

OCTOBER 2022



FACILITIES MASTER PLAN

La Honda-Pescadero
Unified School District



SchoolWorks, Inc.

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La Honda-Pescadero Unified School District
2022 Facilities Master Plan
Draft - Published October 2022



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ACKNOWLEDGEMENTS

The SchoolWorks, Inc., team would like to thank the La Honda-Pescadero Unified School District for the opportunity to assist in the development of the 2022 Facilities Master Plan. We would also like to extend our gratitude to the Board of Education, administrators and staff for their contribution in the development of this document.

The SchoolWorks, Inc., FMP team consists of specialists in the fields of facilities planning, maintenance, operations, construction management, energy management and financial planning. Our team was assisted by a collaboration of District administration, facilities, maintenance and operations staff, and other key stakeholders.

Our team would like to acknowledge the following stakeholders for their involvement in this project:

Board of Education

Monica Resendiz - President

Renee Erridge - Clerk

Mary Windram - Board Member

Dave Meyrovich - Board Member

Lisa Mateja - Board Member



Administration and Staff

Amy Wooliever - Superintendent

Erica Hays - Chief Business Officer

Carlos Martinez Lopez - Maintenance/Bus Driver/Custodian

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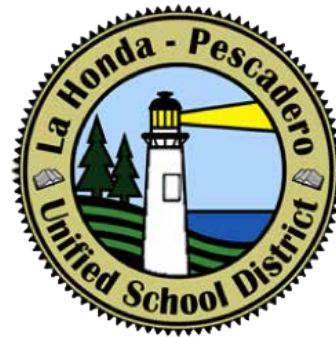
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SECTION 1

EXECUTIVE SUMMARY

FACILITIES MASTER PLAN

La Honda-Pescadero
Unified School District



EXECUTIVE SUMMARY

LHPUSD MISSION AND VISION



Inspire • Engage • Respond

Mission

The mission of the La Honda-Pescadero Unified School District is to maintain an inspirational school environment, where students, parents, teachers, and staff are engaged, and individual needs of all students are responded to, families are valued, and our community's diversity is central to our district's identity.

Vision

Our schools are recognized for their excellence, pursuit of inspirational opportunities with a strong emphasis on local resources, respect for parent and community engagement, and responsiveness that ensures all students have the opportunity to be educated to their fullest potential.

We INSPIRE through...

- igniting a sense of contagious wonder
- fostering innovative thinking
- utilizing diverse community resources

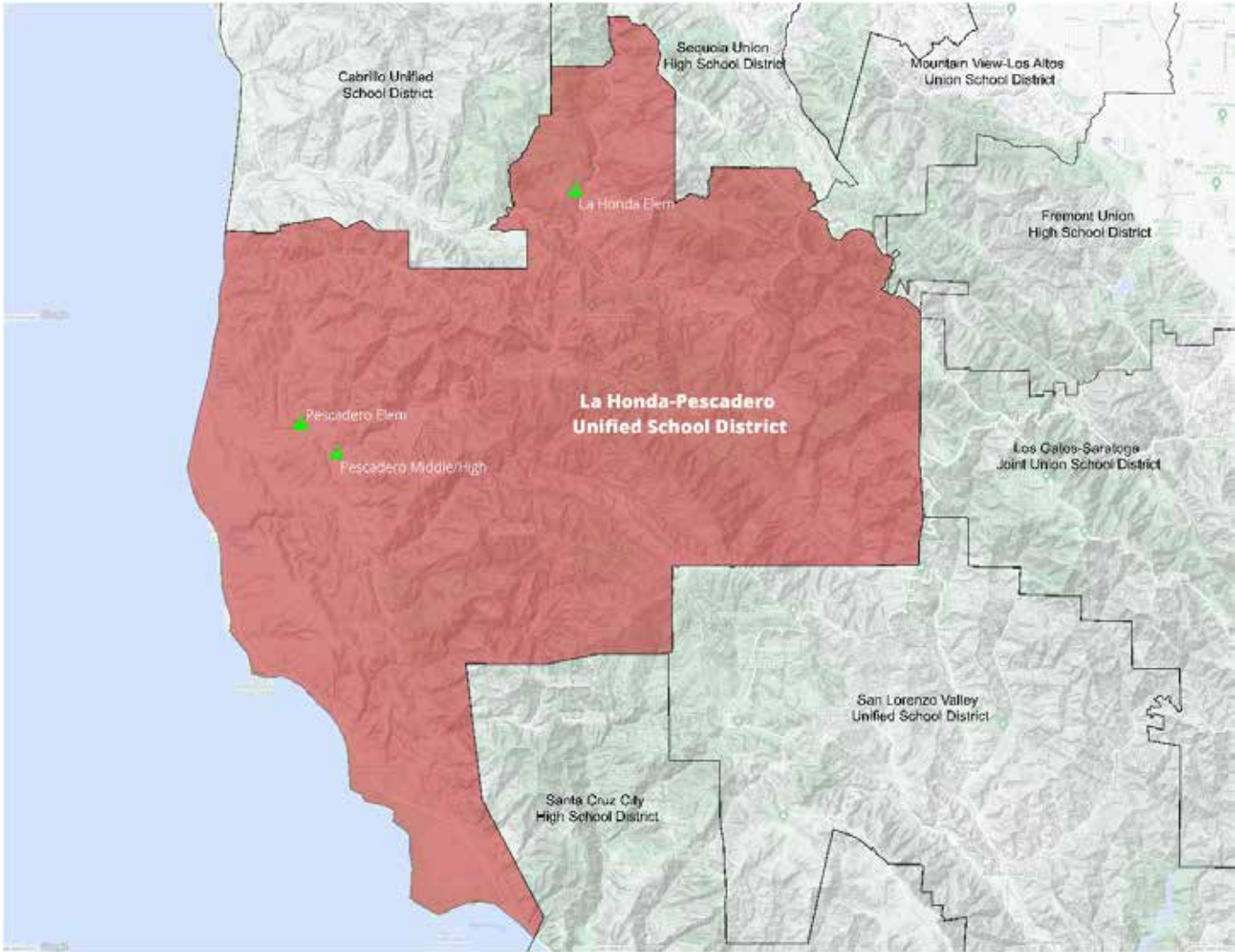
We ENGAGE through...

- providing a collaborative teaching and learning experience
- creating space for meaningful individual and professional growth
- sharing experiences that connect us across differences

We RESPOND through...

- building collaborative community-based partnerships
- constructing programs based on accessibility
- differentiating the academic and social/emotional needs of all students

We inspire, engage and respond with the intention of an equitable learning community enhancing our identity, embracing our diversity, supporting justice into action.



Elementary

La Honda Elementary
450 Sears Ranch Road
La Honda, CA 94020
P: 650.747.0051

Pescadero Elementary
620 North Street
Pescadero, CA 94060
P: 650.879.0332

Middle/High

Pescadero Middle/High
350 Butano Cutoff
Pescadero, CA 94060
P: 650.879.0274

District Office

La Honda-Pescadero Unified
360 Butano Cutoff
Pescadero, CA 94060
P: 650.879.0286

EXECUTIVE SUMMARY

MASTER PLAN FINDINGS

The Facilities Master Plan (FMP), which includes a comprehensive needs assessment, enrollment projections and stakeholder input, has identified a total of **\$25,590,218** in potential future projects. This includes **\$8,272,658** for modernization and improvement of existing facilities and **\$17,317,560** in future new construction.

The modernization category provides an overview of existing permanent and portable buildings, site work and infrastructure. These are items identified as either needing repair or replacement because they are no longer functional, safe, or are in need of improvements that will result in extending the useful lifespan of a system.

Facilities of high use and foot traffic, such as instructional spaces, libraries, athletic facilities and restrooms, often require additional interior upgrades that go beyond yearly maintenance. This is especially evident in facilities constructed or modernized over 25 years ago. In these cases, the FMP includes costs to modernize and refresh certain interior spaces. These costs can include upgrades to flooring, paint, casework, plumbing, and electrical to keep up with 21st Century technologies.



The future new construction category provides an overview of potential future new additions. This includes 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, or building facilities that are entirely absent from a campus altogether.

Cost estimates for the new facilities are based on a per square foot calculation and not a particular design. Future new construction projects are often large-scale master-planned projects that will require significant planning and capital. These projects are generally funded from local bonds or the State New Construction program.

Preliminary estimates indicate the District may qualify for \$3,819,430 in State modernization funding. This would require a local 40% match of \$1,527,772 in order to access those funds.

Due to the shortfall in funding revenues, and the continued increased cost of construction, not all projects outlined in this document will be accomplished within the next three to five years.

Unforeseen changes in priorities, unexpected failures of certain systems, and even new funding opportunities can have a significant impact on an implementation plan. Therefore, the goal of this document is to provide administration and leadership with the appropriate information needed to build a sustainable and equitable short-term and long-term plan that is flexible and adaptable to unforeseen circumstances.

EXECUTIVE SUMMARY

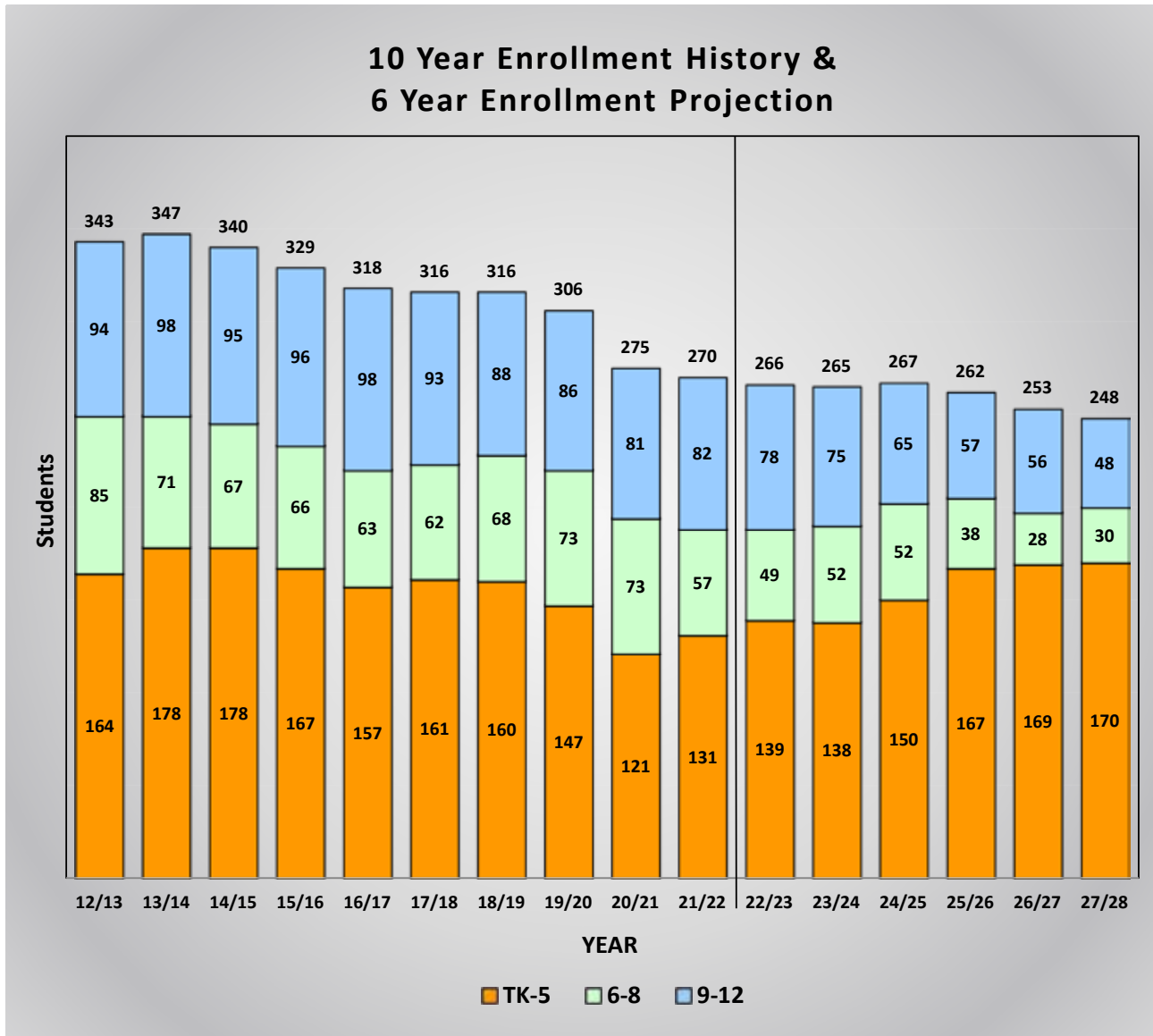
COST ESTIMATES

SCOPE OF WORK CATEGORIES	La Honda Elementary	Pescadero Elementary	Pescadero Middle/High	Cost Estimate (2022\$)
Site Modernization				
Utilities	\$ -	\$ -	\$ 1,300	\$ 1,300
Flatwork	\$ 234,000	\$ 533,000	\$ 260,000	\$ 1,027,000
Landscaping	\$ -	\$ -	\$ -	\$ -
Playground	\$ -	\$ -	\$ -	\$ -
Playfields	\$ -	\$ -	\$ 1300000	\$ 1300000
Traffic Circulation	\$ -	\$ -	\$ -	\$ -
Security & Safety	\$ 78,000	\$ 71,500	\$ 71,500	\$ 221,000
ADA compliance (excluding restrooms)	\$ 133,900	\$ -	\$ 65,000	\$ 198,900
Outdoor Facilities	\$ -	\$ 39,000	\$ 455,000	\$ 494,000
Site Modernization Total	\$ 445,900	\$ 643,500	\$ 2,152,800	\$ 3,242,200
Building Modernization				
Roofing	\$ 177,632	\$ 139,776	\$ 34,320	\$ 351,728
HVAC	\$ -	\$ 31,200	\$ 156,000	\$ 187,200
Doors & Hardware	\$ 54,600	\$ 23,400	\$ 128,700	\$ 206,700
Exterior Lighting	\$ -	\$ -	\$ -	\$ -
Exterior Paint	\$ -	\$ 192,088	\$ 382,386	\$ 574,474
Windows	\$ 82,992	\$ 11,232	\$ 362,570	\$ 456,794
Building Modernization Total	\$ 315,224	\$ 397,696	\$ 1,063,976	\$ 1,776,896
Interior Modernization				
Interior Paint	\$ 27,040	\$ 50,440	\$ 107,250	\$ 184,730
Flooring	\$ 51,002	\$ 31,200	\$ 52,000	\$ 134,202
Interior Lighting & Electrical	\$ -	\$ -	\$ 160,430	\$ 160,430
Cabinets & Counters	\$ -	\$ -	\$ 364,000	\$ 364,000
Walls & Ceiling	\$ 289,900	\$ 591,500	\$ 170,300	\$ 1,051,700
Restrooms & Shower Lockers	\$ 208,000	\$ 331,500	\$ 819,000	\$ 1,358,500
Other Interior Spaces Upgrades	\$ -	\$ -	\$ -	\$ -
Interiors Modernization Total	\$ 575,942	\$ 1,004,640	\$ 1,672,980	\$ 3,253,562
MODERNIZATION TOTAL	\$ 1,337,066	\$ 2,045,836	\$ 4,889,756	\$ 8,272,658
New Construction Projects				
Classrooms	\$ -	\$ 3,806,400	\$ 4,712,500	\$ 8,518,900
Kitchen	\$ -	\$ -	\$ 1,755,000	\$ 1,755,000
Multipurpose/PE	\$ 4,060,160	\$ -	\$ -	\$ 4,060,160
Library/Media Center	\$ -	\$ 998,400	\$ -	\$ 998,400
Metal Shade Structure	\$ -	\$ -	\$ 487,500	\$ 487,500
Administration	\$ -	\$ 1,497,600	\$ -	\$ 1,497,600
NEW CONSTRUCTION TOTAL	\$ 4,060,160	\$ 6,302,400.00	\$ 6,955,000	\$ 17,317,560
Project Totals				
Modernization Projects Total	\$ 1,337,066	\$ 2,045,836	\$ 4,889,756	\$ 8,272,658
New Construction Projects Total	\$ 4,060,160	\$ 6,302,400	\$ 6,955,000	\$ 17,317,560
TOTAL MASTER PLAN COST	\$ 5,397,226	\$ 8,348,236	\$ 11,844,756	\$ 25,590,218

Details of each category provided in Section 3, Needs Assessments. Cost estimates are based on 2022 construction rates in the local region and do not take into account inflation. Estimate totals include construction costs and support costs, which include architect fees, engineering, testing, inspection and DSA fees.

