

LEMOORE UNION ELEMENTARY SCHOOL DISTRICT 2018

Facilities Master Plan



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Lemoore Union Elementary School District

Lemoore Union Elementary School District will be the best by doing the best.

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Lemoore Union Elementary School District

Lemoore Union Elementary School District will be the best by doing the best.



Cinnamon Elementary School

Teaching, Learning, Inspiring



Engvall Elementary School

Teaching, Learning, Inspiring



Lemoore Elementary School

Teaching, Learning, Inspiring



Liberty Middle School

Teaching, Learning, Inspiring



Meadow Lane Elementary School

Teaching, Learning, Inspiring



University Charter School

Teaching, Learning, Inspiring

SECTION 1

EXECUTIVE SUMMARY

PURPOSE OF FACILITIES MASTER PLAN

The Lemoore Union Elementary School District has elected to develop an overall Facilities Master Plan as a framework for the development of its school facilities improvements over the next ten years, and to provide an ongoing, dynamic road map for that process. The Facilities Master Plan focuses on how existing and future District facilities can provide the best educational support and experience for the District's student, staff and the community.

Preparation and implementation of a Facilities Master Plan identifies, defines and establishes needs and pathways for facilities improvements. Operating and maintaining educational facilities should have dynamic, responsive long range planning if the District's facilities are to remain useful, cost-effective and successful in meeting the District's educational goals.

FACILITIES MASTER PLAN GOALS AND OBJECTIVES

- School Site Assessments (Use & Condition)
- Conduct Demographic Analysis
- Facility Site & Equity Analysis
- Develop a Database of Facilities Needs
- Review Educational & Technology Specifications
- Identify Costs of All Identified Needs
- Identify Potential Funding Sources
- Develop Principles & Criteria for Prioritization
- Apply Priority Criteria to Needs Database

FINDINGS AND CONCLUSIONS

The District and its staff should be complimented on the overall condition of its school facilities, particularly given the scarcity of dedicated facilities funding due to the economic conditions over the last decade.

The Facilities Master Plan includes certain assumptions:

- First, that the current funding available through the State School Facilities Building Program funded by the passage of Proposition 51 at the November 2016 statewide election will remain in effect for the next several years.
- Second, that the District will be able and willing to pass a local bond measure totaling approximately \$19.5 million in November 2018. The maximum cost per \$100,000 of assessed value in the District would be approximately \$30.
- Third, that the District, in order to qualify for State School Bond New Construction financing, which is likely to be fully subscribed by the end of calendar 2018, should complete the additional studies needed to allow the California Department of Education (CDE) to re-permit the current elementary school site owned by the District. The site was purchased by the District almost 20 years ago and had previously been certified for use as an elementary school by CDE. That certification expired after five years and will need to be renewed by updating the certifications for the site's CEQA and DTSC studies.

- In order to complete the application for State School Bond New Construction financing by the end of 2018, the District will also need to design the school and receive approval from the Division of the State Architect (DSA). This can be done by issuing a Request for Qualifications (RFQ) for Design Services for architects, and specifying that the selected design must have already been approved by DSA within the last two years and either have completed or be in the final stages of construction. There are a number of architectural firms within the Fresno-Visalia-Bakersfield area who currently meet this qualification.
- Fourth, that the District should be able and willing to generate bridge financing within the next twelve to eighteen months in the amount of \$20 million in order to achieve timely completion of the new Elementary School. Current construction cost inflation equals approximately 8.0% per year and is projected to continue at that rate for several years. That inflation rate adds more than \$2 million per year to the construction cost of the Elementary School; waiting three to four years for State Bond funding before beginning construction will mean that, even with the State funds, the project will be priced beyond the District's means. In the Implementation Plan, we assume current market conditions for bridge financing, which would total a net of \$19,850,000. There would be approximately \$150,000 in issuance costs and a 4.0% annual interest rate. Bridge financing costs totaling \$22,214,150 would be repaid by the State Bond grant funds when disbursed in approximately three years. Other options may be explored with the District's financial advisor.

- Last, this Implementation Plan envisions the District qualifying for Financial Hardship status for its final two projects (Engvall & Meadow Lanes ES Portable Replacement) under the current State School Facilities Building Program after the expenditure of its locally generated funds and current State Bond funding eligibility. Financial Hardship status is used by Districts who have significant facilities modernization or new construction needs, but who do not have the financial resources to meet those needs. Financial Hardship status can provide funding beyond the standard State project funding limits; is essentially restricted to funding for classrooms and essential support facilities (i.e. bathrooms, etc.); requires eligible districts to expend all of their available facilities funds; and limits the amount of money to be spent on projects.
- Prerequisites for Financial Hardship status include eligibility in the current State School Facilities Building Program; evidence that the District is collecting the maximum Developer Fee allowed by law; evidence that the District does not have sufficient funds to provide the required Local Funds match for State Bond funds; and one of the following-local bonding capacity of less than \$5.0 million; over 60% of available bond capacity in capital facilities debt; or passage of a Proposition 39 local facilities bond in the last two years. The District believes that, under the proposed Implementation Plan, it is eligible for Financial Hardship status. The District is eligible for participation in the current State School Facilities Building Program and is collecting the maximum allowable Developer Fees. The phasing proposed in the Implementation Plan will allow the District to use its own and eligible State Bond funding for construction of school facilities and allow for Financial Hardship funding for the final two projects. This will meet the final requirement of Financial Hardship-that the District at the time of approval has insufficient funding to meet regular State School Bond program local fund match requirements.

Chart 1.1 - Facilities Needs by School Site

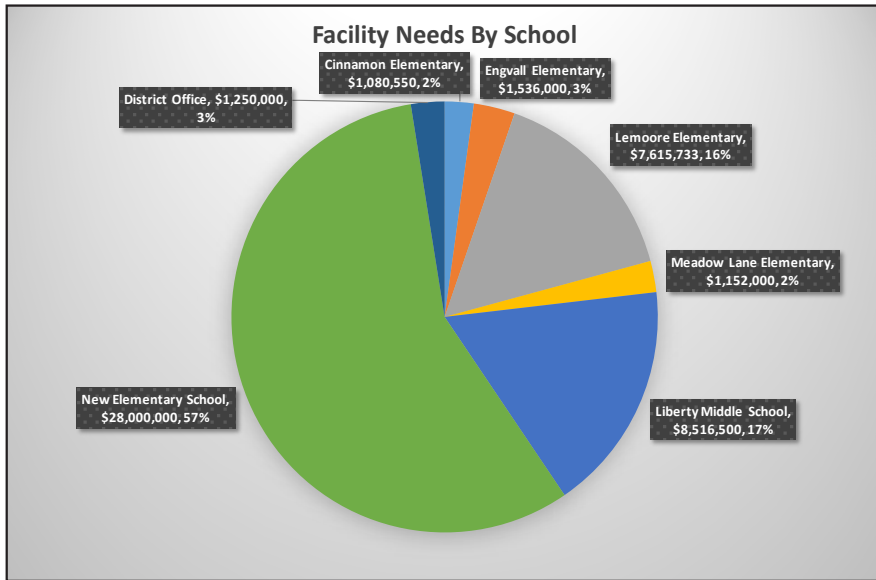
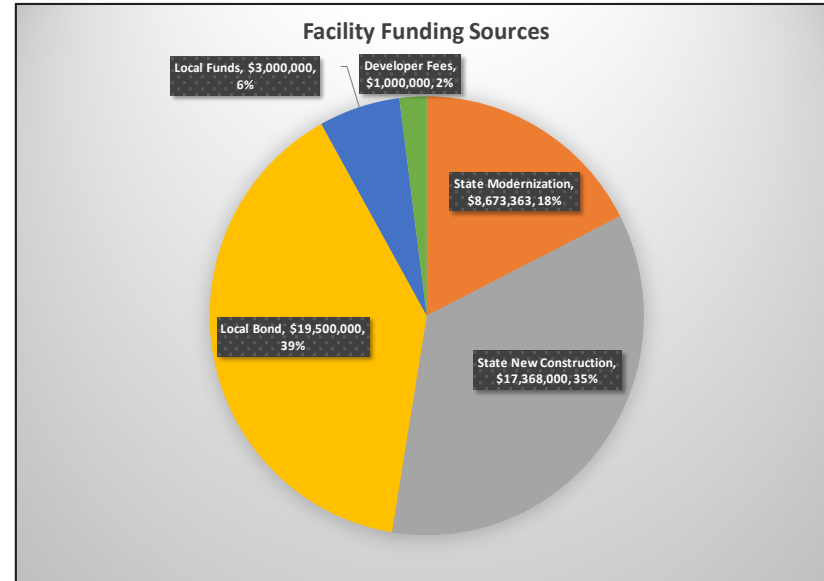


Chart 1.2 - Financing the Facilities Master Plan



School	Amount
Cinnamon Elem	\$1,080,550
Engvall Elem	\$1,536,000
Lemoore Elem	\$7,615,733
Meadow Lane	\$1,152,000
New Elementary	\$28,000,000
Liberty Middle	\$8,516,500
District Office	\$1,250,000
Total	\$49,150,783

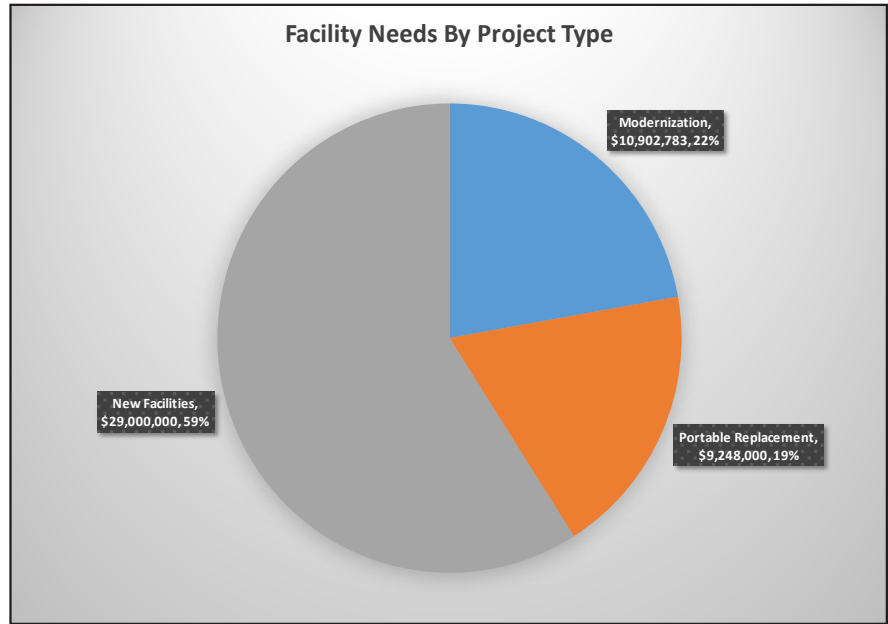
The Facilities Master Plan has identified a total of \$49,541,363 in potential revenues/resources.

Amount	Source
\$3,000,000	Local Funds
\$1,000,000	Developer Fees, 5 years
\$8,673,363	State Modernization Eligibility
\$17,368,000	State New Construction
\$19,500,000	Local Bond
\$49,541,363	Total Potential Revenues/Resources

Chart 1.3 - Facility Needs by Project Type

The Facilities Master Plan has identified a total of \$49,150,783 million in facility needs.

Amount	Source
\$10,902,783	Modernization
\$9,248,000	Portable Replacement
<u>\$29,000,000</u>	New Facilities/Additions
\$49,150,783	Total Facility Needs



Modernization represents general improvements for the existing buildings that result in extending the useful life by an additional 25 years. This includes replacing and upgrading systems as needed. Modernization funding from the State Building Program can be used to fund both Rehabilitation and Modernization categories identified in this report.

Portable Replacement refers to the removal of existing portable buildings on site and replacing them with permanent modular buildings.

New Facilities/Additions includes the addition of new buildings such as classroom wings, multi purpose event centers or gymnasiums. It may also include costs for support facilities such as sports fields, parking or other site related infrastructure.

Chart 1.4 - Enrollment Projection Summary by School

Lemoore Union Elementary School District							
Enrollment Projection Summary by School							
	Current Enrollment						
School	<u>17/18</u>	<u>18/19</u>	<u>19/20</u>	<u>20/21</u>	<u>21/22</u>	<u>22/23</u>	<u>23/24</u>
Cinnamon Elem	570	591	612	610	608	588	573
Engvall Elem	680	692	697	697	700	711	715
Lemoore Elem	622	611	611	620	591	566	515
Meadow Lane Elem	664	644	658	662	666	682	680
Elementary Totals	2,536	2,538	2,578	2,589	2,565	2,547	2,483
Liberty Middle	617	657	659	652	709	733	776
Middle Totals	617	657	659	652	709	733	776
Bridges Academy	5	5	5	5	5	6	6
University Charter	205	209	216	220	233	239	237
Other Totals	210	214	221	225	238	245	243
District Totals	3,363	3,409	3,458	3,466	3,512	3,525	3,502
Annual Change		46	49	8	46	13	-23

SECTION 2

INTRODUCTION & OVERVIEW

WHY A FACILITIES MASTER PLAN

Lemoore Union Elementary School District has elected to develop an overall Facilities Master Plan as a framework for the development of its school facilities improvements over the next ten years, and to provide an ongoing, dynamic road map for that process. The Facilities Master Plan focuses on how existing and future District facilities can provide the best educational support and experience for the District’s student, staff and the community.

Preparation and implementation of a Facilities Master Plan identifies, defines and establishes needs and pathways for facilities improvements. Operating and maintaining educational facilities should have dynamic, responsive long range planning if the District’s facilities are to remain useful, cost-effective and successful in meeting the District’s educational goals.



THE COMMUNITY

Lemoore is a city in Kings County, California, United States. Lemoore is located 7.5 miles west-southwest of Hanford at an elevation of 230 feet. It is part of the Hanford-Corcoran Metropolitan Statistical Area. The population was 24,531 at the 2010 Census. The California Department of Finance estimated that Lemoore's population was 26,369 on January 1, 2017.

Naval Air Station Lemoore was commissioned in 1961. NAS Lemoore is the home of the Navy's newest and largest Master Jet Base which is the home of Strike Fighter Wing Pacific, along with its associated squadrons is home ported there. They fly the F/A 18 Super Hornet and the F-35 Joint Strike Fighter. The base is located 7 miles west of the City of Lemoore.

The City of Lemoore, incorporated in 1900, firmly believes that community partnerships and cooperation can enhance the quality of life.

Coordinating the efforts of city employees, police personnel, service organizations, schools, neighborhood groups, businesses and concerned citizens has allowed us to develop effective strategies to address community needs.

THE DISTRICT

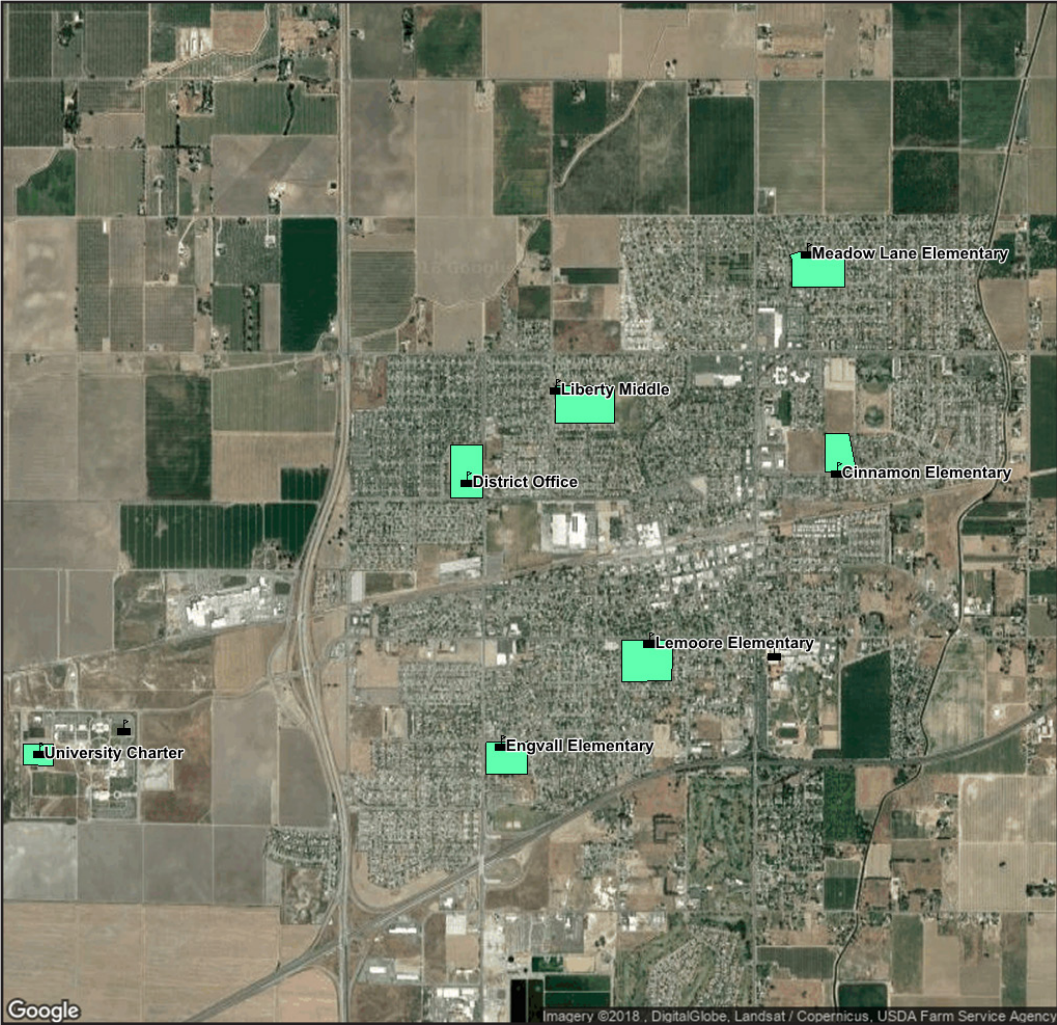
Lemoore Union Elementary School District is a multi-school district in the city of Lemoore. The district is composed of seven schools which serve the approximately 27,000 residents of the city. Enrollment is 3,250 students in kindergarten through eighth grade. The district area is 35 square miles and is located in the north central part of Kings county. Surrounding school districts are Pioneer, Armona, Kings River Hardwick, Central Union, and Island.

