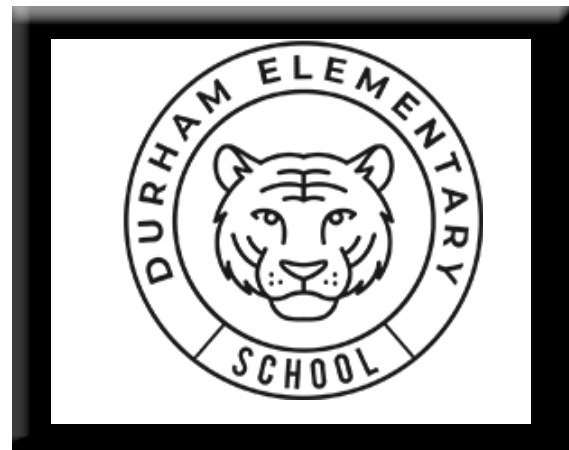


DURHAM UNIFIED SCHOOL DISTRICT 2019



Durham Unified
School District

FACILITIES PLANNING ASSESSMENT



Facility Problem Solvers



Durham Unified School District

Lloyd Webb, Superintendent

9420 Putney Drive
Durham, CA 95938
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www.durhamunified.org

Board of Trustees

Lance Smith, President
Ed McLaughlin, Clerk
Alex DuBose, Trustee
Kathy Horn, Trustee
Matthew Thorpe, Trustee

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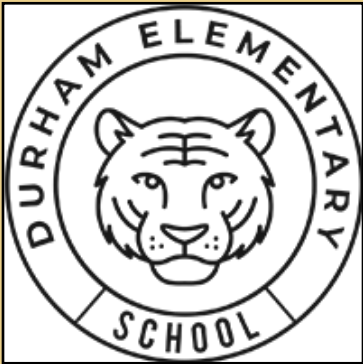
SECTION 1

EXECUTIVE SUMMARY

ABOUT THE DISTRICT



Durham Unified
School District



Mission Statement

To empower each student to achieve his or her potential to be a knowledgeable, productive, responsible citizen who is a life-long learner, and is able to function successfully with integrity in a complex, changing world.

Durham Unified

The Durham Unified School District is a small, K-12 district in Butte County, approximately 8 miles South of Chico.

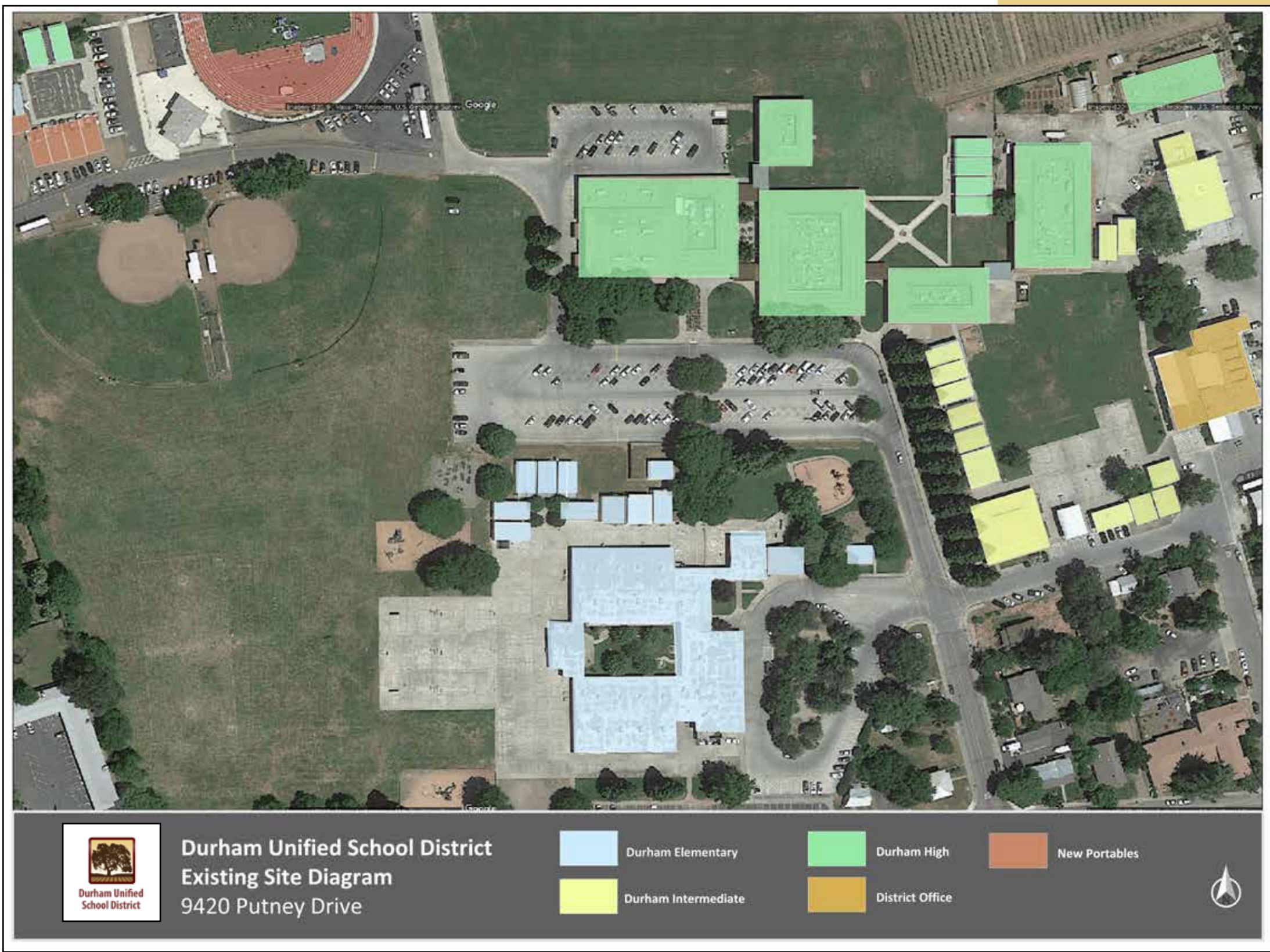
The District consists of 3 schools, Durham Elementary, Durham Intermediate and Durham High School.

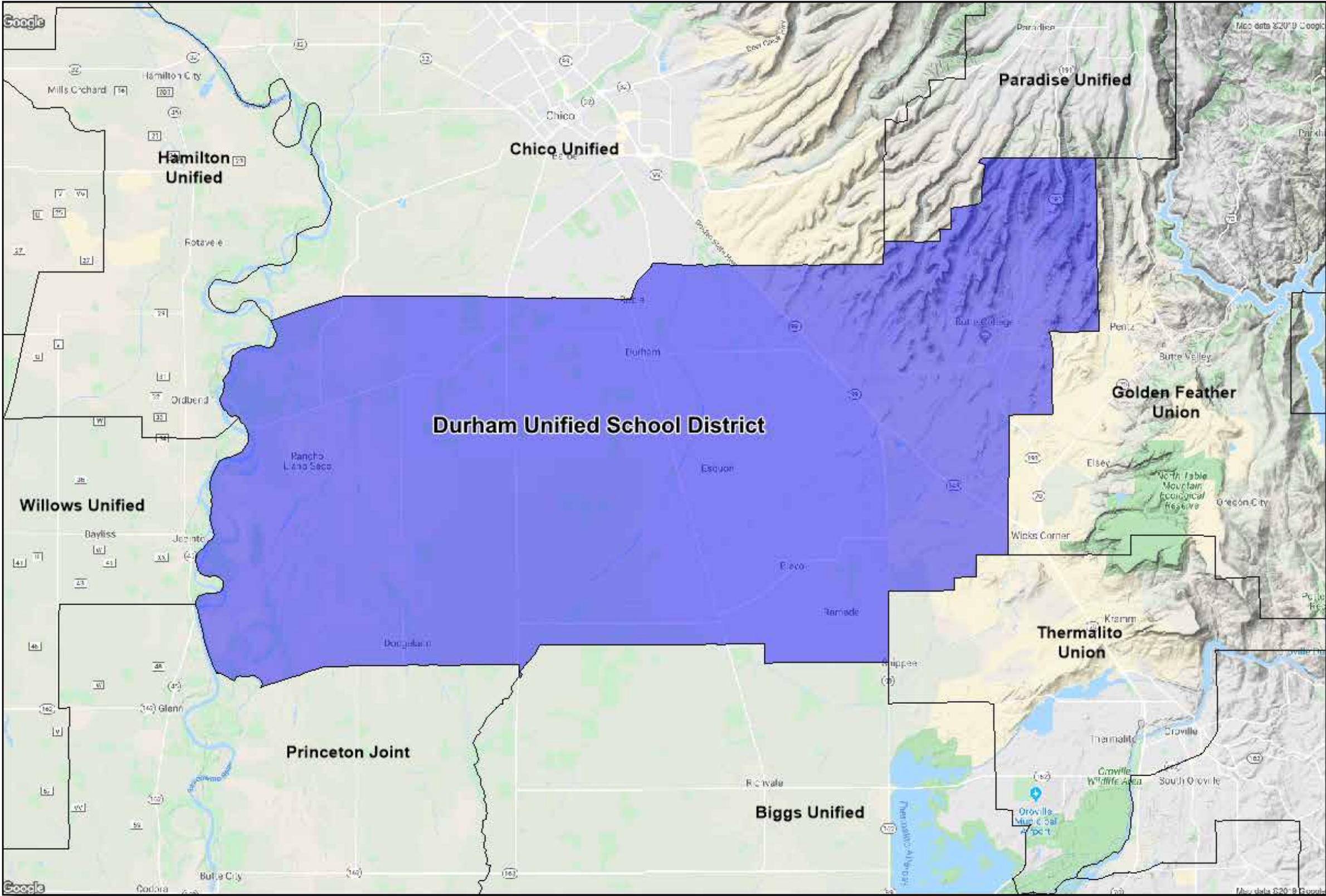
The district is approximately 180 square miles in size and is administered by a five member Board of Trustees, and a Superintendent.



