June 2016

SANTA MARIA JOINT UNION HIGH SCHOOL DISTRICT

# MASTER SCHOOLS IMPROVEMENT PROGRAM

**The Next Phase of the Ongoing Reconfiguration and Facilities Program**

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SECTION 1

# INTRODUCTION

## 1.1 INTRODUCTION

In August 2014, the Board of Education for the Santa Maria Joint Union High School District ("District") adopted a Reconfiguration and Facilities Program ("Program") to serve as a blueprint for future improvements and aid in the implementation of 21st century learning environments and innovative academic initiatives for all students served by the District and its four high schools. The Program relies on a dedicated process of analysis of the District's educational vision, facility needs, capital and financing options, required specifications, and available resources. Planned improvements have been developed consistent with the District's Strategic Plan, whose primary mandate is to prepare students for success in college, a career with growth potential, and productive citizenship in an interconnected world. The District has identified five goals for this mandate:

**Goal 1:** Develop and implement a course sequence in supporting programs and services that increase the number of students successfully completing A-G courses and/or becoming prepared for a career with growth potential

**Goal 2:** Provide all students with equal access to learning experiences that enable them to meet the high expectations established by the District

**Goal 3:** Strengthen District wide support systems, processes, and practices so that they support student learning and success

**Goal 4:** Strengthen partnerships with parents and the local community

**Goal 5:** Develop and implement effective strategies for helping all students become responsible for their learning and become lifelong learners

Ongoing development of the educational program requirements at each of the comprehensive high schools has included a review of the adopted reconstruction program, study of the school site plans, consideration of each school's master schedule of classes taught and the quantity of classrooms needed within each department today, as well as needs anticipated by the District's future education program goals. Additional campus assessments have been conducted and meetings with site and District administration held to discuss room uses and required capacities. Periodic presentations and reviews to the Board have been provided and adjustments made as directed. A departmental approach to the construction of new classrooms and the need for a seven period instructional program has been determined.

Already, significant progress has been undertaken. District investments in its educational and facilities programs over the past two years have included:

- The construction and 2015 opening of the modern, 12-classroom "Broadway Building" at Santa Maria High School, completed with upgraded 21st century learning environments that supply expanded capacity for the site's world languages program and delivering purpose built environments for the band, choir, and theater programs.
- Design and preconstruction analysis of a 38-classroom facility at Righetti High School to replace outdated portable classrooms with 21st century learning environments with ground breaking anticipated in early fall 2016.
- Ongoing construction of a District Performing Arts Center at Pioneer Valley High for assembly and performance space during and after school hours for student and community use.
- The acquisition and design development of a state-of-the-art, centralized facility to support career technical education (CTE) and agricultural science opportunities district wide
- A technology program in which every student has been provided a handheld computing device to use for 24/7 instruction.

To complete the next phase of planned improvements to the Reconfiguration and Facilities Program, a Master Schools Improvement Program (MSIP) is proposed. The MSIP builds upon the first phase improvements of the Reconfiguration and Facility Program and integrates proposed modifications to educational and facilities program into the next phase of proposed improvements to maintain an equitable educational program offering at all of the District's four high schools.

As outlined by the Strategic Plan, the District recognizes that all students need to have quality classrooms and improved facilities to be better prepared for college or good paying careers after high school. Improved classrooms and support facilities will ensure that all students have the same opportunity to compete and succeed in the new economy. By making a renewed investment in the local schools, businesses and economic opportunities will be attracted to the community. This in turn will provide well-paying jobs for both students and community members and create a stronger economy and future for Santa Maria. It is important to the District that these improvements be made so all students have the facilities and education they need in order to succeed.

To assist in coordinating the planning and implementation of an integrated facility, educational, and capital program, the Board selected Caldwell Flores Winters, Inc. ("CFW") to serve as its Program Manager and work in conjunction with District staff (Program Team) to guide the development and design of projects, maintain program budgets and schedules, and ensure effective implementation in line with expected outcomes and District goals. The following report, including its included findings and recommendations, is presented to the Board of Education by the Program Team to allow the Board and District administrators to evaluate program design, inform the community of proposed elements and stages of the implementation process, and summarize as well as organize estimated costs, schedules and funding required for consideration in the proposed adoption of a new general obligation bond to implement the Master Schools Improvement Program, including a Master Budget and Master Schedule.

SECTION 2

# PROPOSED PROGRAM

The planning and implementation of a 21st century high school environment is driven by two programs – an **education program** that outlines academic achievement opportunities at the District level, and a **facilities program** that implements capital improvements in support of educational program initiatives. Combined, the Program formalizes an educational, capital, and financing strategy that matches the District's vision and goals, and establishes the specifications for future capital facilities.


The combined focus of the Program is to:

- Enhance career pathway educational programs and develop new career technical facilities
- Upgrade classroom facilities and improve digitally interactive learning environments for every teacher and student Districtwide
- Construct new classrooms to replace aging portables and renovate existing classrooms to support 21st century learning
- Implement new support facilities to complement enhanced educational programming and technology

The Program is designed to complete the transformation of the District's comprehensive high schools, and consists of planned improvements that include:

- Reconstruction of the Santa Maria High School campus into a 21st century learning facility reflective of its heritage, including restoration of the historic Ethel Pope Auditorium, and facilities available at companion high schools
- Renovation of existing permanent classrooms at Pioneer Valley and Righetti High schools to achieve similar 21st century functionality to newly constructed District facilities

- Construction of a new practice gymnasium and visual/performing arts facility at Righetti High School to expand physical education, performance and educational support space
- Development of a Career Technical Education (CTE) and Agricultural Farm facility on newly acquired District property for capstone classes that transition students from Grade 12 to college and/or high-demand jobs
- Construction of an Ag Pavilion at the CTE Center/Ag Farm to meet educational requirements for student demonstrations and exhibits in support of the District's academic pathway programs

Informed and guided by the District's educational program, the proposed capital program addresses these facilities improvements based on planning and sequencing considerations, verification of existing conditions through site assessments, collaborative envisioning of school facility standards, and consideration of available resources and timelines for implementation.

## 2.1 EXISTING FACILITIES SUMMARY

As noted in previous reports, half of the District's schools were built over 50 years ago and the balance were constructed within the last ten years. Santa Maria and Righetti were first constructed in 1920 and 1960, respectively, and Pioneer Valley and Delta high schools were correspondingly constructed in 2004 and 2010. As enrollment has increased over the last 50 years, portable classrooms have been brought onto school sites to meet the demand for additional enrollment. Today, 33 percent of all District classrooms consist of portable buildings, of which close to 55 percent will exceed their useful lives within the next 5 years without further modernization or replacement.

In 2000, local voters approved a $30 million general obligation bond program that provided funding, when coupled with state matching grants, to modernize and improve existing school facilities. In 2004, voters approved a $79 million bond to further modernize schools, leverage matching state grants, and construct additional facilities. For the most part, the periodic modernization of existing school facilities have focused on the need to comply with contemporary building code requirements, including electrical, plumbing, seismic, health and safety, and handicap accessibility and on the refurbishment of deferred maintenance items. New construction has focused on building additional permanent classrooms and in providing additional support facilities.

Given the overall age of the District's older facilities and the continual demand for their usage, state modernization grants and local funding options have been insufficient to meet the ongoing need for maintaining contemporary classroom environments and equity with the District's newer schools. Likewise, state matching grants for new construction have been used, in most part, to construct Pioneer Valley and, most recently, Delta High. Additional new construction improvements include a 12 classroom expansion at Santa Maria High and a new performing arts theater at Pioneer Valley. Nonetheless, the need to replace aging permanent and portable facilities beyond their useful life has exceeded available funding.

In combination with improved facilities and those in need of replacement or substantial repair, the District houses approximately 7,900 students in existing facilities. Of the 352 District classrooms, the vast majority

of portable classrooms (74.1%) are at Santa Maria High and Righetti. Many of the portables are in need of replacement while many of the older permanent facilities are in need of transformation to toady's 21st century classroom requirements. Regardless of their age, the District has done a good job of maintaining its classrooms to the best extent possible, given available funding, but replacement facilities are now required. The District has also been diligent in building new classrooms to accommodate increased enrollment, whenever possible. Beyond the need for classroom improvements, there is a general lack of adequate support facility spaces at most sites; including the need to improve Pope Auditorium, construct additional practice gym and performance facilities at Righetti, rebuild playfields and areas at the older schools and upgrade technology infrastructure to current standards throughout the district.

## 2.2 DISTRICT EDUCATIONAL PROGRAM SUMMARY

Public schools continue to seek improved academic achievement of students—both as matter of public policy and as a means of survival. With the emergence of charter schools and other educational options, public schools must offer choices that appeal to parents and children and improve educational achievement. It is also important that students be given more opportunities to engage in math, science, and engineering in preparation for college or for career opportunities in fast-growing, well-paying sectors of the economy. Students in these kinds of educational environments are more motivated to remain in school, are more engaged in the instruction given to them, and improve academically at a faster rate than students in more traditional programs.

One way to increase academic achievement and provide student choice is by introducing academy or pathway programs. These are integrated efforts to attract and reinforce areas of study by students that guide and better prepare them for success with improved access to better quality colleges or good paying jobs and careers immediately upon graduation. The District continues to be committed to the implementation of pathway programs at each of its high schools. The focus has been on development of programs of study and a sequence of courses within the following nine industry clusters which have been identified as supporting the fastest growing and economically rewarding careers in the region:

- Agriculture and Natural Resources
- Arts, Media, and Entertainment
- Business and Finance
- Energy, Environment, and Utilities
- Engineering and Architecture
- Health Science and Medical Technology
- Hospitality, Recreation, and Tourism
- Information and Communication Technologies
- Manufacturing and Product Development

A preliminary course sequence has been developed for some of these pathways programs. Teachers and administrators are now in the process of adding and refining these programs of study while others are at the beginning stages of development of the required course sequence for each pathway. As part of the District's receipt of a CTE Incentive Grant from the state, teacher professional development for high

quality instruction has begun and industry partners are being recruited to serve on the District CTE Advisory Board and (Pathway) Career Field Advisory Committees. There is also ongoing development of course sequences to build out the programs of study and to purchase of industry standard equipment to meet the instructional needs of the pathway programs. In addition, career technical student organizations are being organized in support of the program and course requirements.

Each of these pathway programs needs to be housed in appropriate facilities to meet the instructional needs of the program of study. The classrooms need to have 21st century functionality to provide for the instructional shifts that encourage collaboration, creativity, problem solving and communication among the students in the class. They also need to provide flexibility and mobility to meet the changing instructional needs and provide for students to engage in developing and creating student projects to demonstrate mastery of the pathway curriculum. Collectively, this requires the District to establish a learning and instructional environment wherever possible to support the needs and appropriate spaces to meet the instructional needs of these programs of study.