EXECUTIVE SUMMARY

ENROLLMENT PROJECTION



The La Honda-Pescadero Unified School District has declined in enrollment over the past ten years from an enrollment of 343 in 2012/13 to the current enrollment of 270.

This graph is color coded by grade groupings:

Orange represents the historic and projected enrollment for the elementary school grades TK-5.

Green represents the historic and projected enrollment for the middle school grades 6-8.

Blue represents the historic and projected enrollment for the high school grades 9-12.

The entire District enrollment is shown at the top of each bar.

COMPLETED PROJECTS



2020

LA HONDA ELEM

Parking lot and playground re-paving project.

2019

LA HONDA ELEM

Two new classroom buildings, including office and kitchen.

EXECUTIVE SUMMARY

FUTURE PROJECTS

Future project will depend on the ability to secure funding through either local or State resources.



01

PESCADERO MIDDLE/ HIGH

Modernize existing
classrooms & lab spaces

02

PESCADERO MIDDLE/ HIGH

Modernize multipurpose
room, add new kitchen

03

PESCADERO MIDDLE/ HIGH

New middle school
classrooms & SPED
classroom

04

PESCADERO ELEM

Modernize multipurpose
room

05

PESCADERO ELEM

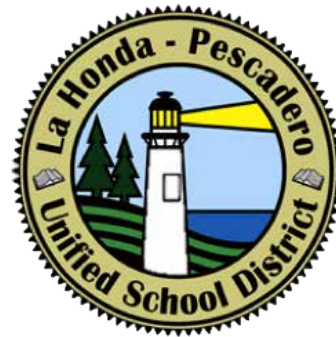
New campus main entrance
New classrooms, office,
library

SECTION 2

PLANNING PROCESS

FACILITIES MASTER PLAN

La Honda-Pescadero
Unified School District



PLANNING PROCESS

INTRODUCTION



In August 2022, SchoolWorks, Inc., was retained by the La Honda-Pescadero Unified School District to assist in the development of a comprehensive Facilities Master Plan (FMP). A successful FMP addresses the key building blocks that will establish a solid foundation for future goals and objectives. This approach focuses on developing a plan that identifies, defines and prioritizes key maintenance, modernization and new construction projects.

The FMP is a dynamic planning document with considerations given to ensuring facilities provide the best educational experience for students and staff while meeting the growing needs of the local community for the next three to five years. The FMP is also a living document that may require periodic updates. Certain components should be reviewed and re-evaluated by the district's guidance council on an annual basis.

One of the most common themes facing school districts today is the challenge of maintaining aging buildings and infrastructure while dealing with increased construction costs and limited funding resources. In most cases, the scope of projects identified in the FMP will exceed the amount of available funding.

Through a collaborative effort with District and community stakeholders, the FMP will provide realistic and equitable guidelines that ensure existing and future facilities can provide the best educational experience for all.

District administration and leadership should be recognized for their continued efforts to fund facility improvement projects by utilizing all available facility funding sources. Facilities, maintenance and operations staff should also be recognized for their continued efforts to develop and maintain a quality facilities improvement program.

WHY A MASTER PLAN MATTERS



In order to maintain a seamless fiscal plan that addresses continued facilities investments, it is recommended that District leadership update the Facilities Master Plan every 3 to 5 years.



- Provide visual representation of individual site's goals & objectives
- Outline long-term & short-term plans
- Prepare for Early Learning Programs
- Maximize State funding resources
- Plan for General Obligation Bonds
- Create annual deferred maintenance budgets
- Assist design teams (architects & engineers)
- Prepare for future enrollment trends

PLANNING PROCESS

COMPONENTS



- Stakeholder & Staff Input
- School Site Assessments
- Facility Equity Analysis
- Develop a Database of Facilities Needs
- Facilities Inventory Analysis
- Existing Site Diagrams
- Historic Funding Analysis
- Future Funding Analysis
- Modernization Eligibility Analysis
- New Construction Eligibility Analysis
- Demographic Study
- Enrollment Projections
- Classroom Capacity & Utilization Study
- Identify Cost Estimates

The facilities site assessment is the foundation of the master plan process and is key in developing a priority list of projects that establish short- and long-term goals and objectives. It is especially important for planning budgets, obtaining funding and creating both district and public awareness of overall facility conditions and needs.

Through a collaborative team effort, SchoolWorks, Inc., conducts a comprehensive needs assessment of each campus. We encourage stakeholder participation including site principals, maintenance, operations, facilities staff and other key stakeholders to join our team during our visits.

Walking each school site provides the team with a high level opportunity to review previous modernization projects, identify the age of facilities and assess crucial infrastructure components such as HVAC, utilities, roofing, health, safety and security.

La Honda-Pescadero schools were also assessed on the ability of facilities to accommodate the educational and support programs. This involves determining which instructional spaces and support facilities (i.e. library, cafeteria, gym, office space) meet the minimum required area based on State and local District standards. The assessment team then provides a qualitative assessment of the facilities' educational environment (such as available space, code compliance, amenities, etc.) and how the facilities support or detract from the teaching and learning process.

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



PLANNING PROCESS

COST ESTIMATES



Cost estimates for projects in the Facilities Master Plan are identified using the current edition of Saylor's Construction Cost Estimating Guidelines, the system utilized by the State of California and the Office of Public School Construction for its cost guidelines.

These cost estimates are then modified through discussions with district staff and local construction contractors to reflect particular local conditions, such as a lack of qualified subcontractors in particular specialties, or the impact of State apprenticeship and pre-qualifications requirements, which can affect construction pricing in a particular area. SchoolWorks, Inc., then produces a project cost matrix which covers costs for all identified proposed work.

The proposed cost estimates outlined in the plan are intended to be used as a guide to assist in developing a long-range plan. Certain unexpected or unforeseen scope of work variances could have a significant impact on costs. Estimate totals include both construction costs and support costs.

Cost estimates for new facilities are based on a per square foot calculation and not on a particular design. It is recommended the District consult with the architect and project manager before finalizing any budgets.

Facilities Master Plan projects can be funded from several different resources. The State of California provides funding assistance to eligible public school districts through the School Facilities Program (SFP).

As facilities age and construction costs increase, it is important that the District develop a plan to utilize all available funding resources. In addition to State assistance, the District should implement a strong deferred maintenance plan and consult with its financial advisor to determine if certain local funding options, such as a General Obligation Bond measure, is a viable resource.

SchoolWorks, Inc., will provide an in-depth review and analysis of how the District has historically funded facilities projects and identify future potential State and local funding resources. It should also be noted that as programs and regulations change, new resources may become available such as the Federal CARES ACT, and the School Energy Efficiency Stimulus Program.

STATE FUNDING OPTIONS

- Modernization Funding
- Full Day Kindergarten/Universal TK Funding
- New Construction Funding
- Financial Hardship Funding/Facility Hardship

LOCAL FUNDING OPTIONS

- Developer Fees
- Deferred Maintenance
- RRMA/RMA
- LCAP (Local Control and Accountability Plan)
- Certificates of Participation (COP)
- General Obligation Bonds ("G.O. Bonds")



PLANNING PROCESS

BUILDING INVENTORY



SchoolWorks, Inc., has coordinated with staff to review all existing as-builts, blueprints or 1A diagrams and develop a building inventory for each campus.

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

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.

Upon completion of the building inventory, a State Modernization eligibility matrix was created. This matrix also provides valuable information identifying by school site the number of permanent and portable classrooms, site capacity, and total building square footage.

The demographic study provides a comprehensive enrollment analysis. The district-wide and school-specific enrollment projections are meant to serve as a planning tool to help with both long-term and short-term enrollment planning.

Demographic studies examine the factors that influence school enrollments, namely trends in demographics, birth rates, and new housing development.

The study is also used as a tool to identify certain facility planning requirements such as capacity utilization of existing facilities, planning for modernization or new construction, and attendance boundary redistricting.

Each school attendance area will be input into our GIS (Geographic Information System) Software. Students are analyzed in each area based on their residential address. Attendance pattern maps will analyze impacts of intra-district and inter-district transfers.

Birth rates are used to project future kindergarten enrollment. It is assumed if the births indicate there was an increase of 4% one year, then there will be a corresponding 4% increase in the kindergarten class five years later.

New housing can have a significant impact on future facility and demographic planning. A complete analysis of all current and future new housing will be included. A student yield rate analysis will also be conducted using the most current census data.



PLANNING PROCESS

STAKEHOLDER INPUT



The Facilities Master Plan process is successful only if the entire school community understands the planning process and has input into both the District's needs and proposed solutions to address those needs.

As part of the standard process, we engaged designated stakeholders, such as the Board of Trustees, Administration, Staff and school site Principals throughout the process.

Standard stakeholder input includes:

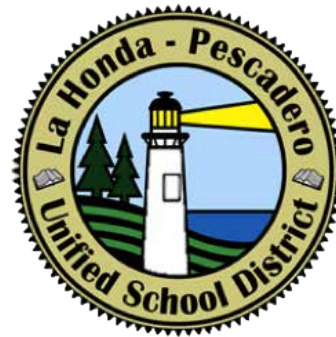
- 3 Board Meetings
- Preliminary District Administration Meeting
- Online Surveys
- Principal Meetings (During Site Assessment)

SECTION 3

NEEDS ASSESSMENT

FACILITIES MASTER PLAN

La Honda-Pescadero
Unified School District



NEEDS ASSESSMENT

ASSESSMENT CATEGORIES



Throughout the State of California one of the most common themes facing school districts today is the challenge of maintaining aging sites and infrastructure while dealing with increased construction costs and limited funding resources. In most cases, the scope of projects identified in a Facilities Master Plan (FMP) far exceed the amount of available funding.

So how do you decide which projects are the highest priority and need immediate attention and which can be deferred until additional funding is available? There is no simple answer to this question, and it often comes down to the individual District's short-term and long-term goals and objectives. This FMP will establish a base criteria of categories identified during the school site assessments.

Projects often fall into one of five categories: Health, Safety & Security; Major Building Modernization; Basic Building Modernization; Site Improvements; and New Additions and Replacement. When creating a successful facilities improvement program, it's important to annually review the scope of work along with current and future funding options.

While interchangeable, most Health, Safety & Security, Building Modernization and Site Improvements are funded through the School Facility Program (SFP), local developer fees, local bonds, deferred maintenance funds or other capital facility funds. New Additions and Replacement are often large-scale master planned projects that will require significant capital and are generally funded from local General Obligation Bonds or the State New Construction Program.

With local knowledge and input from key stakeholders, the FMP strives to lay out a plan that categorizes projects into one of the five assessment categories. Certain projects may overlap depending on scope of work or funding resources.

NEEDS ASSESSMENT

ASSESSMENT CATEGORIES

**HEALTH, SAFETY
& SECURITY**

Security Alarm, Fire Alarm, Bell & Intercom, Hazard Materials Abatement, Surveillance Cameras, Fencing, ADA Compliance, Critical Path of Travel, Drinking Fountains, Doors Locks & Hardware.

**MAJOR BUILDING
MODERNIZATION**

HVAC, Roofing, Window Replacement, Restroom Remodel, Interior Reconfiguration

**BASIC BUILDING
MODERNIZATION**

Exterior Paint, Interior Paint, Flooring, Lighting Upgrades, Casework & Cabinets, Low Voltage, Exterior Repairs, Rain Gutters.