ABOUT THE DISTRICT

The campuses of Durham Elementary, Durham Intermediate and Durham High School, are located on a single site approximately 67 acres in size.





SCOPE OF WORK

The District has recognized a need to develop a facilities improvement program to repair and modernize its school facilities and infrastructure. In September 2019, the District retained SchoolWorks, Inc. in conjunction with Eagle Architects to evaluate the Durham Unified school sites.

Schoolworks, Inc. has assembled a team of specialists in the fields of facilities planning, maintenance and operations, and school facility funding to document and analyze the District's facilities maintenance and improvement programs. Assisting our team was a collaboration of District administration including Principals, Facilities, and Maintenance and Operations staff.

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

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

Facilities projects can be funded from several sources. An explanation of the more commonly used funding resources are outlined in Section 2. The FPA will calculate how the District can maximize it's State and local funding opportunities to help pay for some of the facilities improvement projects outlined in this assessment.

ACKNOWLEDGMENTS

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

Lloyd Webb: Superintendent

Robert Anderson: Assistant Superintendent Business and Operations

Eric Kolstad: Manager of Maintenance, Operations and Transportation

Ed McLaughlin: Board Member

Matthew Thorpe: Board Member

Alan Chambers: Eagle Architects

Drew Edwards: Retired Manager of Maintenance, Operations and Transportation



FINDINGS AND OBSERVATIONS

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

The Facilities Planning Assessment (FPA) has identified a total of **\$31,143,320** in facilities improvement projects. This includes **\$18,403,320** for modernization and improvement of existing facilities, and **\$12,740,000** in potential new facilities projects.

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

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

Cost estimates do not take into account unexpected or unforeseen scope of work variances, escalation or inflation Costs. Depending on the timing of projects, it is recommended the District consult with the architect and project manager before finalizing any construction budgets.

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



FINDINGS AND OBSERVATIONS

TOTAL	DURHAM ELEMENTARY	DURHAM INTERMEDIATE	DURHAM HIGH	TOTAL
FACILITIES ASSESSMENT				
MODERNIZATION CATEGORY	COST	COST	Cost	COST
Parking & Traffic Circulation	\$0	\$0	\$3,659,500	\$3,659,500
Security & Safety	\$312,000	\$208,000	\$208,000	\$728,000
ADA compliance (excluding restrooms)	\$6,500	\$3,250	\$0	\$9,750
Roofing	\$1,747,200	\$613,600	\$2,875,600	\$5,236,400
HVAC	\$738,400	\$0	\$1,677,000	\$2,415,400
Exterior Upgrades	\$800,800	\$262,600	\$776,100	\$1,839,500
Instructional Spaces Interior Upgrades	\$31,200	\$0	\$1,362,660	\$1,393,860
Restroom Interior Upgrades	\$357,500	\$80,600	\$357,500	\$795,600
Cafeteria / MPR Interior upgrades	\$466,310	\$0	\$994,500	\$1,460,810
Athletic Interior Spaces Upgrades	\$0	\$247,000	\$617,500	\$864,500
TOTAL	\$4,459,910	\$1,415,050	\$12,528,360	\$18,403,320
NEW FACILITIES CATEGORY	COST	COST	Cost	COST
New Permanent or Portable Classrooms	\$1,755,000	\$4,030,000	\$780,000	\$6,565,000
Administration / Support Services	\$0	\$1,625,000	\$0	\$1,625,000
Multipurpose Building / Cafeteria	\$0	\$4,550,000	\$0	\$4,550,000
TOTAL	\$1,755,000	\$10,205,000	\$780,000	\$12,740,000
FACILITIES ASSESSMENT TOTALS	\$6,214,910	\$11,620,050	\$13,308,360	\$31,143,320

Details for each category are provided at the end of each School Site Assessment located in Section 3.

Several assumptions were made during the facilities site assessment and should continue to be monitored closely by the District as additional funding options could become available.

Durham Unified recently purchased five (5) portable classroom buildings which were used to house Paradise Unified students after the November 2018 Camp Fire. These portable classrooms can be used to temporarily house students during construction projects of new classroom space. Once these projects are completed, the portable classrooms can be used to permanently replace some of the existing aging portables.

The findings and observation summary assumes removing portable buildings from Durham Intermediate and replacing with permanent or modular Classroom construction. This includes space for Restrooms, Administration and other Support Services. Additional cost estimates include a new Multipurpose/Cafeteria building.

The assessment also recommends replacing the portable classroom buildings at Durham Elementary and Durham High when additional State funding becomes available. The cost estimates in this summary include replacing 10 portables at Durham Elementary and four (4) Portables at Durham High with new portable buildings. These costs could be offset by using the existing portables purchased to house the Paradise Unified students.

If the District continues to grow, there may be future funding opportunities through the State New Construction program to replace all or some of the existing aging portables with new construction.