The city is named for Dr. Lovern Lee Moore, who's former residence was located on the ground where the Jefferson building at Lemoore Elementary School now stands. The district was formed in 1885 when the name was changed from Lake School District to Lemoore School District. The oldest building currently used for instruction is the Washington building at Lemoore Elementary school, which was built in the mid 1930's. The Lemoore Naval Air Station, commissioned in 1961, brought many new families to the area and remains a determining factor in student enrollment and economic growth.

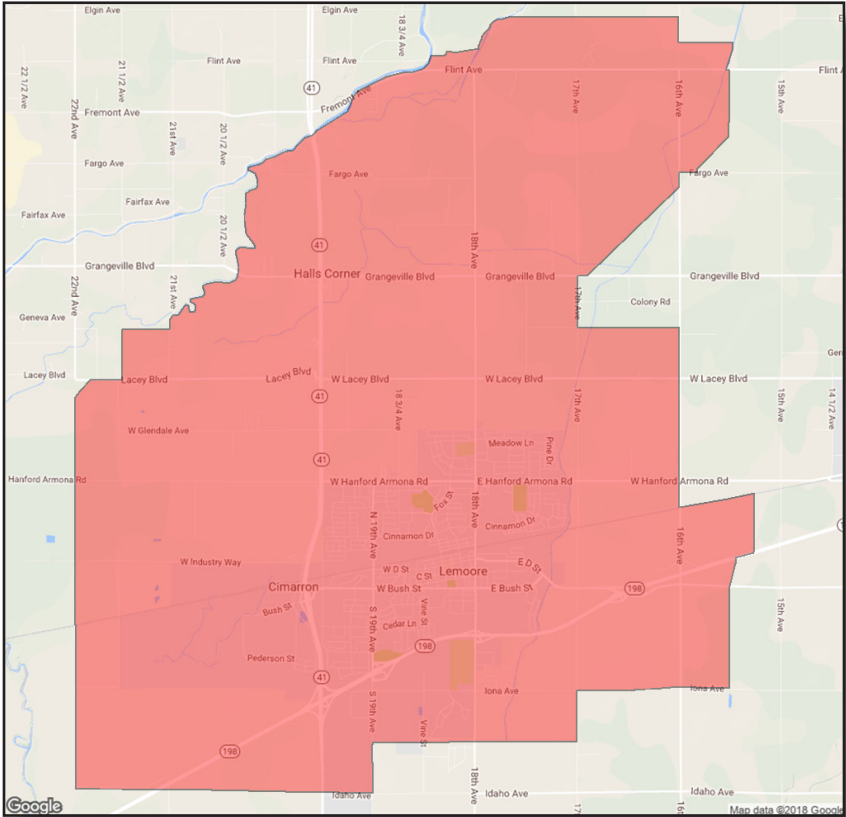
In addition to the original Lemoore Elementary School site, the following schools were built as enrollment increased: Meadow Lane Elementary (1963), P.W. Engvall Elementary School (1968), Liberty Middle School (1994), Cinnamon Elementary School (2001), University Charter School (2004), and Bridges Academy (2013).

The mission of the Lemoore Union Elementary School District is to do whatever it takes to ensure that every child is empowered with the skills and knowledge necessary to be successful in life.

Map 2.1 - Lemoore Union Elementary School Sites



Map 2.2 - Lemoore Union Elementary District Boundary



SECTION 3

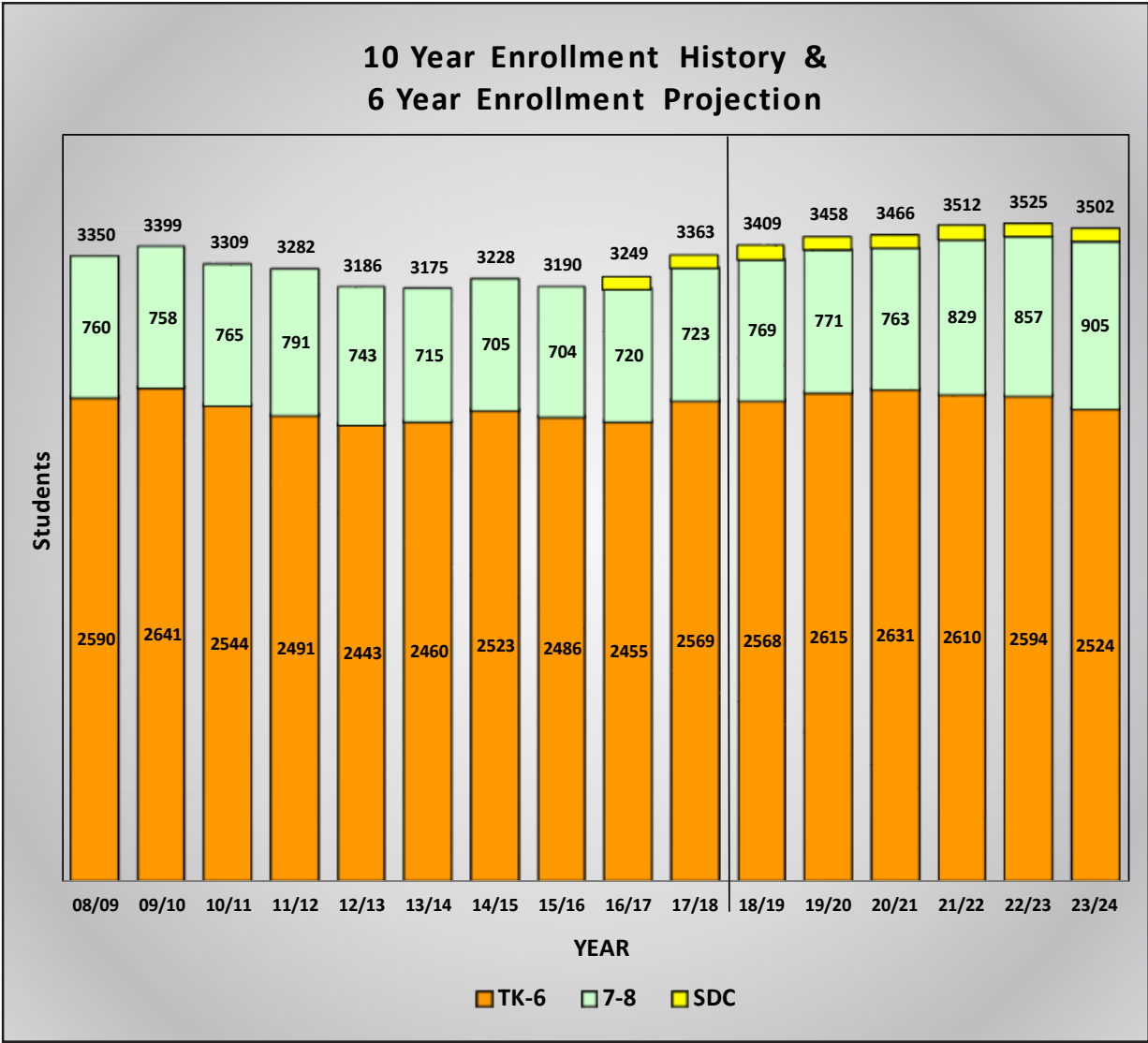
DEMOGRAPHICS & ENROLLMENT PROJECTIONS

**DEMOGRAPHICS
EXECUTIVE SUMMARY**

The Lemoore Union Elementary School District has had a net gain of 13 students over the past ten (10) years from an enrollment of 3,350 in 2008/09 to the current enrollment of 3,363. During that (10) years the District experienced a peak enrollment of 3399 in 2009/10 and a low enrollment of 3175 in 2013/14.

This chart provides a summary of the last ten (10) years of historic enrollment and projected enrollment for the next six (6) years. The color orange represents the historic and projected enrollment for the elementary school grades TK-6. The color green represents the historic and projected enrollment for the middle school grades 7-8. The color yellow represents the historic and projected enrollment for Special Day Class (SDC) students. The entire District enrollment is shown at the top of each bar.

Chart 3.1 - 10 Year Enrollment History & 6 Year Enrollment Projections



ENROLLMENT PROJECTIONS

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 with enrollment projections examine the factors that influence school enrollments, namely trends in demographics, birth rates, and housing development. It 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. This Study provides information based on the 2017/18 District enrollments and programs, City planning policies and residential development. As these factors change and time lines are adjusted, the Demographic Study should be revised to reflect the most current information.

ENROLLMENT PROJECTION METHODOLOGY

The enrollment projections are generated using a State standard 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:

- 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 Development rates and yield factors are compared to the historical impact of development, and if the future projections exceed the historical values, the projections are augmented accordingly.
- 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.
- The number of students living in the boundary are used to generate the cohort factors. The weighted average of the three years was determined with the current year weighted 50%, the prior year 33.3% and the last year 16.7%. This gives the current trends more value in determining the projections. Those cohorts are then used to determine the students who will be residing in each attendance area for the following years.

NEW HOUSING DEVELOPMENT

Assuming that 569 of the 893 planned units are completed over a six (6) year period, there would be an average of 95 new housing units per year. To determine the impact of the new housing development, each new housing unit is multiplied by the student yield rate. Currently the District student yield rate is 0.376 students per housing unit. This breaks down as follows:

<u>Grade</u>	<u>District</u>	<u>State</u>
K-6	0.289	0.40
7-8	0.087	0.10
Total	0.376	0.50

Map 3.1 - New Housing Development Map

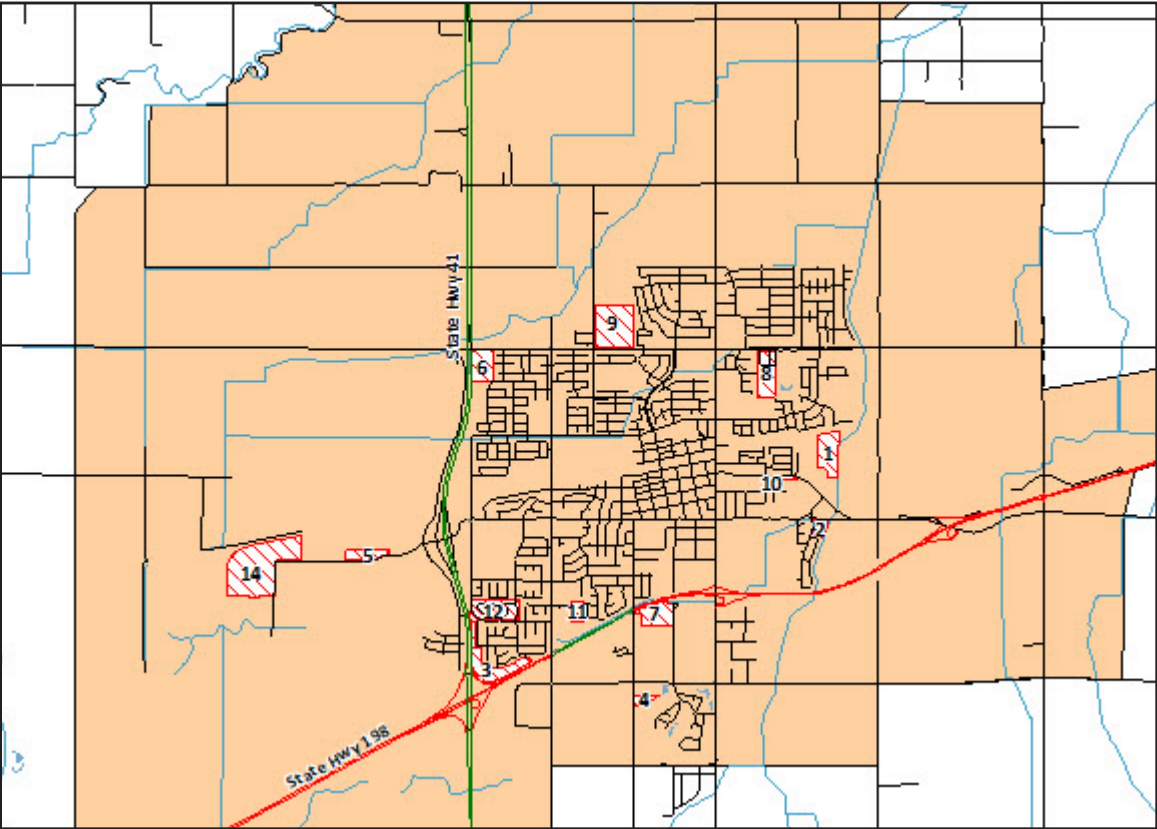


Chart 3.2 - New Housing Development List

NEW HOUSING DEVELOPMENT LIST			
ID	NAME	REMAINING UNITS	6 YEAR PROJECTION
1	Brisbane East 921	64	64
2	Capistrano V 908	20	20
3	Daley Homes	134	50
4	Fairway Courtyard	39	0
5	Granville Multi Family	141	141
6	Highway 41 and HAR	0	0
7	Holly Oaks Estates	28	28
8	Laredo 797	88	88
9	Lennar 920	174	120
10	Oleander Terrace	66	0
11	Park Meadows	20	0
12	Silva Estates	7	7
13	Silva Estates Patio	61	0
14	Victor Village 845	51	51
TOTAL		893	569

Map 3.2 - Cinnamon Elementary

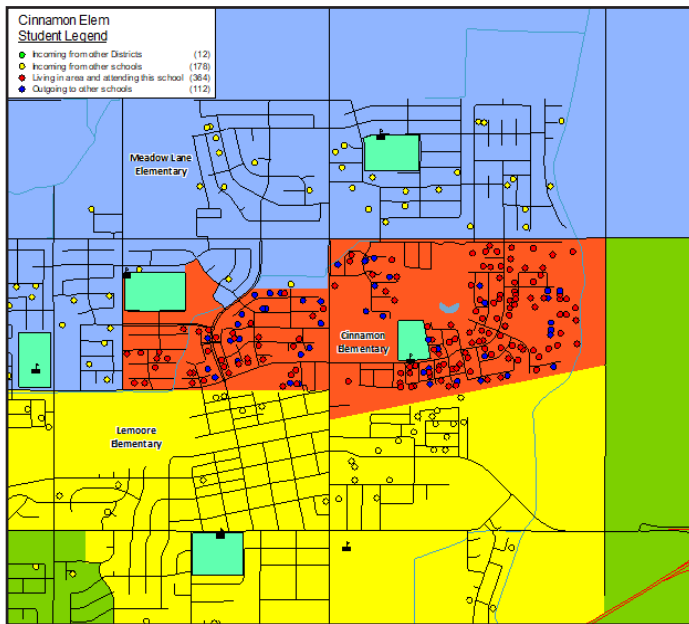
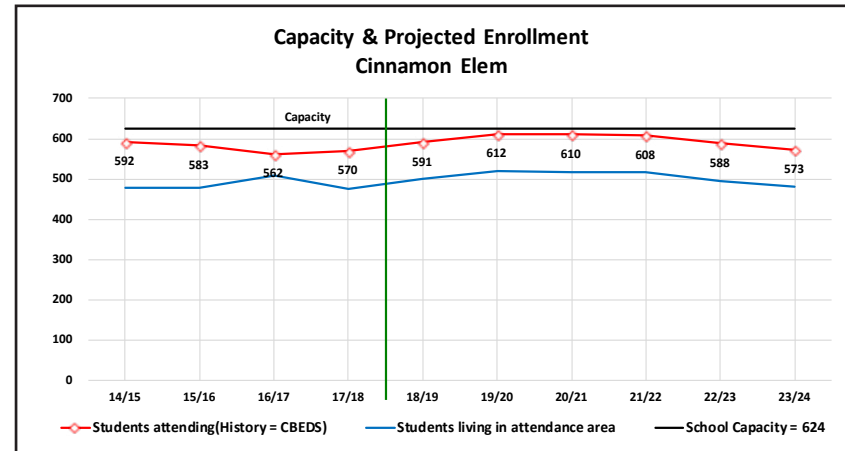


