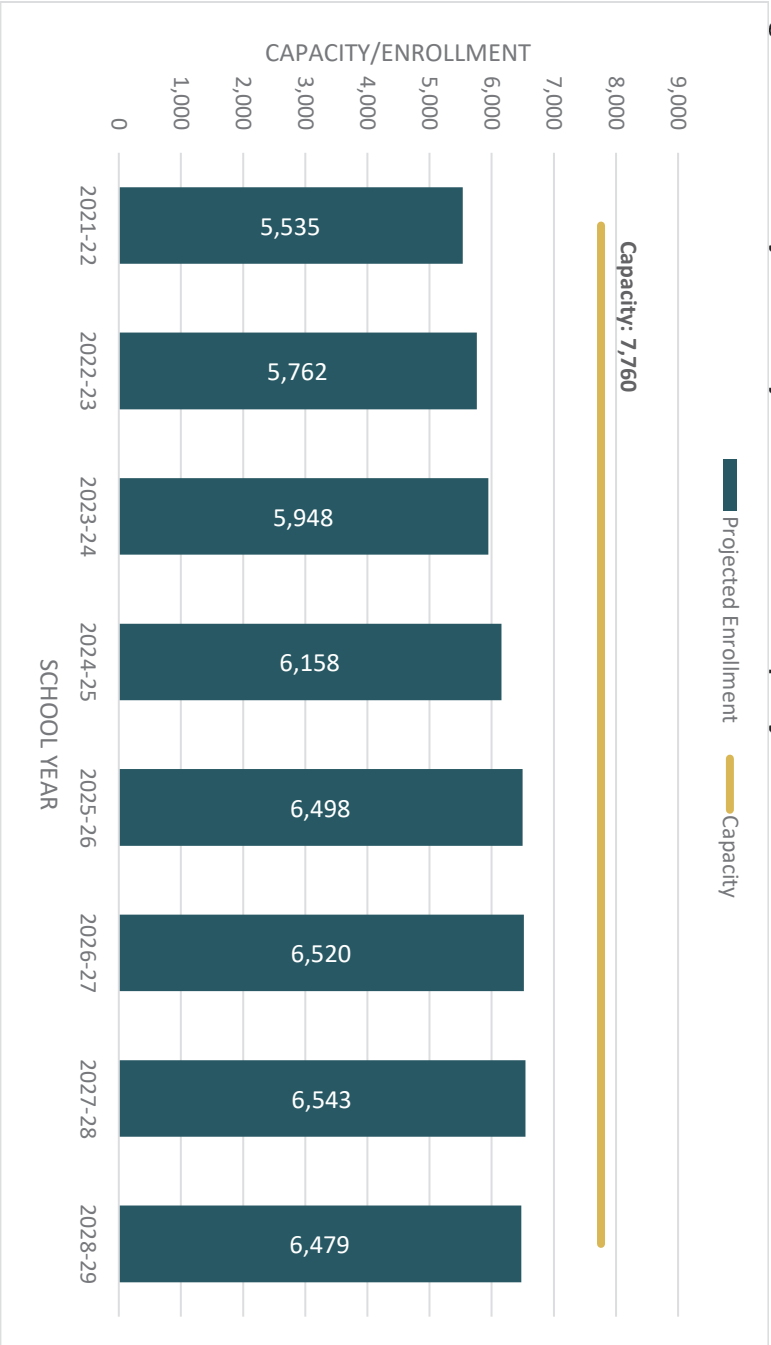
School	Capacity	Highest Projected Enrollment	Lowest Projected Enrollment
Arboga ES	640	675	504
Browns Valley ES	312	148	127
Cedar Lane ES	824	573	529
Cordia ES	152	95	62
Covillaud ES	648	598	529
Dobbins ES	112	51	43
Edgewater ES	536	520	495
Ella ES	752	618	569
Johnson Park ES	536	586	438
Kynoch ES	968	849	730
Linda ES	960	816	629
Loma Rica ES	240	125	106
Olivehurst ES	816	518	466
Yuba Feather ES	264	151	146
<b>Elementary School Totals</b>	<b>7,760</b>	<b>6,543</b>	<b>5,762</b>
Foothill IS	276	222	204
McKenney IS	674	590	566
Yuba Gardens IS	930	920	840
<b>Intermediate School Totals</b>	<b>1,880</b>	<b>1,622</b>	<b>1,488</b>
Lindhurst HS	1,500	1,430	1,320
Marysville HS	1,380	1,083	1,050
South Lindhurst HS	189	125	121
<b>High School Totals</b>	<b>3,069</b>	<b>2,958</b>	<b>2,856</b>

As shown in Table 18, MJUSD has sufficient total capacity across the District to accommodate its current and projected enrollment levels, even with the addition of more TK students. However, some individual sites are projected to enroll more students than their capacity, especially in areas with concentrated residential development. Furthermore, much of the excess capacity is at schools that are far from where most of the population growth in the District is set to occur due to development.

Figures 49-51 provide visualizations of Marysville Joint USD's Moderate projected enrollment compared to capacity for each type of school.

It is also important to consider that TK students require specialized spaces, so the greater proportion of the youngest students who will make up elementary enrollment should be considered when planning for facilities.