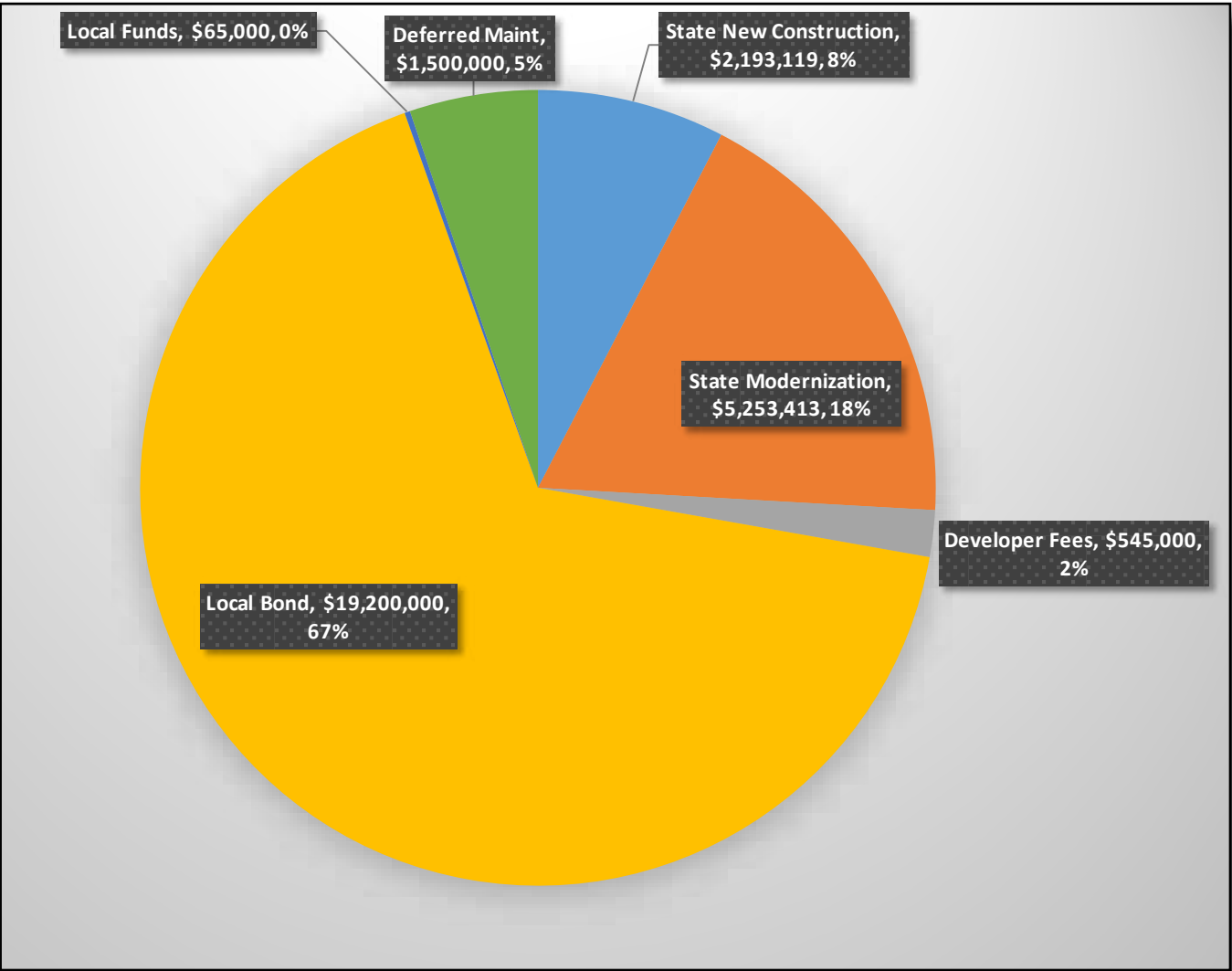


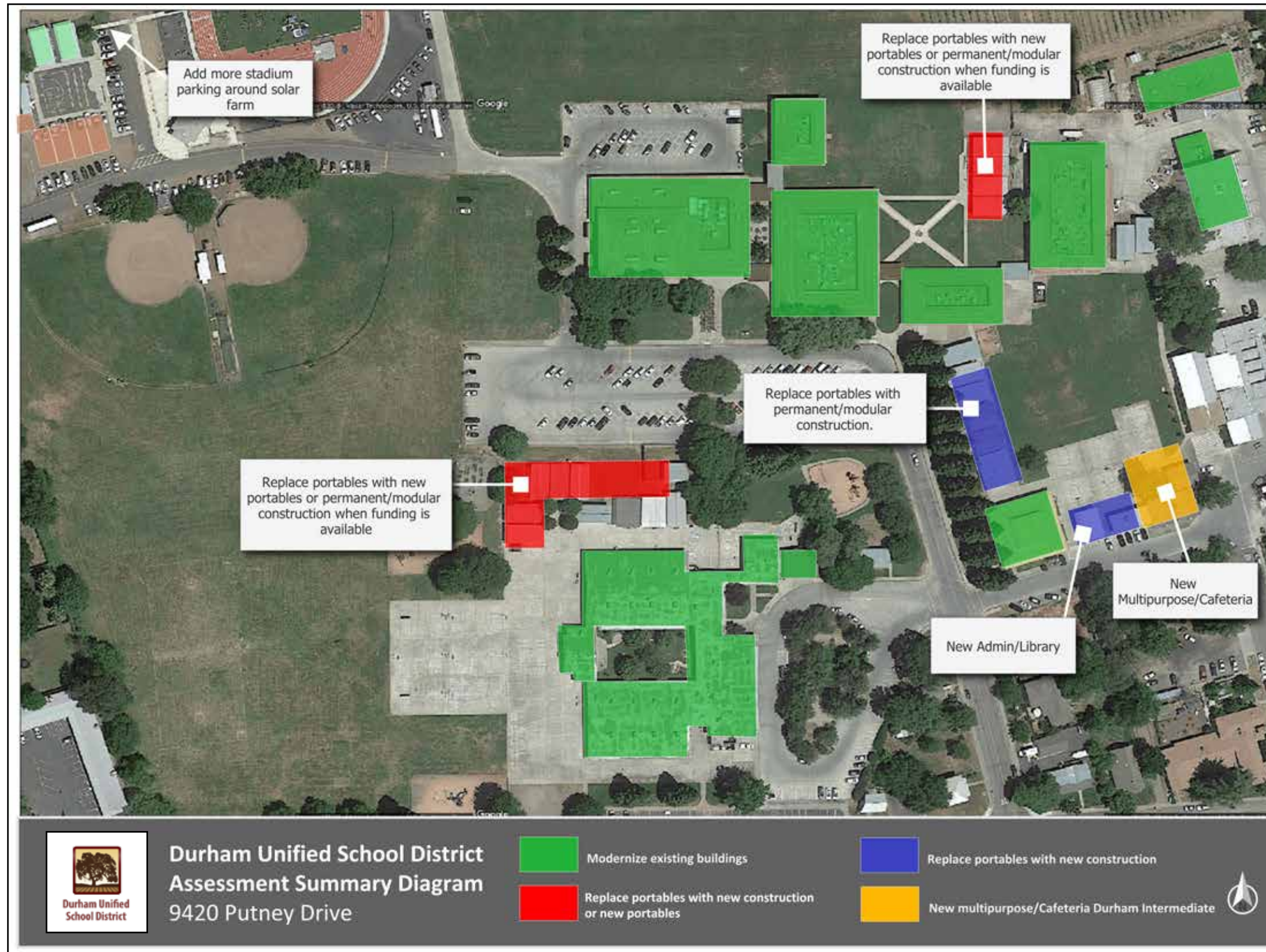
FUNDING PROFILE

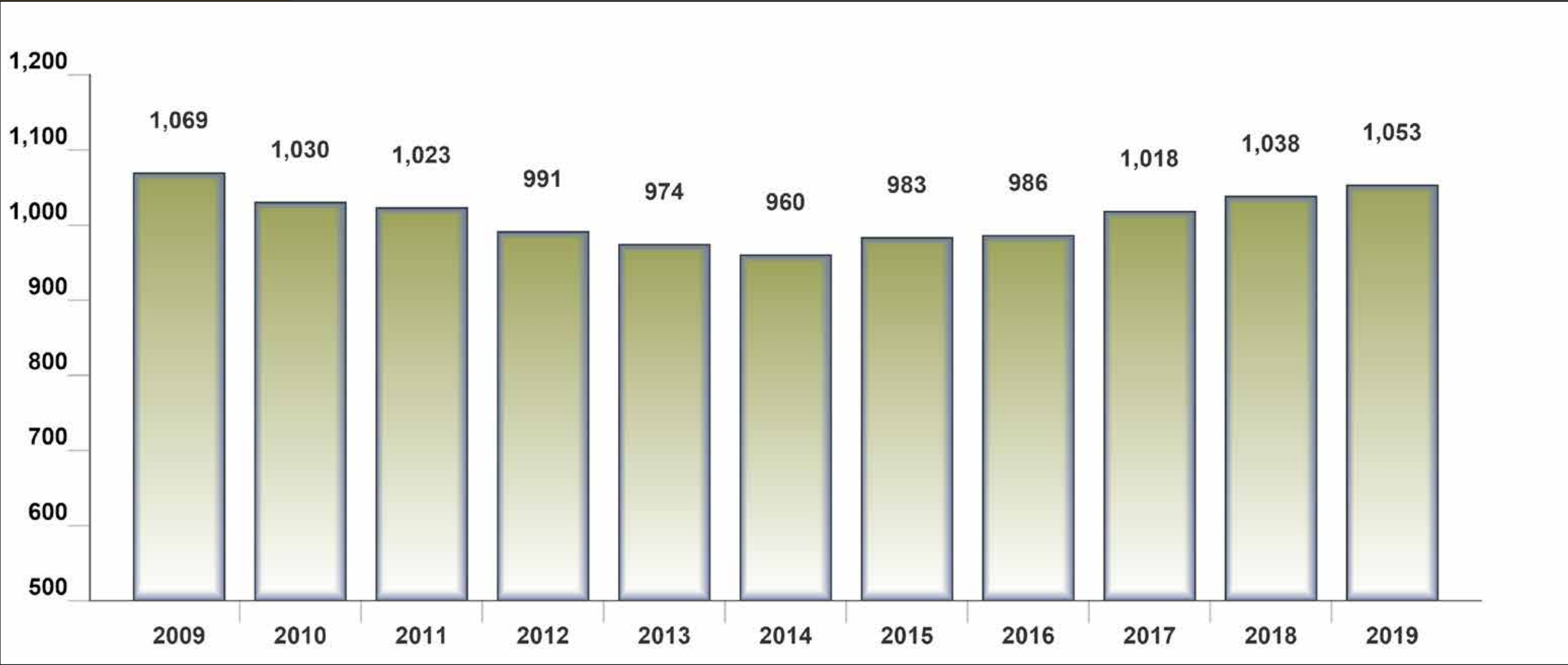
As part of the assessment, Schoolworks has reviewed with staff how the District funds facilities projects. This will help provide a clear road-map to establish a long-term implementation plan prioritizing certain projects based on when funding is available.

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

Durham Unified School District	
Funding Sources	Facility Funding Sources
State Modernization	\$5,253,413
State New Construction Projects	\$2,193,119
Fund 25 Balance (DF)	\$295,000
5 Years Developer Fee Income	\$250,000
Fund 40 Balance (Cap Fac Reserve)	\$65,000
Local Bond Balance Available	\$7,000,000
Authorized Local Bonds	\$12,200,000
5 years Annual DM Allocations	\$1,500,000
Totals	\$28,756,532







This chart shows the past 10 years of historic enrollment for the Durham Unified School District. Enrollment information is provided by the California Department of Education Data Reporting Office.



SECTION 2

FUNDING SOURCES

FACILITIES FUNDING SOURCES

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

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

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

STATE FUNDING OPTIONS

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

LOCAL FUNDING OPTIONS

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

OTHER FUNDING OPTIONS

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



MODERNIZATION (60% STATE FUNDING)

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

MODERNIZATION PROJECTS

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

STATE MODERNIZATION

WHAT DOES THE PROGRAM FUND?

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

STATE HARDSHIP

FINANCIAL HARDSHIP (UP TO 100% STATE FUNDING)

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

PREREQUISITES FOR FINANCIAL HARDSHIP

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

FACILITY HARDSHIP (50-60% STATE FUNDING)

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

FACILITY HARDSHIP PROJECTS

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



STATE NEW CONSTRUCTION
NEW CONSTRUCTION (50% STATE FUNDING)

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

NEW CONSTRUCTION PROJECTS

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

WHAT DOES THE PROGRAM FUND?

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

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

DEVELOPER FEES

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

WHO SHOULD COLLECT DEVELOPER FEES?