Chart 3.3 - District Enrollment Projection



Map 3.3 - Engvall Elementary

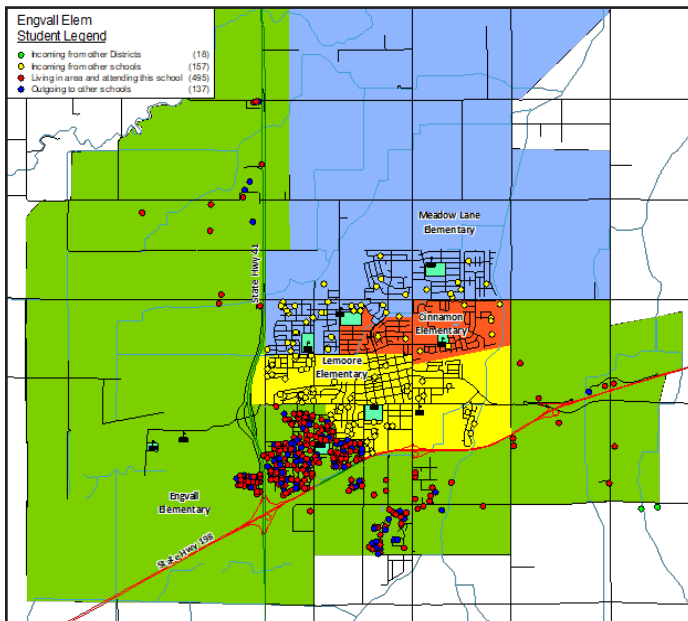
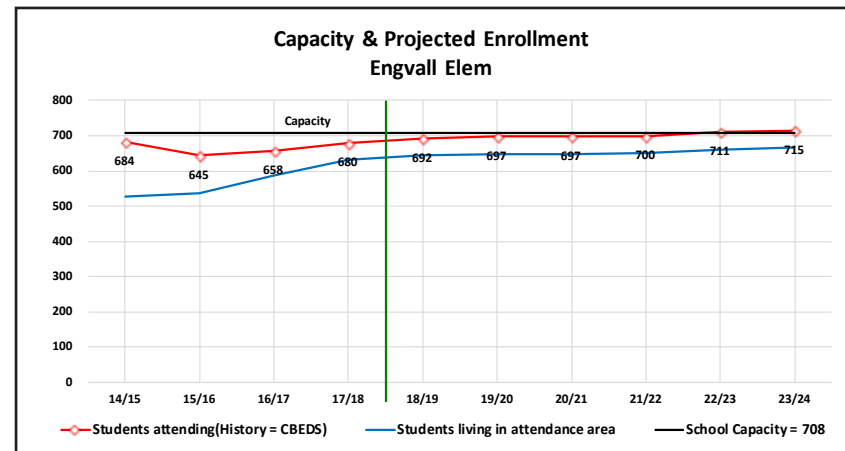


Chart 3.4 - District Enrollment Projection



Map 3.4 - Lemoore Elementary

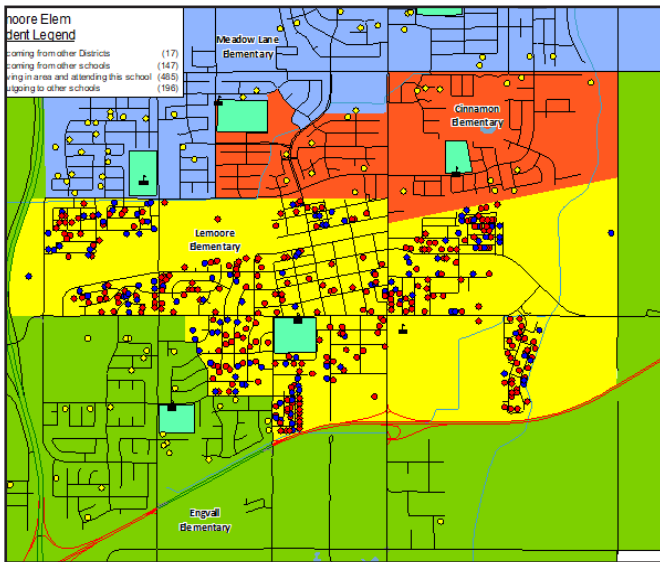
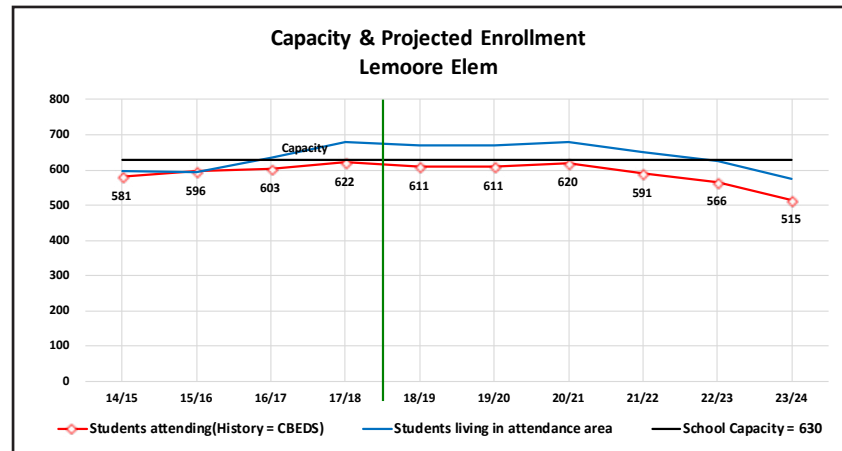


Chart 3.5 - District Enrollment Projection



Map 3.5 - Meadow Lane Elementary

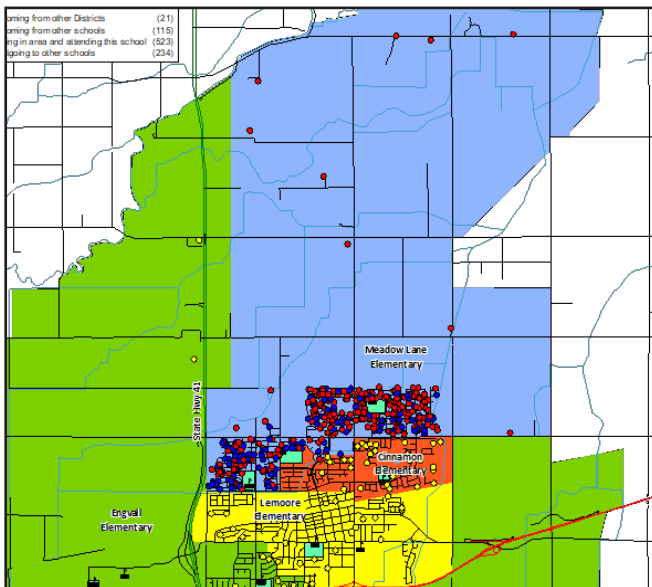
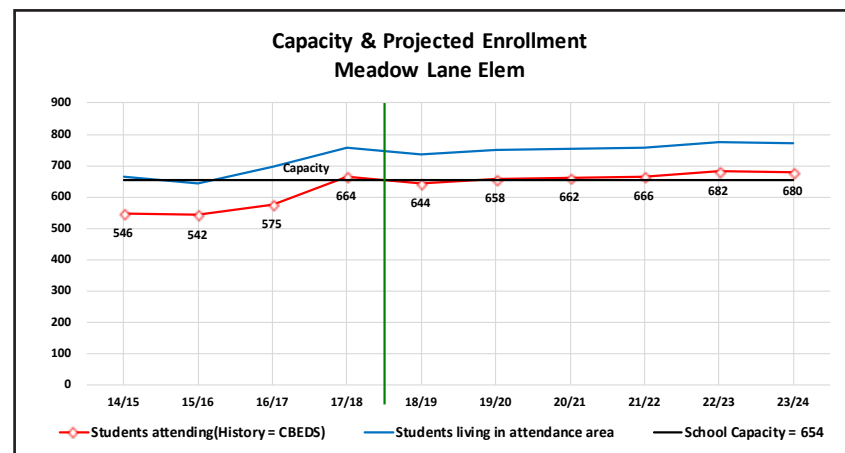


Chart 3.6 - District Enrollment Projection



Map 3.6 - Liberty Middle

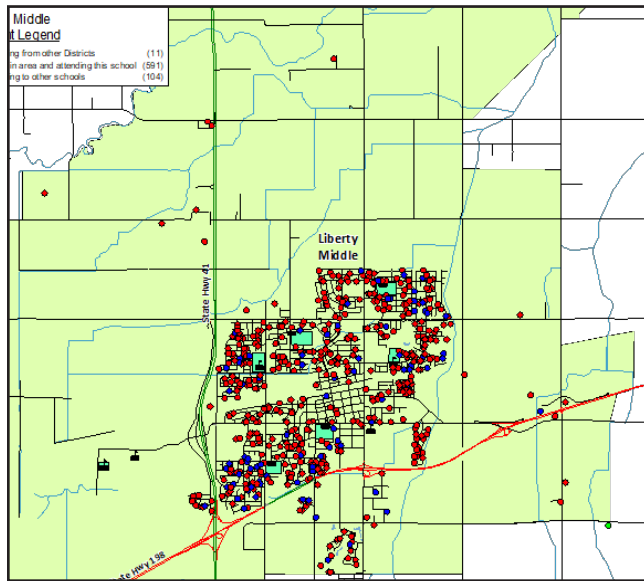
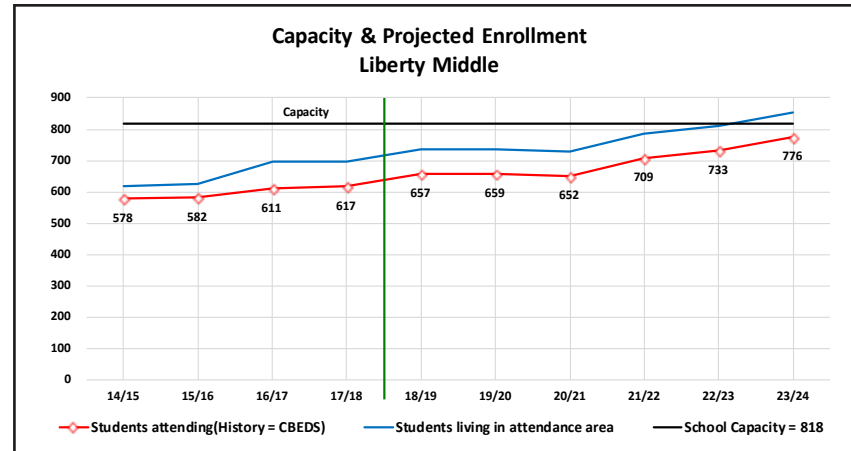


Chart 3.7 - District Enrollment Projection



Map 3.7 - University Charter

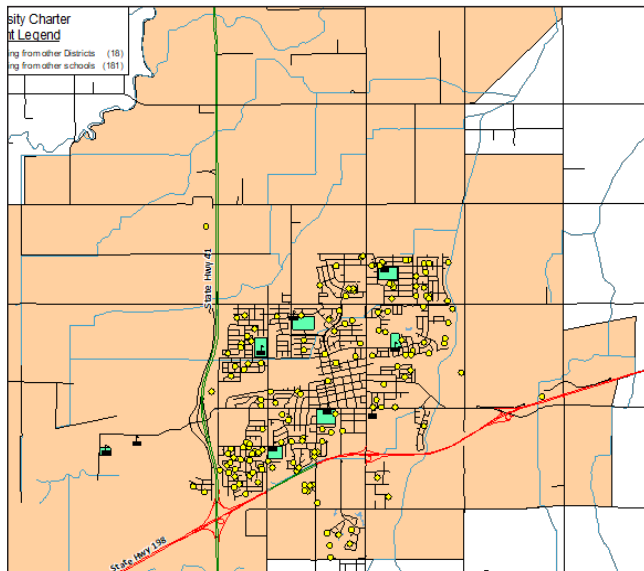
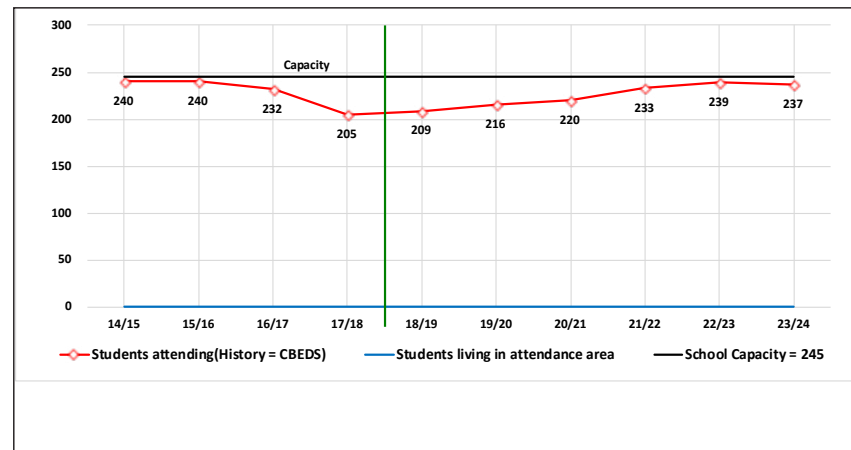


Chart 3.8 - District Enrollment Projection



CLASSROOM COUNT & CAPACITY

The classroom count was used to determine the capacity. The classroom count represents the rooms that can be used for teaching purposes. The classroom count may not represent the current classrooms being used, as there may be unused rooms on the school site. In some cases, there may be fewer classrooms counted than current teaching stations if some of the rooms being used were designed for other purposes but are currently being used as classrooms due to overcrowding.

Map 3.8 - New Housing Development Map

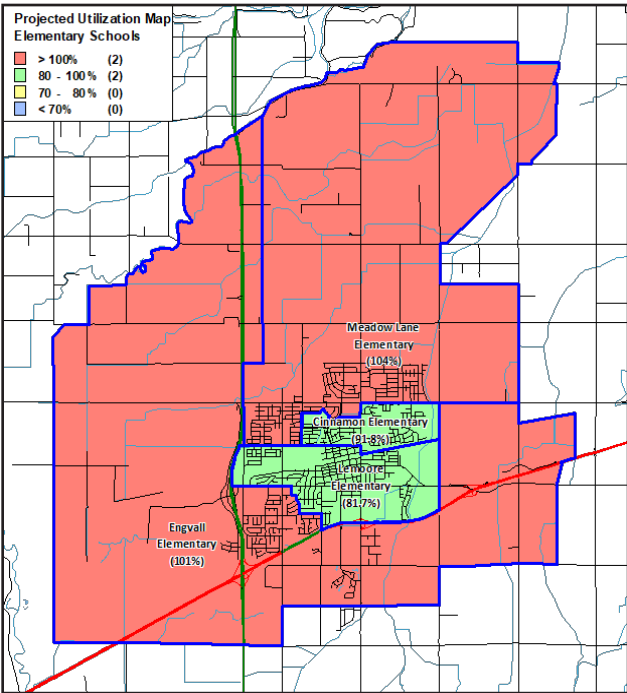


Chart 3.9 - District Enrollment Projection

School Facility Utilization		2017/18	2023/24	2017/18	2023/24
	District	Current	Projected	Current	Projected
<u>Elementary Schools</u>	<u>Classrooms</u>	<u>Capacity</u>	<u>Enrollment</u>	<u>Enrollment</u>	<u>Utilization</u>
Cinnamon Elem	24	624	570	573	91.3%
Engvall Elem	27	708	680	715	101.0%
Lemoore Elem	25	630	622	515	98.7%
Meadow Lane Elem	27	654	664	680	101.5%
Sub-Totals	103	2,616	2,536	2,483	96.9%
Middle Schools					
Liberty Middle	27	818	617	776	75.4%
Sub-Totals	27	818	617	776	75.4%
Other Schools					
Bridges Academy	1	25	5	6	
University Charter	8	245	205	237	
Sub-Totals	9	270	210	243	
District Totals	139	3,704	3,363	3,502	90.8%

SCHOOL FACILITY UTILIZATION

The following chart shows the current and projected utilization rates for each school. It has been color-coded with blue representing schools with a utilization rate of under 70%, yellow representing a utilization rate of at least 70% but under 80%, green representing a utilization rate of at least 80% but under 100% and red for the schools that have over 100% utilization.