In determining the future occupancy of new and modernized buildings to be undertaken at the District's older Santa Maria and Righetti High School campuses, two main configurations for the campus were considered. Classrooms could either be grouped by pathway programs so that the core classes within each pathway are located together to improve pathway planning and coordination, or they could be grouped by department to improve collaboration around Common Core State Standards and optimize the use of existing facilities. Subsequent to a thorough planning and evaluation process at each campus, it was decided that grouping classrooms in the future by department at the older schools was also the most appropriate solution, in part to:

- promote greater flexibility to accommodate the need for pathway courses to develop and change over time
- support greater interdepartmental collaboration while allowing for pathway fluctuations without substantially impacting adjacent uses into the future
- avoid costly reconstruction and rearrangement of specialty labs as part of individualized pathway centers
- provide the ability to substantially reduce the number of portable classrooms in use while relinquishing the most number of existing permanent classrooms that may be used to further consolidate departments with less demand for total classroom spaces
- limit the anticipated number of existing permanent classrooms that would otherwise need to be repurposed on an interim basis

In addition, this approach provides the greatest positive economic impact to the District by providing the opportunity for less costly general purpose classrooms to be constructed within the budget of proposed new construction classrooms. It also establishes a more straightforward means of accommodating larger pathway classrooms to be provided as part of any new construction effort as opposed to the costlier alternative of combining and remodeling existing classrooms into a larger space. In addition, it allows more costly dedicated specialty classrooms or labs that would otherwise need to be reconstructed to remain in place and be reutilized. This approach is likewise more consistent in the allocation of any

available State grants where larger per pupil grants are provided for new construction and more focused grants are available for modernization of existing spaces.

As a newer school, the design of classroom buildings at Pioneer Valley reflects a stronger awareness for the support functions and interdepartmental collaboration activities required in a modern teaching and learning space. For example, in the main classroom buildings, science labs and specialized classrooms are arranged around—and have doors that open onto—a large central space where collaborative activities can take place. This built environment is already more conducive to the District's configuration and pathway program goals, and planned improvements are thus more targeted to enhancing the existing configuration and upgrading of classroom interiors and facilities to proposed District specifications.

As part of the implementation of the ongoing Reconfiguration and Facilities Program improvements, classroom interior specifications for new construction and modernization of existing classrooms have been established and will continue to evolve as implementation of the educational program is further revealed or adjusted. These specifications are meant to better accommodate a 21st century learning experience and are proposed to be applied to the MSIP projects and focus on:

- full-height, sliding marker boards that cover an entire wall of each room that promote a 360 degree learning experience and mitigate acoustic reverberation
- modern and flexible furnishings for up to 36 students per room in the form of modular tables and ergonomic chairs that can be easily reconfigured in the classroom as required
- a new teaching station and a moveable multimedia presentation shuttle
- high-definition video displays that allow students to view content from anywhere in the room and, with media interface devices, project content from a computer or mobile device
- durable flooring, and required technology upgrades

Overall, the District continues to move forward with a vision for providing equitable instructional spaces and facilities at each of the high schools to meet the needs of the educational programs that will prepare the students for today's career and college requirements. The following sections summarize the existing conditions at the District's high schools as detailed in previous reports, demonstrate how the above District educational requirements are proposed to be applied at each site and describe the manifestation of these efforts in proposed facility improvements that are required.

## 2.3 SANTA MARIA HIGH SCHOOL

### 2.3.1 EXISTING CONDITIONS

Santa Maria High School is the oldest high school in the District, founded in 1892, and has developed in parallel with the nearby downtown of Santa Maria. The school presently enrolls nearly 2,700 pupils on a 36.4-acre site, drawing its student enrollment from the center of the Santa Maria Valley. The campus itself is bounded by Broadway to the east, Thornburg to the west, Stowell Road to the south, and Morrison Avenue to the north, with residential and retail uses occupying a portion of the eastern side of the campus,

south of Camino Colegio and extending approximately 450 feet west of Broadway toward the campus interior.

Original structures from the 1890s were replaced by new facilities in 1920 to form the basis of the current campus layout. These earliest structures were built toward the northeast of the campus, proximate to the intersection of Morrison and Broadway, with newer structures filling out the interior of the campus. After new building codes were enacted in the 1970s, many older structures were replaced, and today the Ethel Pope auditorium remains as the most historically significant structure on campus, along with a few less noteworthy structures representing the site's remaining early 20th century architecture.

A total of 86 permanent classrooms are currently available with many having aged considerably and in need of significant upgrades or replacement. In addition, 46 portable classroom buildings have been placed on the campus over the years. Twelve of these are at the far northwest corner of the campus, while the remaining 34 require students and staff to traverse to the far southern or western edges of the campus, making efficient passage between academic periods more challenging. A small Learning Center with an additional 14 portable classrooms and one permanent structure is located just north of the high school. The site has been used for a variety of school or District purposes over the years and currently houses alternative programs for the District.

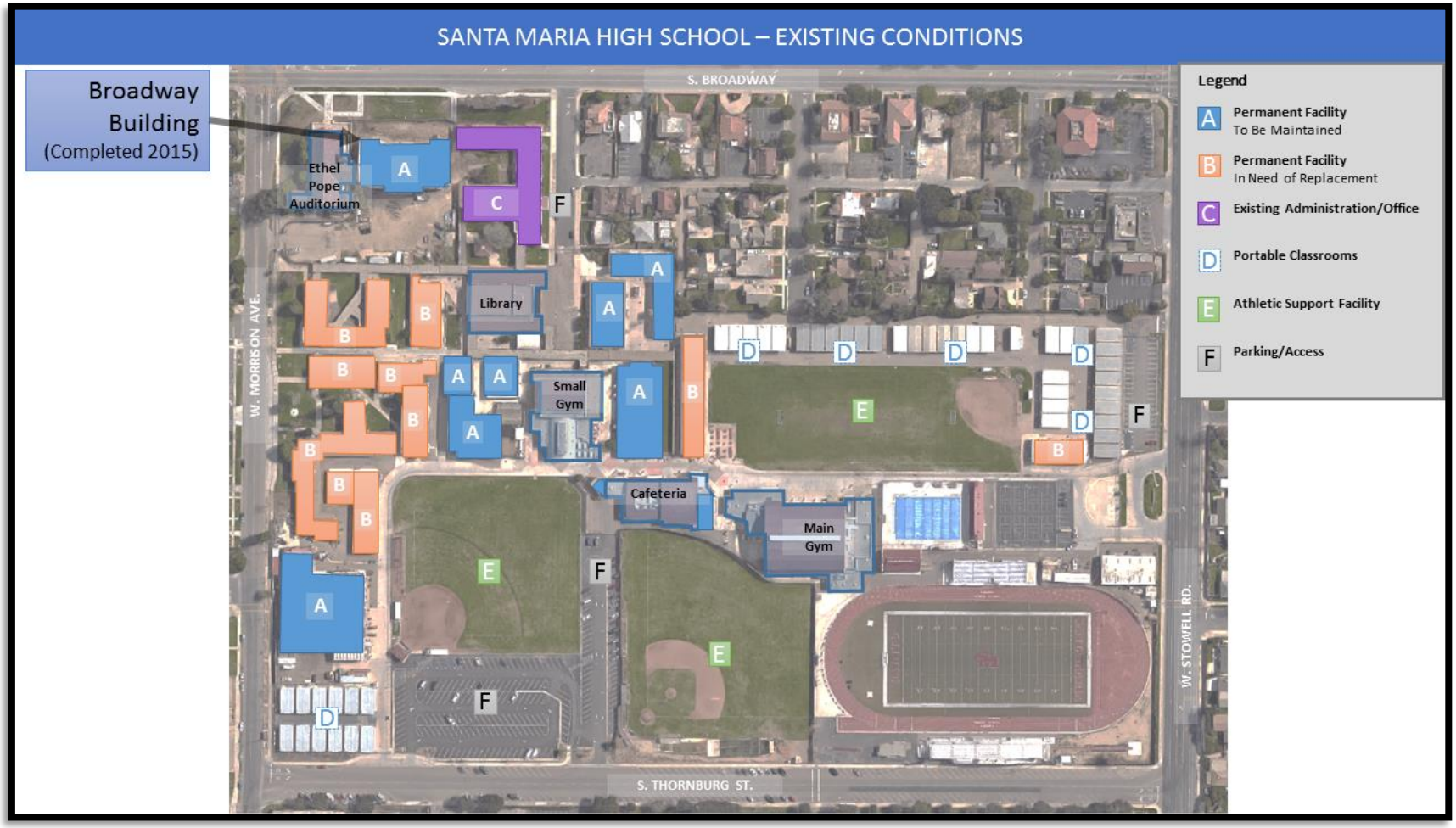
Recent improvements to the campus include the August 2015 opening of the school's "Broadway Classroom Building," a 26,000-square-foot, 12-classroom facility located between the Ethel Pope Auditorium and the administration building. With a band room, choir room, and 10 general purpose classrooms, the new building houses up to 324 students by state standards. Other past improvements focused on the modernization of several classroom wings in 2000 and significant improvements to the school's library, which features an open-floor plan, a computer lab, extensive book storage, and group study areas and furnishings.

An assessment of existing facilities has been conducted and documented in previous detailed study reports of the site. For orientation purposes, a summary of topical characteristics is presented in Figure 1 on the previous page and demarcated in the accompanying legend "A-F" categories. As noted, Santa Maria High School has many facilities in good condition that are to be maintained and labeled "A" as well as many others that are aging and in need of replacement and labeled "B".

The new two-story classroom building on Broadway (left) and adjacent Ethel Pope Auditorium (right)

Students and visitors access the administration building “C” via Camino Colegio, which suffers from limited parking, prompting many to park in nearby residential communities or across Broadway. Portable classrooms “D” are in varying condition, but were meant to be only temporary solutions and should be replaced upon the end of their useful life. Existing athletic fields “E” are well maintained, but lack a coherent arrangement for integrating athletic events, while the site lacks basketball or tennis courts comparable to other District schools. Parking and pedestrian access “F” to the site is currently provided from Camino Colegio on the east, Thornburg Street on the west, and Stowell Road on the south. Collectively, these sets of existing conditions establish the basis from which to construct a redeveloped campus based on the reconfiguration of the educational program as established by the District for a new Santa Maria High School campus.