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

CURRENT LEVEL 1 AMOUNTS

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

USE OF LEVEL 1 DEVELOPER FEES

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



GENERAL OBLIGATION BOND

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

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

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

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

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

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

ADVANTAGES OF G.O. BONDS ARE:

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

CERTIFICATES OF PARTICIPATION

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

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

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

THE ADVANTAGES OF COPs ARE:

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



LCAP (Local Control Accountability Plan)

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

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

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

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

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

MODERNIZATION ELIGIBILITY ANALYSIS

Based on preliminary estimates, the District may be eligible for a combined **\$8,755,688** in State modernization funding.

Under the current State Facilities Building Program, the State share is (60%) of the eligible project amount. The District would need to come up with a local share amount (40%) of approximately **\$3,502,275** to request State funding.

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

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

Durham Unified School District Modernization Eligibility Analysis								
Project Totals	2019	2020	2021	2022	2023	2024	2025	2026
Durham Elem	\$3,082,357	\$3,082,357	\$3,082,357	\$3,082,357	\$3,082,357	\$3,082,357	\$3,082,357	\$3,082,357
Durham Intermediate	\$2,177,613	\$2,177,613	\$2,177,613	\$2,177,613	\$2,177,613	\$2,177,613	\$2,177,613	\$2,177,613
Durham High	\$3,495,718	\$3,495,718	\$3,495,718	\$3,495,718	\$3,495,718	\$3,495,718	\$3,495,718	\$3,495,718
Totals	\$8,755,688	\$8,755,688	\$8,755,688	\$8,755,688	\$8,755,688	\$8,755,688	\$8,755,688	\$8,755,688
State Match (60%)	2019	2020	2021	2022	2023	2024	2025	2026
Durham Elem	\$1,849,414	\$1,849,414	\$1,849,414	\$1,849,414	\$1,849,414	\$1,849,414	\$1,849,414	\$1,849,414
Durham Intermediate	\$1,306,568	\$1,306,568	\$1,306,568	\$1,306,568	\$1,306,568	\$1,306,568	\$1,306,568	\$1,306,568
Durham High	\$2,097,431	\$2,097,431	\$2,097,431	\$2,097,431	\$2,097,431	\$2,097,431	\$2,097,431	\$2,097,431
Totals	\$5,253,413	\$5,253,413	\$5,253,413	\$5,253,413	\$5,253,413	\$5,253,413	\$5,253,413	\$5,253,413
Local Match (40%)	2019	2020	2021	2022	2023	2024	2025	2026
Durham Elem	\$1,232,943	\$1,232,943	\$1,232,943	\$1,232,943	\$1,232,943	\$1,232,943	\$1,232,943	\$1,232,943
Durham Intermediate	\$871,045	\$871,045	\$871,045	\$871,045	\$871,045	\$871,045	\$871,045	\$871,045
Durham High	\$1,398,287	\$1,398,287	\$1,398,287	\$1,398,287	\$1,398,287	\$1,398,287	\$1,398,287	\$1,398,287
Totals	\$3,502,275	\$3,502,275	\$3,502,275	\$3,502,275	\$3,502,275	\$3,502,275	\$3,502,275	\$3,502,275

* Financial Hardship districts may be funded up to 100%



SECTION 3

SCHOOL ASSESSMENTS



Durham Elementary School

9421 Putney Drive, Durham, CA 95938

530.895.4695

Grades K-5

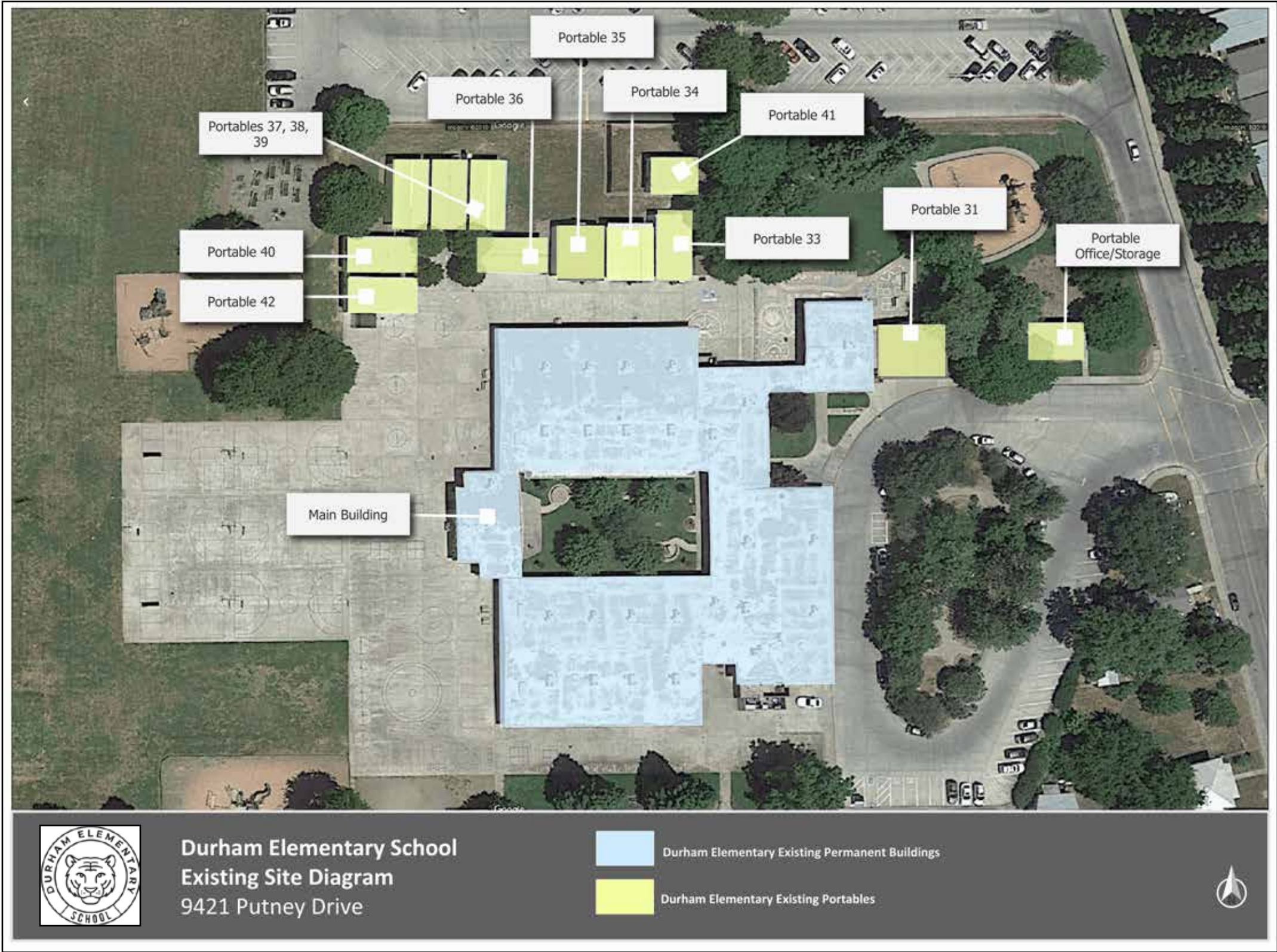
Mission Statement

ADD SCHOOL MISSION STATEMENT

EXISTING CONDITIONS SITE MAP

SITE DATA

- Year Built: 1962
- Acres: (Total Site) +/- 67
- Building Area: +/- 46,693
- Grades Served: K-5
- 2019/2020 Enrollment: 475



BUILDINGS INVENTORY

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

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

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

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

Durham Elem Name	Date Built	Date Mod	Mod Funds	Bldg Type	Area	CR Count	Year Eligible for Modernization
Main Bldg: Cr's, MPR, Admin, Lib	1962	2004	SFP	1	35173	17	2029
Portable Rm 31 Kindergarten	1989			2	960	1	2009
Portable: Office/Storage	1988			2	960	0	2008
Portable Rm 33	1981			2	960	1	2001
Portable Rm 34	1989			2	960	1	2009
Portable Rm 35	1989			2	960	1	2009
Portable Rm 36	1989			2	960	1	2009
Portable Rm 37	1992			2	960	1	2012
Portable Rm 38	1992			2	960	1	2012
Portable Rm 39	1992			2	960	1	2012
Portable Rm 40	1992			2	960	1	2012
Portable Rm 41	1992			2	960	1	2012
Portable Rm 42	1992			2	960	1	2012
Totals					46693	28	

Bldg Type: 1=Permanent 2=Portable



FACILITIES ASSESSMENT REPORT

SITE WORK & INFRASTRUCTURE

- Upgrade to VOIP phone system
- Connect intercom system for all 3 schools together to allow single emergency broadcast
- Replace security/intrusion alarm system
- Add ADA compliant drinking fountains with bottle fill stations in courtyard (x2)



MAIN BLDG: ADMIN, CLASSROOMS 1-17

- Replace roof (5-10 years) & replace HVAC units
- Replace single pane windows
- Remodel Nurse office restroom for ADA, remove shower
- Remodel Staff/Visitor restroom (by room 16) for ADA, convert 2 small restrooms into 1 large single use ADA restroom
- Remodel student restrooms (by room 10) for ADA (x2)



Replace roof (5-10 years)