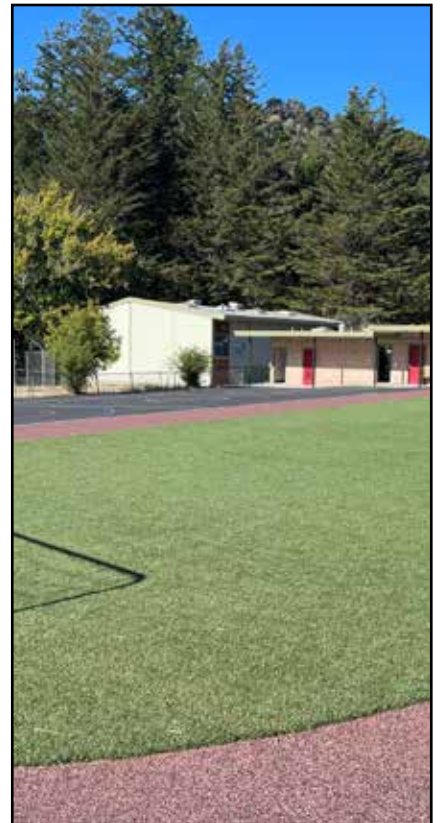
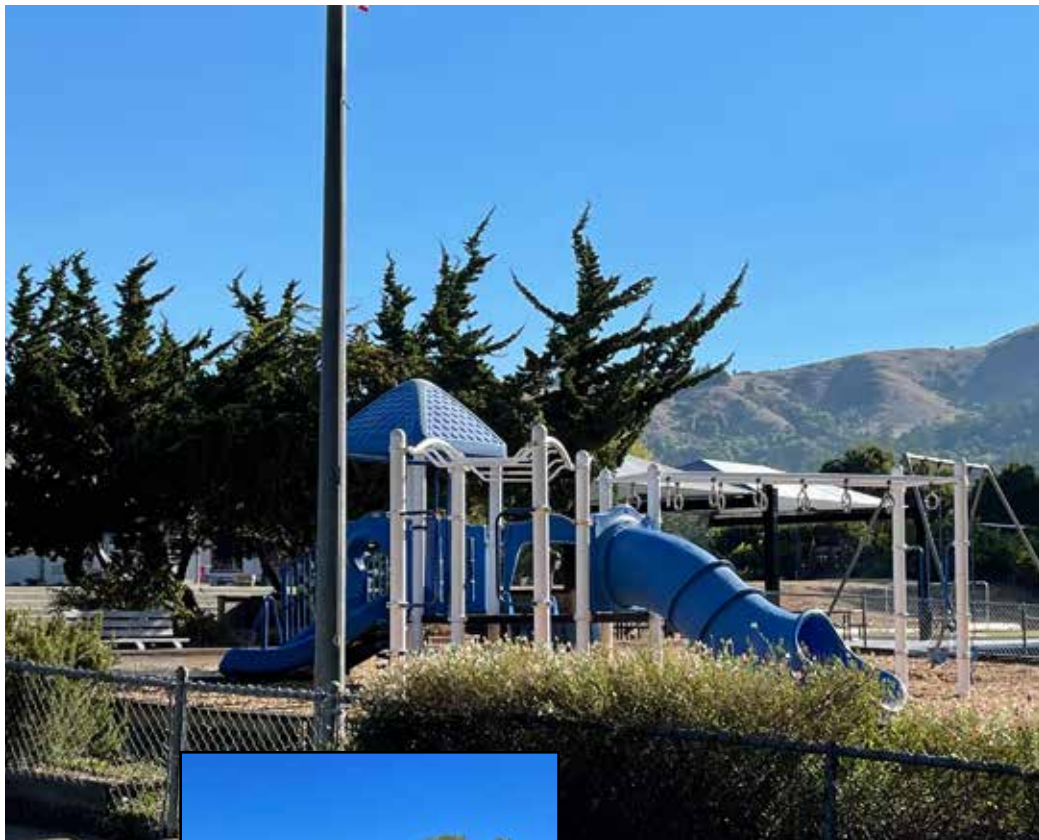
SITE IMPROVEMENTS

Utilities, Technology, Landscaping & Irrigation, Signage & Marquees, Concrete & Asphalt Repair, Flatwork, Playground Replacement, Playground Equipment, Shade Structures, Parking & Traffic Flow

**NEW ADDITIONS &
REPLACEMENT**

Portable Classroom Replacement, New Classrooms, New Support Facilities.

LA HONDA ELEMENTARY



La Honda Elementary School is located in rural San Mateo County in the community of La Honda. Surrounded by coastal mountains and old growth forests, the campus is situated on 6 acres off Sears Ranch Road and serves preschool through fifth grade.

The campus recently completed a major modernization project in 2019 that included the removal of the lower classroom building constructed in 1960. Two new modular classroom buildings that also include the school office and kitchen were constructed on the northwest corner of the campus.

The modernization also included a repaving project of the school parking lot, playground and hard court areas. In addition, a small track and turf play field was built in place of the removed lower classroom building.

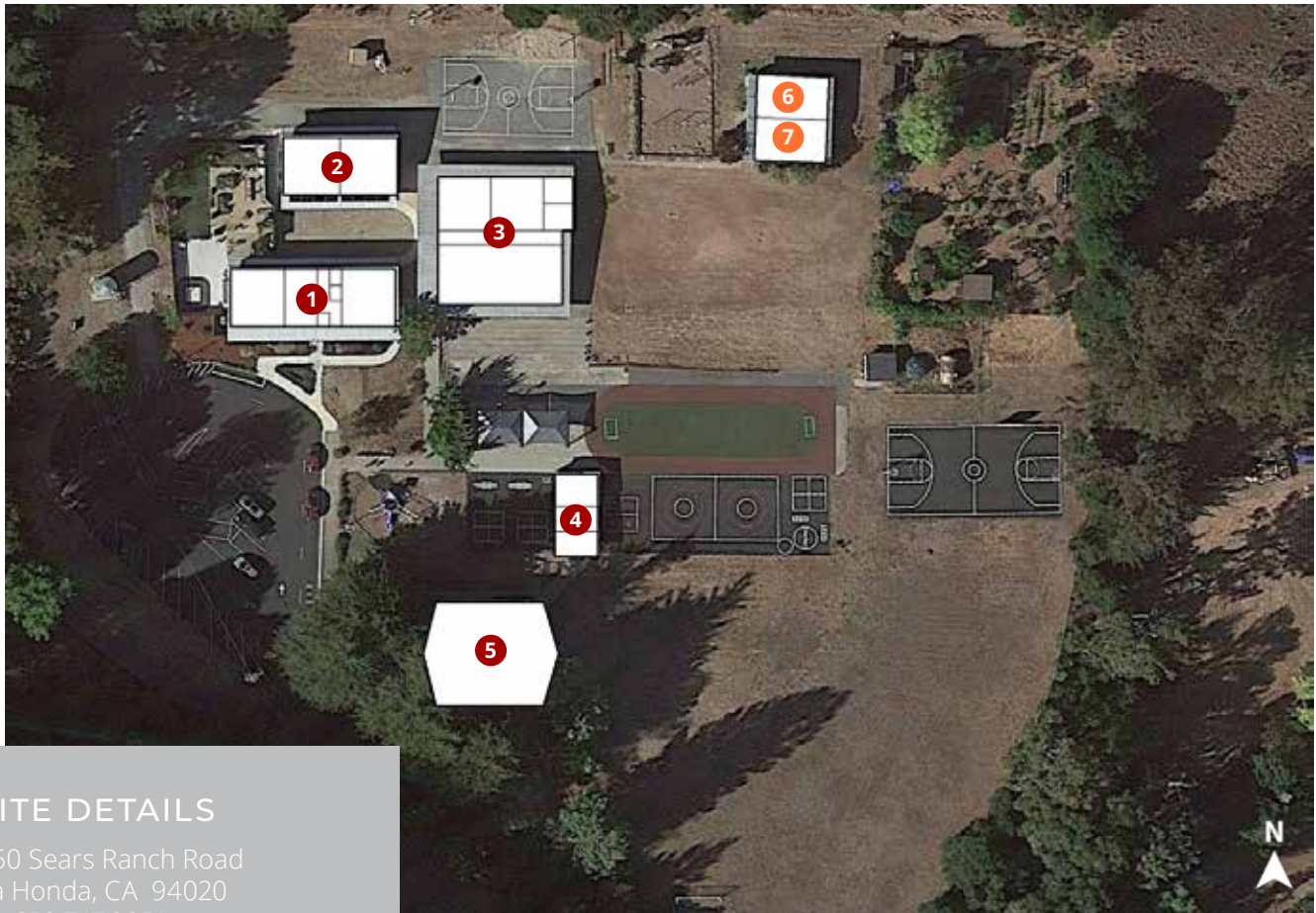
The oldest remaining buildings on campus, constructed in 1960, include the “Den” which houses the multipurpose room, staff room and maker-space classroom, and a small restroom and custodial building. A multipurpose/PE building constructed in 1973, and two portable classrooms added in 1998 that currently house after school programs, make up the remaining buildings on campus.

It was observed during the site assessment that significant cracking has occurred to the foundation and exterior walls of the multipurpose/PE building constructed in 1973. The District should hire a structural engineer to evaluate further. Based on the structural evaluation, the District may qualify for the State Facility Hardship Seismic Mitigation Grant. This program provides funding for seismic repair, reconstruction or replacement of the “most vulnerable” school facilities.



LA HONDA ELEMENTARY

EXISTING SITE PLAN



SITE DETAILS

450 Sears Ranch Road
La Honda, CA 94020
P: 650.747.0051

Date Built: 1960
Acreage: 6
Grade Levels: PS-5

PERMANENT

- 1 Office-Classrooms 1-2
- 2 Classrooms 3-4
- 3 The Den
- 4 Restrooms
- 5 Multipurpose-PE

PORTABLE

- 6 After School
- 7 After School Music



BUILDING INVENTORY

ID	Building Name/Classrooms	Construction Type	Area	Classrooms	Date Built	Age
1	Office (Classrooms 1-2)	Permanent	2940	2	2019	3
2	Classrooms 3-4	Permanent	2048	2	2019	3
3	The Den	Permanent	4221	2	1960	62
4	Restrooms-Custodial	Permanent	1100	0	1960	62
5	Multipurpose-PE	Permanent	3904	0	1973	49
6	After School Portable	Portable	960	1	1998	24
7	After School-Music Portable	Portable	960	1	1998	24
Building Statistics			Area	Classrooms	Average Age	
	Permanent	✓	14213	✓	6	36
	Portable	✓	1920	✓	2	24
	Other		0		0	
	Totals		16133	8		

Classrooms can be used for a multitude of types of instruction. The number of classrooms used in the building inventory is based on a gross count and used to calculate eligibility through the School Facility Program (SFP).

Certain SFP defined classroom spaces used for pull out programs, county programs, or other specialized uses that meet the criteria of a classroom space, are included in the gross classroom count.

LA HONDA ELEMENTARY

CONDITIONS ASSESSMENT

HEALTH, SAFETY & SECURITY	<ul style="list-style-type: none">• New digital electric marquee• ADA path of travel improvements• Upgrade doors & door hardware• Remodel restroom building for ADA compliance• Hire architect/engineer to evaluate foundation cracks and exterior walls
MAJOR BUILDING MODERNIZATION	<ul style="list-style-type: none">• Replace original window systems
BASIC BUILDING MODERNIZATION	
SITE IMPROVEMENTS	<ul style="list-style-type: none">• Repave asphalt driveway, U-turn area is cracking
NEW ADDITIONS & REPLACEMENT	

LA HONDA ELEMENTARY

CONDITIONS ASSESSMENT



Multipurpose foundation cracks



Multipurpose foundation cracks



Multipurpose foundation cracks



Multipurpose foundation cracks



Replace original window systems



Replace original window systems

LA HONDA ELEMENTARY

CONDITIONS ASSESSMENT



Replace doors and hardware



Replace doors and hardware



Add new digital marquee



Remodel restroom building for ADA



Remodel restroom building for ADA



Remodel restroom building for ADA

Site Systems

Utilities	-
Flatwork	\$234,000
Landscaping	-
Playgrounds	-
Playfields	-
Traffic Circulation & Parking	-
Security & Safety	\$78,000
ADA Compliance	\$133,900
Outdoor Facilities	-
Site Systems Total	\$445,900



Exterior Building Systems

Roofing	\$177,632
HVAC	-
Doors & Hardware	\$54,600
Exterior Lighting	-
Exterior Paint	-
Windows	\$82,992
Exterior Building Systems Total	\$315,224



Interior Building Systems

Interior Paint	\$27,040
Flooring	\$51,002
Interior Lighting & Electrical	-
Cabinets & Counters	-
Walls & Ceiling	\$289,900
Restrooms & Shower/Lockers	\$208,000
Interior Building Systems Total	\$575,942



Total Modernization **\$1,337,066**

New Construction

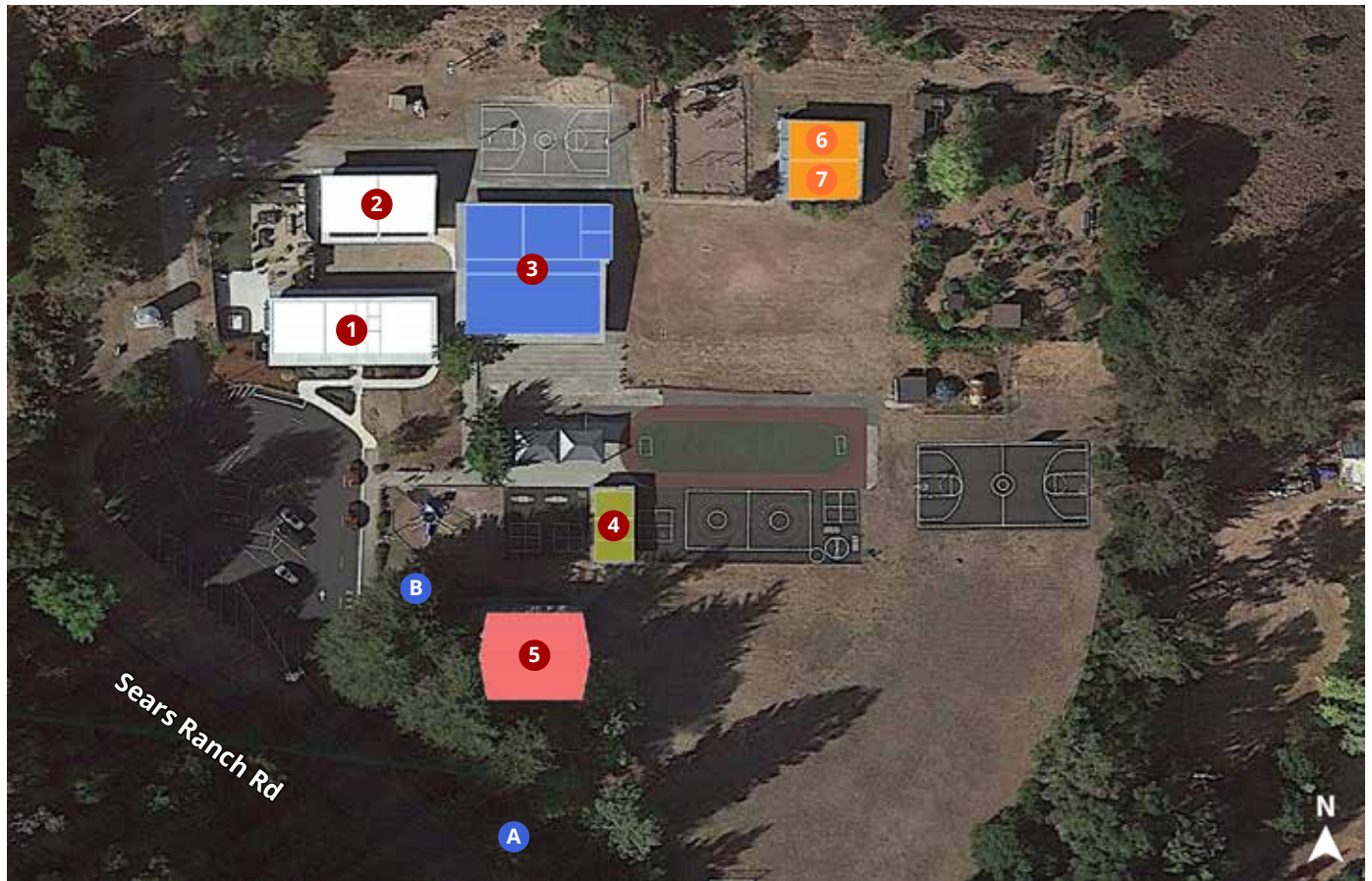
Multipurpose-PE	\$4,060,160
Total New Construction	\$4,060,160