Figure 1


SANTA MARIA HIGH SCHOOL – EXISTING CONDITIONS
Broadway Building (Completed 2015)
S. BROADWAY
W. MORRISON AVE.
W. STOWELL RD.
S. THORNBURG ST.
Ethel Pope Auditorium
Library
Small Gym
Cafeteria
Main Gym
Legend
A Permanent Facility To Be Maintained
B Permanent Facility In Need of Replacement
C Existing Administration/Office
D Portable Classrooms
E Athletic Support Facility
F Parking/Access

### 2.3.2 EDUCATIONAL RECONFIGURATION

As discussed above, previous studies demonstrate the need to replace older permanent and portable facilities that have exceeded their economic life, repurpose existing permanent facilities to new uses and to construction additional classroom and support facilities. This provides a once-in-a-generation opportunity to rebuild a large part of the Santa Maria High School campus in a manner that uses spaces more efficiently, incorporates a campus design that honors the high school's heritage and promotes a state-of-the-art 21st century learning environment responsive to the District's educational requirements with similar facilities available at the other District's schools. The goal is to create educational program enhancement and a more cohesive and logical arrangement of classroom assignments by grouping classrooms by department (e.g., English, science, social studies, international languages) to improve interdepartmental collaboration and optimize the use of existing facilities to preserve the historical character and reduce costs on the demand for new construction facilities. Therefore, program and facility improvements are proposed to be considered as follows in response to new construction requirements and the reuse of existing facilities to be improved. They are depicted in Figure 2.

Additional new labs and science classrooms are proposed to be provided for general sciences (e.g. biology, chemistry, and physics) in a clustered area of new classroom facilities. Five lab rooms along with five adjoining science classrooms would also be departmentalize for science instruction in new facilities. Given the high cost of retrofitting existing facilities to 21st century science learning environments with necessary gas and plumbing lab activities, their placement within new facilities may also optimize limited State modernization dollars more effectively and maximized available state new construction grants for these purposes.

English instruction classes present the greatest demand for classroom spaces with a need for 21 classrooms, followed by math instruction with a need for 16 classrooms. Their relocation by department into newly constructed classroom facilities provides the ability to substantially reduce the number of portable classrooms in use while relinquishing the most number of existing permanent classrooms that may be used to further consolidate departments with less demand for total classroom space.

A classroom within a new science and math classroom facility could also be set aside for the Engineering and Architecture Pathway program. With its location strategically placed near the new math and science classrooms, there is a better opportunity to accommodate the often instructional overlap that occurs within these core classes.

The current administration building is poorly placed and lends itself to be better repurposed for classrooms that need large open areas for students to work, making this be an ideal location for many of the classroom requirements for non-science labs in the Arts, Media and Entertainment pathway/department. It is also in close proximity to the newly built 12-classroom Broadway building that currently houses the band, choir and theater programs, thus creating an opportunity for the departments to be in close proximity of each other and optimize further collaboration.

Certain specialty classrooms are already arranged by department and would be costly to reconstruct and rearrange as individualized pathway centers. For example, there are eight science labs currently provided by the 240 Building; these labs would need to be removed or reconstructed elsewhere to accommodate

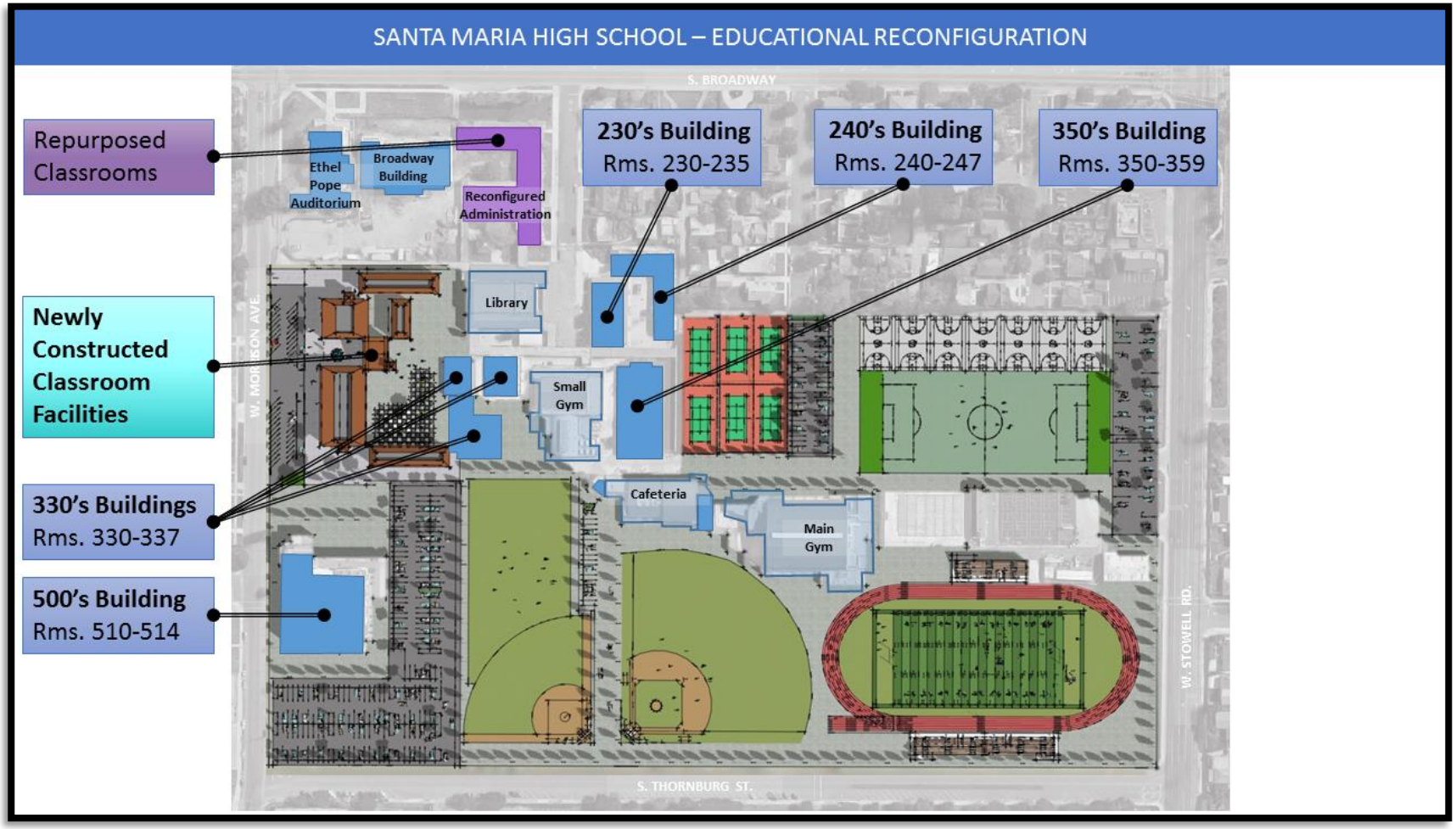
a non-department approach. Instead, the labs may be retained and reutilized by Ag Science, enabling these classes to meet instructional and educational needs to complete science lab work and reducing the number of lab spaces overall to be moved or reconstructed in other locations. Remaining classrooms in the 24s Building could accommodate Health instruction courses. The 500 Building will remain in use, thereby removing the need for the high construction cost of a new shop and electronics lab building being constructed elsewhere on site.

Remaining permanent facilities on the campus would be optimized to provide departmental adjacency along with a centralized and compact relationship between related fields. The Social Studies Department would be located in the 230 and 350 Buildings, which are in close proximity to each other. The severely handicapped program will remain in its current location as the space has been designed to meet the unique needs of the students. Other special education classes are located throughout the campus so that they are either located in a central location or are in close proximity to other classes.

Given that 2016 is the final year for QEIA funding at the school, which provided for additional teachers to reduce the class size in the core subject areas, there will be a reduction in the total number of required teaching stations. Combined with the anticipated growth in enrollment, the school is scheduled to lose up to 14 of the 17 QEIA funded teachers resulting in the need for 14 fewer teaching stations. This provides an opportunity to utilize these classrooms as “swing” space during construction and as a net savings in the cost of replacement facilities.

A study of the proposed Santa Maria High School educational program reconfiguration has been undertaken concurrent with the publishing of the MSIP, including existing facilities to be retained and modernized, new facilities to be constructed, and the existing administration building planned for reconfiguration into classroom and support space. In total 102 permanent classrooms are proposed to accommodate the new Santa Maria High School educational program.

Figure 2


SANTA MARIA HIGH SCHOOL – EDUCATIONAL RECONFIGURATION
Repurposed Classrooms
Newly Constructed Classroom Facilities
330's Buildings Rms. 330-337
500's Building Rms. 510-514
230's Building Rms. 230-235
240's Building Rms. 240-247
350's Building Rms. 350-359
S. BROADWAY
Ethel Pope Auditorium
Broadway Building
Reconfigured Administration
Library
Small Gym
Cafeteria
Main Gym
W. MORRISON AVE
W. STOWELL RD.
S. THORNBURG ST.

### 2.3.3 PLANNED IMPROVEMENTS

Figure 3 depicts proposed major planned improvements. Table 1 summarizes specific projects for consideration. Specific improvements planned for Santa Maria High School include:

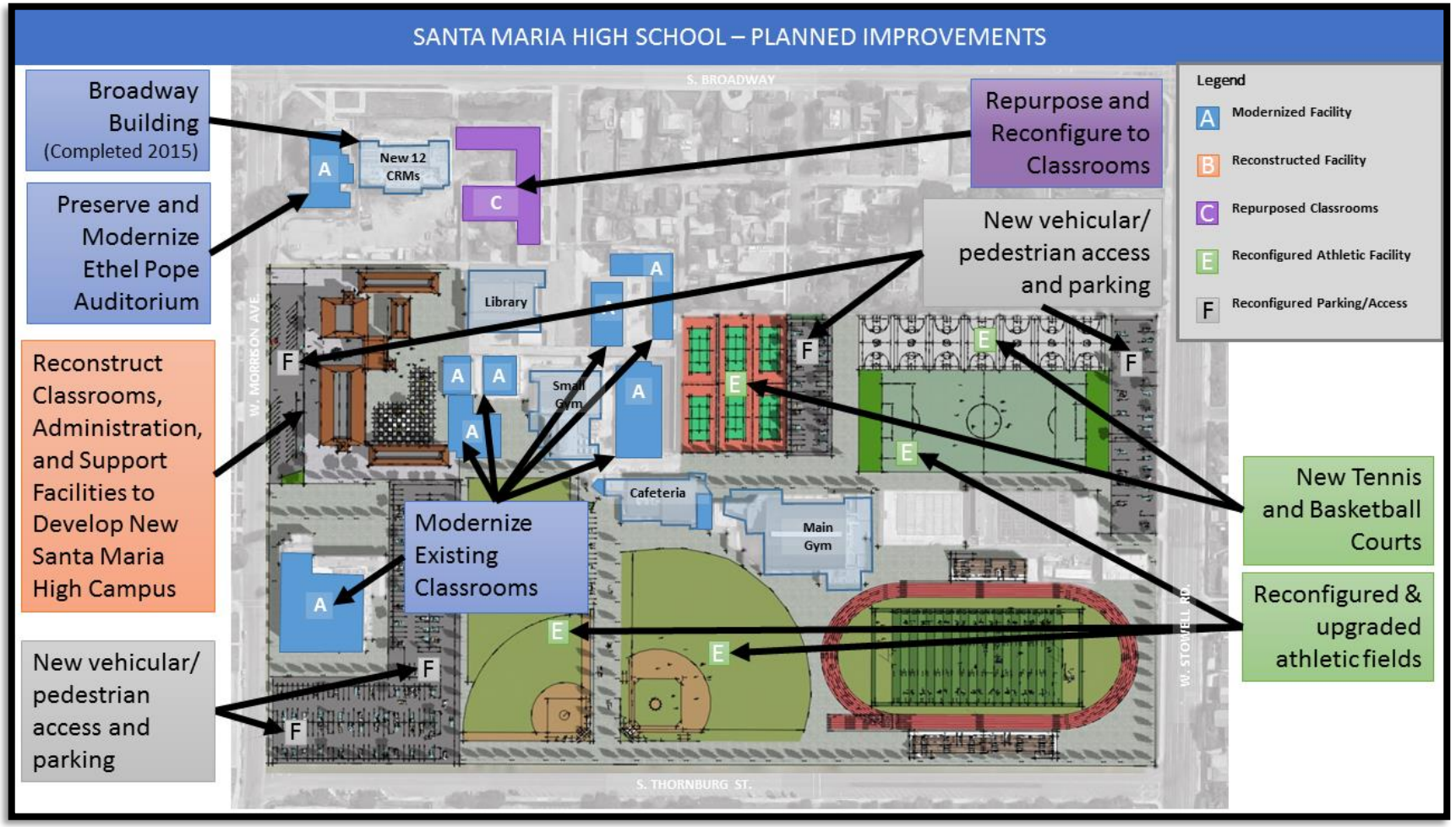
- a reoriented main campus entrance on Morrison Avenue, with visitor parking, pedestrian access, student services/administration and classroom buildings all anchored by a bell tower - a direct evocation of the bell tower that once existed by Ethel Pope Auditorium
- approximately 80,000 square feet of new classroom facilities to replace nine aging structures and divided among a series of two or three story buildings built to high energy efficiency and sustainability standards that architecturally fit with the Spanish colonial style evident in many of the school's existing buildings
- new learning spaces anticipated to consist of 48 classrooms as well as extensive interior modernization to 38 existing permanent classroom facilities and the existing administration building that may be reutilized for an additional 8 classrooms
- rehabilitation and modernization of the Ethel Pope Auditorium
- improved outdoor athletic facilities for baseball, softball, tennis, and basketball as well as the addition of several all-purpose practice fields
- eventual removal of all portables to free up space for academic and athletic uses and reconfiguration of the existing campus to improve pedestrian circulation, unify the campus architecturally, and increase the school site's curb appeal
- grouping more like uses in the same space to facilitate student and teacher collaboration
- shaded courtyards between buildings to provide outdoor learning opportunities
- expanded parking for visitors, staff, and students at the main campus entrance and mid-campus athletic facilities

Planned improvements are proposed to be phased to eliminate the need for additional interim facilities and to minimize the impact of construction on the ongoing educational program. That said, there will be a need to relocate classrooms, teachers and students during these periods. First, there is a need to create an interim phase to relocate existing facilities and uses in the area required to construct the new 48 classroom wing. Secondly, there is a need to construct the new classroom building and relocate planned uses of the building from existing and interim locations to their permanent space. Third, there is a need to modernize and repurpose remaining permanent facilities and eliminate all remaining portable classrooms. Throughout each phase there is a need to accommodate as much interim and permanent parking, field areas and support facilities as possible.

## Table 1: Santa Maria High School – Planned Improvements

| Santa Maria High | | |
|---|---|---|
| Proj. Category | Description | Estimated Cost |
| NEW FACILITIES | **New Classroom and Lab Facilities**<br>- 48 new classrooms and labs within up to 3 new buildings<br>- Restrooms, storage rooms, and common areas | $ 39,378,853 |
| MODERNIZATION | **Convert Classroom to Teaching Kitchen**<br>- Create new teaching kitchen in Room 105 of Broadway Building<br>- Equip with countertops and sinks, ovens, microwaves, ranges hoods, refrigeration | $ 358,000 |
| NEW FACILITIES | **New Student Services & Support Building**<br>- Student counseling, advising, staff workrooms, parent conference room, nurse/health, offices | $ 3,921,964 |
| NEW FACILITIES | **New Main Entry Area on Morrison Avenue**<br>- Visitor parking, bus drop-off lane<br>- Flagpole, walkways, courtyard | $ 902,610 |
| MODERNIZATION | **Improvement of Athletic Fields**<br>- Outfield fencing and other improvements<br>- Resurfacing of multipurpose field | $ 597,140 |
| MODERNIZATION | **Relocation and Reconfiguration of Main Parking Lot**<br>- Relocated to north side of new softball/soccer field | $ 2,056,920 |
| MODERNIZATION | **Renovation of Admin Building as Classroom Facility**<br>- 8 classrooms recovered from existing rooms | $ 1,132,220 |
| NEW FACILITIES | **New Parking Lot**<br>- New lot will augment and be accessed from existing parking lot to the south<br>- Will extend from main gym to Pershing St<br>- 18 portables will be removed | $ 1,218,240 |
| NEW FACILITIES | **New Tennis Facility**<br>- 6 tennis courts will replace 13 existing portables (Rooms 628-640) | $ 759,307 |
| NEW FACILITIES | **New Practice Field**<br>- Will replace 16 portables (Rooms 611-626) and ballet facility (Rooms 609/610, restrooms) | $ 1,525,917 |
| MODERNIZATION | **21st Century Improvements to General Purpose Classrooms**<br>- Modular and reconfigurable tables and chairs at 26 classrooms<br>- Ceiling mounted HD monitors<br>- New carpeting and flooring | $ 2,713,649 |
| MODERNIZATION | **Renovation of Ethel Pope Auditorium**<br>- Extensive remodeling of interior<br>- Compliance with ADA and other requirements<br>- Installation of new windows, doors, walkways, balconies<br>- Replacement of stage lighting and fixtures<br>- New auditorium seating and backstage area<br>- Renovated HVAC, electrical, and plumbing systems | $ 12,229,379 |
| MODERNIZATION | **Improved Athletic Facilities**<br>- Repurpose rooms to house weight room; upgrade flooring and finishes | $ 629,494 |
| MODERNIZATION | **IT Infrastructure Integration**<br>- Integration of data & communications backbone between new and modernized facilities<br>- Wireless network expansion, including coverage in new plazas and outdoor spaces | $ 3,042,342 |
| | **Total** | **$ 70,466,034** |

Figure 3


SANTA MARIA HIGH SCHOOL – PLANNED IMPROVEMENTS
Broadway Building (Completed 2015)
Preserve and Modernize Ethel Pope Auditorium
Reconstruct Classrooms, Administration, and Support Facilities to Develop New Santa Maria High Campus
New vehicular/ pedestrian access and parking
Repurpose and Reconfigure to Classrooms
New vehicular/ pedestrian access and parking
New Tennis and Basketball Courts
Reconfigured & upgraded athletic fields
Modernize Existing Classrooms
Legend
A Modernized Facility
B Reconstructed Facility
C Repurposed Classrooms
E Reconfigured Athletic Facility
F Reconfigured Parking/Access
S. BROADWAY
S. THORNBURG ST.
W. MORRISON AVE
W. STOWELL RD.
New 12 CRMs
Library
Small Gym
Cafeteria
Main Gym

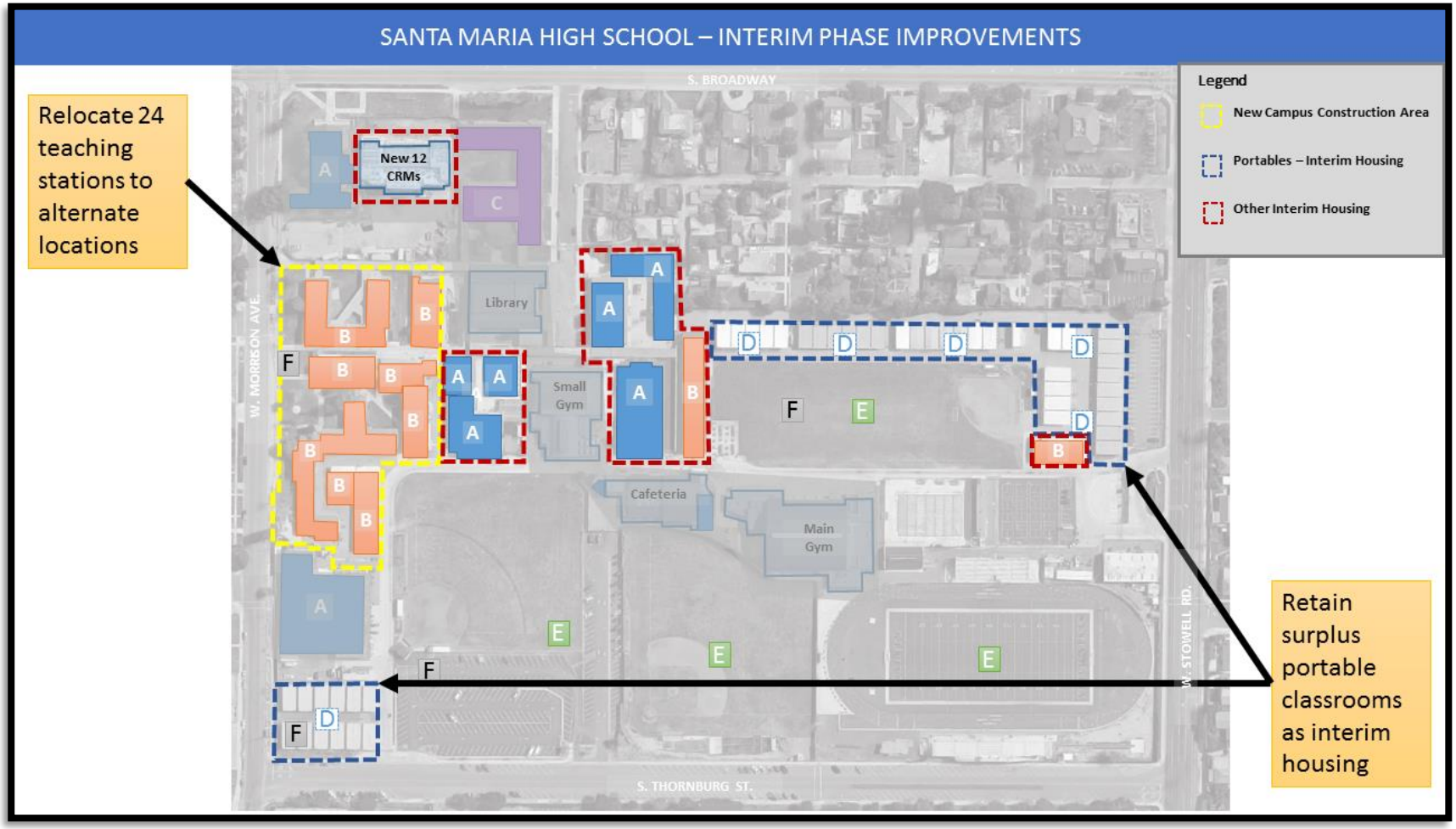
Proposed configuration of Santa Maria High School campus. Source: CFW