Replace HVAC units



Replace single pane windows



Remodel nurse restroom



Remodel restrooms for ADA

MAIN BLDG: MULTIPURPOSE ROOM

- Modernize cafeteria kitchen
 - o Add HVAC system in kitchen, add MUA unit to air balance with stove hood
 - o Replace kitchen equipment (dishwasher, stove, ovens, walk-in boxes)
 - o Remodel staff restroom for ADA
 - o Repair broken HVAC unit for dining hall (x1), pull new electrical from panel
- Replace roof (5-10 years) & replace HVAC units
- Replace single pane windows



Modernize kitchen



Replace kitchen equipment



Interior of multipurpose room



Replace walk-in boxes

FACILITIES ASSESSMENT REPORT

PORTABLE CLASSROOMS (ROOMS 33-42)

- Replace portables if eligibility/funding available
- Add bell/intercom system connectivity to portables



Portable conditions



Portable conditions



Portable conditions



Portable conditions

KINDERGARTEN WING (ROOMS 31-32)

- Room 32 – replace flooring, 9x9 floor tile probably contains asbestos requiring abatement
- Room 32 – Remodel interior student restrooms for ADA, convert 2 into 1
- Room 31 – Remodel interior student restrooms for ADA, convert 2 into 1



Classroom 31 portable



Classrooms 31-32



Classroom 32



Remodel interior restrooms

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DETAILS

DURHAM ELEMENTARY SCHOOL	
FACILITIES PLANNING ASSESSMENT	
Modernization Category	Cost
Security & Safety	\$312,000
ADA compliance (excluding restrooms)	\$6,500
Roofing	\$1,747,200
HVAC	\$738,400
Exterior Upgrades	\$800,800
Instructional Spaces Interior Upgrades	\$31,200
Restroom Interior Upgrades	\$357,500
Cafeteria/MPR Interior Upgrades	\$466,310
Total Modernization	\$4,459,910
New Construction Category	Cost
Classrooms	\$1,755,000
Total New Construction	\$1,755,000
TOTAL ASSESSMENT	\$6,214,910

DURHAM ELEMENTARY SCHOOL	SITE SYSTEMS	DESCRIPTION OF DEFICIENCY & RECOMMENDED ACTION	AREA/UNITS	TOTAL COST
	Security & Safety			<u>\$312,000</u>
	Fire/Intrusion Alarm	Replace intrusion alarm system		\$91,000
	Intercom/Phone	Upgrade to VOIP system and connect intercom system for all 3 schools to allow single emergency broadcast. Add bell/intercom connectivity to all portables		\$221,000
	ADA compliance (excluding restrooms)			<u>\$6,500</u>
	Drinking Fountains	Add ADA compliant drinking fountains with bottle fill stations in courtyard	2 ea	\$6,500
Admin Office & Classrooms 1 - 17	BUILDING SYSTEMS	DESCRIPTION OF DEFICIENCY & RECOMMENDED ACTION	AREA/UNITS	TOTAL COST
	Roofing	Replace roof (5 - 10 years)	40000 sf	<u>\$1,456,000</u>
	HVAC	Replace HVAC units	19 ea	<u>\$543,400</u>
	Exterior Upgrades			<u>\$644,800</u>
	Paint	Exterior paint		\$208,000
	Windows	Replace single pane windows	8400 sf	\$436,800
	Restroom Interior Upgrades			<u>\$214,500</u>
	ADA Compliance	Remodel nurse office restroom, Staff/Visitor restrooms (by room 16), and student restrooms (by room 10) for ADA compliance	5 ea	\$214,500
Multi-Purpose Room	BUILDING SYSTEMS	DESCRIPTION OF DEFICIENCY & RECOMMENDED ACTION	AREA/UNITS	TOTAL COST
	Roofing	Replace roof (5 - 10 years)	8000 sf	<u>\$291,200</u>
	HVAC	Replace HVAC units and add HVAC for kitchen. Repair one unit in dining hall including pulling new wire from panel		<u>\$195,000</u>
	Exterior Upgrades			<u>\$104,000</u>
	Paint	Exterior paint		\$41,600
	Windows	Replace single pane windows	1200 sf	\$62,400
	Restroom Interior Upgrades			<u>\$26,000</u>
	ADA Compliance	Remodel staff restroom for ADA		\$26,000
	Cafeteria/MPR Interior Upgrades			<u>\$466,310</u>
	Painting	Paint kitchen interior	2700 sf	\$21,060
	Flooring	Replace kitchen floor	1500 sf	\$16,250
	Cabinetry	Replace kitchen cabinetry		\$130,000
	Counters	Resurface kitchen counters		\$39,000
	Other	Replace kitchen equipment (dishwasher, stove, ovens, walk-in boxes)		\$260,000
Portable Classrooms 33 - 42	BUILDING SYSTEMS	DESCRIPTION OF DEFICIENCY & RECOMMENDED ACTION	AREA/UNITS	TOTAL COST
	Exterior Upgrades			<u>\$52,000</u>
	Paint	Exterior paint		\$52,000
Kindergarten Wing 31 & 32	BUILDING SYSTEMS	DESCRIPTION OF DEFICIENCY & RECOMMENDED ACTION	AREA/UNITS	TOTAL COST
	Instructional Spaces Interior Upgrades			<u>\$31,200</u>
	Flooring	Replace flooring in room 31 including probable required asbestos abatement	1100 sf	\$31,200
	Restroom Interior Upgrades			<u>\$117,000</u>
	ADA Compliance	Remodel student restrooms in classrooms 31 and 32, converting 2 into 1 for ADA compliance	4 ea	\$117,000



DURHAM ELEMENTARY SCHOOL	TYPE OF FACILITY	RECOMMENDATION							AREA/UNITS	TOTAL COST
	Classrooms	Replace portables 33 - 42 with new portables							10 ea	\$1,755,000
	TOTAL									\$1,755,000

OPTIONAL SCENARIOS

OPTION TO REPLACE 10 PORTABLES WITH MODULAR CONSTRUCTION										
DURHAM ELEMENTARY SCHOOL	TYPE OF FACILITY	RECOMMENDATION							AREA/UNITS	TOTAL COST
	Classrooms	Replace 10 portables with modular classroom wing of 10 classrooms, plus restrooms and support spaces							10 ea	\$7,475,000
	TOTAL									\$7,475,000

OPTION TO REPLACE 5 PORTABLES WITH MODULAR CONSTRUCTION										
DURHAM ELEMENTARY SCHOOL	TYPE OF FACILITY	RECOMMENDATION							AREA/UNITS	TOTAL COST
	Classrooms	Replace 5 portables with modular classroom wing of 5 classrooms, plus restrooms and support spaces								\$3,900,000
	TOTAL									\$3,900,000