Total Master Plan Projects **\$5,397,226**

LA HONDA ELEMENTARY

COST DETAILS

FLATWORK	SCOPE OF WORK DESCRIPTION	AREA/UNITS	TOTAL COST
Parking Lots	Repave U-turn area of asphalt driveway	6000 sf	\$234,000
			\$234,000
SECURITY & SAFETY	SCOPE OF WORK DESCRIPTION	AREA/UNITS	TOTAL COST
Signage & Marquee	Add new digital marquee	1 ea	\$78,000
			\$78,000
ADA COMPLIANCE	SCOPE OF WORK DESCRIPTION	AREA/UNITS	TOTAL COST
Path of Travel	Replace sidewalk between parking lot and multi-purpose building (non-compliant ADA path of travel)	800 sf	\$32,500
Path of Travel	ADA ramp and path of travel improvements to upper playground	2500 sf	\$101,400
			\$133,900
ROOFING	SCOPE OF WORK DESCRIPTION	AREA/UNITS	TOTAL COST
Multipurpose-PE	Replace roof, repair water damage under eaves (If building is not replaced through the Seismic Mitigation Funding Program)	3904 sf	\$177,632
			\$177,632
DOORS & HARDWARE	SCOPE OF WORK DESCRIPTION	AREA/UNITS	TOTAL COST
The Den	Replace exterior doors and door hardware	4 ea	\$31,200
Multipurpose-PE	Replace doors and door hardware (If building is not replaced through the Seismic Mitigation Funding Program)	3 ea	\$23,400
			\$54,600
WINDOWS	SCOPE OF WORK DESCRIPTION	AREA/UNITS	TOTAL COST
The Den	Replace windows	672 sf	\$82,992
			\$82,992
INTERIOR PAINT	SCOPE OF WORK DESCRIPTION	AREA/UNITS	TOTAL COST
Multipurpose-PE	Paint interior (If building is not replaced through the Seismic Mitigation Funding Program)	2600 sf	\$27,040
			\$27,040
FLOORING	SCOPE OF WORK DESCRIPTION	AREA/UNITS	TOTAL COST
Multipurpose-PE	Replace floor (If building is not replaced through the Seismic Mitigation Funding Program)	3904 sf	\$51,002
			\$51,002
WALLS & CEILING	SCOPE OF WORK DESCRIPTION	AREA/UNITS	TOTAL COST
Multipurpose-PE	Remove exposed insulation on walls and ceiling, reinsulate building envelope, replace wall surfaces	8600 sf	\$289,900
			\$289,900
RESTROOMS & SHOWER/LOCKER	SCOPE OF WORK DESCRIPTION	AREA/UNITS	TOTAL COST
Restrooms-Custodial	Remodel student restrooms for ADA (x2)	2 ea	\$208,000
			\$208,000
NEW CONSTRUCTION	SCOPE OF WORK DESCRIPTION	AREA/UNITS	TOTAL COST
Multipurpose/Cafeteria	MP building may be eligible for replacement through facilities hardship funding (Requires engineer/seismic study)	3904 sf	\$4,060,160
			\$4,060,160



EXISTING BUILDINGS

1 2

- New construction in 2019. No observations made during the site assessment

3

- Replace original windows
- Replace exterior doors and hardware

4

- Remodel restrooms for ADA compliance

5

- Hire engineer to evaluate foundation cracks
- Determine if qualifies for facilities hardship
- If not a complete re-build, then: Exterior and Interior modernization

6 7

- Reached life expectancy
- Currently used for after school programs

SITE & INFRASTRUCTURE

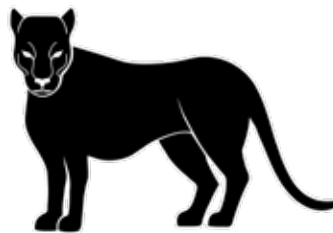
A

- Add new digital marquee

B

- Replace ADA non-compliant sidewalk between parking lot & MPR

PESCADERO ELEMENTARY



Pescadero Elementary School is located in the rural San Mateo County coastal community of Pescadero. The campus is situated on 3 acres off North Street and serves preschool through fifth grade.

The oldest facilities on campus include the multipurpose/PE building constructed in 1973, and the early learning portable classrooms added in 1991. The newest buildings on campus include the library portable and school office portable, added in 2015.

The last major upgrade to the campus occurred in 1999 with the addition of four new permanent classrooms located on the northwest corner of the campus. In 2009, the original 1960 classroom building located in the middle of campus was removed. The current RSP portable classroom was relocated to its current position also in 2009.

During the site assessment it was observed that the campus lacks a viable point of entry and the school office is located in the middle of campus. In addition, the early learning classrooms appear to be a unique style of modular and permanent construction that may not meet certain 21st Century classroom standards. To create better flow, and provide equity with other district facilities, it is suggested that these buildings be replaced with permanent new construction.

The remaining campus facilities would also benefit from a full modernization which would include exterior paint, interior upgrades, ADA restroom remodel and improve drainage by repaving the asphalt playground.



PESCADERO ELEMENTARY

EXISTING SITE PLAN



SITE DETAILS

620 North Street
Pescadero, CA 94060
P: 650.879.0332

Date Built: 1960
Acreage: 3
Grade Levels: PS-5

PERMANENT

- 1 Multipurpose-PE
- 2 Classrooms 6-8

PORTABLE

- 3 TK/K-Preschool
- 4 RSP
- 5 Library
- 6 Office



BUILDING INVENTORY

ID	Building Name/Classrooms	Construction Type	Area	Classrooms	Date Built	Age
1	Multipurpose-PE	Permanent	4104	0	1973	49
2	Classrooms 6-9	Permanent	3600	4	1999	23
3	TK/K Preschool Portable	Portable	3840	2	1991	31
4	RSP Portable	Portable	960	0	2000	22
5	Library Portable	Portable	960	0	2015	7
6	Office Portable	Portable	1440	0	2015	7
Building Statistics			Area	Classrooms	Average Age	
Permanent			7704	4	36	
Portable			7200	2	17	
Other			0	0		
Totals			14904	6		

Classrooms can be used for a multitude of types of instruction. The number of classrooms used in the building inventory is based on a gross count and used to calculate eligibility through the School Facility Program (SFP).

Certain SFP defined classroom spaces used for pull out programs, county programs, or other specialized uses that meet the criteria of a classroom space, are included in the gross classroom count.

PESCADERO ELEMENTARY

CONDITIONS ASSESSMENT

HEALTH, SAFETY & SECURITY	<ul style="list-style-type: none">• New digital marquee• Remodel restrooms for ADA compliance• Replace door & door hardware
MAJOR BUILDING MODERNIZATION	<ul style="list-style-type: none">• Replace original window systems• Roof (Preschool, TK/K) portable classrooms, if not replaced with new building• HVAC (Preschool, TK/K) portable classrooms, if not replaced with new building
BASIC BUILDING MODERNIZATION	<ul style="list-style-type: none">• Paint building exteriors• Upgrade multipurpose (paint, flooring, wall surfaces)• Upgrade classrooms (paint, flooring, wall surfaces)
SITE IMPROVEMENTS	<ul style="list-style-type: none">• Add sea-train storage containers• Repave asphalt flatwork• Correct grades, improve drainage
NEW ADDITIONS & REPLACEMENT	<ul style="list-style-type: none">• Replace buildings housing the school office, library, RSP and TK/K-1, with permanent new construction.

PESCADERO ELEMENTARY

CONDITIONS ASSESSMENT



Remodel restrooms for ADA compliance



Add new digital marquee



Repave asphalt flatwork



Replace door and door hardware



Paint building exteriors



Paint building exteriors

PESCADERO ELEMENTARY

CONDITIONS ASSESSMENT



Replace original window systems



Roof (Preschool, TK/K) portable classrooms



Resurface multipurpose interior



Resurface multipurpose interior



Correct grades for drainage



Modernize classrooms

Site Systems

Utilities	-
Flatwork	\$533,000
Landscaping	-
Playgrounds	-
Playfields	-
Traffic Circulation & Parking	-
Security & Safety	\$71,500
ADA Compliance	-
Outdoor Facilities	\$39,000
Site Systems Total	\$643,500

Exterior Building Systems

Roofing	\$139,776
HVAC	\$31,200
Doors & Hardware	\$23,400
Exterior Lighting	-
Exterior Paint	\$192,088
Windows	\$11,232
Exterior Building Systems Total	\$397,696

Interior Building Systems

Interior Paint	\$50,440
Flooring	\$31,200
Interior Lighting & Electrical	-
Cabinets & Counters	-
Walls & Ceiling	\$591,500
Restrooms & Shower/Lockers	\$331,500
Interior Building Systems Total	\$1,004,640

Total Modernization \$2,045,836

New Additions

New Permanent Administration	\$1,497,600
New Permanent Library	\$998,400
New Permanent RSP Classroom	\$3,806,400
Total	\$6,302,400

Total Master Plan Projects \$8,348,236



PESCADERO ELEMENTARY

COST DETAILS

FLATWORK	SCOPE OF WORK DESCRIPTION	AREA/UNITS	TOTAL COST
Play Courts	Repave asphalt playground (North 1/2 surround playground), correct grades, add concrete valley gutter to improve drainage	8000 sf	\$227,500
Parking Lots	Repave exit area of asphalt driveway	4000 sf	\$110,500
Parking Lots	Correct Grade, install curb and gutter, pave new parking stalls along street frontage	6000 sf	\$195,000
			\$533,000

SECURITY & SAFETY	SCOPE OF WORK DESCRIPTION	AREA/UNITS	TOTAL COST
Signage & Marquee	Add new digital marquee	1 ea	\$71,500
			\$71,500

OUTDOOR FACILITIES	SCOPE OF WORK DESCRIPTION	AREA/UNITS	TOTAL COST
Concessions	Add sea-train containers for storage (x2)	2 ea	\$39,000
			\$39,000

ROOFING	SCOPE OF WORK DESCRIPTION	AREA/UNITS	TOTAL COST
TK/K Preschool Portable	Replace roof (if not replaced with new construction)	3840 sf	\$139,776
			\$139,776

HVAC	SCOPE OF WORK DESCRIPTION	AREA/UNITS	TOTAL COST
TK/K Preschool Portable	Replace (heating only) HVAC units (x2) (if not replaced with new construction)	2 ea	\$31,200
			\$31,200

DOORS & HARDWARE	SCOPE OF WORK DESCRIPTION	AREA/UNITS	TOTAL COST
Multipurpose-PE	Replace doors and door hardware	3 ea	\$23,400
			\$23,400

EXTERIOR PAINT	SCOPE OF WORK DESCRIPTION	AREA/UNITS	TOTAL COST
Multipurpose-PE	Paint exterior	6200 sf	\$72,540
Classrooms 6-8	Paint exterior	2720 sf	\$31,824
TK/K Preschool Portable	Paint exterior (if not replaced with new construction)	3000 sf	\$32,500
RSP Portable	Paint exterior (if not replaced with new construction)	1280 sf	\$14,976
Library Portable	Paint exterior (if not replaced with new construction)	1280 sf	\$14,976
Office Portable	Paint exterior (if not replaced with new construction)	2160 sf	\$25,272
			\$192,088

WINDOWS	SCOPE OF WORK DESCRIPTION	AREA/UNITS	TOTAL COST
Multipurpose-PE	Replace front windows	96 sf	\$11,232
			\$11,232

INTERIOR PAINT	SCOPE OF WORK DESCRIPTION	AREA/UNITS	TOTAL COST
Multipurpose-PE	Paint interior	2600 sf	\$27,040
Classrooms 6-8	Paint interior	4 ea	\$23,400
			\$50,440

FLOORING	SCOPE OF WORK DESCRIPTION	AREA/UNITS	TOTAL COST
Classrooms 6-8	Replace flooring	4 ea	\$31,200
			\$31,200

WALLS & CEILING	SCOPE OF WORK DESCRIPTION	AREA/UNITS	TOTAL COST
Multipurpose-PE	office, and storage areas (full remodel). Create separate food service and custodial areas	9320 sf	\$526,500
Classrooms 6-8	Resurface classroom interior (walls, ceilings)	4 ea	\$65,000
			\$591,500

RESTROOMS & SHOWER/LOCKER	SCOPE OF WORK DESCRIPTION	AREA/UNITS	TOTAL COST
Multipurpose-PE	Remodel restrooms for ADA compliance (x2)	2 ea	\$169,000
Classrooms 6-8	Resurface student restrooms (x2)	2 ea	\$162,500
			\$331,500

NEW ADDITIONS	SCOPE OF WORK DESCRIPTION	AREA/UNITS	TOTAL COST
Administration	Replace portable with new construction building housing school office, library, RSP, support spaces and classrooms	1440 sf	\$1,497,600
Library/Media Center	Replace portable with new construction building housing school office, library, RSP, support spaces and classrooms	960 sf	\$998,400
Classrooms	Replace portable with new construction building housing school office, library, RSP, support spaces and classrooms	3660 sf	\$3,806,400
			\$6,302,400



EXISTING BUILDINGS

1

- Paint building interior and exterior
- Remodel restrooms for ADA compliance (x2)
- Remodel food service, office and storage areas
- Resurface interior (floor, walls, ceiling, doors & hardware).

2

- Paint interior and exterior
- Resurface interior (floors, walls, ceiling)
- Resurface student restrooms (x2)

3 4 5 6

- Replace with permanent new construction
- New main office, library & support spaces
- New Preschool, TK/K-1 classrooms & support spaces

SITE & INFRASTRUCTURE

A

- Add new digital marquee

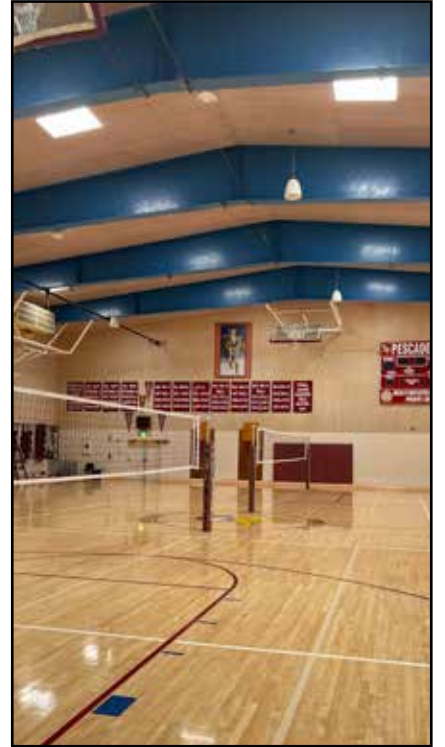
B

- Repave & repair asphalt driveway damage caused by tree roots

C

- Repave playground (correct grades, add concrete valley gutter to improve drainage)

PESCADERO MIDDLE/HIGH



Pescadero Middle/High School is located in the rural San Mateo County coastal community of Pescadero. The campus is situated on 17.6 acres off Butano Cutoff and serves 6th through 12th grade. The campus also houses the District Office, kitchen and maintenance facilities.