SECTION 4

**FACILITIES
ASSESSMENT**

The District and its staff should be complimented on the overall condition of the campus facilities, particularly given the dedicated funding resources due to the economic conditions of the last decade. Facilities are in generally good repair, with only a few significant issues noted in on-site visits. Site modernizations were completed at Engvall and Meadow Lane Elementary Schools in 2013-2015, and so those sites, at District request were not assessed for condition.

Facilities Assessments for each of the sites contain two elements: On-site assessments of current facilities conditions, and reviews to consider removing and/or replacing old portable classrooms with new permanent modular construction classrooms. On site assessments include reviews of such items as building systems (HVAC, electrical, plumbing etc.), building envelopes (roofing, windows, doors & wall systems), interiors (paint, floor coverings, bathrooms & ADA issues) and site systems (underground utilities, paving walkways, parking, etc.). Proposed removal and replacement of old portable classrooms are governed by State Bond Funding eligibility for such replacement, and the site's needed classroom capacity. Portable classrooms are generally replaced after 20 years of use; the District has a large number of these portables on its sites (see the Building Inventory chart for each site). The Master Plan proposes to replace these old portables with new permanent, modular-built classrooms where possible. Potential layouts of the classrooms are included for each site; the final layout would be determined by the site architect.



Cinnamon Elementary School

Teaching, Learning, Inspiring

Cinnamon Elementary School

Our Mission Statement

At Cinnamon Elementary, our mission statement is centered on developing the full potential of our students through focused collaboration, individualized instruction, and innovative technology. Through family involvement and community partnerships, we will challenge students daily to develop into analytical thinkers and productive community members. As a result of these efforts, our students will succeed to higher levels of learning.

500 E. Cinnamon Drive
Lemoore, CA 93245

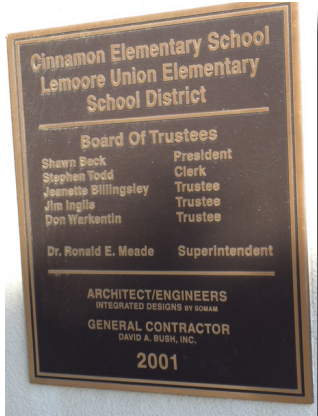
Each classroom has a McQuay HVAC unit at the window. The District would like to replace them with BARD units.



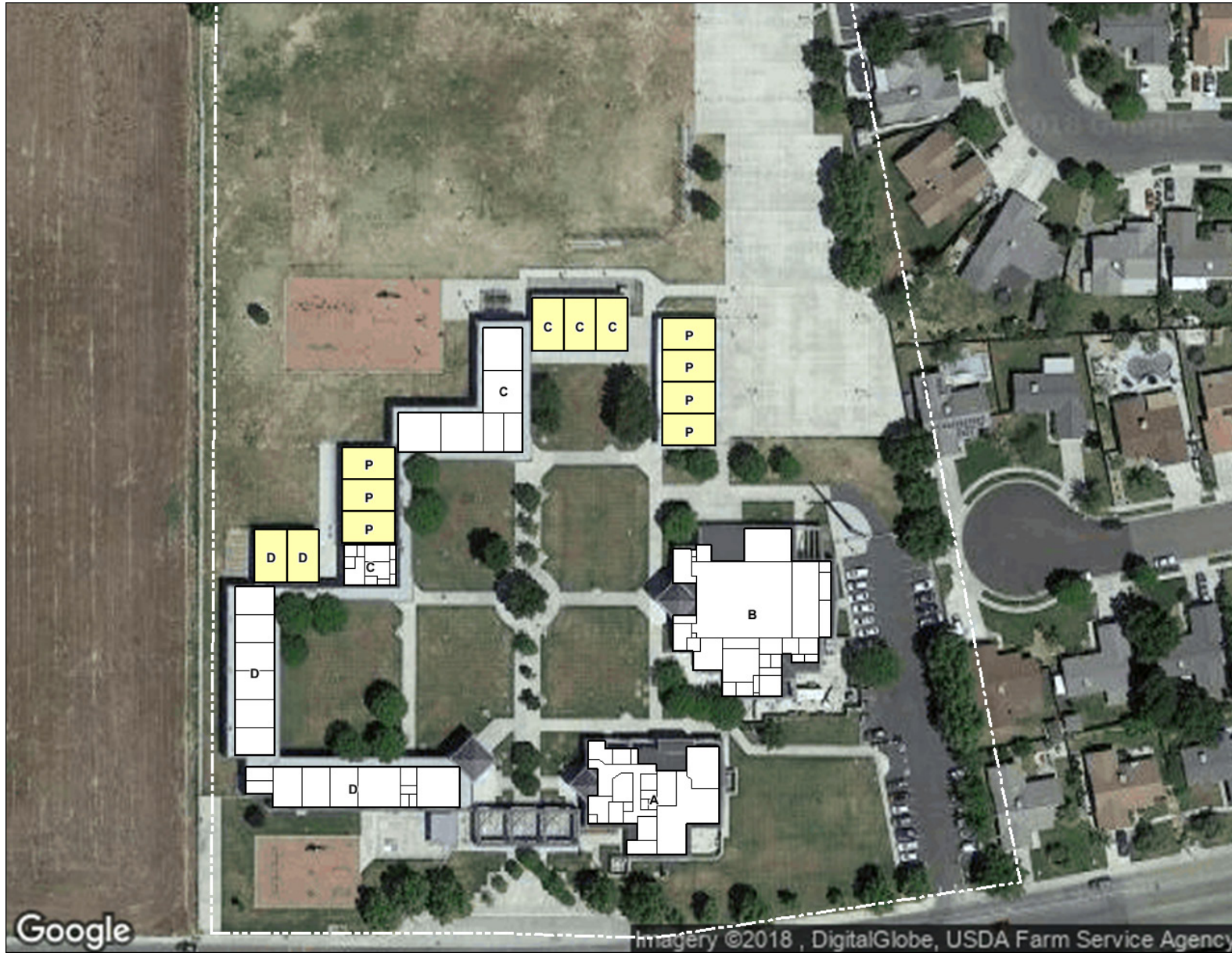
School site has also mentioned the inadequate staff and visitor parking.



Drinking fountains are not ADA compliant



Cinnamon Elementary School - Map 4.1 Current Site Diagram



Year Built 2001

Permanent Building

Portable Building

24 Classrooms

12 Portables

50% Portable Classrooms

Grades K-6

9.1 acres

Cinnamon Elementary School - Chart 4.2 Building Inventory

Name	Date Built	Date Modernized	Mod Funds	Bldg Type	Area	CR Count	Eligible for Modernization
A	2001			Permanent	5977	0	2026
B	2001			Permanent	10763	0	2026
C	2001			Permanent	5952	4	2026
C Portable	2001			Portable	2880	3	2021
D	2001			Permanent	8459	8	2026
D Portable	2001			Portable	1920	2	2021
P Portables	2001			Portables	6720	7	2021
Totals					42671	24	

Cinnamon Elementary School

Modernization Estimate

The building inventory provides a matrix identifying the current buildings on campus, the dates they were originally built, if they have been modernized using past State funds and when they may be eligible to qualify for additional State modernization eligibility. Cinnamon Elementary School was built in 2001. Permanent buildings are eligible for State modernization funding once they turn 25 years of age. Portables are eligible for State modernization funding after 20 years of age.

We estimate the District’s modernization eligibility grand total in 2021 is approximately **4,445,164**

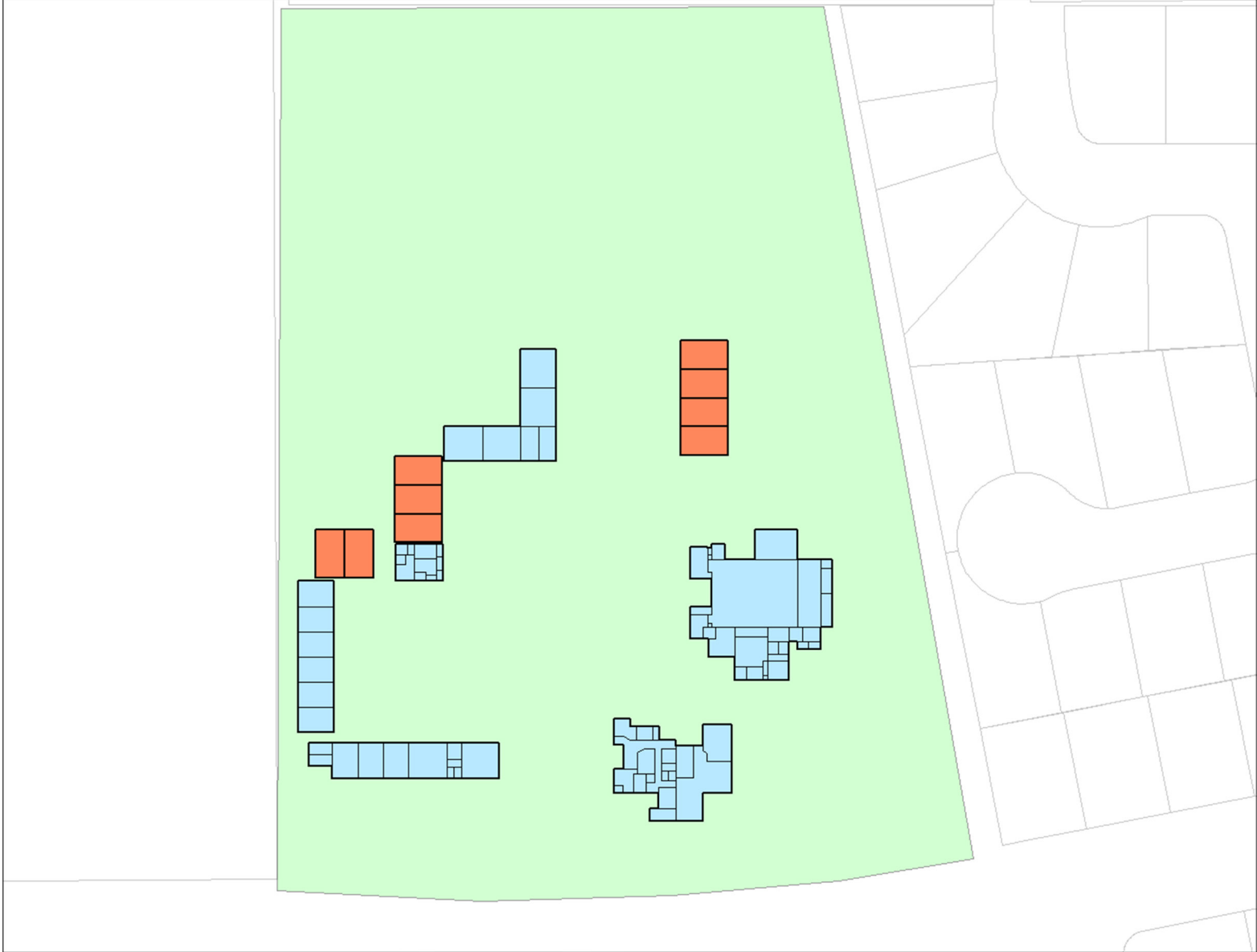
The District is eligible for an estimated **\$2,667,098** State share (60%) in potential State modernization funding. An estimated **\$1,778,066** local share (40%) is needed to be able to request State funding.

If the District qualifies for Financial Hardship, then up to 100% of the local share could be funded by the State Building Program. The District should seek 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.

Chart 4.2 - Cost Estimate

CINNAMON ELEMENTARY SCHOOL		
HVAC (BARD Units & Controls)	14 Units	\$840,000
Replace three (3) drinking Fountains w. ADA-compliant fixtures	3 Units	\$2,550
Extend Parking lot & drop off		\$238,000
Total		\$1,080,550

Cinnamon Elementary School - Map 4.2 Master Plan Diagram





Engvall Elementary School

Teaching, Learning, Inspiring



Engvall Elementary School

Engvall's mission is to ensure high levels of learning for all students.

1055 Cedar Lane
Lemoore, CA 93245

Each classroom has a McQuay HVAC unit at the window. The District would like to replace them with BARD units.

School site has also mentioned the inadequate staff and visitor parking.

Drinking fountains are not ADA compliant



Engvall Elementary School - Map 4.3 Current Site Diagram



Year Built 1968

Permanent Building

Portable Building

27 Classrooms
17 Portables

63% Portable Classrooms

Grades K-6

12 acres

Engvall Elementary School - Chart 4.3 Building Inventory

Name	Date Built	Date Modernized	Mod Funds	Bldg Type	Area	CR Count	Eligible for Modernization
A	1968	2014	SFP	Permanent	4714	0	2039
B	1968	2014	SFP	Permanent	3027	0	2039
C	1968	2014	SFP	Permanent	6054	5	2039
D	1968	2014	SFP	Permanent	6054	6	2039
E	1991	2014	SFP	Portable	960	1	2034
F	1968	2014	SFP	Permanent	3849	0	2039
G	1996			Portable	960	0	2016
H	1997			Portable	960	1	2017
I	1997			Portable	960	1	2017
J	1998			Portable	960	1	2018
K	1998			Portable	960	1	2018
L	1998			Portable	960	0	2018
M	1998			Portable	960	1	2018
N	2000			Portable	960	1	2020
O	2000			Portable	960	1	2020
P	2000			Portable	960	1	2020
Q	1991	2014	SFP	Portable	960	1	2034
R09	1991	2014	SFP	Portable	960	1	2034
R10	1991	2014	SFP	Portable	960	1	2034
R11	1991	2014	SFP	Portable	960	1	2034
R12	1991	2014	SFP	Portable	960	1	2034
R13-15	1991	2014	SFP	Portable	2880	3	2034
Totals					41938	28	

Engvall Elementary School

Modernization Estimate

The building inventory provides a matrix identifying the current buildings on campus, the dates they were originally built, if they have been modernized using past State funds and when they may be eligible to qualify for additional State modernization eligibility. Engvall Elementary last used State funds for modernization in 2014.

Engvall Elementary will be eligible for additional State modernization funding in 2020. The total is estimated at approximately **\$506,905**.

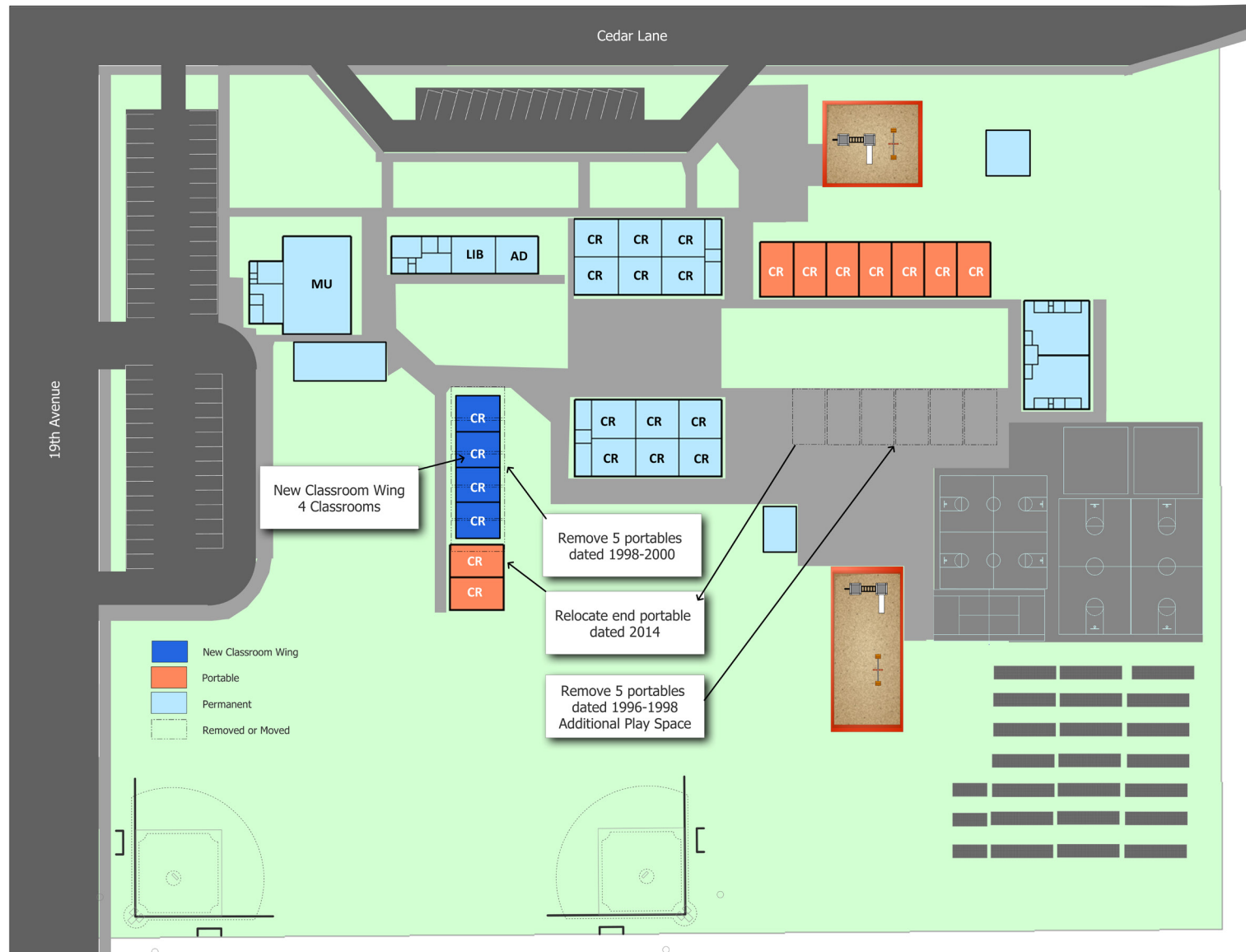
The District is eligible for an estimated **\$304,143** State share (60%) in potential State modernization funding. An estimated **\$202,762** local share (40%) is needed to be able to request State funding.