Durham Intermediate School

9416 Putney Drive, Durham, CA 95938
530.895.4690
Grades 6-8

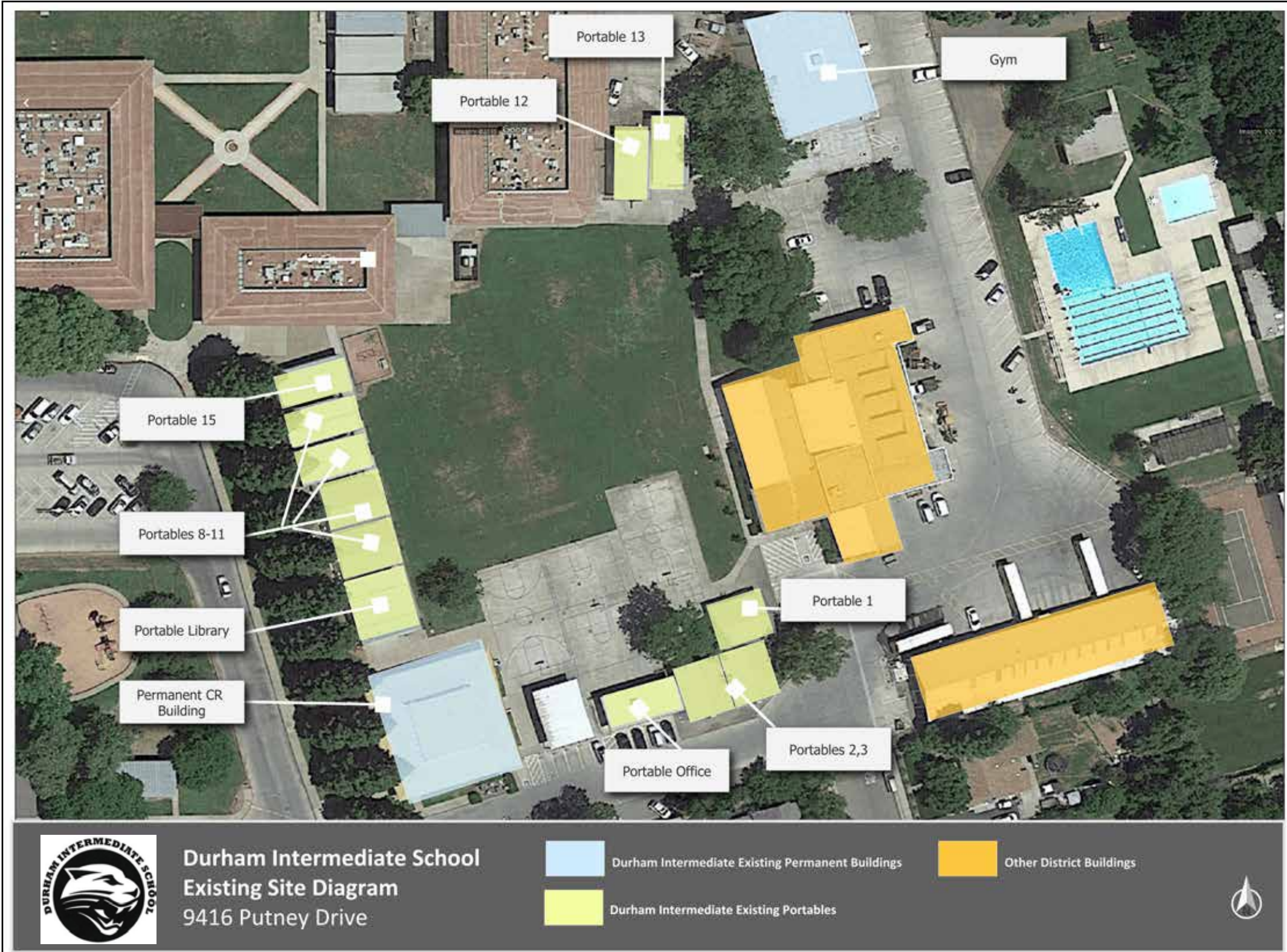
Mission Statement

ADD SCHOOL MISSION STATEMENT

EXISTING CONDITIONS SITE MAP

SITE DATA

- Year Built: 1982
- Acres: (Total Site) +/- 67
- Building Area: +/- 24,503
- Grades Served: 6-8
- 2019/2020 Enrollment: 262



BUILDINGS INVENTORY

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

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

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

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

Durham Intermediate							Year
Name	Date Built	Date Mod	Mod Funds	Bldg Type	Area	CR Count	Eligible for Modernization
Permanent Classroom Bldg	1982			1	4620	4	2007
Gym	1937			1	7435	0	1962
Portable Library	1988			2	1408	0	2008
Port Office	1981			2	1440	0	2001
Port 1	1989			2	960	1	2009
Port 2	1989			2	960	1	2009
Port 3	1989			2	960	1	2009
Port 8	1989			2	960	1	2009
Port 9	1989			2	960	1	2009
Port 10	1992			2	960	1	2012
Port 11	1992			2	960	1	2012
Port 12	1992			2	960	1	2012
Port 13	1996			2	960	1	2016
Port 15	1996			2	960	1	2016
Totals					24503	14	

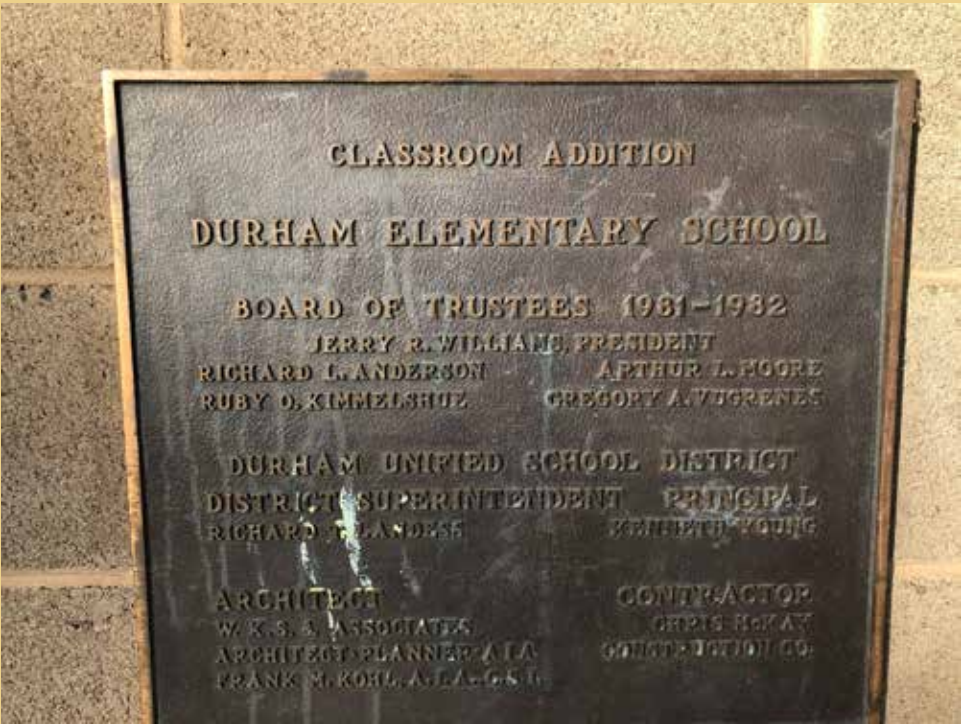
Bldg Type: 1=Permanent 2=Portable



FACILITIES ASSESSMENT REPORT

SITE WORK & INFRASTRUCTURE

- Upgrade to VOIP phone system
- Connect intercom system for all 3 schools together to allow single emergency broadcast



MAIN CLASSROOM BUILDING (ROOMS 4-7)

- Replace roof
- Remodel student restrooms for ADA (x2)
- Replace exterior drinking fountain w/ ADA compliant fountain w/ bottle fill station



Main Building exterior



Remodel student restrooms



Roof leaks, replace roof



Replace exterior drinking fountains

FACILITIES ASSESSMENT REPORT

GYMNASIUM

- Replace roof
- Replace windows
- Paint interior and exterior
- Resurface Boy's locker room and add ADA stall



Building exterior



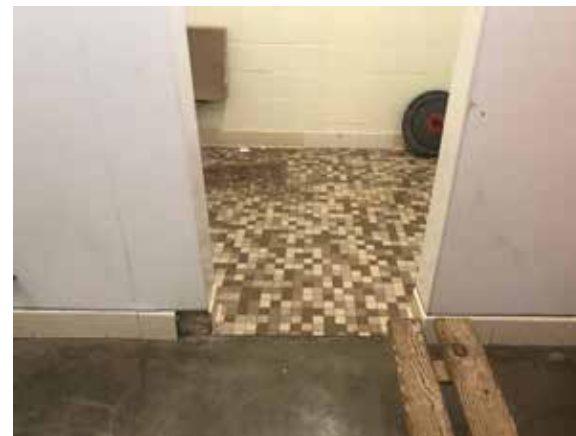
Paint interior and exterior



Replace windows



Resurface locker room



Add ADA stall

GYMNASIUM

- Room 13 currently used by High School
- Replace portables if eligibility/funding available (x12)
 - Add permanent classroom wing in footprint of rooms 8-11
 - Add permanent office and MP/cafe/teria building in footprint of current office/workroom



Portable wing rooms 8-11



Portable office building

DURHAM INTERMEDIATE SCHOOL ASSESSMENT

DETAILS

DURHAM INTERMEDIATE SCHOOL	
FACILITIES PLANNING ASSESSMENT	
Modernization Category	Cost
Security & Safety	\$208,000
ADA compliance (excluding restrooms)	\$3,250
Roofing	\$613,600
Exterior Upgrades	\$262,600
Restroom Interior Upgrades	\$80,600
Athletic Interior Spaces Upgrades	\$247,000
Total Modernization	\$1,415,050
New Construction Category	Cost
Classrooms	\$4,030,000
Administration / Support Services	\$1,625,000
Multipurpose Building / Cafeteria	\$4,550,000
Total New Construction	\$10,205,000
TOTAL ASSESSMENT	\$11,620,050

DURHAM INTERMEDIATE SCHOOL	SITE SYSTEMS	DESCRIPTION OF DEFICIENCY & RECOMMENDED ACTION	AREA/UNITS	TOTAL COST
	Security & Safety			\$208,000
	Intercom/Phones	Upgrade to VOIP phone system and connect intercom system for all 3 schools together to allow single emergency broadcast		\$208,000
	ADA compliance (excluding restrooms)			\$3,250
	Drinking Fountains	Replace exterior drinking fountain with ADA compliant bottle fill fountain (4 - 7 Wing)		\$3,250
Gymnasium	BUILDING SYSTEMS	DESCRIPTION OF DEFICIENCY & RECOMMENDED ACTION	AREA/UNITS	TOTAL COST
	Roofing	Replace roof	9000 sf	\$327,600
	Exterior Upgrades			\$178,100
	Paint	Paint exterior		\$110,500
	Windows	Replace windows	1200 sf	\$67,600
	Restroom Interior Upgrades			\$15,600
	ADA Compliance	Add ADA stall in Boy's locker room		\$15,600
	Athletic Interior Spaces Upgrades			\$247,000
	Painting	Paint Gym interior	1200 sf	\$19,500
	Showers & Lockers	Resurface Boy's locker room		\$227,500
Classroom Wing 4 - 7	BUILDING SYSTEMS	DESCRIPTION OF DEFICIENCY & RECOMMENDED ACTION	AREA/UNITS	TOTAL COST
	Roofing	Replace roof	7200 sf	\$286,000
	Exterior Upgrades			\$26,000
	Paint	Paint exterior		\$26,000
	Restroom Interior Upgrades			\$65,000
	ADA Compliance	Remodel student restrooms for ADA compliance	2 ea	\$65,000
Portable Classrooms 1 - 3, 8 - 13, 15, Library, Office	BUILDING SYSTEMS	DESCRIPTION OF DEFICIENCY & RECOMMENDED ACTION	AREA/UNITS	TOTAL COST
	Exterior Upgrades			\$58,500
	Paint	Exterior paint		\$58,500