**Figure 49. Elementary School Projected Enrollment vs. Capacity**

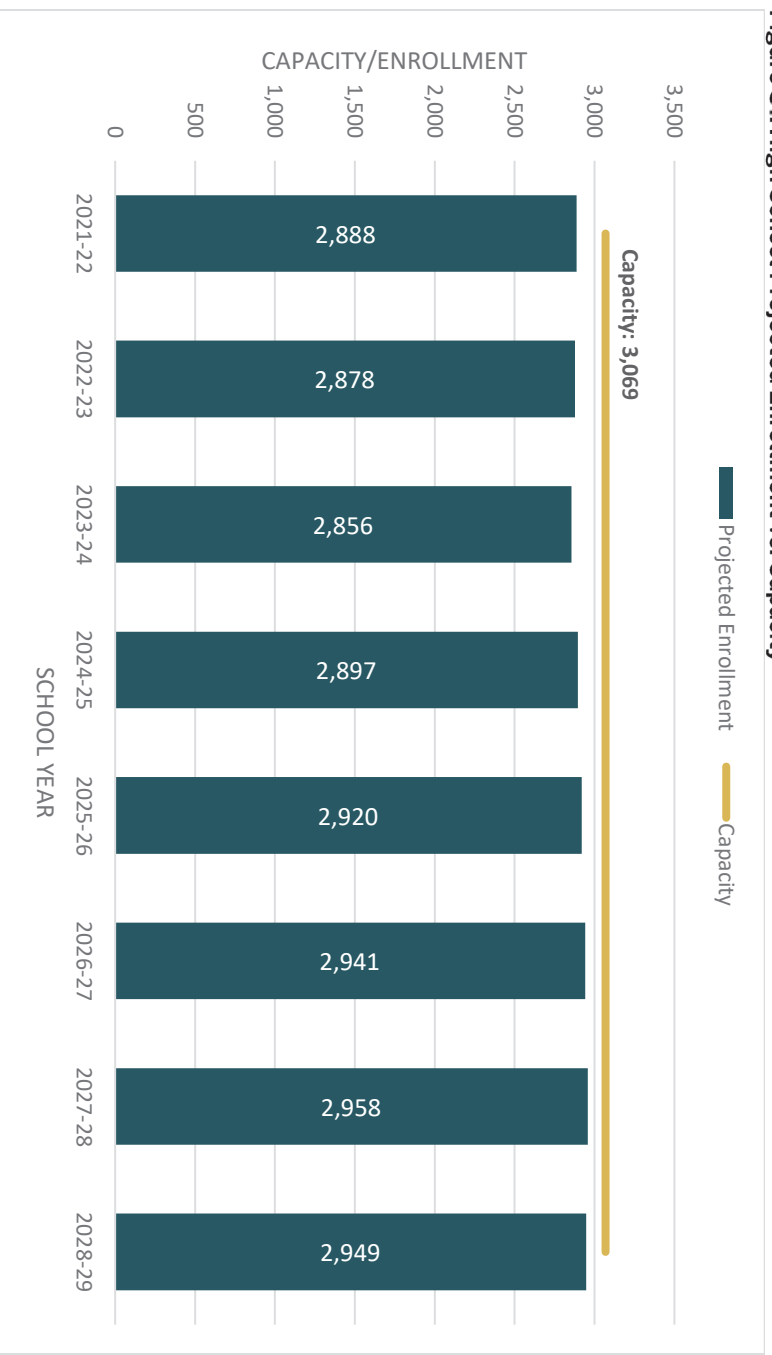




**Figure 50. Intermediate School Projected Enrollment vs. Capacity**



**Figure 51. High School Projected Enrollment vs. Capacity**



## **SECTION G: CONCLUSION AND RECOMMENDATIONS**

Despite the one-time drop in enrollment caused by COVID-19, the Marysville Joint USD can expect enrollment to increase for the next few years as thousands of new homes are built in the District and more Transitional Kindergarten students enroll as 4-year-old students. Enrollments will continue to increase by at least 2% each year through 2025-26 as more 4 year old TK students enroll and new families move to the District to occupy the large supply of available new housing. After that time, barring additional new development not currently in the County's pipeline, enrollment growth will slow, and total enrollment will remain just over 11,000 total students.

The Marysville Joint Unified School District has undertaken this study to assist in proactive planning for current and future facility needs for its student population. Based on the analyses prepared for this study, the following steps are recommended for the Marysville Joint Unified School District to meet its future facility needs. However, it is important to note that these recommendations may be constrained by broader fiscal and policy issues.

1. The District should plan for how it will house the additional Transitional Kindergarten students it will enroll, whether at its elementary schools or in a centralized location.
2. Continue to closely monitor residential development throughout the District, as increased enrollments in these areas can impact existing school facilities.
3. Consider boundary adjustments to reduce enrollment at schools with enrollment that exceeds capacity values, especially if large new developments have not yet been built.
4. The District should consider, develop, and adopt educational specifications for all school sites.
5. Incorporate these findings into the District's Facility Master Plan.
6. Additional recommendations may be developed for the final version of this document after coordination with District staff and/or the Board of Education.

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