The two main facilities on campus, the gymnasium and main classroom building, which also house the school office, library and multipurpose, were constructed in 1960. The other permanent facility includes the dome, constructed in 1972. The middle school classrooms are housed in portables P1 and P2 constructed in 1998, and portable P3 constructed in 2003.

During the site assessment, it was observed that the campus well water is not safe for drinking and bottled water is provided to students. The District hopes to receive water services when the new fire station is built on the southwest corner of the campus.

The main kitchen is currently located in a portable facility across from the District Office building. It was suggested the District would like to build a new main kitchen in the existing multipurpose space located in the main building on campus.

The campus would benefit from a full modernization of existing facilities, including exterior and interior upgrades, ADA restroom remodel, ADA path of travel improvements and replacement of the current HVAC (heat only) system.

Finally, the District should explore options to house the middle school classrooms and Special Education class in new permanent classrooms. These buildings are reaching their life expectancy and are not up to the standards of modern 21st Century classrooms.



PESCADERO MIDDLE/HIGH

EXISTING SITE PLAN



SITE DETAILS

350 Butano Cutoff
Pescadero, CA 94060
P: 650.879.0274

Date Built: 1960
Acreage: 17.6
Grade Levels: 6-12

PERMANENT

- 1 Main Building
- 2 Gymnasium
- 3 Dome

PORTABLE

- 4 P1-Middle School
- 5 P2-Middle School
- 6 P3-Middle School

OTHER BUILDINGS

- 7 District Office
- 8 Main Kitchen
- 9 Maintenance Shed
- 10 Non-DSA Portable



BUILDING INVENTORY

ID	Building Name/Classrooms	Construction Type	Area	Classrooms	Date Built	Age
1	Main Building	Permanent	17568	7	1960	62
2	Gymnasium	Permanent	11999	0	1960	62
3	Dome	Permanent	1100	1	1972	50
4	P1 Portable-Middle School	Portable	960	1	1998	24
5	P2 Portable-Middle School	Portable	960	1	1998	24
6	P3 Portable-Middle School	Portable	960	1	2003	19
7	District Office	Portable	3360	0	2009	13
8	Main Kitchen	Portable	960	0	2009	13
9	Maintenance Shed	Other	0	0	1990	32
10	Non-DSA Portable	Portable	0	0	2009	13
Building Statistics			Area	Classrooms	Average Age	
Permanent			30667	8	58	
Portable			2880	3	22	
Other			4320	0	18	
Totals			37867	11		

Classrooms can be used for a multitude of types of instruction. The number of classrooms used in the building inventory is based on a gross count and used to calculate eligibility through the School Facility Program (SFP).

Certain SFP defined classroom spaces used for pull out programs, county programs, or other specialized uses that meet the criteria of a classroom space, are included in the gross classroom count.

PESCADERO MIDDLE/HIGH

CONDITIONS ASSESSMENT

HEALTH, SAFETY & SECURITY	<ul style="list-style-type: none">• Add a digital marquee• ADA path of travel improvements• Test for hazardous materials and abate• Remodel restrooms for ADA compliance• Replace doors & door hardware
MAJOR BUILDING MODERNIZATION	<ul style="list-style-type: none">• Add new kitchen to existing multipurpose room in the main building• Replace original window systems• Replace HVAC• Home Economics (replace student cooking stations)• Science (New wet lab stations)
BASIC BUILDING MODERNIZATION	<ul style="list-style-type: none">• Paint building exteriors• Upgrade classrooms (paint, flooring, wall surfaces)• Upgrade interior lighting to LED• Upgrade multipurpose (paint, flooring, wall surfaces)
SITE IMPROVEMENTS	<ul style="list-style-type: none">• Repair dry rot on exterior breezeway• Remove old backup generator• Repave portion of parking lot
NEW ADDITIONS & REPLACEMENT	<ul style="list-style-type: none">• New middle school wing (replace portable classrooms)• New Special Education classroom (replace the Dome)

PESCADERO MIDDLE/HIGH

CONDITIONS ASSESSMENT



Dry rot on exterior breezeway



Dry rot on exterior breezeway



Remodel restrooms



Remodel restrooms



New middle school wing (replace portables)



New middle school wing (replace portables)

PESCADERO MIDDLE/HIGH

MASTER PLAN SUMMARY



ADA path of travel



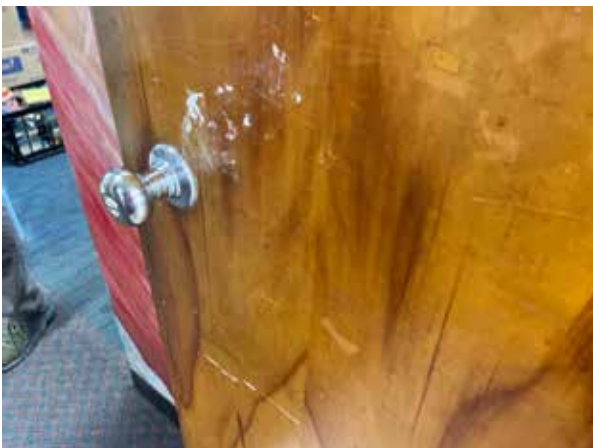
Add new kitchen to multipurpose



Remodel multipurpose



Paint building exteriors



Replace doors and hardware



Replace home economics cooking stations

Site Systems

<i>Utilities</i>	\$1,300
<i>Flatwork</i>	\$260,000
<i>Landscaping</i>	-
<i>Playgrounds</i>	-
<i>Playfields</i>	\$1,300,000
<i>Traffic Circulation & Parking</i>	-
<i>Security & Safety</i>	\$71,500
<i>ADA Compliance</i>	\$65,000
<i>Outdoor Facilities</i>	\$455,000
Site Systems Total	\$2,152,800



Exterior Building Systems

<i>Roofing</i>	\$34,320
<i>HVAC</i>	\$156,000
<i>Doors & Hardware</i>	\$128,700
<i>Exterior Lighting</i>	-
<i>Exterior Paint</i>	\$382,386
<i>Windows</i>	\$362,570
Exterior Building Systems Total	\$1,063,976



Interior Building Systems

<i>Interior Paint</i>	\$107,250
<i>Flooring</i>	\$52,000
<i>Interior Lighting & Electrical</i>	\$160,430
<i>Cabinets & Counters</i>	\$364,000
<i>Walls & Ceiling</i>	\$170,300
<i>Restrooms & Shower/Lockers</i>	\$819,000
Interior Building Systems Total	\$1,672,980



Total Modernization \$4,889,756

New Additions

<i>Kitchen Addition to Multipurpose room</i>	\$1,755,000
<i>New Middle School Classrooms</i>	\$3,640,000
<i>Metal Shade Structure/Covered Eating Area</i>	\$487,500
<i>New SPED Classroom</i>	\$1,072,500
Total New Construction	\$6,955,000

Total Master Plan Projects \$11,844,756

PESCADERO MIDDLE/HIGH

COST DETAILS

UTILITIES	SCOPE OF WORK DESCRIPTION	AREA/UNITS	TOTAL COST
Gas	Remove old backup generator near gym		\$1,300
			\$1,300

FLATWORK	SCOPE OF WORK DESCRIPTION	AREA/UNITS	TOTAL COST
Parking Lots	Repave portion of parking lot not replaced during Fire Dept construction	10000 sf	\$260,000
			\$260,000

PLAYFIELDS	SCOPE OF WORK DESCRIPTION	AREA/UNITS	TOTAL COST
Play Fields	Add synthetic turf sports fields (x1)		\$1,300,000
			\$1,300,000

SECURITY & SAFETY	SCOPE OF WORK DESCRIPTION	AREA/UNITS	TOTAL COST
Signage & Marquee	Add new digital marquee	1 ea	\$71,500
			\$71,500

ADA COMPLIANCE	SCOPE OF WORK DESCRIPTION	AREA/UNITS	TOTAL COST
Path of Travel	Hold allowance for ADA path of travel improvements		\$65,000
			\$65,000

OUTDOOR FACILITIES	SCOPE OF WORK DESCRIPTION	AREA/UNITS	TOTAL COST
Track	Add DG track 1/4 mile track		\$455,000
			\$455,000

ROOFING	SCOPE OF WORK DESCRIPTION	AREA/UNITS	TOTAL COST
Dome	Replace shingle roof	1100 sf	\$34,320
			\$34,320

HVAC	SCOPE OF WORK DESCRIPTION	AREA/UNITS	TOTAL COST
Main Building-High School	Replace HVAC (heat only) in classrooms (x8)	8 ea	\$156,000
			\$156,000

DOORS & HARDWARE	SCOPE OF WORK DESCRIPTION	AREA/UNITS	TOTAL COST
Main Building-High School	Replace doors and door hardware	20 ea	\$124,800
Dome	Replace door and door hardware	1 ea	\$3,900
			\$128,700

EXTERIOR PAINT	SCOPE OF WORK DESCRIPTION	AREA/UNITS	TOTAL COST
Main Building-High School	Paint exterior	6908 sf	\$106,828
Gymnasium	Paint exterior	10800 sf	\$234,000
Dome	Paint exterior	992 sf	\$11,606
District Office	Paint exterior	2560 sf	\$29,952
			\$382,386

WINDOWS	SCOPE OF WORK DESCRIPTION	AREA/UNITS	TOTAL COST
Main Building-High School	Replace exterior windows	2844 sf	\$351,234
Dome	Replace windows		\$11,336
			\$362,570

INTERIOR PAINT	SCOPE OF WORK DESCRIPTION	AREA/UNITS	TOTAL COST
Main Building-High School	Paint interior		\$101,400
Dome	Paint interior		\$5,850
			\$107,250

FLOORING	SCOPE OF WORK DESCRIPTION	AREA/UNITS	TOTAL COST
Main Building-High School	Replace flooring in classrooms (x8)	8 ea	\$52,000
			\$52,000

INTERIOR LIGHTING & ELECTRICAL	SCOPE OF WORK DESCRIPTION	AREA/UNITS	TOTAL COST
Main Building-High School	Upgrade interior lights to LED	17568 sf	\$137,030
Gymnasium	Upgrade locker rooms interior lights to LED	3600 sf	\$23,400
			\$160,430

COST DETAILS

CABINETS & COUNTERS		AREA/UNITS	TOTAL COST
Main Building-High School	Home Ec (classroom #5) replace student cooking stations (x3), Science (classroom #6) replace wet lab stations (x3)	6 ea	<u>\$364,000</u>
			\$364,000
WALLS & CEILING		AREA/UNITS	TOTAL COST
Main Building-High School	Resurface interior (walls, ceiling) in classrooms (x8), repair water damage/dry rot on exterior breezeway walls		<u>\$118,300</u>
Gymnasium	Replace permanent gym bleachers with new ADA compliant bleachers		<u>\$52,000</u>
			\$170,300
RESTROOMS& SHOWER/LOCKER		AREA/UNITS	TOTAL COST
Main Building-High School	Remodel restrooms (near library) for ADA (x2)	2 ea	<u>\$208,000</u>
Gymnasium	Remodel locker room shower and toilet areas for ADA compliance, reduce number of showers and add more toilet stalls, resurface interior	2 ea	<u>\$611,000</u>
			\$819,000
NEW ADDITIONS		AREA/UNITS	TOTAL COST
Multipurpose/Cafeteria	Remodel Multi-Use area in Main Bldg (full remodel), build new main kitchen, replace HVAC system, include heat, A/C, MAU for kitchen hood	3000 sf	<u>\$1,755,000</u>
Classrooms	Middle School portables have reached life expectancy and need to be replaced. Use modernization eligibility to build new modular classrooms (x3)	3500 sf	<u>\$3,640,000</u>
Metal Shade Structure	Add (hard lid) shade structure for covered eating area outside main building	3000 sf	<u>\$487,500</u>
Classrooms	Replace the Dome Building with a new modular construction classroom more suitable for SPED students	1500 sf	<u>\$1,072,500</u>
			\$6,955,000

PESCADERO MIDDLE/HIGH

MASTER PLAN DIAGRAM



EXISTING BUILDINGS

1

- Remodel restrooms for ADA compliance (x2)
- Replace HVAC system
- Replace exterior windows
- Paint interior and exterior
- Remodel multi-use area (floors, walls, ceilings, lighting)
- Build new kitchen north side of multi-use
- Modernize classrooms (floors, walls, ceilings, lighting)
- Replace doors and hardware
- Science classroom new wet lab stations
- Home economics classroom new cooking stations

2

- ADA compliant bleachers
- Remodel locker rooms

3

4

5

6

- Replace middle school portables with new modular classrooms (x3) and add new special education classroom