### 2.3.4 INTERIM PHASE IMPROVEMENTS

Figure 4 indicates the proposed interim reconfiguration of the campus to facilitate demolition and reconstruction of campus buildings along Morrison Avenue. As contemplated, there appear to be enough portables at Santa Maria High School to provide for interim housing during construction, thus reducing the amount of capital outlay required for temporary facilities and preserving that investment to permanent facilities. Depending on staffing needs during the first year of implementation, additional interim classroom assignments may also be assigned to available permanent facilities that are not initially impacted by the reconstruction, if needed.

A total of 24 teaching stations have been identified for demolition, including 9 classrooms within the 200 Buildings, 8 classrooms within the 300 Buildings, and 15 classrooms within the 400 Buildings. Of these, 10 interim classrooms will be provided from the available portable classroom facilities that will no longer be needed to support the previous QUIA program. The balance of the teaching stations required are planned to be accommodated by consolidating existing computer labs (3), science labs (2), RSP rooms (5), and the shared and interim use of existing permanent facilities. The estimated cost of required interim improvements is estimated to be $358,000.

## Figure 4


SANTA MARIA HIGH SCHOOL – INTERIM PHASE IMPROVEMENTS
Relocate 24 teaching stations to alternate locations
Retain surplus portable classrooms as interim housing
Legend
New Campus Construction Area
Portables – Interim Housing
Other Interim Housing
S. BROADWAY
W. MORRISON AVE
S. THORNBURG ST.
W. STOWELL RD.
New 12 CRMs
Library
Small Gym
Cafeteria
Main Gym

### 2.3.5 NEW CONSTRUCTION – 48 CLASSROOM BUILDING

Upon completed construction of the new facilities, the new buildings will be occupied by all administrative offices, 21 English classes, 16 math classes, 10 science classes and 1 engineering/architecture class. A total of 48 new classrooms have been planned and budgeted as part of the Santa Maria High School new construction program. This phase will also supply a new main campus entrance on Morrison Avenue, featuring one or more plazas anchored by a new bell tower, along with reconfigured and upgraded playfields on the northwest side of the site. An enlarged and reconfigured main parking lot will be supplied, easing access to the site, and reaching its full size upon eventual removal of remaining portables. Figure 5 presents the graphic depiction of the New Construction phase and Table 2 summarizes the major projects and estimated cost.

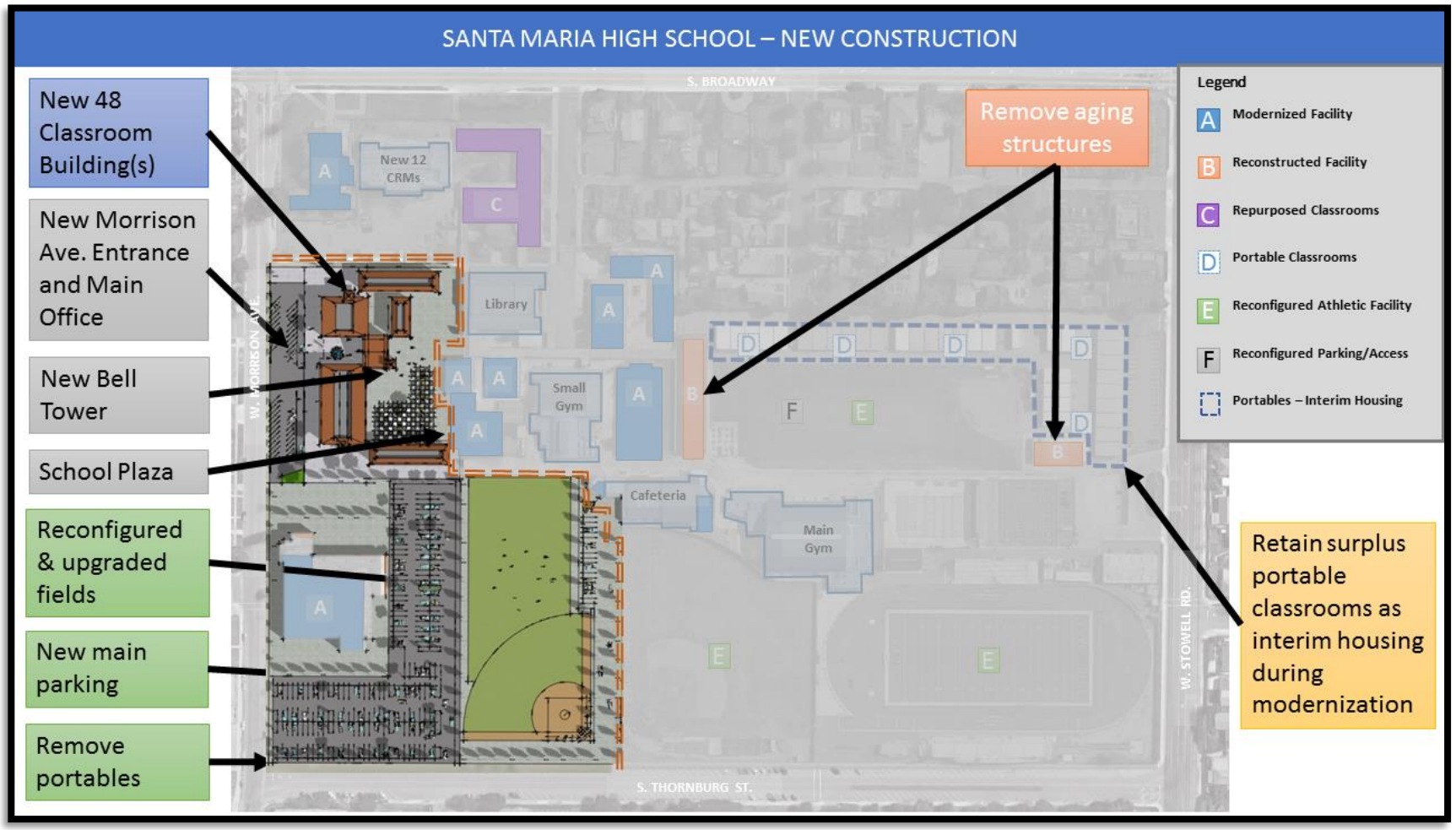
**Table 2: Santa Maria High School New Construction – 48 Classroom Building**

| Santa Maria High | | |
|---|---|---|
| Proj. Category | Description | Estimated Cost |
| NEW FACILITIES | **New Classroom and Lab Facilities**<br>- 48 new classrooms and labs within up to 3 new buildings<br>- Restrooms, storage rooms, and common areas | $ 39,378,853 |
| NEW FACILITIES | **New Student Services & Support Building**<br>- Student counseling, advising, staff workrooms, parent conference room, nurse/health, offices | $ 3,921,964 |
| NEW FACILITIES | **New Main Entry Area on Morrison Avenue**<br>- Visitor parking, bus drop-off lane<br>- Flagpole, walkways, courtyard | $ 902,610 |
| NEW FACILITIES | **New Parking Lot**<br>- New lot will augment and be accessed from existing parking lot to the south<br>- Will extend from main gym to Pershing St<br>- 18 portables will be removed | $ 1,218,240 |
| | **Total** | **$ 45,421,667** |

### 2.3.6 MODERNIZATION & REPURPOSING OF REMAINING FACILITIES

Figure 6 depicts the proposed modernization and repurposing phase of the Santa Maria site. The program provides for the modernization of the remaining 34 permanent classrooms into 21st century classrooms. The proposed reconfiguration of the prior administration facility accommodates 8 classrooms for the Arts, Media and Entertainment pathway/department. It also accommodates 4 educational support spaces for the Resource Specialist Program (RSP). The proposed improvements are summarized in Table 5 with a total estimated cost of $24,686,367.