DURHAM INTERMEDIATE SCHOOL	TYPE OF FACILITY	RECOMMENDATION	AREA/UNITS	TOTAL COST
	Classrooms	Add permanent classroom wing (replace portables)	6400 sf	\$4,030,000
	Administration / Support Services	Add permanent Admin/Office building (possible combo with MP bldg) (replace portables)	2500 sf	\$1,625,000
	Multipurpose Building / Cafeteria	Add permanent Multi-Purpose building (possible combo with Admin bldg) (replace portables)	7000 sf	\$4,550,000
	TOTAL			\$10,205,000



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Durham High School

9455 Putney Drive, Durham, CA 95938

530.895.4685

Grades 9-12

Mission Statement

To prepare students for independent, responsible, successful lives after high school, and to foster self-worth, a love for lifelong learning, and a commitment to global responsibility for all students, we at Durham High School will provide an environment and experiences that will encourage each individual to achieve full potential in these areas:

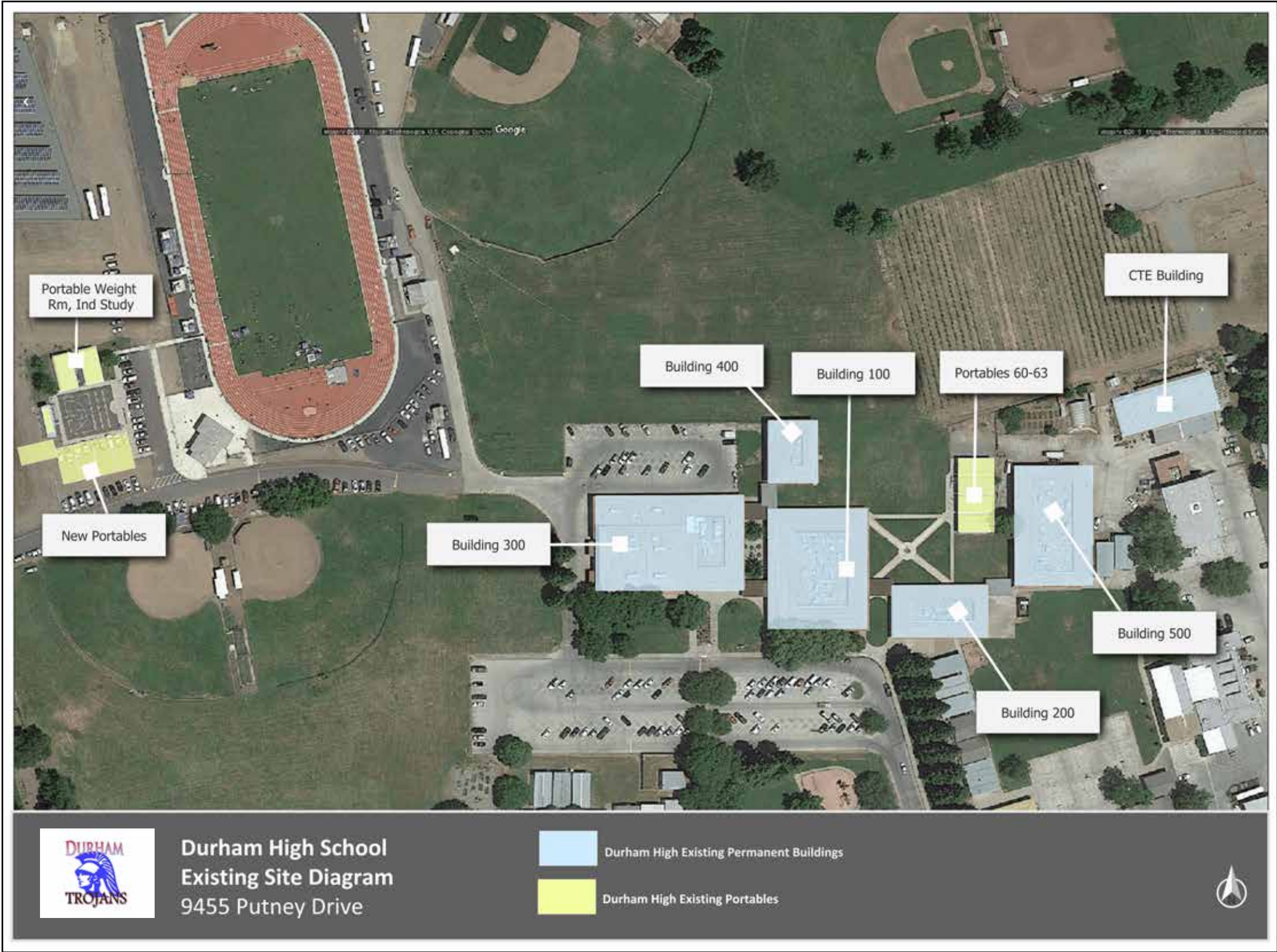
- physical health
- emotional maturity and wellbeing
- academic preparation
- intellectual development
- social responsibility
- ethical values



EXISTING CONDITIONS SITE MAP

SITE DATA

- Year Built: 1924
- Acres: (Total Site) +/- 67
- Building Area: +/- 71,716
- Grades Served: 9-12
- 2019/2020 Enrollment: 316



BUILDINGS INVENTORY

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

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

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

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

Durham High Name	Date Built	Date Mod	Mod Funds	Bldg Type	Area	CR Count	Year Eligible for Modernization
Bldg 100: Admin/Library Rms 101-111	1967			1	16086	9	1992
Bldg 200: Classroom Building Rms 201-204	1967			1	6272	4	1992
Bldg 500: Wood Shop/Ag	1972			1	13350	6	1997
Bldg 300 Gym/Multipurpose/Kitchen	1967			1	21888	0	1992
Bldg 400: Music/Band	1972			1	3776	2	1997
CTE Bldg: Auto/Welding Shop	1967			1	4104	2	1992
Port 60-63	1994			2	3840	4	2014
Port Weight Rm	2007			2	960	0	2027
Port RR	2007			2	480	0	2027
Port Ind Study	2007			2	960	1	2027
New Portables	2018			2	4800	5	2038
Totals					76516	33	

Bldg Type: 1=Permanent 2=Portable



FACILITIES ASSESSMENT REPORT

SITE WORK & INFRASTRUCTURE

- Upgrade to VOIP phone system
- Connect intercom system for all 3 schools together to allow single emergency broadcast
- Add more stadium/event parking by paving area around portables and solar farm
- Extend stadium access road East to connect with Midway
- Relocate weight room out of portable classroom to prevent further floor damage



Add more stadium/event parking



Relocate weight room

BUILDING 100 (ADMIN, LIBRARY, RMS 101-111)

- Replace roof and replace HVAC units
- Replace interior and exterior lighting
- Replace flooring, 9x9 floor tile probably contains asbestos requiring abatement
- Remodel Nurse office restroom for ADA
- Remodel staff restrooms for ADA (x2)
- Remodel student restrooms for ADA (x2)



Remodel restrooms



Library interior



Replace interior lighting



Replace roof

BUILDING 200 (RMS 201-204)

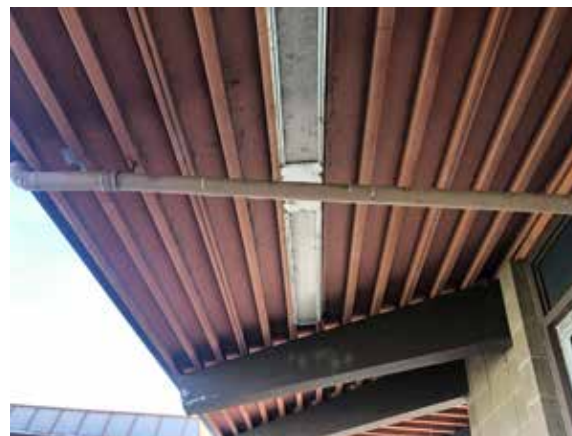
- Replace roof and replace HVAC units
- Replace interior and exterior lighting
- Replace flooring, 9x9 floor tile probably contains asbestos requiring abatement
- Modernize Science Lab classrooms 203 & 204
 - o Remodel lab stations, replace casework
 - o Resurface floors, walls, ceilings



Building 200 exterior



Replace roof and HVAC



Replace exterior lighting

FACILITIES ASSESSMENT REPORT

BUILDING 300 (CAFETERIA, GYM, LOCKERS)

- Replace roof and replace HVAC units
- Replace exterior lighting
- Replace Gym bleachers
- Add HVAC system to Gym
- Replace boiler system with 100 gal water heater for kitchen and tankless water heaters for locker rooms
- Remodel Boy’s locker room
 - o Resurface shower pans
 - o Add ADA stalls
 - o Correct path of travel, floor grades in locker room exceed ADA
- Add ADA stalls in Girl’s locker room
- Modernize cafeteria & kitchen
 - o Add HVAC system in kitchen, add MUA unit to air balance with stove hood
 - o Replace kitchen equipment (dishwasher, stove, ovens, walk-in boxes)
 - o Remodel kitchen/staff restroom for ADA
 - o Remodel cafeteria dining hall restrooms for ADA (x2)
 - o Replace dining hall flooring, 9x9 floor tile probably contains asbestos requiring abatement
 - o Add ADA chair lift for stage access