EXISTING BUILDINGS

7

- Paint exterior

8

- Remove portable when new kitchen is built

SITE & INFRASTRUCTURE

A

- Add new digital marquee

B

- Repair dry rot on exterior breezeway walls

C

- Hold allowance for ADA path of travel improvements

D

- Repave parking lot not replaced during future fire department construction

E

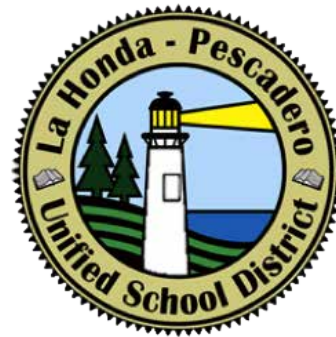
- Remove non-DSA portable building

SECTION 4

DEMOGRAPHICS

FACILITIES MASTER PLAN

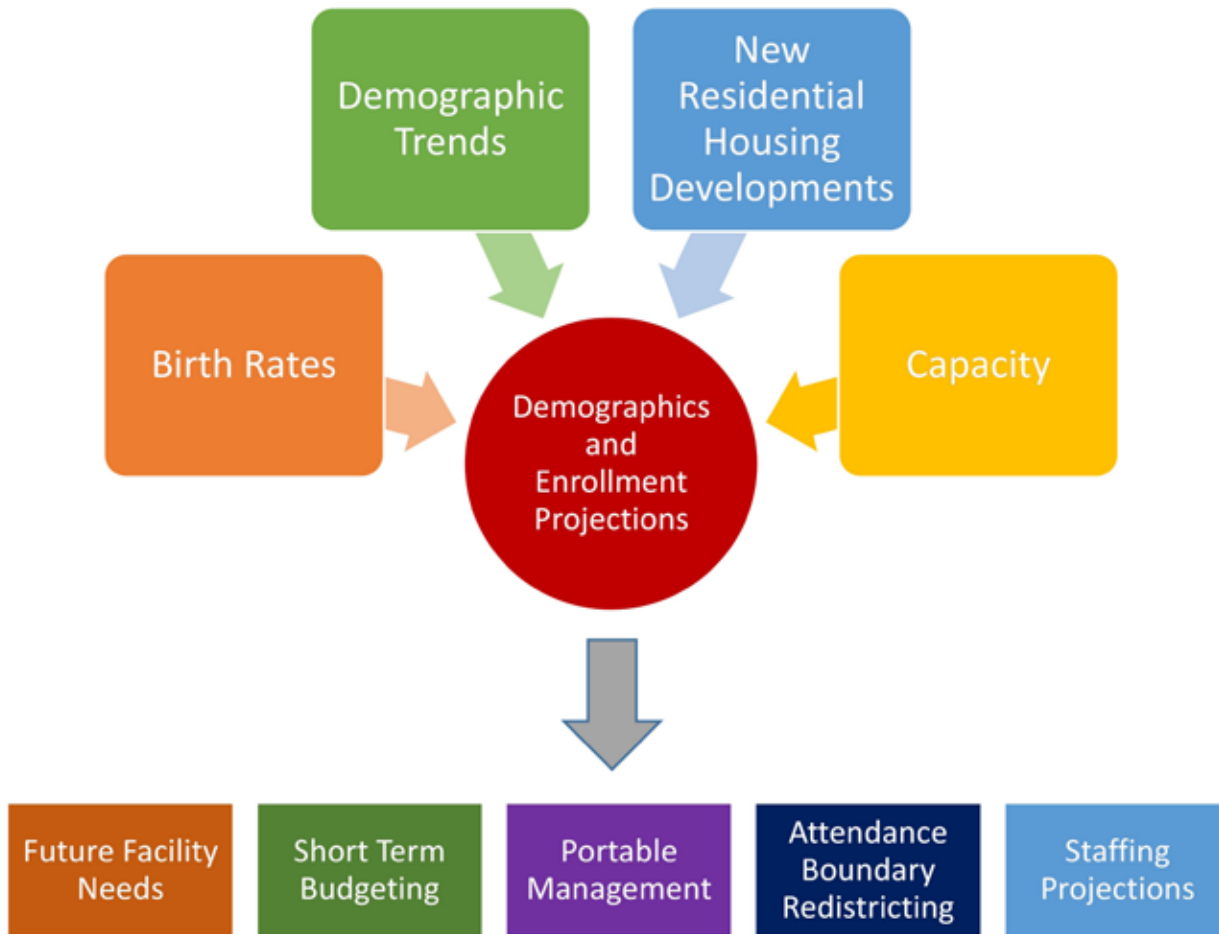
La Honda-Pescadero
Unified School District



DEMOGRAPHICS

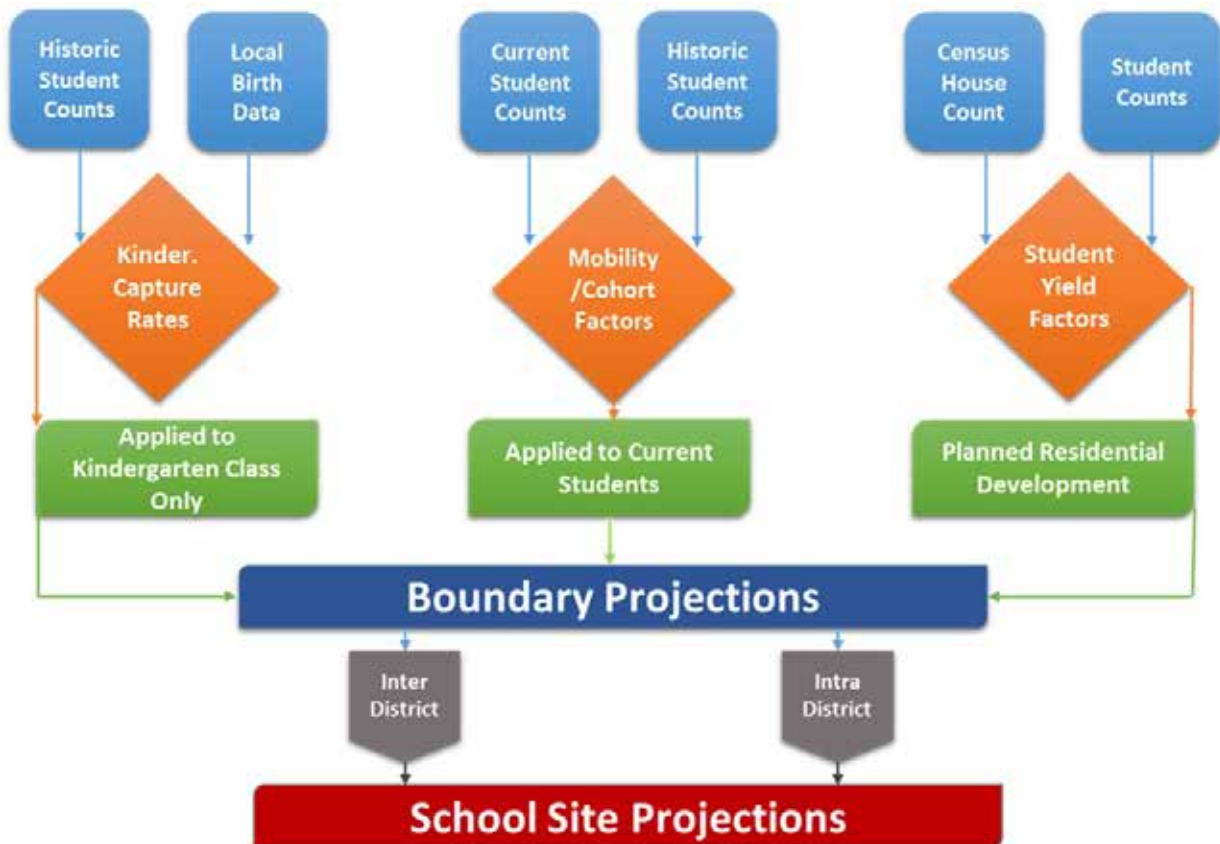
OVERVIEW

This Demographics and Enrollment Projections Study provides a comprehensive enrollment analysis for the La Honda-Pescadero Unified School District. The district-wide and school-specific enrollment projections are meant to serve as a planning tool to help with both long- and short-term planning. Demographic Studies examine the factors that influence school enrollments, namely trends in demographics, birth rates, and housing development. They are also used as a tool to identify certain facility planning requirements such as capacity, utilization of existing facilities, planning for modernization or new construction, and attendance boundary redistricting.



This Study provides information based on the 2021/22 District enrollments and programs, local planning policies and residential development. As these factors change and timelines are adjusted, the Demographic and Enrollment Projections Study should be revised to reflect the most current information.

The chart below summarizes the inputs to calculate the boundary and school site projections.



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

- a) Birth rates are used to project future kindergarten and transitional kindergarten enrollment. It is assumed if the births indicate there was an increase of 4% one year, then there will be a corresponding 4% increase in the kindergarten class five years later or the transitional kindergarten class four years later.
- b) New Housing Development rates and yield rates are compared to the historical impact of development, and if the future projections exceed the historical values, the projections are augmented accordingly.
- c) Inter-District student counts are not included in the base geographic trend analysis since these students reside outside of the District. Therefore, the current number of students-per-school and students-per-grade are added to the base projections.

DEMOGRAPHICS

METHODOLOGY

d) Intra-District students are those who transfer from one school to another. The number of students transferring into and out of each school are calculated and used to determine the difference between the projections for students living in each attendance area versus those that are projected to attend the school.

e) The projections for special education students and alternative programs are created by assuming those programs typically serve a percentage of the total District population. Therefore, as the District grows or declines, the enrollment in those programs would increase or decrease accordingly.

f) Cohort Trend Analysis: The number of students living in the boundary are used to generate the cohort factors. The non-weighted average of the three years was determined with each year weighted 33.3%. This reduces the current trends compared to the weighted model. This was done due to the impacts of the pandemic which should be a short-term adjustment. Those cohorts are then used to determine the students who will be residing in each attendance area for the following years.

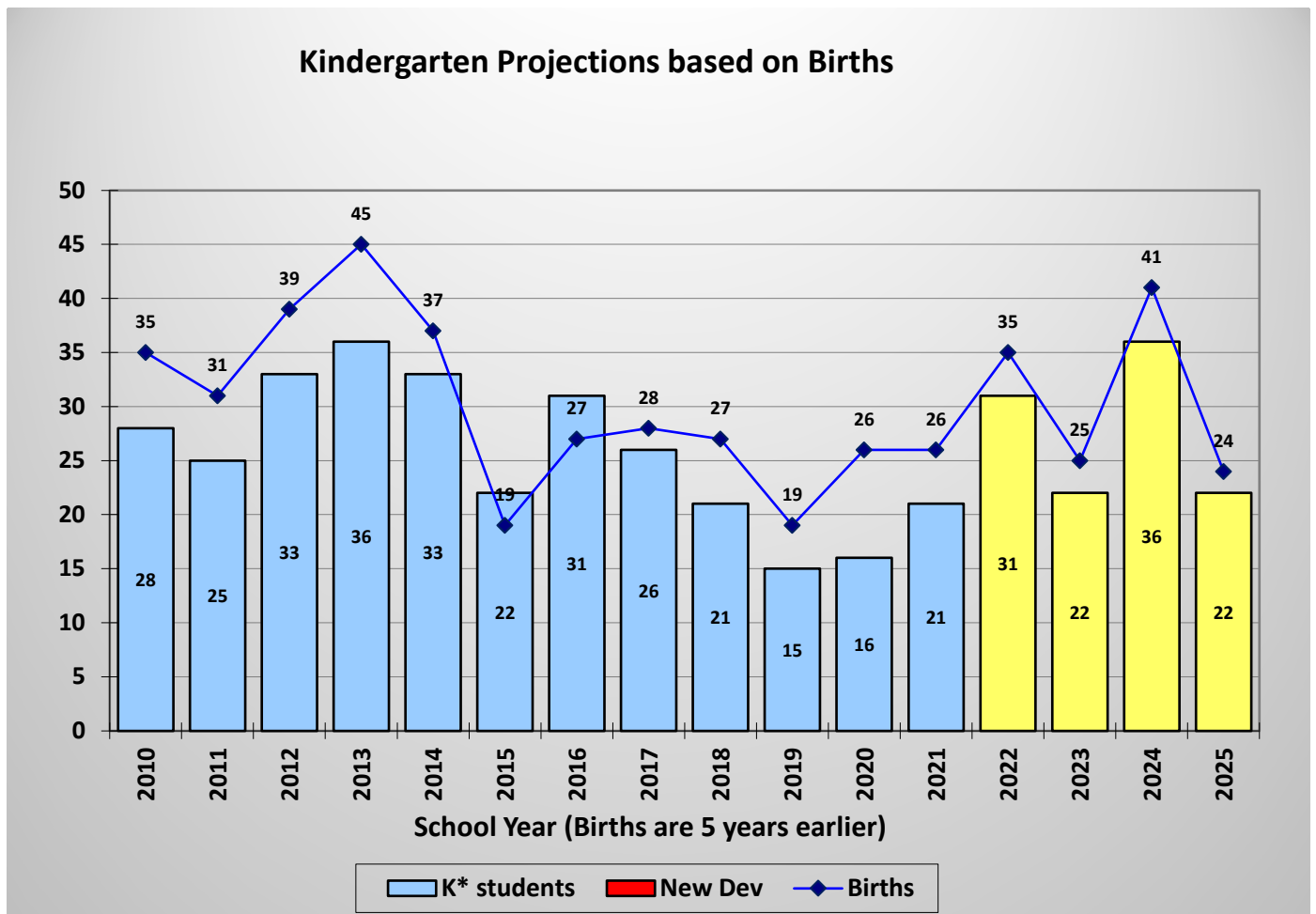
Neighborhood School Attendance Area Analysis: Each school attendance boundary is input into our GIS (Geographic Information Systems) Software. Students are counted in each of the attendance area boundaries based on their residential address and can be studied to view optimum and balanced utilizations. Attendance pattern maps for each individual boundary will analyze impacts of intra-district transfers from within the district boundary, as well as inter-district transfers from neighboring school districts.

“TK for All” Initiative: This report models the growth projected for Transitional Kindergarten in alignment with the recent “TK for All” initiative which follows a phased plan to allow all 4 year olds to attend TK by 2025/26. This includes the assumption that TK will be offered at all sites that currently house K students. The expansion for TK enrollment is based on the following schedule:

- 2022/23 – 5 months (Adds 2 months)
- 2023/24 – 7 months (Adds 2 months)
- 2024/25 – 9 months (Adds 2 months)
- 2025/26 – 12 months (Adds 3 months)

HISTORIC BIRTH RATES

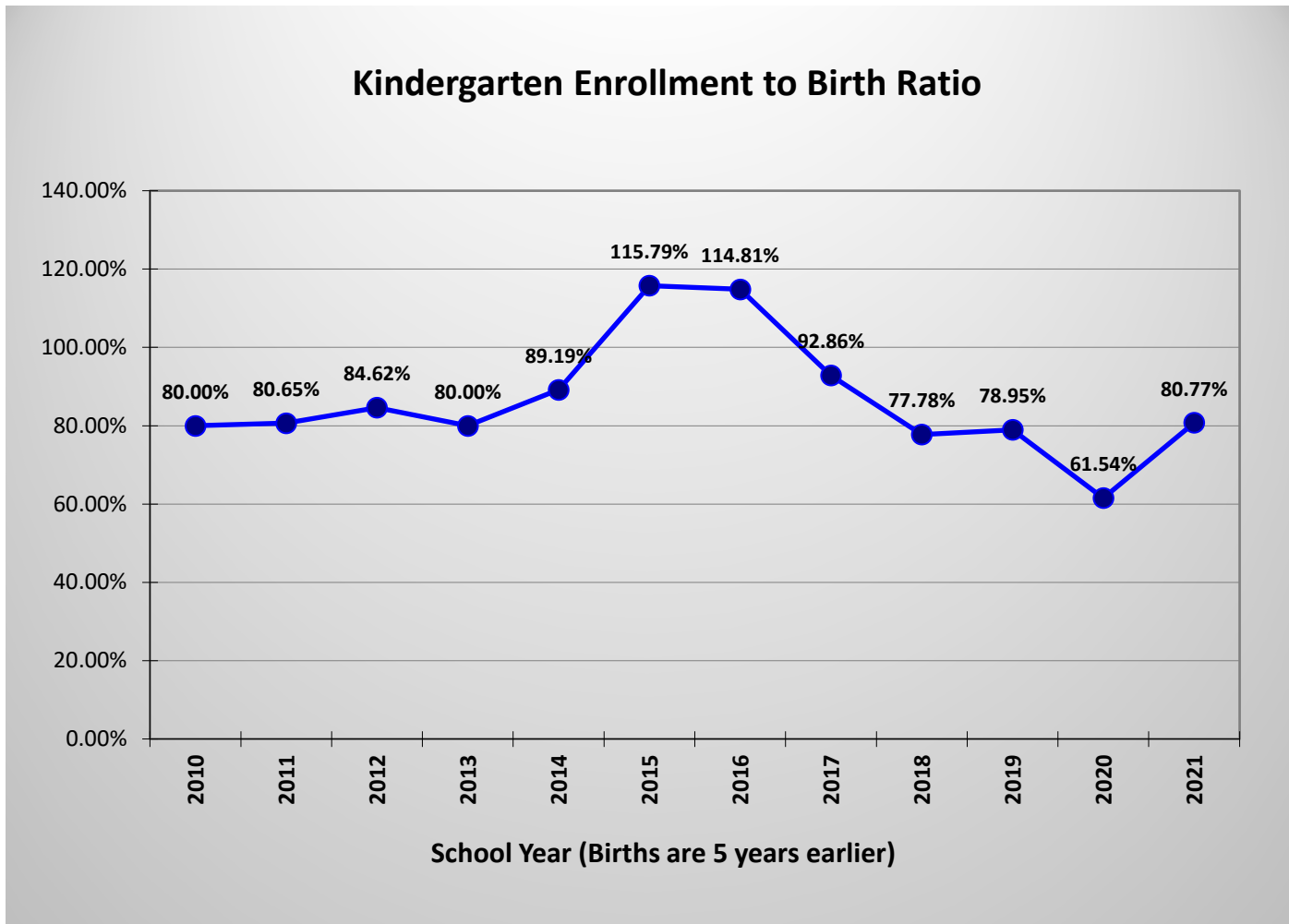
The following section is an analysis of the number of births in the La Honda-Pescadero Unified School District. The number of births are compiled by zip code regions and provided by the Department of Health. The zip code areas do not exactly match the District boundaries and therefore the zip codes 94020, 94021, 94060, and 94074, which are in the District, were used for this analysis.