Figure 5

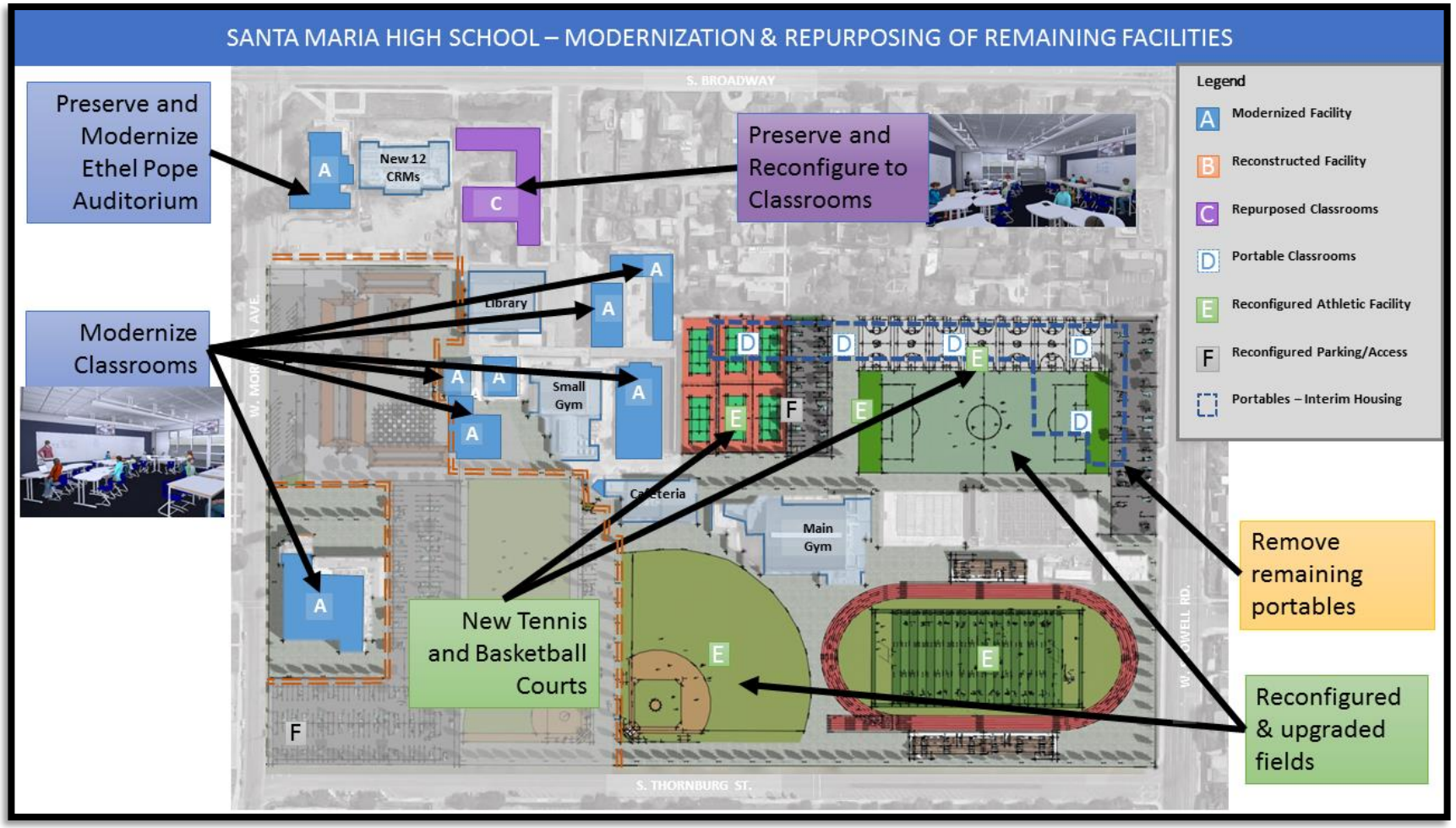

SANTA MARIA HIGH SCHOOL – NEW CONSTRUCTION
New 48 Classroom Building(s)
New Morrison Ave. Entrance and Main Office
New Bell Tower
School Plaza
Reconfigured & upgraded fields
New main parking
Remove portables
Remove aging structures
Retain surplus portable classrooms as interim housing during modernization
Legend
Modernized Facility
Reconstructed Facility
Repurposed Classrooms
Portable Classrooms
Reconfigured Athletic Facility
Reconfigured Parking/Access
Portables – Interim Housing
S. BROADWAY
W. MORRISON AVE.
New 12 CRMs
Library
Small Gym
Cafeteria
Main Gym
W. STOWELL RD.
S. THORNBURG ST.

## Table 3: Santa Maria High School Modernization & Repurposing of Remaining Facilities

Santa Maria High

| Proj. Category | Description | Estimated Cost |
|---|---|---|
| MODERNIZATION | **Improvement of Athletic Fields**<br>- Outfield fencing and other improvements<br>- Resurfacing of multipurpose field | $ 597,140 |
| MODERNIZATION | **Relocation and Reconfiguration of Main Parking Lot**<br>- Relocated to north side of new softball/soccer field | $ 2,056,920 |
| MODERNIZATION | **Repurpose Existing Admin Building as Classroom Facility**<br>- 8 classrooms recovered from existing rooms | $ 1,132,220 |
| NEW FACILITIES | **New Tennis Facility**<br>- 6 tennis courts will replace 13 existing portables (Rooms 628-640) | $ 759,307 |
| NEW FACILITIES | **New Practice Field**<br>- Will replace 16 portables (Rooms 611-626) and ballet facility (Rooms 609/610, restrooms) | $ 1,525,917 |
| MODERNIZATION | **21st Century Improvements to General Purpose Classrooms**<br>- Modular and reconfigurable tables and chairs at 26 classrooms<br>- High-definition video displays<br>- New carpeting and flooring | $ 2,713,649 |
| MODERNIZATION | **Renovation of Ethel Pope Auditorium**<br>- Extensive remodeling of interior<br>- Compliance with ADA and other requirements<br>- Installation of new windows, doors, walkways, balconies<br>- Replacement of stage lighting and fixtures<br>- New auditorium seating and backstage area<br>- Renovated HVAC, electrical, and plumbing systems | $ 12,229,379 |
| MODERNIZATION | **Improved Athletic Facilities**<br>- Repurpose rooms to house weight room; upgrade flooring and finishes | $ 629,494 |
| MODERNIZATION | **IT Infrastructure Integration**<br>- Integration of data and communications backbone between new and modernized facilities<br>- Expansion of wireless network, including coverage in new plazas and outdoor spaces | $ 3,042,342 |
| | **Total** | **$ 24,686,367** |

Figure 6


SANTA MARIA HIGH SCHOOL – MODERNIZATION & REPURPOSING OF REMAINING FACILITIES
Preserve and Modernize Ethel Pope Auditorium
Modernize Classrooms
Preserve and Reconfigure to Classrooms
New Tennis and Basketball Courts
Remove remaining portables
Reconfigured & upgraded fields
New 12 CRMs
Library
Small Gym
Cafeteria
Main Gym
S. BROADWAY
S. THORNBURG ST.
Legend
Modernized Facility
Reconstructed Facility
Repurposed Classrooms
Portable Classrooms
Reconfigured Athletic Facility
Reconfigured Parking/Access
Portables – Interim Housing

Architectural concept of Santa Maria High School planned improvements

## 2.4 RIGHETTI HIGH SCHOOL

### 2.4.1 EXISTING CONDITIONS

Built between 1960 and 1964, Ernest Righetti High School is the southernmost comprehensive high school in the District. The school's 37.7 acre rectilinear site is situated in the middle of an extensive residential district that extends from Orcutt Road on the west to Highway 101 on the east. Righetti High is bounded by Larch Avenue on the north, Foster Road on the south, Berrywood Drive on the west (buffered by a row of single family housing), and Bradley Road on the east. The majority of the school's buildings and parking are in the southern half of the site, with the northern half containing the football stadium and track, basketball courts, tennis courts, and ball fields. This arrangement is partly a consequence of topography; the site is unique among District schools in that the southern third of the site is at a notably higher elevation than the northern two-thirds.

As with Santa Maria High, prior facility assessment documentation and findings for Righetti High have been consulted. For orientation purposes, a summary of topical characteristics is presented in Figure 7 on the following page and demarcated in the accompanying legend "A-D" categories. The school's primary facilities include four permanent main classroom buildings "A", as well as support facilities "B" that include an administration building, a cafeteria/multipurpose room, and a gymnasium. In 2014, the District initiated a planning and design process to construct a state-of-the-art permanent classroom

building “C” to replace the many aging portables at site “D” that are approaching the end of their useful life.

Existing classroom buildings provide for 59 permanent rooms which are augmented by 37 general purpose portable classrooms, with all but six portables occupying an area on the southeast corner of the campus formerly used for parking. Smaller permanent facilities include a weight room, an agricultural science lab, and a career center. Classroom uses tend to be grouped in separate buildings according to their space and infrastructure requirements. The new three-story, 38-classroom building, consisting of general purpose, pathway, and assessment classrooms, is anticipated to provide sufficient new permanent capacity at the site to allow the phased replacement of all aging relocatable classrooms on the campus, many of which are approaching the end of their useful life and are expensive to maintain.

Parking at the site, located primarily on the southern and southwestern edges of the campus, is insufficiently sized to meet growing student, staff, and visitor demand. Most classrooms are generally well maintained, but lack the flexibility and modern finishings that are often a part of developing and utilizing newer teaching modalities. Likewise, the school features a very traditional and conventional Library, which provides far less overall functionality than more contemporary approaches. Student performances in the arts have limited practice and presentation space, and most courses limit their practice to spaces within their currently assigned classrooms. Athletic practice space is also a concern, with a single gymnasium facility that is insufficiently sized to meet the demand for athletic practice, often requiring back-to-back scheduling late into every night. Outdoor athletic fields and courts are well appointed, however the site has fewer tennis and basketball courts than comparably enrolled schools, and lacks a playfield configuration conducive to varsity baseball, softball, and soccer uses.

Recent improvements to the campus include the summer 2015 resurfacing and upgrade to Righetti’s all-weather track as well as replacement of 34,000 square feet of roofing at the school’s gymnasium. Additional capital investment over the years includes stadium construction completed in the late 1980s, artificial turf and track improvements in 2006, and a swimming pool facility constructed in 2009. A modernization of classroom and support buildings was carried out in 2000 – including upgrades to HVAC, flooring, ceilings, roofing, materials abatement, data and internet infrastructure, and ‘teaching walls’. Modernization of the administration building followed in 2011. The overall result is a campus that is in generally sound shape. However, given evolving technologies and building codes, there may be continued need for improvements to the data network and safety infrastructure.

Figure 7


RIGHETTI HIGH SCHOOL – EXISTING CONDITIONS
New 38 Classroom Building
Legend
A Permanent Classroom
B Support Facility
C New 38 Classroom Building
D Portable Classrooms
NEW CLASSROOM BUILDING
St Righetti High School
Berrywood Dr
S Bradley Rd
Devonshire Dr
E Foster Rd

### 2.4.2 EDUCATIONAL RECONFIGURATION

As noted above, Righetti High School requires the replacement of aging portable classrooms, construction of a new classroom building designed to 21st century standards and the upgrade of existing classroom facilities to comparable standards. As with Santa Maria High, it was necessary to determine the future occupancy of new and modernized buildings on the Righetti campus and a departmental configuration was selected to improve collaboration around Common Core State Standards, optimize the use of existing facilities, and promote greater flexibility to accommodate the need for pathway courses to develop and change over time.

When the new 38 classroom building is completed, the facility will supply 29 classrooms, along with four pathway classrooms, each approximately 25% larger than a general purpose classroom, to meet the needs of academic pathway programs at the site, and five assessment classrooms that incorporate retractable center walls that allow for a combined 4,800 square feet of flexible space for testing or other general assembly functions. The math and English classes currently housed in portable classrooms will move to the new structure and be joined by those math and English classes currently housed in Buildings D and E. The health class will move into the new facility as well as the Digital Arts/Photo class. The remaining rooms in the new building will house pathway labs to be assigned to the pathway programs under development.

Upon occupancy of the 38 classroom building, work will proceed to modernize all of the remaining 59 permanent classrooms into 21st century classrooms. This project will be done building by building. When one building group is finished, the next building group will begin. For example, Building C classrooms could be modernized in the summer. When Building C is finished, the Building D classrooms will be modernized. This will require the need for interim housing utilizing the school's available portables as all of the permanent classrooms cannot be completed over the summer.