Gymnasium



Remodel restrooms



Replace boiler system



Cafeteria dining hall



Remodel locker rooms



Modernize kitchen

FACILITIES ASSESSMENT REPORT

BUILDING 400 (BAND)

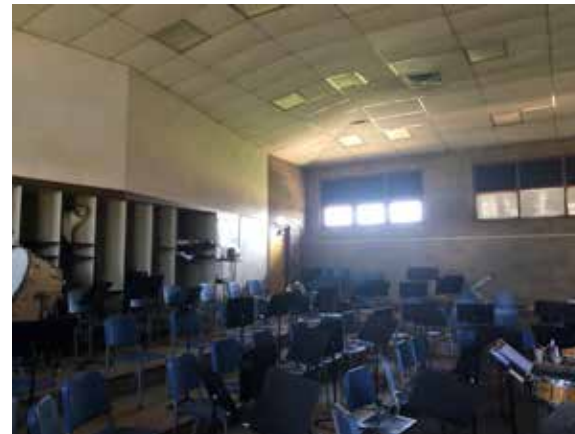
- Replace roof and replace HVAC units
- Replace interior and exterior lighting
- Replace carpet



Replace interior lighting



Replace roof



Band room interior



Building exterior

BUILDING 500 (WOOD SHOP AND AG)

- Replace roof and replace HVAC units
- Replace interior ceiling tiles
- Replace interior & exterior lighting
 - Ag and Wood shops interior lighting already upgraded
- Finish greenhouse construction (North side of building)



Building interior



Finish greenhouse

FACILITIES ASSESSMENT REPORT

CTE BUILDING (WELDING, AUTO)

- Repair water damage on west exterior wall
 - o Replace framing and siding, repaint



Building exterior



Repair water damage

PORTABLES (ROOMS 60-63)

- Replace portable classrooms if eligibility/funding available (x4)



Portables



Rodent holes under portables

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DETAILS

DURHAM HIGH SCHOOL	
FACILITIES PLANNING ASSESSMENT	
Modernization Category	Cost
Parking & Traffic Circulation	\$3,659,500
Security & Safety	\$208,000
Roofing	\$2,875,600
HVAC	\$1,677,000
Exterior Upgrades	\$776,100
Instructional Spaces Interior Upgrades	\$1,362,660
Restroom Interior Upgrades	\$357,500
Cafeteria/MPR Interior Upgrades	\$994,500
Athletic Interior Spaces Upgrades	\$617,500
Total Modernization	\$12,528,360
New Construction Category	Cost
Portable Classrooms	\$780,000
Total New Construction	\$780,000
TOTAL ASSESSMENT	\$13,308,360

DURHAM HIGH SCHOOL	SITE SYSTEMS	DESCRIPTION OF DEFICIENCY & RECOMMENDED ACTION	AREA/UNITS	TOTAL COST
	Parking & Traffic Circulation	Extend stadium access road East to connect with Midway	55000 sf	<u>\$1,787,500</u>
		Add more stadium parking by paving the area around the portables and solar farm	96000 sf	<u>\$1,872,000</u>
	Security & Safety			<u>\$208,000</u>
	Intercom/phones	Upgrade to VOIP phone system and connect intercom system for all 3 schools together to allow single emergency broadcast		\$208,000
100 Bldg	BUILDING SYSTEMS	DESCRIPTION OF DEFICIENCY & RECOMMENDED ACTION	AREA/UNITS	TOTAL COST
	Roofing	Replace roof	22000 sf	<u>\$800,800</u>
	HVAC	Replace HVAC units	17 ea	<u>\$520,000</u>
	Exterior Upgrades			<u>\$185,900</u>
	Paint	Exterior paint		\$114,400
	Lighting	Replace exterior lighting		\$71,500
	ROOM SYSTEMS	DESCRIPTION OF DEFICIENCY & RECOMMENDED ACTION	AREA/UNITS	TOTAL COST
	Instructional Spaces Interior Upgrades			<u>\$630,500</u>
	Flooring	Replace flooring including probable required asbestos abatement	19000 sf	\$520,000
	Lighting	Replace interior lighting		\$110,500
	Restroom Interior Upgrades			<u>\$169,000</u>
	ADA Compliance	Remodel nurse office restroom, staff restrooms (x2), and student restrooms (x2) for ADA compliance	5 ea	\$169,000
200 Bldg	BUILDING SYSTEMS	DESCRIPTION OF DEFICIENCY & RECOMMENDED ACTION	AREA/UNITS	TOTAL COST
	Roofing	Replace roof	9000 sf	<u>\$327,600</u>
	HVAC	Replace HVAC units	8 ea	<u>\$260,000</u>
	Exterior Upgrades			<u>\$79,300</u>
	Paint	Exterior paint		\$46,800
	Lighting	Replace exterior lighting		\$32,500
	ROOM SYSTEMS	DESCRIPTION OF DEFICIENCY & RECOMMENDED ACTION	AREA/UNITS	TOTAL COST
	Instructional Spaces Interior Upgrades			<u>\$588,900</u>
	Flooring	Replace flooring including probable required asbestos abatement	7400 sf	\$205,400
	Lighting	Replace interior lighting		\$45,500
	Other	Modernize science classrooms 203 & 204		\$338,000
400 Bldg	BUILDING SYSTEMS	DESCRIPTION OF DEFICIENCY & RECOMMENDED ACTION	AREA/UNITS	TOTAL COST
	Roofing	Replace roof	5600 sf	<u>\$203,840</u>
	HVAC	Replace HVAC units	4 ea	<u>\$104,000</u>
	Exterior Upgrades			<u>\$57,200</u>
	Paint	Paint exterior		\$31,200
	Lighting	Replace exterior lighting		\$26,000
	ROOM SYSTEMS	DESCRIPTION OF DEFICIENCY & RECOMMENDED ACTION	AREA/UNITS	TOTAL COST
	Instructional Spaces Interior Upgrades			<u>\$89,960</u>
	Flooring	Replace carpet	4800 sf	\$44,460
	Lighting	Replace interior lighting		\$45,500



300 Bldg	BUILDING SYSTEMS	DESCRIPTION OF DEFICIENCY & RECOMMENDED ACTION	AREA/UNITS	TOTAL COST
	Roofing	Replace roof	26000 sf	<u>\$946,400</u>
	HVAC	Replace HVAC units and add HVAC to Gym and kitchen		<u>\$520,000</u>
	Exterior Upgrades			<u>\$239,200</u>
	Paint	Paint exterior		\$187,200
	Lighting	Replace exterior lighting		\$52,000
	Restroom Interior Upgrades			<u>\$188,500</u>
	ADA Compliance	Add ADA stalls in Boy's/Girl's locker rooms, correct floor grades in Boy's locker room, remodel kitchen staff & dining hall restrooms for ADA compliance, and add ADA chair lift for stage access		\$188,500
	Cafeteria/MPR Interior Upgrades			<u>\$994,500</u>
	Flooring	Replace dining hall floor including probable required asbestos abatement	4200 sf	\$117,000
	Plumbing	Replace boiler system with 100 gallon water heater for kitchen		\$162,500
	Other	Modernize cafeteria dining hall and kitchen including equipment replacement		\$715,000
	Athletic Interior Spaces Upgrades			<u>\$617,500</u>
	Showers & Lockers	Remodel Boy's locker room		\$260,000
	Plumbing	Add tankless water heaters for locker rooms		\$32,500
	Other	Replace Gym bleachers		\$325,000
500 Bldg	BUILDING SYSTEMS	DESCRIPTION OF DEFICIENCY & RECOMMENDED ACTION	AREA/UNITS	TOTAL COST
	Roofing	Replace roof	16400 sf	<u>\$596,960</u>
	HVAC	Replace HVAC units	9 ea	<u>\$273,000</u>
	Exterior Upgrades			<u>\$156,000</u>
	Paint	Paint exterior		\$84,500
	Lighting	Replace exterior lighting		\$32,500
	Windows/Walls	Finish greenhouse construction		\$39,000
	ROOM SYSTEMS	DESCRIPTION OF DEFICIENCY & RECOMMENDED ACTION	AREA/UNITS	TOTAL COST
	Instructional Spaces Interior Upgrades			<u>\$53,300</u>
	Lighting	Replace interior lighting (except AG and Wood shops)		\$45,500
	Celing tile replacement	Replace interior ceiling tiles		\$7,800
CTE Bldg	BUILDING SYSTEMS	DESCRIPTION OF DEFICIENCY & RECOMMENDED ACTION	AREA/UNITS	TOTAL COST
	Exterior Upgrades			<u>\$58,500</u>
	Paint	Repair water damage on West exterior wall including framing & repaint		\$58,500

DURHAM HIGH SCHOOL	TYPE OF FACILITY	RECOMMENDATION	AREA/UNITS	TOTAL COST
	Portable Classrooms	Replace 4 portable classrooms with new portable buildings		\$780,000
	TOTAL			\$780,000





**Durham Unified
School District**

Facilities Planning Assessment

**Durham Unified
School District**



Facility Problem Solvers