The above figure illustrates the correlation between births in the District area and the number of kindergarten students attending La Honda-Pescadero Unified schools five years later. The number of births between 2005 and 2016 has averaged about 30 per year. The recent birth rates over the past four years (2017 to 2020), which will generate the kindergarten classes for the next four years (2022 to 2025), have been between 24 and 41. We have assumed that the average kindergarten capture rate of 86.41% will be maintained in the future.

DEMOGRAPHICS

KINDERGARTEN CAPTURE RATES

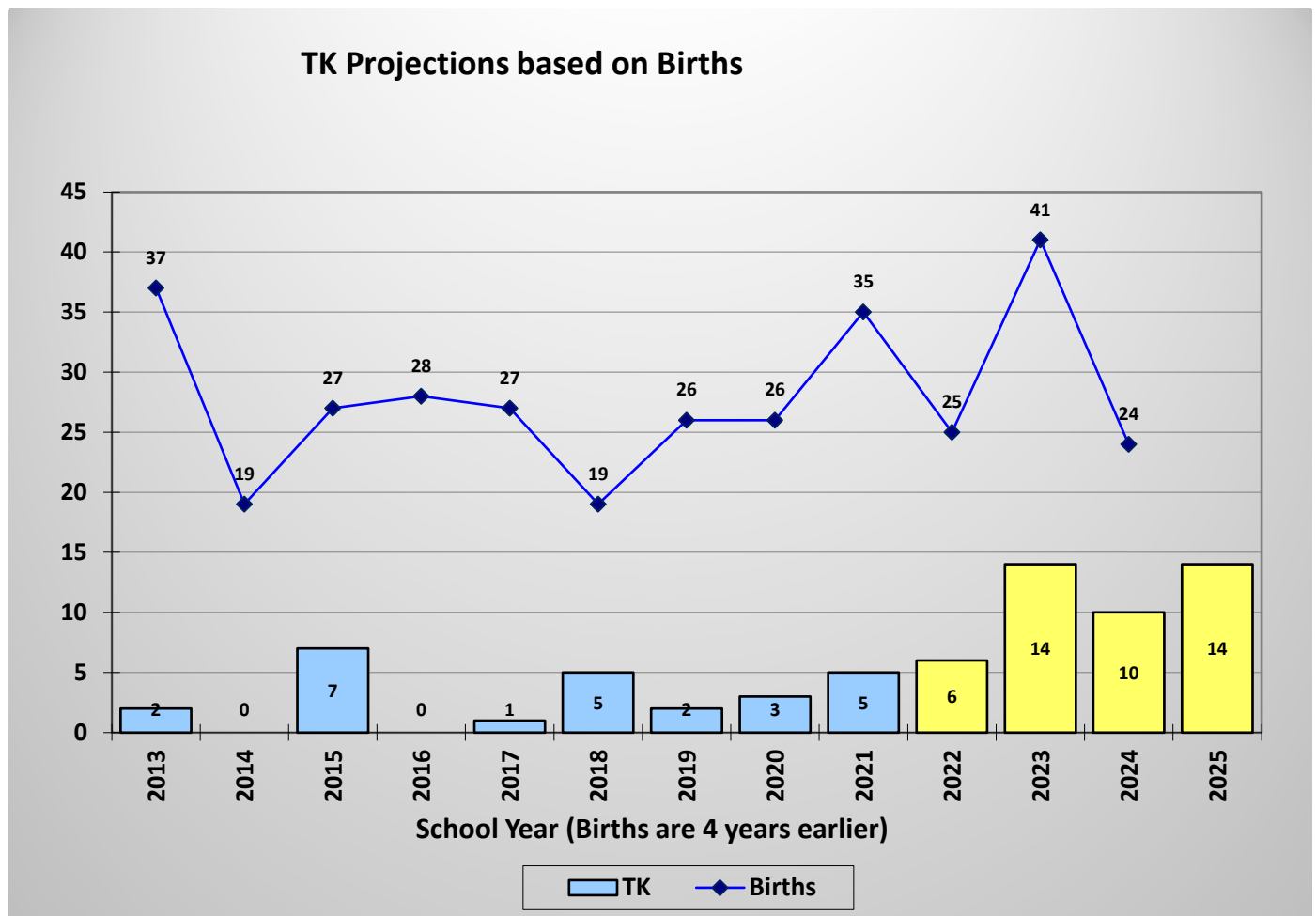


This figure shows the kindergarten capture rates for the past 12 years. Since the birth data is derived from zip code areas, which do not exactly match with the District boundaries, the capture rate also accounts for differences in the coverage areas. Low capture rates are common when a district serves only a portion of a large zip code area. A large capture rate is possible when families move into the area after the children were born, but before they arrived for kindergarten. Overall, the District has had a stable capture rate with a 12 year average of 86.41%.

TRANSITIONAL KINDERGARTEN

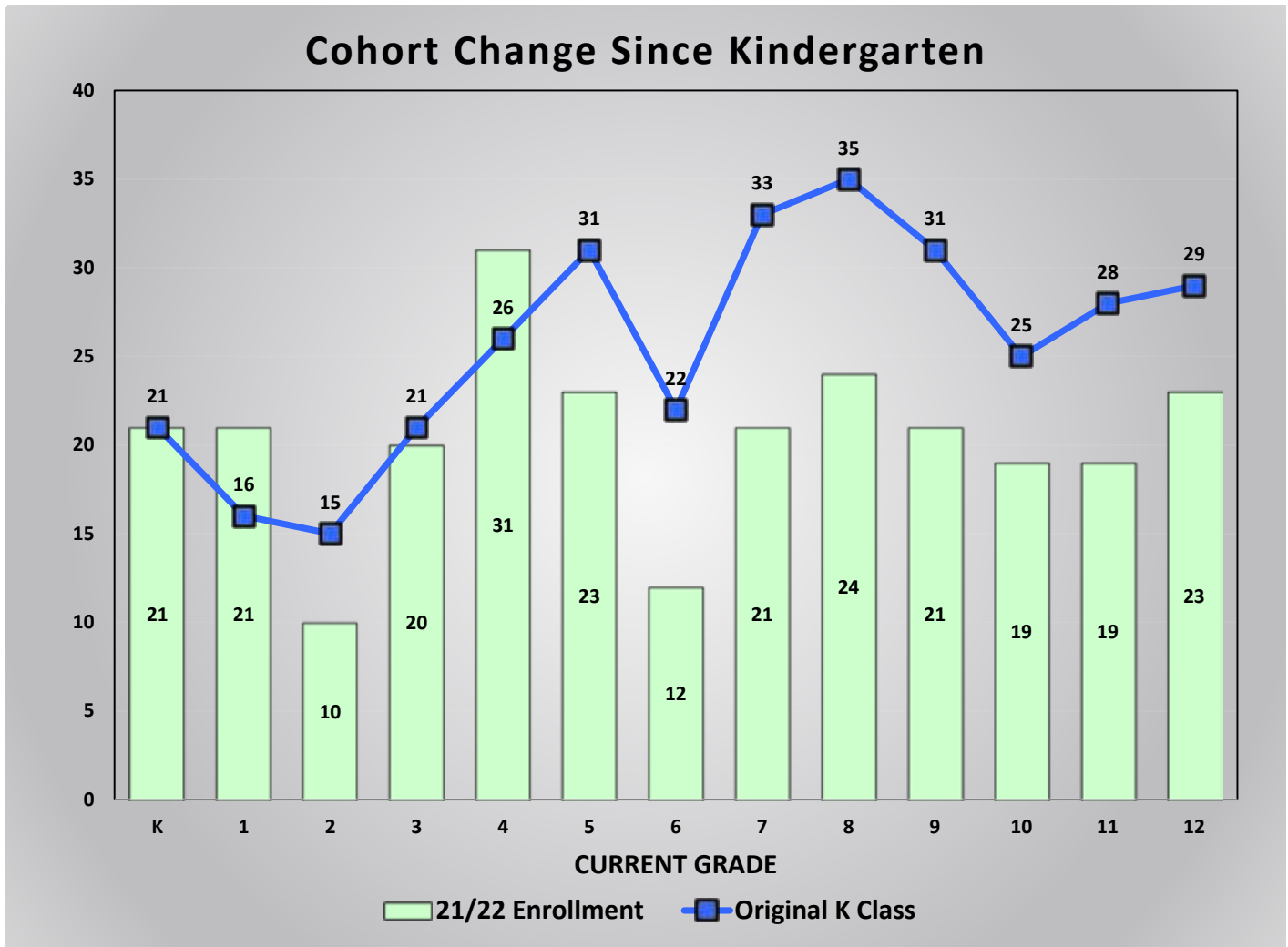
The Transitional Kindergarten (TK) program started in 2012 to provide an extra year for young children to get ready for kindergarten. Currently, the TK program allows four year-olds who will turn five between September 1 and December 2. Some districts allow parents with children just outside that window to also participate in the program. Since the window for the TK program is only three months, participation in the TK program is typically less than 25% of the total kindergarten enrollment. In most current state processes, such as CalPADS reporting, the State Building Program, and ADA, TK students are included with the kindergarten numbers.

As mentioned under “Methodology”, this report addresses the growth of the TK program over the next four years to a full grade.



DEMOGRAPHICS

RETENTION RATES



This chart compares the original kindergarten class size to the current enrollment for each grade. For example, the current 6th grade class has 12 students and six years ago the kindergarten class had 22 students. Overall the class sizes have decreased since kindergarten.

HISTORIC ENROLLMENT & TRENDS

La Honda-Pescadero Unified School District Historic Enrollment and Cohorts								
Grade	CalPads Enrollment				Historic Cohorts			Non-Weighted
	18/19	19/20	20/21	21/22	18 to 19	19 to 20	20 to 21	Average
T K	5	2	3	5	-3	1	2	0.0
K	21	15	16	21	-6	1	5	0.0
1	29	22	11	21	1	-4	5	0.3
2	25	32	20	10	3	-2	-1	0.0
3	16	26	30	20	1	-2	0	-0.2
4	34	18	24	31	2	-2	1	0.2
5	30	32	17	23	-2	-1	-1	-0.7
6	25	28	19	12	-2	-13	-5	-3.3
7	19	28	26	21	3	-2	2	0.5
8	24	17	28	24	-2	0	-2	-0.7
9	23	21	18	21	-3	1	-7	-1.5
10	22	23	21	19	0	0	1	0.2
11	22	21	23	19	-1	0	-2	-0.5
12	21	21	19	23	-1	-2	0	-0.5
Totals	316	306	275	270	-0.7	-1.8	-0.1	-0.4
Annual Change:		-10	-31	-5				

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

In general, a positive cohort is representative of growth and a negative cohort indicates a decline in enrollment. There are some exceptions. First grade usually has a positive cohort, as there are some students that do not attend kindergarten at public schools but arrive in first grade.

Another important item to notice is the current breakdown by grade level of the student population. Comparing the number of students in the lower grades to the upper grades can indicate potential increases or decreases in future enrollments. Also, if there is a large class or a small class, it will slowly cause a ripple in the enrollments as it advances a grade each year.

Finally, the annual change at the bottom of this chart indicates the net impact of the changes in enrollment over the past few years.

DEMOGRAPHICS

SUMMARY BY SCHOOL AND GRADE

The chart below shows three years of historic enrollment, the current enrollment, and six years of projected enrollment by grade.

La Honda-Pescadero Unified School District										
Enrollment Projection Summary by Grade										
Grade	Historic Enrollment			Current Enrollment			Projected Enrollment			
	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28
TK	5	2	3	5	6	14	10	14	14	14
K	21	15	16	21	31	22	36	22	22	22
1	29	22	11	21	22	32	23	37	23	23
2	25	32	20	10	21	22	32	23	37	23
3	16	26	30	20	9	20	21	31	22	36
4	34	18	24	31	20	9	20	21	31	22
5	30	32	17	23	30	19	8	19	20	30
6	25	28	19	12	16	23	12	2	13	14
7	19	28	26	21	13	17	24	13	3	14
8	24	17	28	24	20	12	16	23	12	2
9	23	21	18	21	21	17	9	13	20	9
10	22	23	21	19	21	21	17	9	13	20
11	22	21	23	19	18	20	20	16	8	12
12	21	21	19	23	18	17	19	19	15	7
Total TK-5	160	147	121	131	139	138	150	167	169	170
Total 6-8	68	73	73	57	49	52	52	38	28	30
Total 9-12	88	86	81	82	78	75	65	57	56	48
District Totals	316	306	275	270	266	265	267	262	253	248

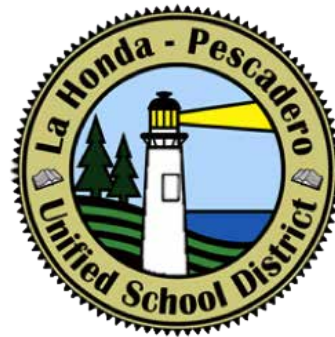
La Honda-Pescadero Unified School District							
Enrollment Projection Summary by School							
School	Current Enrollment						
	21/22	22/23	23/24	24/25	25/26	26/27	27/28
La Honda Elementary	57	66	68	74	85	82	84
Pescadero Elementary	74	73	70	76	82	87	86
Elementary Totals	131	139	138	150	167	169	170
Pescadero Middle High	139	127	127	117	95	84	78
Secondary Totals	139	127	127	117	95	84	78
District Totals	270	266	265	267	262	253	248
Annual Change		-4	-1	2	-5	-9	-5

SECTION 5

FUNDING ANALYSIS

FACILITIES MASTER PLAN

La Honda-Pescadero
Unified School District



FUNDING ANALYSIS

OVERVIEW

The Facilities Master Plan (FMP) process, which includes a comprehensive conditions assessment, enrollment projection analysis and stakeholder input, has identified a total of **\$25,590,218** in potential future projects. This includes **\$8,272,658** for modernization and improvement of existing facilities and infrastructure and **\$17,317,560** in new construction.