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

Chart 4.4 - Cost Estimate

ENGVALL ELEMENTARY SCHOOL		
Replace four (4) portable classrooms w. permanent modulars	3,840 SF	\$1,536,000
Total		\$1,536,000

Engvall Elementary School - Map 4.4 Master Plan Diagram





Lemoore Elementary School

Teaching, Learning, Inspiring



Lemoore Elementary School

Mission

Lemoore Elementary School ensures all students will learn to their fullest potential.

Vision

Lemoore Elementary School will:

- Establish high expectations for all students and provide the support required to meet those expectations.
- Provide a productive environment that fosters success skill by skill, student by student.
- Commit to working collaboratively with staff and families.

573 W. Bush Street
Lemoore, CA 93245

Lincoln Building

10 new HVAC's & controls

Washington Building

15 new HVAC's & controls

New VCT flooring throughout classrooms (20)

Replace 18 doors, thresholds & hardware

Replace window systems

8'x8' window systems (25)

6'x6' window systems (5)

3'x4' winow systems (2)

Jefferson Building

10 new HVAC's & controls

Replace window systems

8'x32' window systems (9)

4'x32' window systems (9)

Cafeteria Building

New VCT flooring

New HVAC system (30T, ductwork & controls)

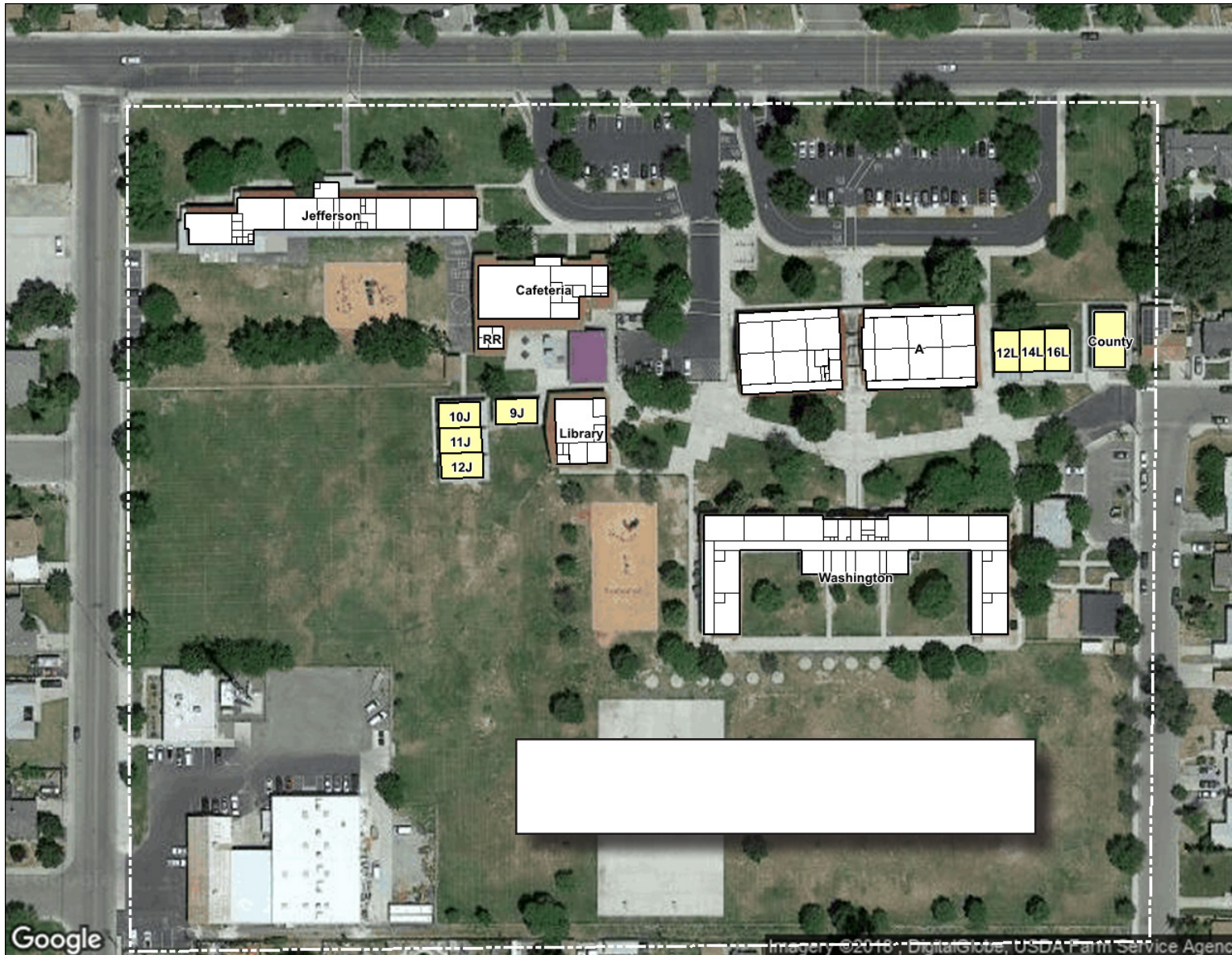
Library Building

New flooring (Carpet tiles)

Modify counter with step down are for ADA



Lemoore Elementary School - Map 4.5 Current Site Diagram



Year Built 1935

Permanent Building

Portable Building

25 Classrooms
6 Portables

24% Portable Classrooms

Grades TK-6

18 acres

Lemoore Elementary School - Chart 4.5 Building Inventory

Name	Date Built	Date Modernized	Mod Funds	Bldg Type	Area	CR Count	Eligible for Modernization
A	1961	1996	LPP	Permanent	15962	8	2021
JEFFERSON	1952	1987	LPP	Permanent	8908	6	2012
WASHINGTON	1935	1987	LPP	Permanent	17471	9	2012
CAFETERIA	1952	1987	LPP	Permanent	5874	0	2012
LIBRARY	1952	1987	LPP	Permanent	2936	0	2012
RR	1952	1987	LPP	Permanent	511	0	2012
9J	1997			Portable	960	0	2017
10J	2000			Portable	960	0	2020
11J	2000			Portable	960	1	2020
12J	2000			Portable	960	1	2020
12L	1989			Portable	960	0	2009
14L	1990			Portable	960	0	2010
16L	1998			Portable	960	0	2018
COUNTY	2001			Portable	1590	0	2021
Totals					59972	25	

Lemoore Elementary School

Modernization Estimate

The building inventory provides a matrix identifying the current buildings on campus, the dates they were originally built, if they have been modernized using past State funds and when they may be eligible to qualify for additional State modernization eligibility. Lemoore Elementary last used State funds for modernization in 1987 under the old State Building Program (LPP).

We estimate the current Lemoore Elementary State modernization eligibility total is approximately **\$4,593,336**. In 2021 the site will be eligible for **\$4,850,688**.

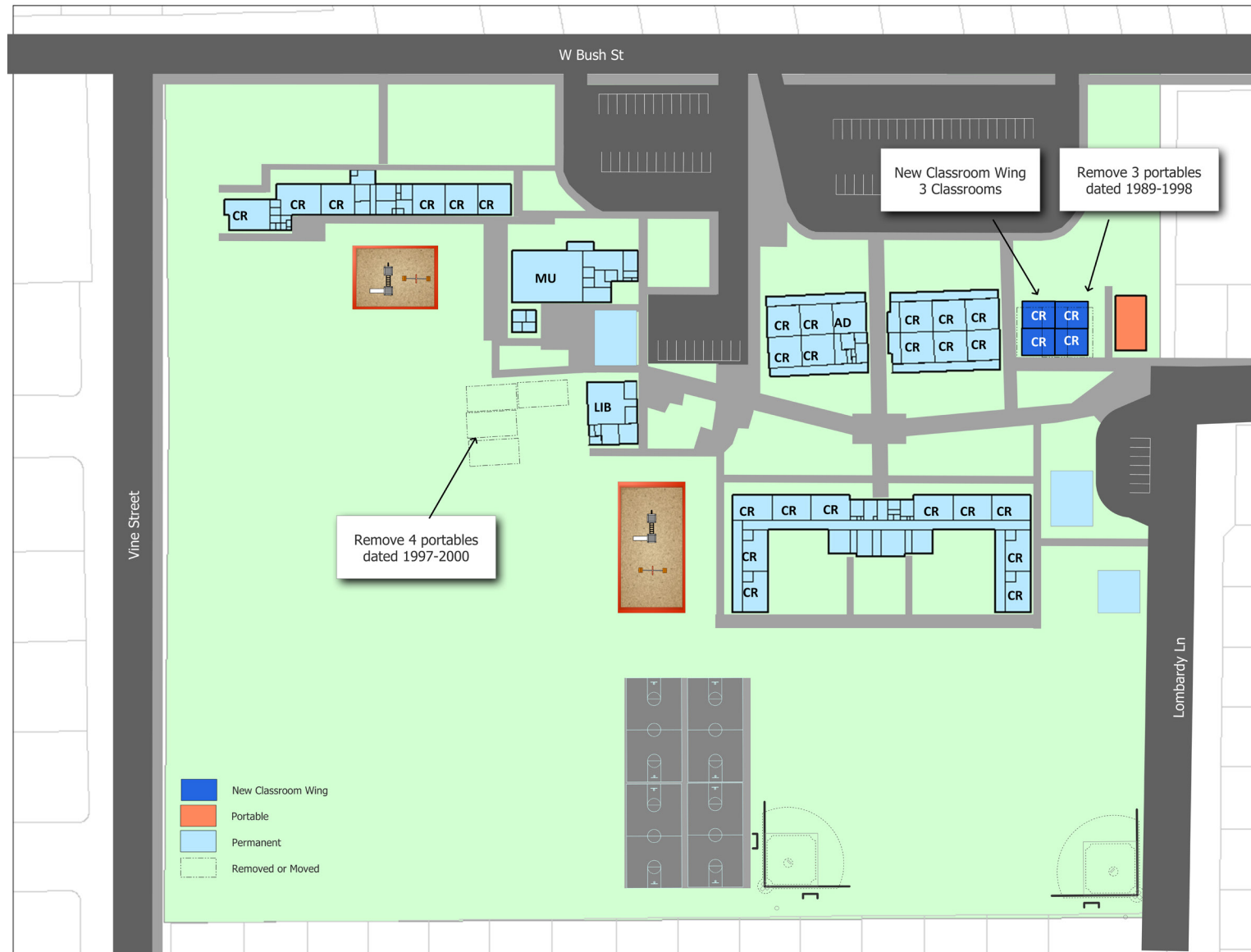
The District is eligible for an estimated **\$2,910,413** State share (60%) in potential State modernization funding. An estimated **\$1,940,275** local share (40%) is needed to be able to request State funding.

If the District qualifies for Financial Hardship, then up to 100% of the local share could be funded by the State Building Program. The District should seek 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.

Chart 4.6 - Cost Estimate

LEMOORE ELEMENTARY SCHOOL		
Lincoln Bldg: HVAC units (5 ton & ductwork/controls)	10 units	\$1,550,000
Washington Bldg: HVAC units (5 ton & ductwork/controls)	15 units	\$2,325,000
Doors, Thresholds & Hardware	18 doors	\$7,200
Classroom VCT flooring	22,720 SF	\$87,472
Std. Windows	2-(3'x4')	\$600
	5-(6'x6')	\$1,875
	25-(8'x8')	\$13,750
Jefferson Bldg: HVAC units (5 ton & ductwork/controls)	10 units	\$1,550,000
Linear windows	9-(4'x32')	\$9,472
	9-(8'x32')	\$18,944
Library Bldg: New carpeting	180 SY	\$7,200
ADA Modifications to counter		\$500
Cafeteria: VCT flooring	7200 SF	\$27,720
HVAC (30 ton & ductwork/controls)		\$480,000
Replace four (4) portable classrooms with permanent modular	3840 SF	\$1,536,000
Total		\$7,615,733

Lemoore Elementary School - Map 4.6 Master Plan Diagram





Meadow Lane Elementary School

Teaching, Learning, Inspiring



Meadow Lane Elementary School

Vision

To become the best school by any possible measure.

Mission

To ensure high levels of learning for all students.

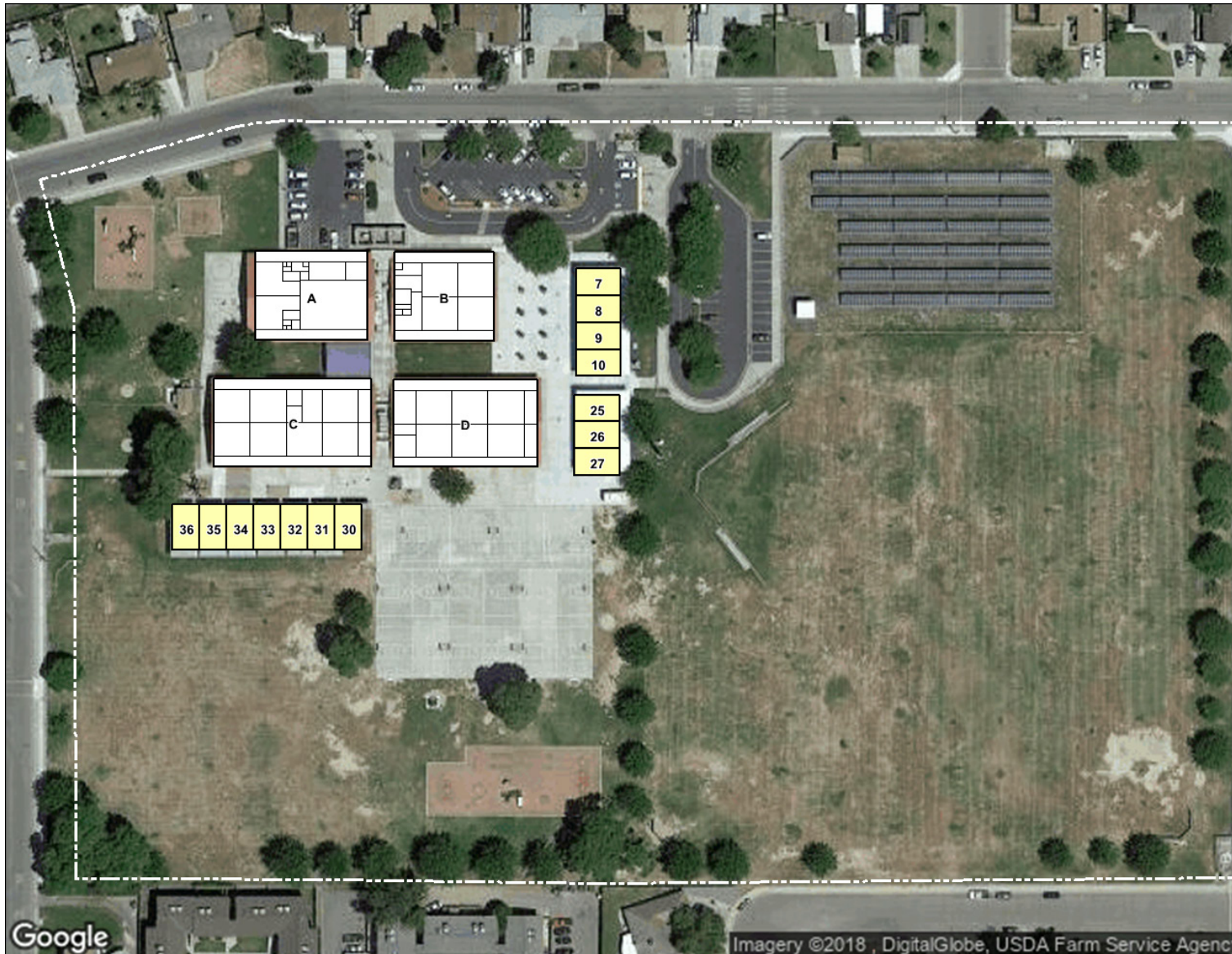
Motto

Learning is Not Optional at Meadow Lane Elementary!