The newest portable classrooms would be used for interim housing and those portables that are 20 years or older will be removed from the site. Portable classrooms are eligible for state grant modernization funding when they are 20 years or older from the date they were first placed into service. By removing only those portables that were placed into service 20 or more years ago, the District will be able to maximize State funding. Portables 609, 610, 611, 627, 628, 625, 626, 605, 606, and 608 will all be 20 years or older in 2015 and will be removed immediately upon occupancy of the new classroom structure. These portables are all located on the former parking lot at the southeast corner of the campus in a group at the north end of the parking area. The remaining 27 portables will be used for interim housing.

Following movement only as needed on an interim basis for modernization work, classes currently housed in portables will move into the empty classrooms in Buildings D & E made available by occupancy of the 38 classroom building. Social studies, special education, and leadership will be permanently located in Building D, while world languages, band, choir, tech communication, multimedia, and special education and support classes will be permanently located in Building E. Science, Home Ec, and art will remain in Building C and be joined by an additional art class that will move into Room 104. Dance and video production will remain in Rooms 502 and 503, respectively, of the Gym. The Ag classes will move into Rooms 404, 405 and 407. Should the Ag classes be temporarily displaced during the construction of the

new classroom building or support facilities, they would be assigned to unoccupied portable classrooms on an interim basis.

### 2.4.3 PLANNED IMPROVEMENTS

Figure 8 depicts proposed major planned improvements. Table 4 summarizes specific projects for consideration. Specific improvements planned for Righetti High School include:

- Removal of all portables upon occupancy of the new 38 classroom building
- An expansion of the existing parking lot, utilizing land area made available by removal of portables
- Modernization of classrooms, labs, and the library with improved interior materials consistent with a 21st century learning space
- Design and construction of an additional indoor athletic practice space
- Design and construction of a performance venue for dramatic, theatrical, or musical assemblies adjoining the practice gym
- Expansion of outdoor courts for tennis and basketball, along with reconfiguration of the turf practice area to sufficiently support varsity baseball, softball, and soccer uses.
- Upgraded campus IT and safety infrastructure, including data network and fire alarm systems

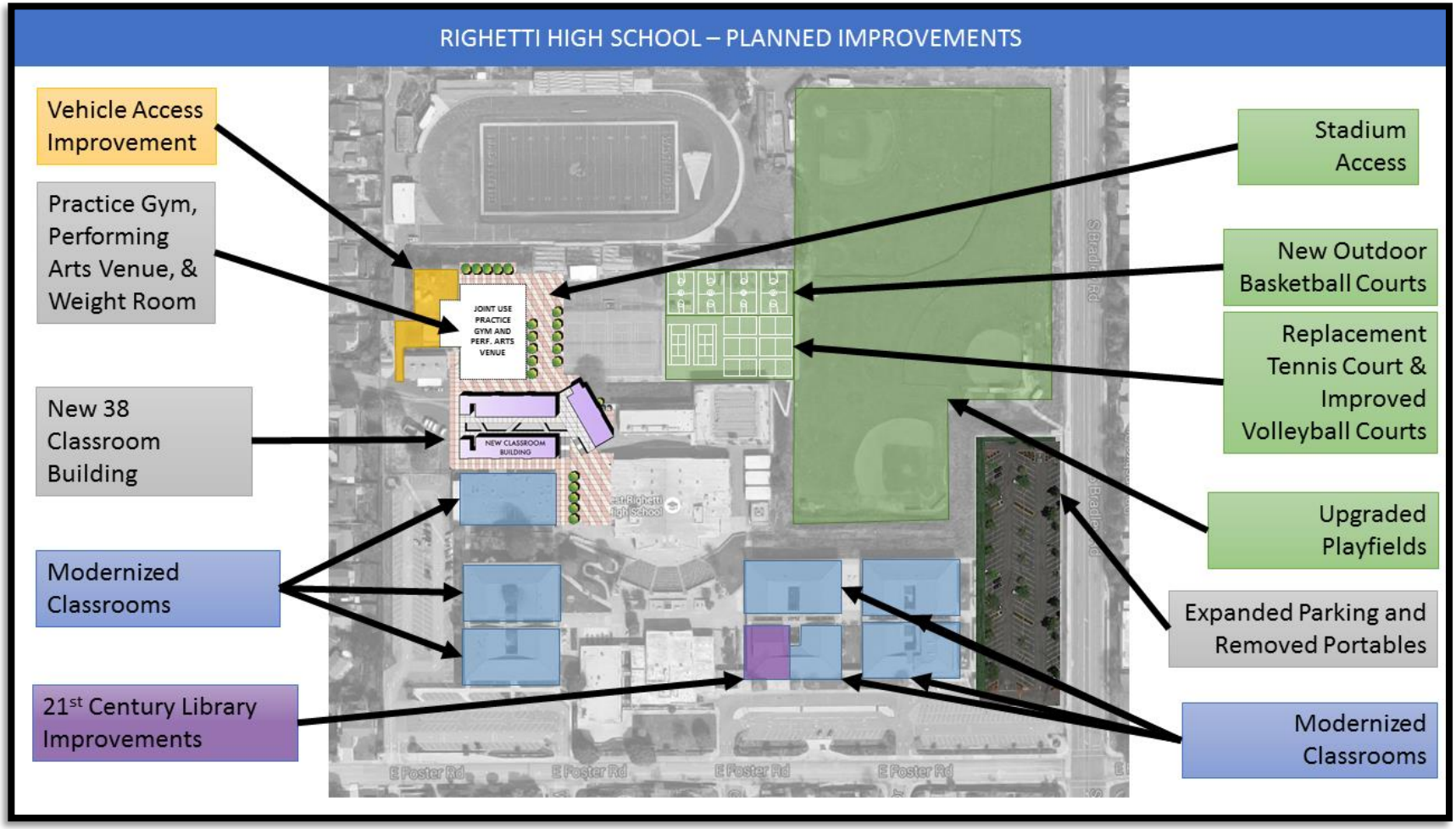
These additions would provide a level of functionality for the school's educational and athletic programs commensurate to other District sites and require careful phasing to eliminate the need for additional interim facilities and to minimize the impact of construction on the ongoing educational program. First, immediately following the construction and occupancy of the new 38 classroom building, modernization of existing permanent classroom and library facilities will proceed, requiring the need to relocate some classrooms, teachers and students to existing portables on the campus as interim housing. Once all 59 classrooms and the library are all updated as 21st century classrooms, all portable buildings will be removed once they have been in service for 20 years and the state eligible funding has been applied for and received. Thereafter, the majority of land area occupied by portable facilities will be repurposed for expanded parking and vehicular circulation. The subsequent phase of improvements will include the reconfiguration of athletic fields and the addition of required basketball and tennis courts, as well as the design and construction of performing arts and athletic support facilities.

## Table 4: Righetti High School – Planned Improvements

Righetti High

| Proj. Category | Description | Estimated Cost |
|---|---|---|
| NEW FACILITIES | **Removal of Portable Classrooms**<br>- Removal of 37 portables (Rooms 559, 600-629) and restrooms | $ 483,473 |
| MODERNIZATION | **Recapture & Improve Parking Lots**<br>- Reclaim parking area covered by portables; integrate improvement w/ existing parking | $ 1,576,729 |
| MODERNIZATION | **Upgraded Labs in C Block**<br>- Upgrade 11 science labs in C Block to modern standards | $ 4,474,959 |
| MODERNIZATION | **Upgraded Classrooms in E Block for Academy Purposes**<br>- Convert SE quadrant of E Block into 4 rooms suitable for arts, media, and drama<br>- Convert Rooms 321 and 326 into digital design labs | $ 1,154,416 |
| MODERNIZATION | **Upgraded Classrooms in D Block for Academy Purposes**<br>- Convert 2 rooms into industrial kitchens for family science academy | $ 1,186,932 |
| MODERNIZATION | **Upgraded Industrial Arts Block**<br>- Convert Room 403 into ag science shop<br>- Convert Rooms 404 and 405 into classrooms for teaching English to ag academy students<br>- Convert Room 407 to engineering lab<br>- Convert Room 405 to maker's lab | $ 555,068 |
| MODERNIZATION | **21st Century Improvements to General Purpose Classrooms**<br>- Modular and reconfigurable tables and chairs at 30 classrooms<br>- High-definition video displays<br>- High-powered all-in-one desktop computers | $ 2,628,269 |
| NEW FACILITIES | **New Joint Use Practice Gym & Performing Arts Venue**<br>- Practice gym facility with indoor basketball court, weight room<br>- New shared performance space for theater, choir, band, and other uses<br>- Two flex classrooms / training rooms to support athletic or performing arts programs<br>- Outdoor basketball and tennis court improvements | $ 15,990,297 |
| MODERNIZATION | **IT Infrastructure Integration**<br>- Integration of data & communications backbone btwn. new and modernized facilities<br>- Wireless network expansion, including coverage in new outdoor spaces<br>- Upgraded fire alarm panels and system, where required | $ 2,997,645 |
| MODERNIZATION | **Upgraded Library Facility**<br>- Modular and reconfigurable tables and chairs<br>- New storage amenties, circulation desk, and computer workstations | $ 545,691 |
| | **Total** | **$ 31,593,477** |

Figure 8


RIGHETTI HIGH SCHOOL – PLANNED IMPROVEMENTS
Vehicle Access Improvement
Practice Gym, Performing Arts Venue, & Weight Room
New 38 Classroom Building
Modernized Classrooms
21st Century Library Improvements
Stadium Access
New Outdoor Basketball Courts
Replacement Tennis Court & Improved Volleyball Courts
Upgraded Playfields
Expanded Parking and Removed Portables
Modernized Classrooms
JOINT USE PRACTICE GYM AND PERF. ARTS VENUE
NEW CLASSROOM BUILDING
E Foster Rd
E Foster Rd
E Foster Rd
E Foster Rd

### 2.4.4 MODERNIZATION IMPROVEMENTS

Modernization work at Righetti focuses on the renovation of 59 permanent classrooms in Buildings C, D, and E, along with upgraded 21st century learning environment for the school's library. Renovation of classroom interiors will focus on those aspects not achieved by the 2000's era infrastructure upgrades, including learning environment standards mentioned earlier in support of the educational program, including improvements to furnishings, fixtures, and equipment that enable greater collaboration, critical thinking, and creativity during classroom learning activities. Figure 9 presents the graphic depiction of the modernization phase and Table 5 summarizes the major projects and estimated cost.