The timing and availability of certain funding resources should be closely monitored, and the District should be ready to submit applications for projects which fall under the State Building Program. Due to the shortfall in funding revenues, and the continued increased cost of construction in the region, not all projects outlined in this document will be accomplished within the next three to five years.

Unforeseen changes in priorities, unexpected failures of certain systems, and even new funding opportunities can have a significant impact on an implementation plan. Therefore, the goal of this document is to provide administration and leadership with the appropriate information to assist in creating a sustainable and equitable short-term and long-term plan that is flexible and adaptable to unforeseen circumstances.

Projects identified in the modernization category are generally funded through the School Facility Program (SFP), local developer fees, local bonds, deferred maintenance funds or other capital facility funds.

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. Portable building eligibility is generated for buildings over the age of 20 years old.

There is currently not enough funding revenue through the State Building Program to accomplish the projects identified in the FMP document. The District will need to find additional resources to accomplish its long-term goals and objectives.

It is recommended that La Honda-Pescadero Unified School District continue to develop a long-term deferred maintenance plan and work closely with its team of facility planners, financial advisors and architects to maximize the amount of local funding opportunities with any future State programs.

FUNDING ANALYSIS

HISTORIC FUNDING PROFILE

Historic Funding Resources 2000-2022 (State & Local Bonds)							
Date	Site	Project Number	Description	State Modernization	State New Construction	Local General Obligation Bond	Total Funds
4/13/2000	Pescadero Elementary	50/68940-00-001	Facility Hardship/Replacement	\$0	\$949,024	\$0	\$949,024
11/1/2006	GO Bond		Upgrade facilities and construct new schools.	\$0	\$0	\$15,000,000	\$15,000,000
7/25/2022	La Honda Elementary	57/68940-00-001	Replacement of Admin and 4 Classrooms	\$1,286,220	\$0	\$0	\$1,286,220
Total				\$1,286,220	\$949,024	\$15,000,000	\$17,235,244

The above analysis provides an overview of the major funding revenues since 2000 and illustrates the importance of using the State School Facility Program (SFP) in conjunction with local resources such as General Obligation Bonds or Deferred Maintenance budgets. Since 2000 the District has received **\$1,286,220** in Modernization funding and **\$949,024** in New Construction funding through the SFP. In addition, the community supported the passage of a local General Obligation Bond Measure in 2006 for **\$15,000,000**.

Additional smaller revenue may come from resources such as Developer Fees, Deferred Maintenance or a Routine Restricted Maintenance Account (RRMA), but these are generally less than the State building program and local bond measures.

FUNDING ANALYSIS

STATE MODERNIZATION FUNDING

State Modernization

Under current regulations the standard State share is 60% of the eligible project amount and the District share is 40% of the eligible project amount.

- Eligible project amount (through 2029): **\$3,819,430**
- State match 60%: \$2,291,658
- Local match 40%: \$1,527,772

State Match (60%)	2022	2023	2024	2025	2026	2027	2028	2029
La Honda Elem	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pescadero Elem	\$1,226,145	\$1,226,145	\$1,226,145	\$1,226,145	\$1,226,145	\$1,226,145	\$1,226,145	\$1,226,145
Pescadero Middle/High	\$1,065,513	\$1,065,513	\$1,065,513	\$1,065,513	\$1,065,513	\$1,065,513	\$1,065,513	\$1,065,513
Totals	\$2,291,658	\$2,291,658	\$2,291,658	\$2,291,658	\$2,291,658	\$2,291,658	\$2,291,658	\$2,291,658
Local Match (40%)	2022	2023	2024	2025	2026	2027	2028	2029
La Honda Elem	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pescadero Elem	\$817,430	\$817,430	\$817,430	\$817,430	\$817,430	\$817,430	\$817,430	\$817,430
Pescadero Middle/High	\$710,342	\$710,342	\$710,342	\$710,342	\$710,342	\$710,342	\$710,342	\$710,342
Totals	\$1,527,772	\$1,527,772	\$1,527,772	\$1,527,772	\$1,527,772	\$1,527,772	\$1,527,772	\$1,527,772
Project Totals	2022	2023	2024	2025	2026	2027	2028	2029
La Honda Elem	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pescadero Elem	\$2,043,575	\$2,043,575	\$2,043,575	\$2,043,575	\$2,043,575	\$2,043,575	\$2,043,575	\$2,043,575
Pescadero Middle/High	\$1,775,856	\$1,775,856	\$1,775,856	\$1,775,856	\$1,775,856	\$1,775,856	\$1,775,856	\$1,775,856
Totals	\$3,819,431	\$3,819,431	\$3,819,431	\$3,819,431	\$3,819,431	\$3,819,431	\$3,819,431	\$3,819,431

Financial Hardship

The State may fund up to 100% of the eligible project amount if the District meets one of the following criteria:

- Local bonding capacity is less than \$5 million
- Over 60% of bonded indebtedness in capital facilities debt
- Passed a Proposition 39 bond in the last two years

While La Honda-Pescadero Unified currently has a bonding capacity greater than the \$5 million threshold needed to qualify for Financial Hardship, it is recommended the District review with its State eligibility consultant how the passage of a future local General Obligation Bond measure could impact the capital facilities debt which could possibly qualify the District for Financial Hardship.

FUNDING ANALYSIS

SEISMIC MITIGATION FUNDING

It is recommended the District hire a structural engineer to determine the severity of the foundation cracks occurring in the southeast corner of the multipurpose/PE building constructed in 1973 at La Honda Elementary School. Upon completion of the structural engineering study, the District should work with its State eligibility consultant to determine if the building qualifies for the Seismic Mitigation Funding program.

This program provides funding to either upgrade or replace buildings that are determined to be eligible based on a review by a structural engineer. The main advantage of qualifying under this program is that projects are processed immediately instead of having to wait three years in line for the project to be reviewed.



FUNDING ANALYSIS

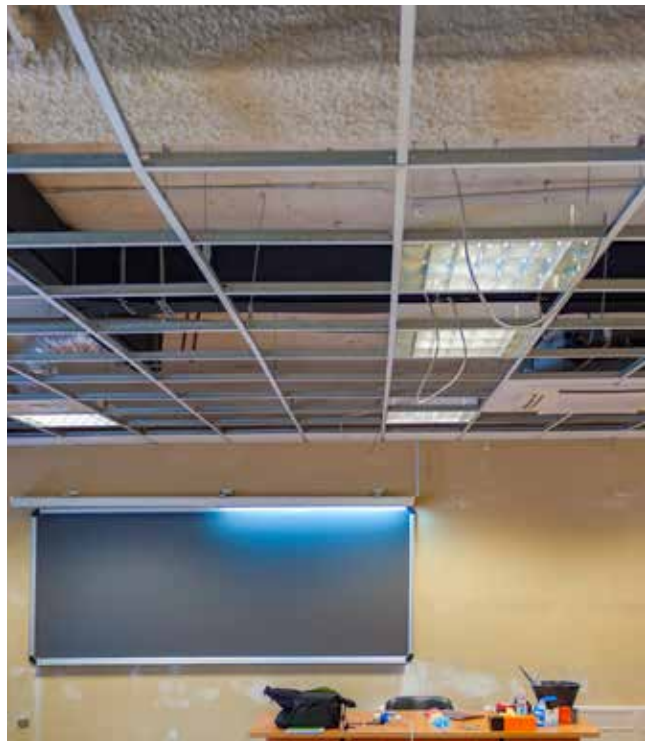
ANNUAL MAINTENANCE

A Deferred Maintenance Pacing Guide is intended to serve as an administrative budgeting and planning tool. School districts should invest annually to fund the repair and maintenance of school facilities regardless of facility conditions. The annual replacement quantities and estimated costs assume school facilities are functional, have only normal wear and tear, and should reach normal life expectancy.

Projects in the Facilities Master Plan are intended to correct immediate facility deficiencies, modernize existing facilities to restore their useful life or build new facilities to meet changing program requirements. Deferred Maintenance projects are intended to replace building components that have reached normal life expectancy but have not yet failed. Deferred Maintenance projects preserve the useful life of a facility but do not change how the facility is used or functions.

If current facility conditions are deficient and require immediate attention, it is possible for a specific scope of work to appear both in the Facilities Master Plan and in the Deferred Maintenance Pacing Guide. For example, a roof replacement may be required immediately to fix leaks and prevent property damage. However, even if fully replaced now, the new roof will eventually need to be replaced at normal life expectancy before another failure occurs.

The Deferred Maintenance Pacing Guide intentionally avoids making specific project recommendations. The local facility manager is best equipped to organize and sequence projects based upon their experience and knowledge of local facilities. Even if no Deferred Maintenance projects are planned for the current fiscal year, annual budget allocations should be put into reserve to fund future projects. Deferred Maintenance projects often require several years of budgeting and saving to make sure the school district is prepared to fund projects when needed.



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

Routine Restricted Maintenance Account (RRMA) funds are used to repair or maintain existing building components. RRMA funds cover normal building maintenance activities, supplies and consumables, such as HVAC filters, light bulbs, paint, floor wax and repair parts. Most of these maintenance activities fall below public bid thresholds and do not require DSA oversight. RRMA activities are best described as light maintenance to maintain the facility in good working order.

In contrast, Deferred Maintenance (DM) projects are intended to replace building components that have reached normal life expectancy but have not yet failed. Deferred Maintenance projects often replace entire building components such as flooring, roofing or HVAC units. DM projects are usually big enough to require a public bid process and may require DSA oversight. Deferred Maintenance projects preserve the useful life of a facility but do not change how the facility is used or functions.



FUNDING ANALYSIS

DEFERRED MAINTENANCE PLAN

LA HONDA ELEMENTARY		LIFE	SCHOOL	UNIT	ANNUAL	ANNUAL	
BUILDING	TYPE	EXPECTANCY	SITE	OF	REPLACEMENT	REPLACEMENT	
SYSTEM		YEARS	QUANTITY	MEASURE	COST	QUANTITY	BUDGET
							ALLOCATION
Roofing	Shingle Roof	25	9,225	Sq Ft	\$35.00	369.00	\$12,915.00
Roofing	Relocatable classroom roof	25	1,920	Sq Ft	\$30.00	76.80	\$2,304.00
Flooring	Carpet, VCT, LVT	10	6,141	Sq Ft	\$12.00	614.10	\$7,369.20
Paving	Asphalt Paving (Seal Coat)	4	27,000	Sq Ft	\$1.50	6,750.00	\$10,125.00
Paving	Flatwork	30	6,000	Sq Ft	\$17.00	200.00	\$3,400.00
Paint	Exterior paint	12	7,000	Sq Ft	\$9.00	583.33	\$5,250.00
Paint	Interior Paint	10	4	Classroom	\$6,000.00	0.40	\$2,400.00
HVAC	HVAC dual-pack rooftop	20	5	HVAC unit	\$20,000.00	0.25	\$5,000.00
HVAC	HVAC wall hung bard unit	20	2	HVAC unit	\$15,000.00	0.10	\$1,500.00
							\$50,263.20

PESCADERO ELEMENTARY		LIFE	SCHOOL	UNIT	ANNUAL	ANNUAL	
BUILDING	TYPE	EXPECTANCY	SITE	OF	REPLACEMENT	REPLACEMENT	
SYSTEM		YEARS	QUANTITY	MEASURE	COST	QUANTITY	BUDGET
							ALLOCATION
Roofing	Shingle Roof	25	7,704	Sq Ft	\$35.00	308.16	\$10,785.60
Roofing	Relocatable classroom roof	25	7,200	Sq Ft	\$30.00	288.00	\$8,640.00
Flooring	Carpet, VCT, LVT	10	10,800	Sq Ft	\$12.00	1,080.00	\$12,960.00
Paving	Asphalt Paving (Seal Coat)	4	31,000	Sq Ft	\$1.50	7,750.00	\$11,625.00
Paving	Flatwork	30	2,000	Sq Ft	\$17.00	66.67	\$1,133.33
Paint	Exterior paint	12	12,000	Sq Ft	\$9.00	1,000.00	\$9,000.00
Paint	Interior Paint	10	6	Classroom	\$6,000.00	0.60	\$3,600.00
HVAC	HVAC dual-pack rooftop	20	5	HVAC unit	\$20,000.00	0.25	\$5,000.00
HVAC	HVAC wall hung bard unit	20	6	HVAC unit	\$15,000.00	0.30	\$4,500.00
							\$67,243.93

PESCADERO MIDDLE/HIGH		LIFE	SCHOOL	UNIT	ANNUAL	ANNUAL	
BUILDING	TYPE	EXPECTANCY	SITE	OF	REPLACEMENT	REPLACEMENT	
SYSTEM		YEARS	QUANTITY	MEASURE	COST	QUANTITY	BUDGET
							ALLOCATION
Roofing	Shingle Roof	25	30,667	Sq Ft	\$35.00	1,226.68	\$42,933.80
Roofing	Relocatable classroom roof	25	7,200	Sq Ft	\$30.00	288.00	\$8,640.00
Flooring	Carpet, VCT, LVT	10	25,868	Sq Ft	\$12.00	2,586.80	\$31,041.60
Paving	Asphalt Paving (Seal Coat)	4	45,000	Sq Ft	\$1.50	11,250.00	\$16,875.00
Paving	Flatwork	30	15,000	Sq Ft	\$17.00	500.00	\$8,500.00
Paint	Exterior paint	12	32,000	Sq Ft	\$9.00	2,666.67	\$24,000.00
Paint	Interior Paint	10	11	Classroom	\$6,000.00	1.10	\$6,600.00
HVAC	HVAC dual-pack rooftop	20	8	HVAC unit	\$20,000.00	0.40	\$8,000.00
HVAC	HVAC wall hung bard unit	20	6	HVAC unit	\$15,000.00	0.30	\$4,500.00
							\$151,090.40

Per our recommendations from the Deferred Maintenance Pacing Guide, it is suggested that the La Honda-Pescadero Unified School District annually invest a minimum of **\$268,598** in its Deferred Maintenance budget.

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