325 Meadow Lane
Lemoore, CA 93245



Meadow Lane Elementary School - Map 4.7 Current Site Diagram



Year Built 1963

Permanent Building

Portable Building

27 Classrooms

14 Portables

52% Portable Classrooms

Grades TK-6

16 acres

Meadow Lane Elementary School - Chart 4.7 Building Inventory

Name	Date Built	Date Modernized	Mod Funds	Bldg Type	Area	CR Count	Eligible for Modernization
A	1963	1996	LPP	Permanent	7891	2	2021
B	1963	1996	LPP	Permanent	6954	4	2021
C	1963	1996	LPP	Permanent	10916	4	2021
D	1963	1996	LPP	Permanent	10116	5	2021
7	1991	2013	SFP	Portable	960	1	2033
8	1991	2013	SFP	Portable	960	1	2033
9	1991	2013	SFP	Portable	960	1	2033
10	1991	2013	SFP	Portable	960	1	2033
25	1991	2013	SFP	Portable	960	1	2033
26	1991	2013	SFP	Portable	960	1	2033
27	1991	2013	SFP	Portable	960	1	2033
30	1998			Portable	960	0	2018
31	1998			Portable	960	0	2018
32	1998			Portable	960	1	2018
33	1998			Portable	960	1	2018
34	2000			Portable	960	1	2020
35	2000			Portable	960	1	2020
36	1995			Portable	960	1	2015
Totals					49317	27	

Meadow Lane Elementary School

Modernization Estimate

The building inventory provides a matrix identifying the current buildings on campus, the dates they were originally built, if they have been modernized using past State funds and when they may be eligible to qualify for additional State modernization eligibility. Meadow Lane Elementary used State modernization funds in 1996 under the LPP program, and 2013 under the new program (SFP) which began in 1998.

We estimate the District’s modernization eligibility total in 2021 is approximately **\$3,813,483**

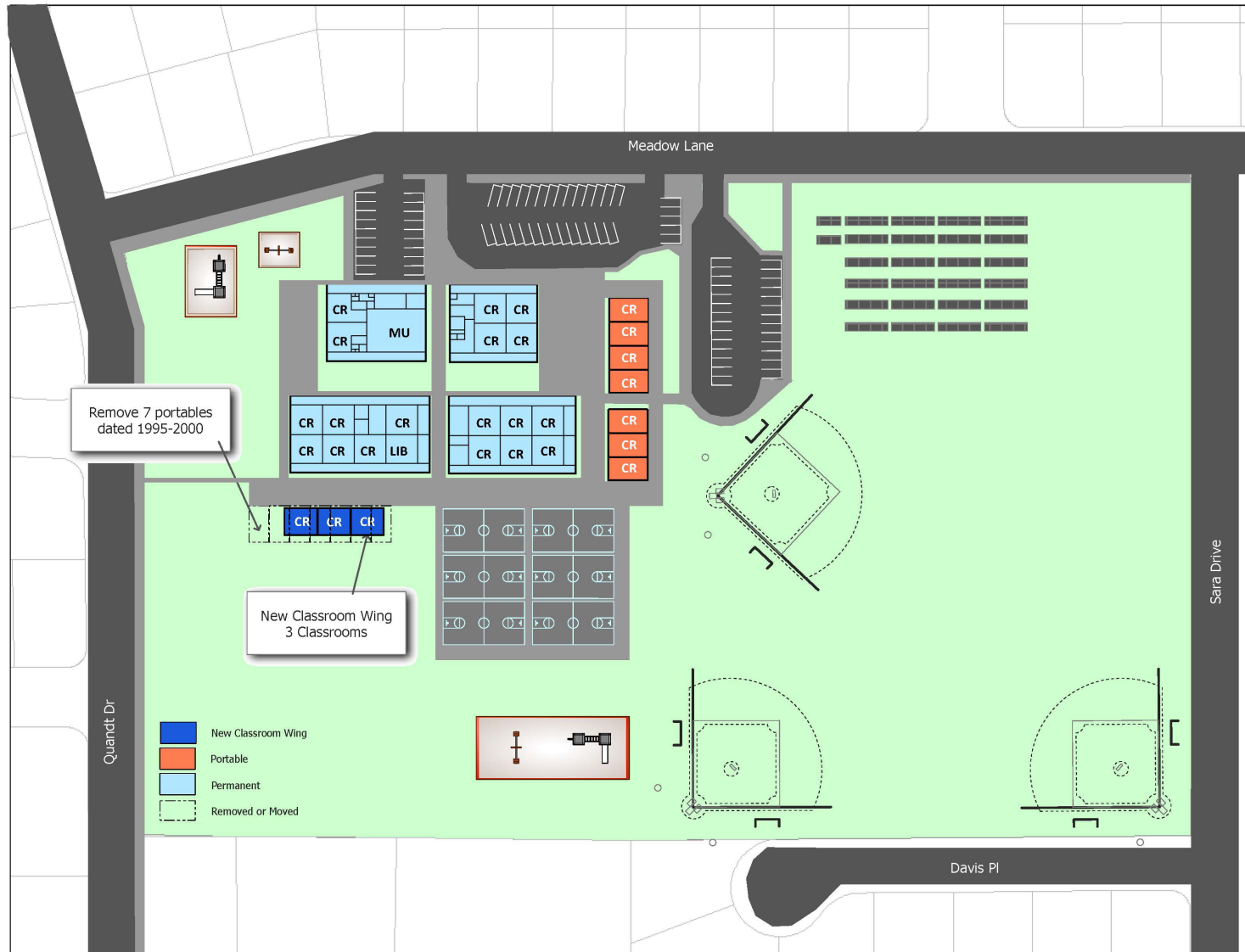
The District is eligible for an estimated **\$2,288,090** State share (60%) in potential State modernization funding. An estimated **\$1,525,393** local share (40%) is needed to be able to request State funding.

If the District qualifies for Financial Hardship, then up to 100% of the local share could be funded by the State Building Program. The District should seek 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.

Chart 4.8 - Cost Estimate

MEADOW LANE ELEMENTARY SCHOOL		
Replace three (3) portable classrooms with permanent modulars	2880 SF	\$1,152,000
Total		\$1,152,000

Meadow Lane Elementary School - Map 4.8 Master Plan Diagram





Liberty Middle School

Teaching, Learning, Inspiring



Liberty Middle School

Mission: The mission of Liberty Middle School is to ensure that all students demonstrate high levels of learning and exceptional character.

Vision: The Vision of Liberty Middle School is that we would radically improve the community of Lemoore.

1000 Liberty Drive
Lemoore, CA 93245

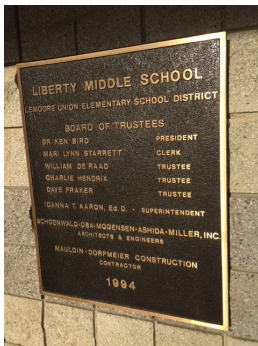
New boilers/HVAC units

Swamp cooler in gym needs to be replaced with an HVAC unit

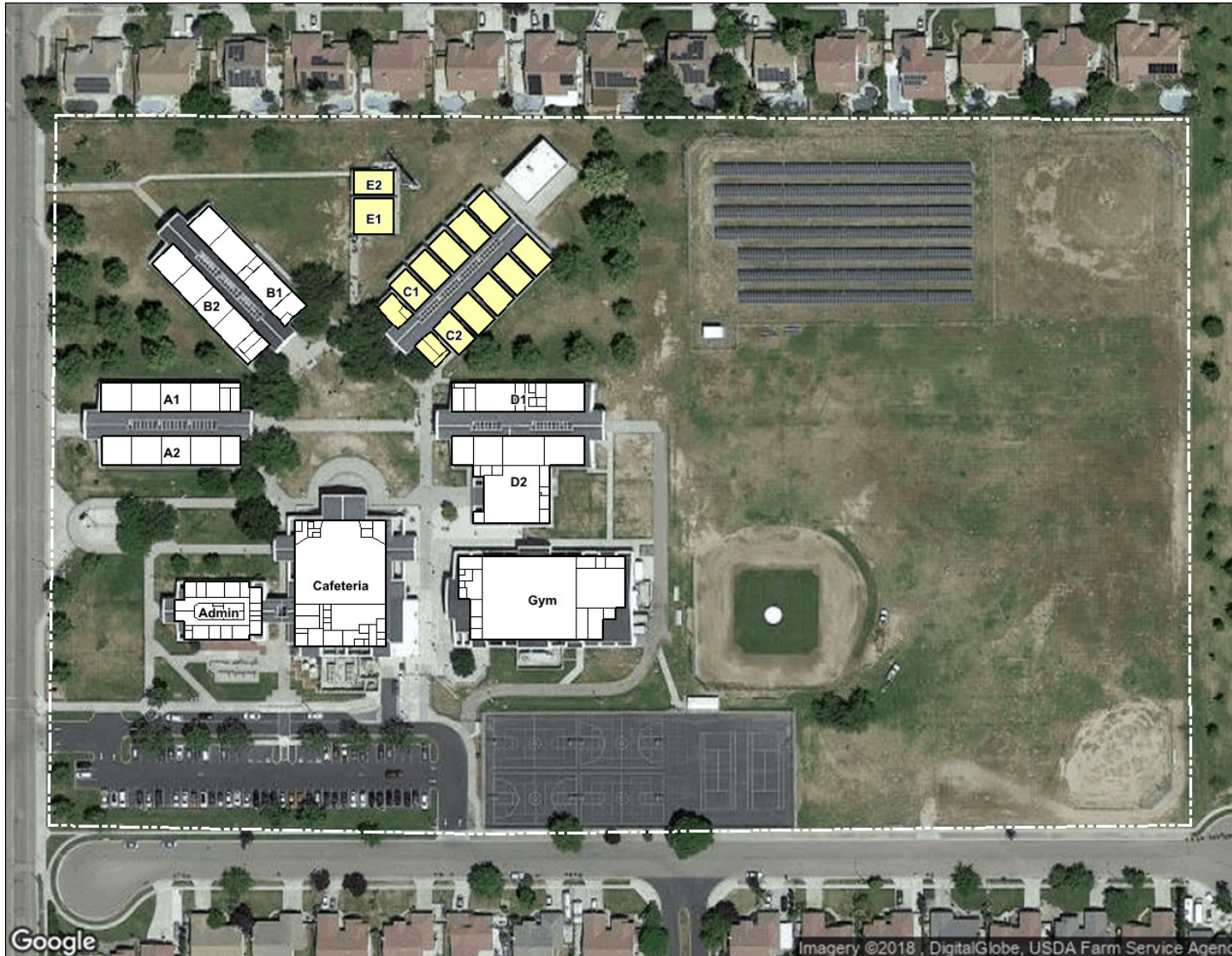
New flooring in classroom wings

Door hardware needs to be replaced

ADA compliance issues with counters and drinking fountains



Liberty Middle School - Map 4.9 Current Site Diagram



Year Built 1994

Permanent Building

Portable Building

29 Classrooms
12 Portables

41% Portable Classrooms

Grades 7-8

19 acres

Liberty Middle School - Chart 4.9 Building Inventory

Name	Date Built	Date Modernized	Mod Funds	Bldg Type	Area	CR Count	Eligible for Modernization
ADMIN	1994			Permanent	4654	0	2019
CAFETERIA	1994			Permanent	11900	0	2019
GYM	2001			Permanent	13353	1	2026
A1	1994			Permanent	4245	4	2019
A2	1994			Permanent	4245	4	2019
B1	2001			Permanent	4250	2	2026
B2	2001			Permanent	4244	4	2026
C1	1994			Portable	5137	5	2014
C2	1994			Portable	5139	5	2014
D1	1994			Permanent	4031	2	2019
D2	1994			Permanent	8244	2	2019
E1	1996			Portable	1440	0	2016
E2	1996			Portable	960	0	2016
Totals					71842	29	

Liberty Middle School

Modernization Estimate

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

We estimate the Liberty Middle modernization eligibility total in 2019 is approximately **\$4,891,333**.

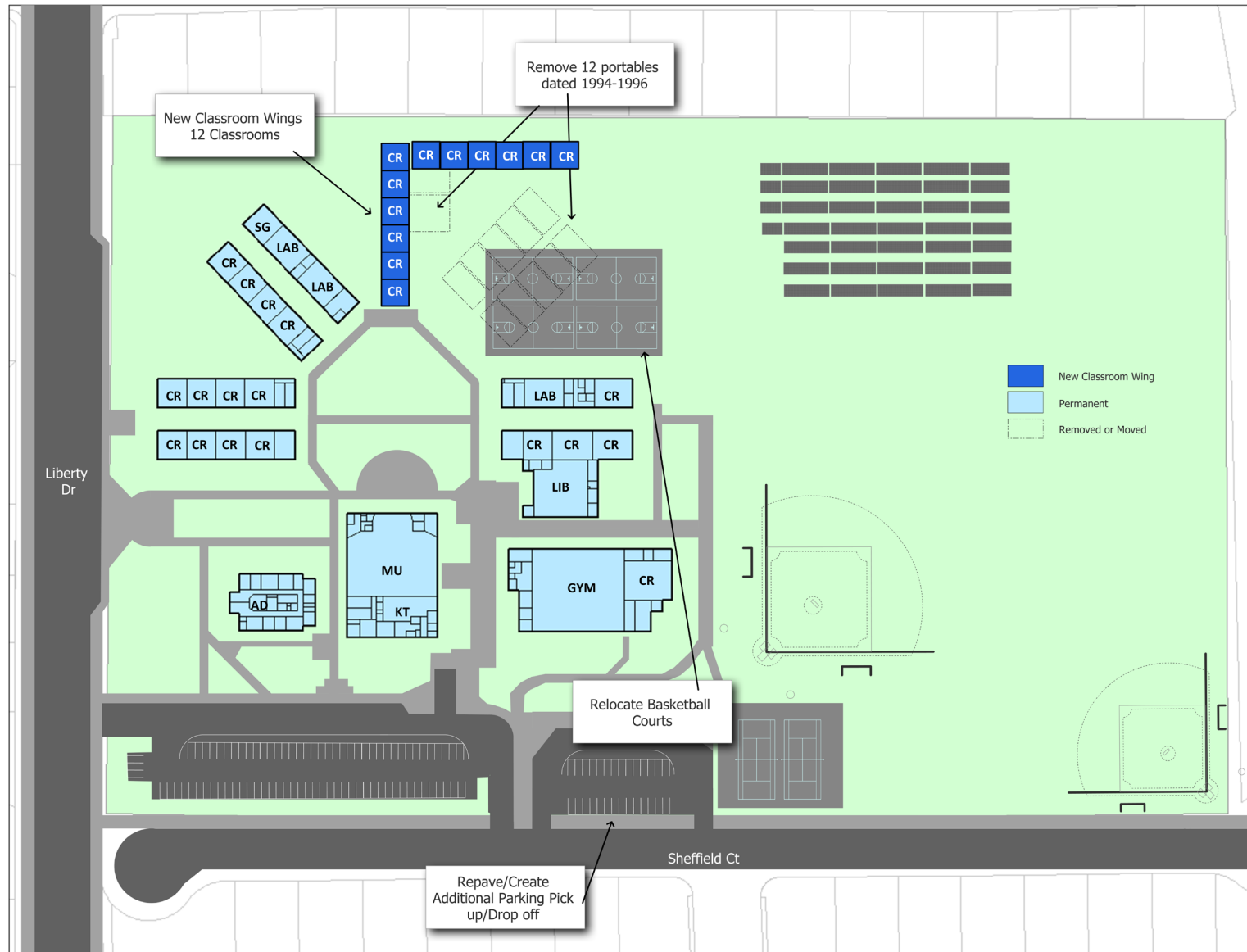
The District is eligible for an estimated **\$2,934,800** State share (60%) in potential State modernization funding. An estimated **\$1,956,533** local share (40%) is needed to be able to request State funding.

If the District qualifies for Financial Hardship, then up to 100% of the local share could be funded by the State Building Program. The District should seek 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.

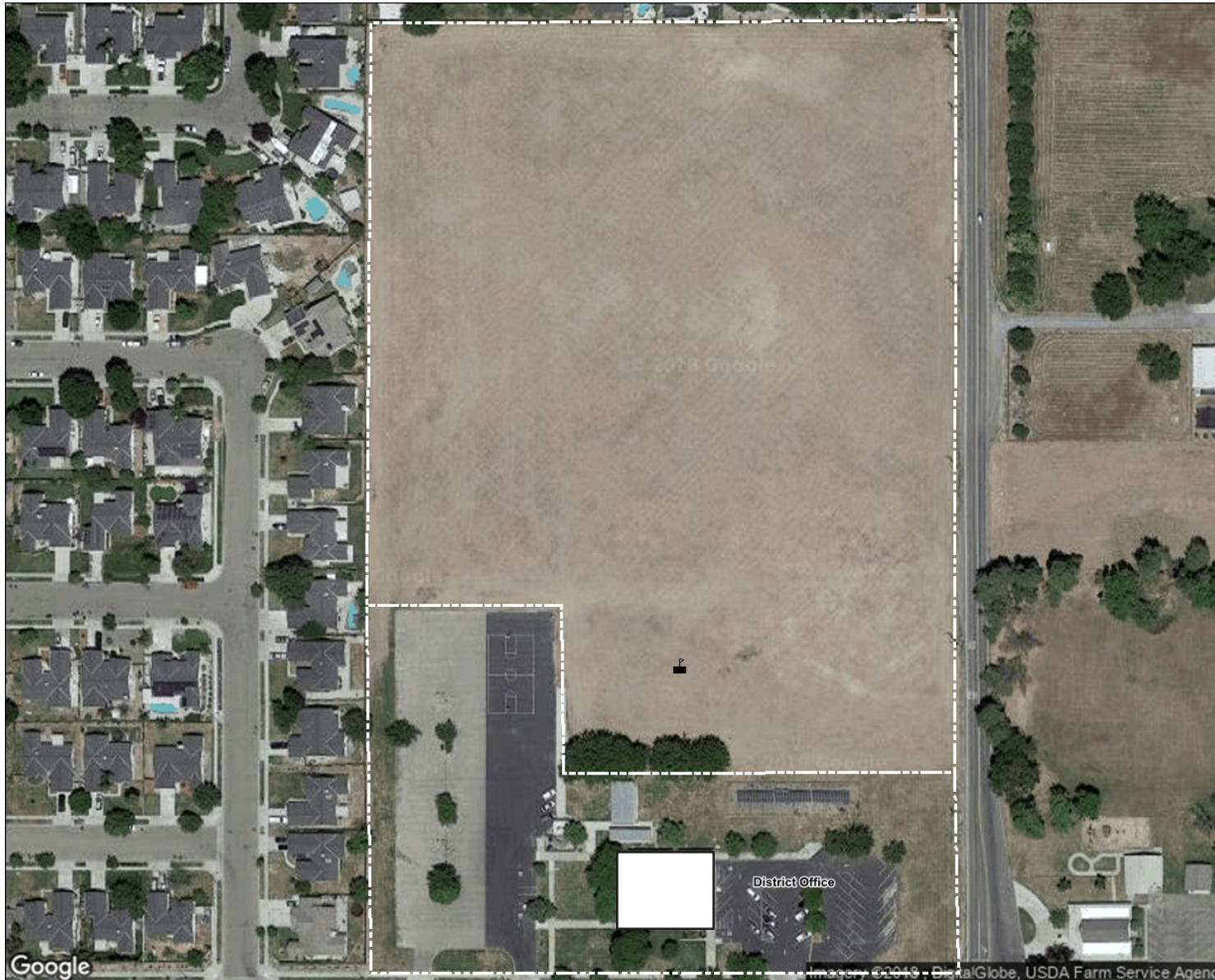
Chart 4.10 - Cost Estimate

LIBERTY MIDDLE SCHOOL		
Replace boiler admin & cafeteria	24 units	\$2,049,500
Individual units for classroom Bldgs. A, B & D		
New HVAC system bldg G (cafeteria) (packaged hydronic system-150 ton)	1 unit	\$234,000
Carpet - 24 classrooms	2600 SY	\$104,000
VCT - support areas & hallways	20000 SF	\$80,000
Replace 12 portable classrooms with permanent modular. including bathrooms	12560 SF	\$5,024,000
Relocate basketball courts adjacent to new classroom wing	8200 SF	\$451,000
Add new parking & traffic circulation on old basketball courts site	8200 SF	\$574,000
Total		\$8,516,500

Liberty Middle School - Map 4.10 Master Plan Diagram



New Elementary School - Map 4.11 Current Site Diagram



Permanent Building

Portable Building

Grades TK-6

11 acres

New Elementary School - Map 4.12 Master Plan Diagram



University Charter School - Map 4.13 Current Site Diagram



Permanent Building

Portable Building

Grades 5-8

5.5 acres

Housing Plan - Chart 4.11

Housing Plan

There is a net increase of 5 classrooms resulting in an increase in capacity of 132 seats. The average enrollment will be 497 at each of the elementary schools based on the 6 year projection which is a utilization factor of 90.1%

Lemoore Union Elementary School District										
Housing Plan - New School Scenario										
	Current			Remove			Master Plan			Master Plan
	Current	Current	Percent	Remove	Replace	Portables	New	Total	Classroom	Percent
School	Classrooms	Portables	Portables	Portables	Portables	Remaining	Classrooms	Classrooms	Capacity	Portables
Cinnamon	24	12	50.0%	3	0	9		21	546	42.9%
Engvall	27	19	70.4%	6	4	9		21	546	42.9%
Lemoore	25	7	28.0%	3	4	0		22	546	0.0%
Meadow Lane	27	14	51.9%	4	3	7		23	558	30.4%
New TK-6	0	0		0	0	0	21	21	546	0.0%
Liberty Middle	29	12	41.4%	0	12	0		29	861	0.0%
Totals	132	64	48.5%	16	23	25	21	137	3603	18.2%

Why build a new school?

- Current elementary schools are overcrowded. A new school greatly reduces enrollment pressure on existing sites.
- Elementary enrollment has increased by 109 students since Cinnamon opened in 2001.
- Elementary schools are projected to increase by an additional 53 students in the next three years due to development impacts.
- Provides space for future growth.
- A new school costs less than increasing the classroom and support facility capacity at existing schools.
- The District already owns a site for a new elementary school.

District Office

The District office is located on the southern portion of the proposed new Elementary School site. It currently houses the majority of the District administration staff with approximately 4,500 sq ft of building space. The Facilities Master Plan proposes building an additional facility on the site of approximately 3,000 sq ft which will provide space for a larger board room that can also be used for professional development. The existing board room would be modified to provide more space for offices and meeting rooms. The new building would also provide space to consolidate the district administration by moving technology and other services to the site.



SECTION 5

COMMUNITY PARTICIPATION

COMMUNITY INVOLVEMENT

The Facilities Master Plan process is successful only if the entire school community, including parents, residents, community groups, teachers, staff, and students, understand the planning process and have significant input into both the District's needs analysis and proposed solutions to address those needs. This then allows the District and community to agree upon and support a unified effort to implement those solutions, including any financing or funding measures needed.

FACILITIES IMPROVEMENT COMMITTEE

As a part of the Facilities Master Planning process, the team and District developed a plan to engage stakeholders. The District convened a Facilities Improvement Committee to provide input to the Master Plan team, consisting of administrators and staff from the District administration, school site representatives, and interested parents and community members. The Committee met four times between December and April 2018. The meetings allowed the Master Plan team to provide demographic, site analysis, facilities assessments and fiscal information to the Committee, and to get input on community expectations and priorities.

**TOGETHER WE CAN
ACHIEVE MORE**



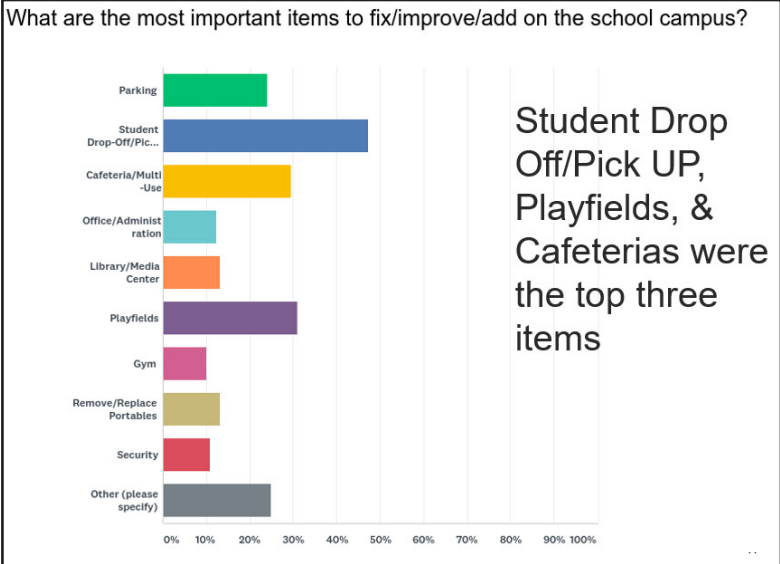
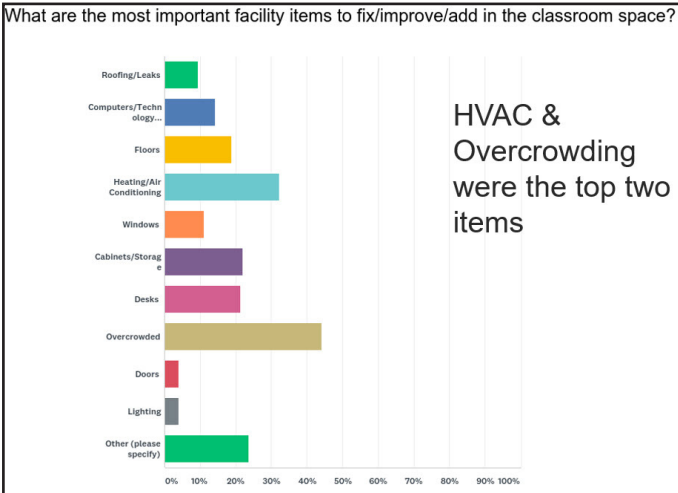
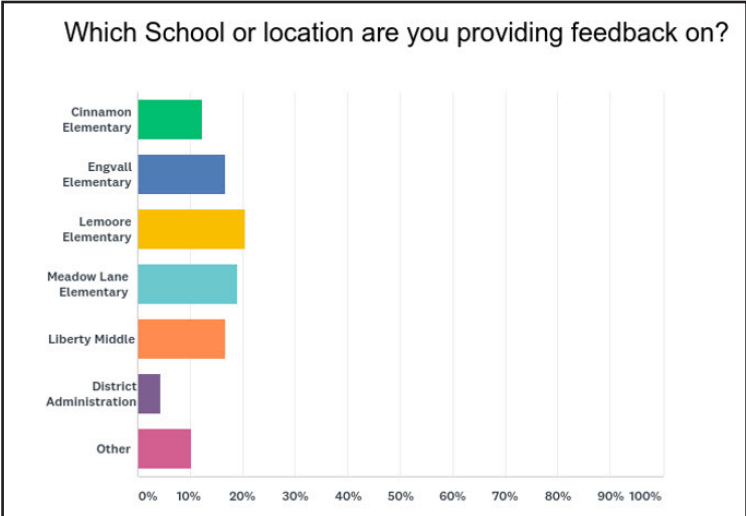
INPUT FROM EACH CAMPUS

The Principals and staff provided valuable insight and input to the Facilities Master Plan team during the facilities assessments and improvement committee meetings.

Site staff at all campuses were asked to provide their ideas on how we could create a better and safer learning environment for students and working environment for staff.



COMMUNITY ONLINE SURVEY



SECTION 6

**FACILITY
REVENUES**

STATE FUNDING OPTIONS

Below is a brief explanation and highlights of some of the State 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 to see if your District is eligible for State funding.

Modernization (60% State funding)

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

Modernization Projects

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

What Does the Program Fund?

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

STATE FUNDING OPTIONS

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 FUNDING OPTIONS

New Construction (50% State funding)

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

New Construction Projects

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

What Does the Program Fund?

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

- Classrooms
- Subsidiary Facilities
- Outdoor Facilities
- Design
- Engineering
- Testing
- Inspection
- Plan Checking
- Construction Management
- Site Acquisition & Development
- Hazardous Waste Costs
- Demolition, Landscaping
- Utility Costs

LOCAL FUNDING OPTIONS

Developer Fees

- A common source of funding to pay for local facility needs.
- Most districts collect Level 1 Developer Fees.
- The current maximum rate is \$3.79 per sq ft for residential projects and \$0.61 per sq ft for commercial/industrial projects.
- Some districts qualify for a higher "Level 2" fee which is determined individually for each District to fund 50% of the needed new facilities due to the impact of development.

Who should collect developer fees?

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

Level 1 Fee 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

Local Bonds

- Bonding Capacity=\$26.4 million
- Prop 39 Bond Potential=\$19.5 million. (Actual amount will depend on the assumptions recommended by the District's Financial Advisor.)

The Lemoore Union Elementary School District, like many other school districts in the Central Valley and throughout California, has more identified facilities needs than currently available funding.

The Facilities Master Plan has identified a total of **49,150,783** in District-wide facilities needs including new construction, rehabilitation of existing permanent buildings, site and grounds improvements, ADA compliance and replacement of aging portable classrooms with permanent buildings.

We estimate the District’s modernization funding total is **\$8,673,363** and accounts for the \$750,000 loan to be repaid.

The local share (40%) of the planned modernization projects is **\$3,896,809** which is needed to be able to request State funding.

If the District qualifies for Financial Hardship, then up to 100% of the local share could be funded by the State Building Program. This would require the local bond to pass and for those funds to be under contract for the other priority projects identified in this master plan.

The District will also qualify for additional modernization funds in the amount of \$4,955,188 when Cinnamon and Meadow Lane become eligible for State funding again. The grand total in modernization State funding is \$8,673,363 and accounts for 17.5% of the total facility needs.

The District can also qualify for \$17,368,000 in State new construction funding based on the projected eligibility opportunities. This potential new construction State funding accounts for 35.1% of the total facility needs.

Chart 6.1 Facility Funding Sources

The Facilities Master Plan has identified a total of \$49,541,363 in potential revenues/Resources.

<u>Amount</u>	<u>Source</u>
\$3,000,000	Local Funds
\$1,000,000	Developer Fees, 5 years
\$8,673,363	State Modernization Eligibility
\$17,368,000	State New Construction
\$19,500,000	Local Bond
\$49,541,363	Total Potential Revenues/Resources

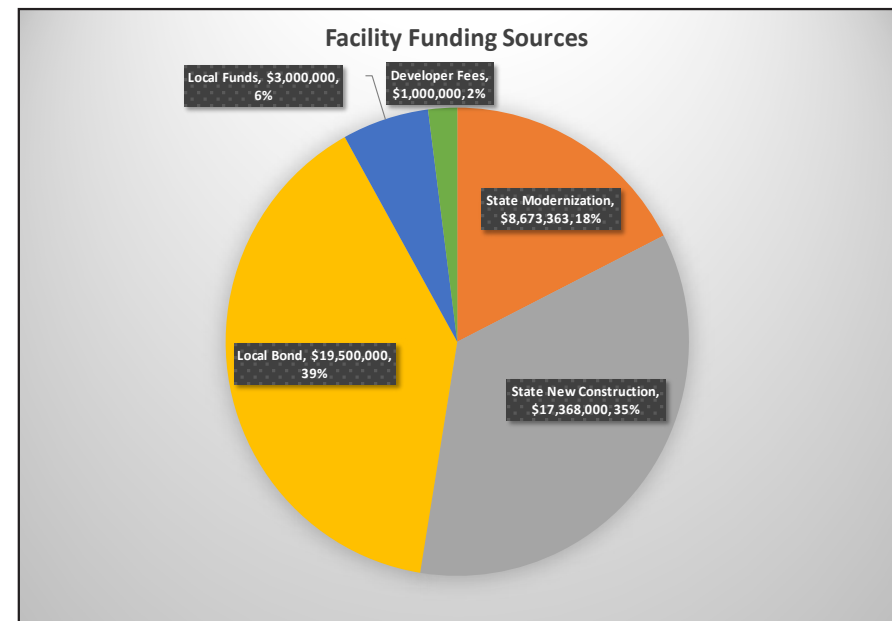


Chart 6.2: Facility Needs by Type

The Facilities Master Plan has identified a total of \$49,150,783 million in facility needs.

Amount	Source
\$10,902,783	Modernization
\$9,248,000	Portable Replacement
<u>\$29,000,000</u>	New Facilities/Additions
\$49,150,783	Total Facility Needs

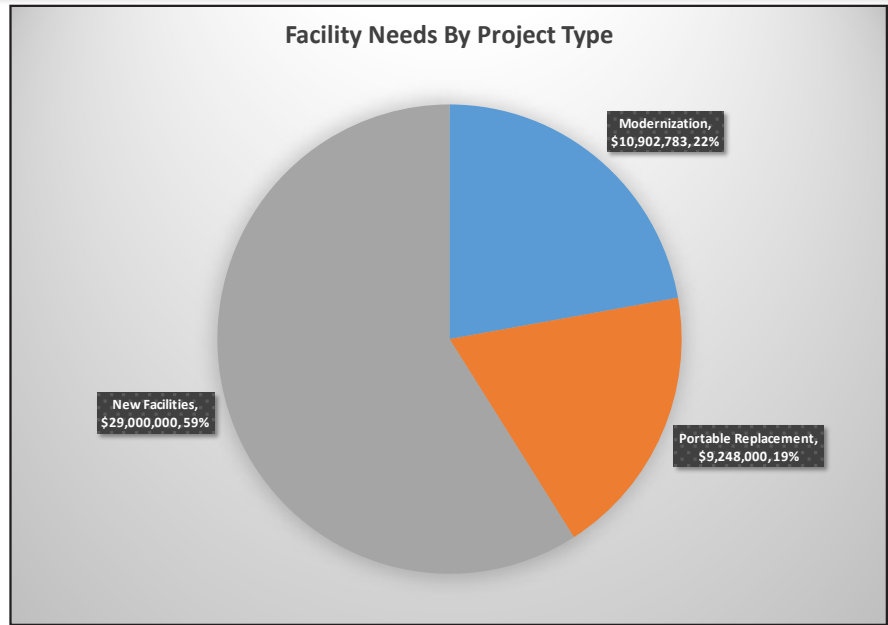
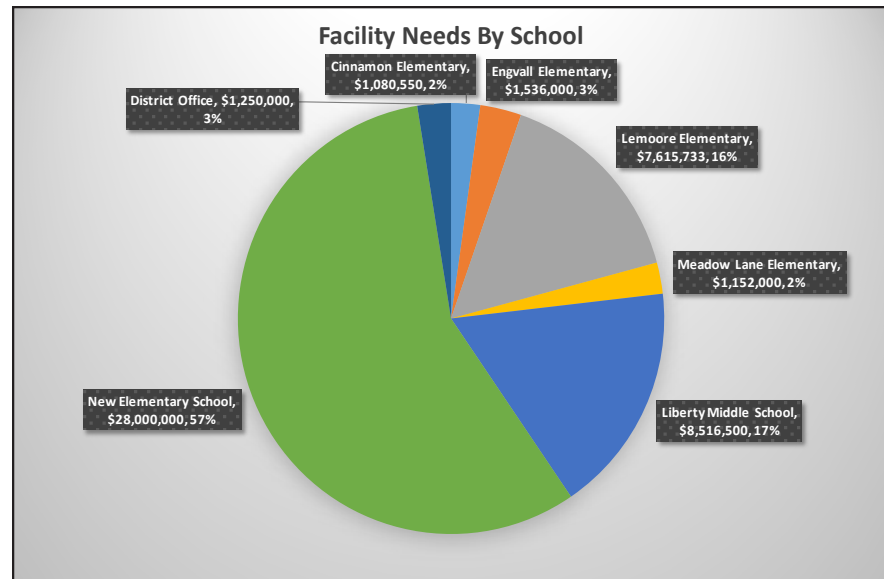


Chart 6.3: Facility Costs by School

The Facilities Master Plan has identified a total of **\$49,150,783** in District-wide facilities needs over the next six to ten years, including rehabilitation of existing permanent buildings; replacement of aging portable classrooms with permanent buildings; and additional new facilities construction at selected sites.

School	Amount
Cinnamon Elem	\$1,080,550
Engvall Elem	\$1,536,000
Lemoore Elem	\$7,615,733
Meadow Lane	\$1,152,000
New Elementary	\$28,000,000
Liberty Middle	\$8,516,500
District Office	\$1,250,000
Total	\$49,150,783



In order to fully access all available State Facilities Bond funds designated for Modernization, the Facilities Master Plan proposes to leverage the District's available current & future resources within the current State School Facilities Building Program by using current funding sources for specified projects; using bridge financing where appropriate; and then applying for funding under the Financial Hardship provisions of the current State School Facilities Building Program.

Financial Hardship status is used by districts who have significant facilities modernization or new construction needs, but who do not have the financial resources to meet those needs. Financial Hardship status can provide funding beyond the standard State project funding limits; is essentially restricted to funding for classrooms and essential support facilities (i.e. bathrooms, etc.); requires eligible districts to expend all of their available facilities funds; and limits the amount of money to be spent on projects.

Prerequisites for Financial Hardship status include eligibility in the current State School Facilities Building Program; evidence that the district is collecting the maximum Developer Fee allowed by law; evidence that the district does not have sufficient funds to provide the required Local Funds match for State Bond funds; and one of the following; local bonding capacity of less than \$5.0 million; or over 60% of available bond capacity in capital facilities debt. The District believes that, under the proposed Implementation Plan, it will be eligible for Financial Hardship status for the Modernization projects. The District is eligible for participation in the current State School Facilities Building Program, and is collecting the maximum allowable Developer Fees. The phasing proposed in the Implementation Plan will allow the District to use its own funding for construction of school facilities that are not eligible for Financial Hardship funding. This will meet the final requirement of Financial Hardship-that the District at the time of approval has insufficient funding to meet regular State School Bond program local fund match requirements.

SECTION 7

IMPLEMENTATION

The Lemoore Union Elementary School District, like many other small to medium size school districts in the Central Valley, and throughout California, has more identified facilities needs than currently available funding. The Implementation Plan proposed below, however, proposes to leverage the District's available current & future resources within the current State School Facilities Building Program by using current funding sources for specified projects; using bridge financing where appropriate; and sequencing projects so as to avoid delays in construction which would incur excessive construction inflation costs.

- First, that the current funding available through the State School Facilities Building Program funded by the passage of Proposition 51 at the November 2016 statewide election will remain in effect for the next several years.
- Second, that the District will be able and willing to pass a local bond measure totaling approximately \$19.5 million in November 2018. The maximum cost per \$100,000 of assessed value in the District would be approximately \$30.

- Third, that the District, in order to qualify for State School Bond New Construction financing, which is likely to be fully subscribed by the end of calendar 2018, should complete the additional studies needed to allow the California Department of Education (CDE) to re-permit the current elementary school site owned by the District. The site was purchased by the District almost 20 years ago and had previously been certified for use as an elementary school by CDE. That certification expired after five years and will need to be renewed by updating the certifications for the site's CEQA and DTSC studies.
- In order to complete the application for State School Bond New Construction financing by the end of 2018, the District will also need to design the school and receive approval from the Division of the State Architect (DSA). This can be done by issuing a Request for Qualifications (RFQ) for Design Services for architects, and specifying that the selected design must have already been approved by DSA within the last two years and either have completed or be in the final stages of construction. There are a number of architectural firms with the Fresno-Visalia-Bakersfield area who currently meet this qualification.

- Fourth, that the District should be able and willing to generate bridge financing within the next twelve to eighteen months in the amount of \$20,000,000 in order to achieve timely completion of the new Elementary School. Current construction cost inflation equals approximately 8.0% per year and is projected to continue at that rate for several years. That inflation rate adds more than \$2 million per year to the construction cost of the Elementary School; waiting three to four years for State Bond funding before beginning construction will mean that, even with the State funds, the project will be priced beyond the District's means. In the Implementation Plan, we assume current market conditions for bridge financing, which would total a net of \$19,850,000. There would be approximately \$150,000 in issuance costs and a 4.0% annual interest rate. Bridge financing costs totaling \$22,214,150 would be repaid by the State Bond grant funds when disbursed in approximately three years. Other options may be explored with the District's financial advisor.
- Last, this Implementation Plan envisions the District qualifying for Financial Hardship status for its final two projects (Engvall & Meadow Lanes ES Portable Replacement) under the current State School Facilities Building Program after the expenditure of its locally generated funds and current State Bond funding eligibility. Financial Hardship status is used by Districts who have significant facilities modernization or new construction needs, but who do not have the financial resources to meet those needs. Financial Hardship status can provide funding beyond the standard State project funding limits; is essentially restricted to funding for classrooms and essential support facilities (i.e. bathrooms, etc.); requires eligible districts to expend all of their available facilities funds; and limits the amount of money to be spent on projects.

Prerequisites for Financial Hardship status include eligibility in the current State School Facilities Building Program; evidence that the District is collecting the maximum Developer Fee allowed by law; evidence that the District does not have sufficient funds to provide the required Local Funds match for State Bond funds; and one of the following-local bonding capacity of less than \$5.0 million; over 60% of available bond capacity in capital facilities debt; or passage of a Proposition 39 local facilities bond in the last two years. The District believes that, under the proposed Implementation Plan, it is eligible for Financial Hardship status. The District is eligible for participation in the current State School Facilities Building Program and is collecting the maximum allowable Developer Fees. The phasing proposed in the Implementation Plan will allow the District to use its own and eligible State Bond funding for construction of school facilities and allow for Financial Hardship funding for the final two projects. This will meet the final requirement of Financial Hardship-that the District at the time of approval has insufficient funding to meet regular State School Bond program local fund match requirements.

Chart 7.1 shows the anticipated project budget, based on 2017 construction costs, for all items identified at each of the campuses. Chart 7.1 shows construction utilizing bridge financing for earlier construction of the new Elementary School. The projects include (by site) design and construction support costs as well as construction contingencies. Project budgets are realistic based on current costs and assumptions; when implemented, projects will be designed and built to the budget.

Chart 7.1: Project Sequencing & Expenditures

**LEMOORE UESD-FACILITY MASTER PLAN
PROJECT SEQUENCING & EXPENDITURES**

FISCAL YEAR	PROJECT	REVENUES/ EXPENDITURES	DEVELOPER FEES	FUNDING SOURCE		STATE BOND FUNDS	OTHER FUNDS	NOTES
				POTENTIAL LOCAL BOND				
2017-2018			\$ 466,672	\$ 0		\$ 0	\$ 3,000,000	Revenues as of April 30, 2018
Qtr. 4	State Bond Reimbursement-Engvall & Meadow Lane ES	\$ 2,842,294				\$ 2,842,294		State Bond Reimbursement for Funding Applications filed in FY 2013-2014; Repayment of \$750,000 Loan from Retirement Fund
	Contract for New Elementary School Design	\$ 1,000,000	\$ 66,672			\$ 2,242,294		Recommend RFQ for A&E Services Based on Prior ES Design
	Contract for Updates of CEQA & DTSC Documents-New ES	\$ 125,000				\$ 2,117,294		Required to Update CDE Site Approval-Three/Four Months Duration
	Contract for Liberty MS Engineering Design	\$ 250,000				\$ 1,867,294		Design & Layout of New HVAC Systems
	Contract for Liberty MS Architectural Design	\$ 225,000				\$ 1,642,294		Design & Layout of New Classroom Building Sites (less Modular Designs) & Revised Parking Lot/BB Courts
2018-2019								
Qtr. 1	Contract for Lemoore ES Architectural Design	\$ 800,000				\$ 842,294		Design & Layout of HVAC Systems; Flooring, Windows & Other. Also includes Site & Utility Design for Portable Replacement
Qtr. 2	Passage of New Local Facilities Bond	\$ 19,500,000						Bond Proceeds in Three (3) Increments; 2019, 2021 & 2024 (See Below)
	Application for Funding-New ES & Others	\$ 17,368,000						Application for Funding to OPSC; Assumes CDE Approval & State Bond Availability (\$17.4M) in 36 Months
	Annual Developer Fee Revenues	\$ 250,000	\$ 316,672					Annual Developer fee Revenues will be Credited in the Second Qtr. of each Fiscal Year
Qtr. 3	First Increment of Local Bond	\$ 6,600,000		\$ 6,600,000				
	Application for Funding-Lemoore ES	\$ 2,900,000						Application for Funding to OPSC; Assumes & State Bond Availability (\$2.9M) in 36 Months

Chart 7.1: Project Sequencing & Expenditures (Cont'd)

LEMOORE UESD-FACILITY MASTER PLAN
PROJECT SEQUENCING & EXPENDITURES

FISCAL YEAR	PROJECT	REVENUES/ EXPENDITURES	DEVELOPER FEES	FUNDING SOURCE			OTHER FUNDS	NOTES
				POTENTIAL LOCAL BOND	STATE BOND FUNDS			
Qtr. 4	Application for Funding-Liberty MS	\$ 2,900,000						Hardship Application for Funding to OPSC; Assumes State Bond Availability (\$2.9M) in 36 Months
	COP-Bridge Financing	\$ 19,850,000				\$ 22,850,000		Bridge Financing-To Be Repaid in 4th Qtr. FY 2021-2022
2019-2020								
Qtr. 1								
Qtr. 2	Annual Developer Fee Revenues	\$ 250,000	\$ 566,672					
	Contract for New ES	\$ 29,160,000	\$ 206,672	\$ 400,000	\$ 242,294	\$ 850,000		Construction to Start 6/1/2020-Complete 7/30/2022
Qtr.3	Contract for Design Services; Cinnamon, Engvall & Meadow Lane ES; District Office	\$ 400,000		\$ 200,000	\$ 42,294			
Qtr, 4								
2020-2021								
Qtr. 1								
Qtr. 2	Annual Developer Fee Revenues	\$ 250,000	\$ 456,672					
Qtr.3								
Qtr, 4								
2021-2022								
Qtr. 1								
Qtr. 2	SAB Bond Funding-New ES & Other Sites	\$ 21,048,455			\$ 21,090,749			Receipt of New Construction Funding from OPSC-Filed FY2018-2019
	Annual Developer Fee Revenues	\$ 200,000	\$ 656,672					
Qtr. 3	Second Increment of Local Bond	\$ 6,200,000		\$ 6,400,000				
	SAB Bond Funding-Lemoore ES	\$ 3,404,288			\$ 24,495,038			Receipt of New Construction Funding from OPSC-Filed FY2018-2019
	Contract for Liberty MS Paving, HVAC & Portable Replacement	\$ 9,309,041	\$ 6,672	\$ -	\$ 23,085,038	\$ -		Construction to Start 6/1/2022-Complete 6/30/2023

Chart 7.1: Project Sequencing & Expenditures (Cont'd)

LEMOORE UESD-FACILITY MASTER PLAN
PROJECT SEQUENCING & EXPENDITURES

FISCAL YEAR	PROJECT	REVENUES/ EXPENDITURES	DEVELOPER FEES	FUNDING SOURCE POTENTIAL LOCAL BOND	STATE BOND FUNDS	OTHER FUNDS	NOTES
Qtr. 4	SAB Bond Funding-Liberty MS	\$ 3,432,365			\$ 26,517,403		Receipt of New Construction Funding from OPSC-Filed FY2018-2019
	COP Loan Repayment	\$ 22,214,150			\$ 4,303,252.59		COP Repayment-P & I
2022-2023							
Qtr. 1	Contract for Lemoore ES Modernization	\$ 8,283,675			\$ (3,980,423)		Construction to Start 6/1/2023-Complete 7/30/2024
Qtr. 2	Annual Developer Fee Revenues	\$ 200,000	\$ 206,672				
Qtr. 3							
Qtr. 4							
2023-2024							
Qtr. 1							
Qtr. 2	Annual Developer Fee Revenues	\$ 200,000	\$ 406,672				
Qtr. 3	Third Increment of Local Bond	\$ 6,700,000		\$ 2,700,000	\$ 19,577		Final Increment of Local Bond-Transfer \$4.0M from Local Bond Fund to State Bond Fund
Qtr. 4	Contract for Engvall ES Modernization	\$ 1,747,114		\$ 952,886			Construction to Start 6/1/2024-Complete 7/30/2025
	Contract for Meadow Lane ES Portable Repl	\$ 1,279,919	\$ 76,753	\$ 2,886			Construction to Start 6/1/2024-Complete 7/30/2025
	Cinnamon ES Modernization	\$ 1,192,320					Application for Hardship Funding when All District Funding Committed
	District Office Remodel & Expansion	\$ 1,399,151					Covered by any available District Funding

NOTES: 1). All Base Revenue Amounts in FY 2017-2018 Dollars; SAB Grants assume a 4.0% Annual Inflation Rate
2). Construction Cost Inflation calculated at 8.0% per year for FY 2019-2020 & 2020-2021; thereafter calculated at 5.0% per year.

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