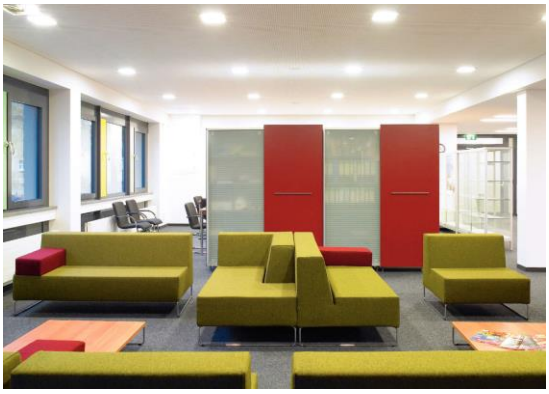
Among the most notable transformations of its existing facilities, a modernized Library or "Student Information Resource Center" will serve as an academic focal point among the revitalized classroom buildings. Today the Righetti High School library, at approximately 7,000 square feet, encompasses the southwest quarter of Building D. It is well lit by large windows and fluorescent ceiling fixtures and contains traditional furnishings and equipment similar to those found in older more conventional libraries. There are markerboards on a "teaching wall", desktop computer workstations, ceiling-mounted projectors, conventional school library furniture, and book stacks. Book storage includes regular shelving units and hideaway rolling cabinets that can safely secure materials. Overall, the library is an underutilized space on the Righetti campus, in part because it may not be viewed as inviting or modern to the students but rather stiff and unpromising.

The modernized and upgraded Student Information Resource Center will provide a place on the campus where students come to inquire about new ideas, share concepts and thoughts or locate new information. The District and school desires to create this kind of atmosphere and encourage these student behaviors. Increased functionality will be achieved by upgrading the interior of the current library with flexible, comfortable furniture of different heights that are arranged to create interactions between people while at the same time creating large open physical space. This approach allows for a number of different activities and uses, all encouraging students to collaborate, seek new ideas and challenges, solve problems, and share information. These upgrades will also provide the Student Information Resource Center with the same modern look and feel as the rest of the campus.

Also included in the upgraded space are three small study rooms constructed of glass walls with glass doors and furnished with flexible tables and chairs so that students can work in small groups and be monitored from the main room. Other upgrades include sliding markerboards that can cover the windows when needed, replacement of the current "teaching wall" with modular and moveable storage units, book stacks relocated around the perimeter of the room, and a large digital monitor placed on one wall to facilitate different types of groups and meetings. The carpets will be replaced along with older, damaged ceiling tiles.

Modern, flexible and comfortable furniture of differing heights much as you see at a coffee shop will replace old, outdated furniture. Differing height furniture such as café tables and chairs are placed along one wall with windows for students to sit at and use their hand held devices. The use of flexible, mobile furniture allows the space to be easily and quickly reconfigured to accommodate a variety of student

projects and school activities. The furniture includes mobile flexible student desks and chairs, café type tables and stools, large soft furniture that encourages seating and reading or discussion, and mobile book carts as well as a media cart that can be used in different locations throughout the room. If needed, upgrades to the wireless internet connectivity will be made to provide sufficient data bandwidth for large numbers of students use their 1:1 devices simultaneously.



As part of the planned modernization, a range of ancillary improvements across the site will be carried out. The removal of portables on the east side of campus, enabled by the construction of the new classroom facility, will allow a major expansion of the parking lot in the southeast corner of the site. Reclaiming this space is seen as essential to alleviating the on-site parking shortage experienced during peak times.

Athletic projects to be completed during this phase of work include the expansion of outdoor tennis and basketball courts to increase current capacity as well as generate sufficient pedestrian and circulation space to permit the construction of a new practice gym and performance venue. The baseball field north of Buildings D and E will also be enlarged and improved to regulation standards.

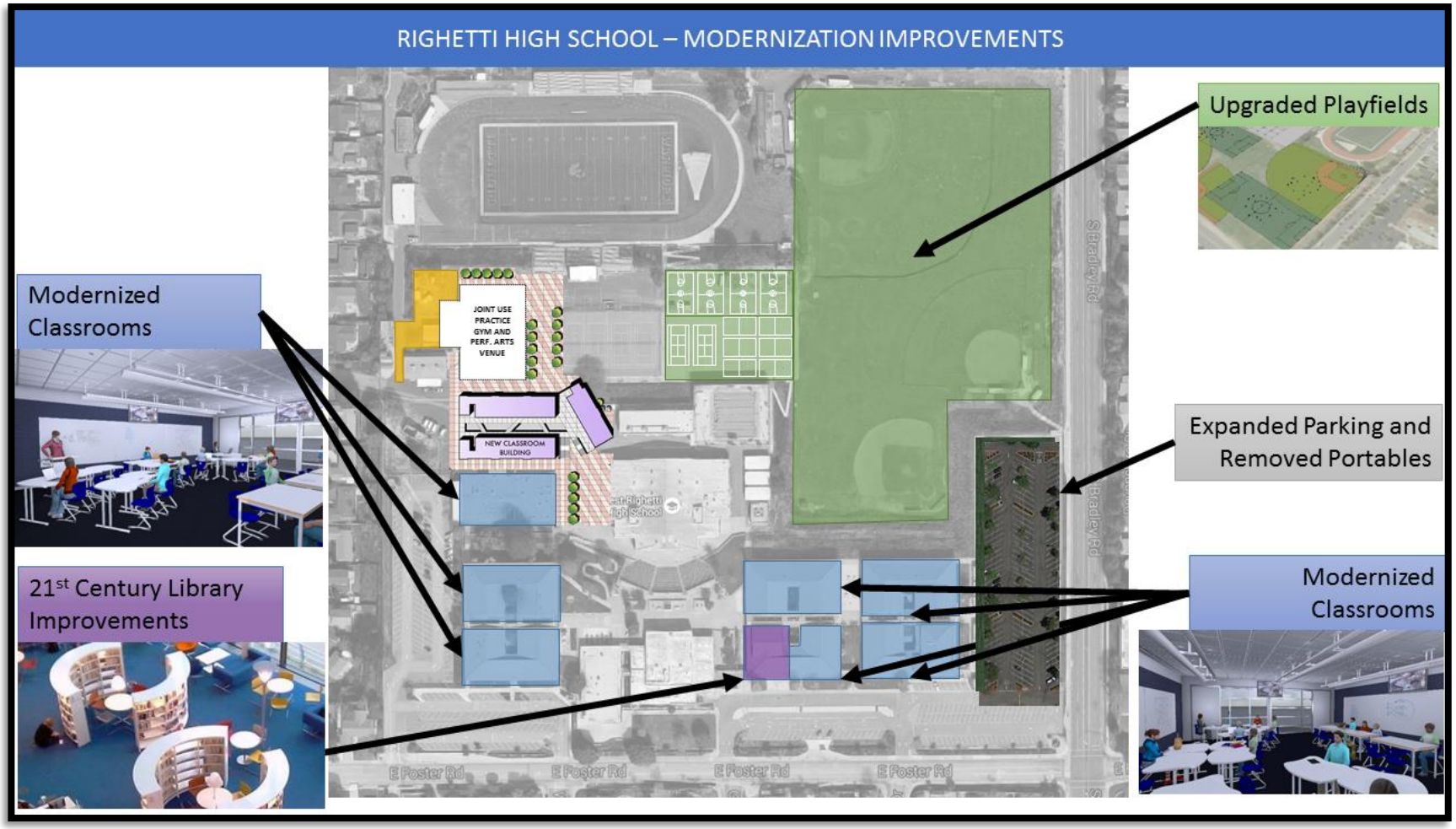
Also, information technology needs will be addressed by ensuring a reliable and robust infrastructure for wired and wireless broadband connections is installed—including wireless access points in classrooms, offices, and exterior locations where a strong wireless signal will be needed. Necessary repairs to the fire alarm and suppression system will be made.

## Table 5: Righetti High School – Modernization Improvements

Righetti High

| Proj. Category | Description | Estimated Cost |
|---|---|---|
| NEW FACILITIES | **Removal of Portable Classrooms**<br>- Removal of 37 portables (Rooms 559, 600-629) and restrooms | $ 483,473 |
| MODERNIZATION | **Recapture & Improve Parking Lots**<br>- Reclaim parking area covered by portables; integrate improvement w/ existing parking | $ 1,576,729 |
| MODERNIZATION | **Upgraded Labs in C Block**<br>- Upgrade 11 science labs in C Block to modern standards | $ 4,474,959 |
| MODERNIZATION | **Upgraded Classrooms in E Block for Academy Purposes**<br>- Convert SE quadrant of E Block into 4 rooms suitable for arts, media, and drama<br>- Convert Rooms 321 and 326 into digital design labs | $ 1,154,416 |
| MODERNIZATION | **Upgraded Classrooms in D Block for Academy Purposes**<br>- Convert 2 rooms into industrial kitchens for family science academy | $ 1,186,932 |
| MODERNIZATION | **Upgraded Industrial Arts Block**<br>- Convert Room 403 into ag science shop<br>- Convert Rooms 404 and 405 into classrooms for teaching English to ag academy students<br>- Convert Room 407 to engineering lab<br>- Convert Room 405 to maker's lab | $ 555,068 |
| MODERNIZATION | **21st Century Improvements to General Purpose Classrooms**<br>- Modular and reconfigurable tables and chairs at 30 classrooms<br>- High-definition video displays<br>- High-powered all-in-one desktop computers | $ 2,628,269 |
| MODERNIZATION | **IT Infrastructure Integration**<br>- Integration of data & communications backbone btwn. new and modernized facilities<br>- Wireless network expansion, including coverage in new outdoor spaces<br>- Upgraded fire alarm panels and system, where required | $ 2,997,645 |
| MODERNIZATION | **Upgraded Library Facility**<br>- Modular and reconfigurable tables and chairs<br>- New storage amenties, circulation desk, and computer workstations | $ 545,691 |
| | **Total** | **$ 15,603,180** |

Figure 9


RIGHETTI HIGH SCHOOL – MODERNIZATION IMPROVEMENTS
Upgraded Playfields
Modernized Classrooms
JOINT USE PRACTICE GYM AND PERF. ARTS VENUE
NEW CLASSROOM BUILDING
Expanded Parking and Removed Portables
21st Century Library Improvements
Modernized Classrooms
E Foster Rd
S Bradley Rd

### 2.4.5 NEW CONSTRUCTION – PERFORMING ARTS VENUE & PRACTICE GYM

Today, the Righetti High School campus lacks a dedicated Performing Arts facility. The drama class is located in a converted shop room in the Industrial Arts Building adjacent to the current welding shop. While this space is larger than a regular classroom, it does not meet the needs for student performances for drama, choir or band. The choir and band have sufficient classrooms, but lack a venue for student performances or concerts. The school also has the smallest interior athletic practice space of any of the high schools in the Santa Maria valley, with a gymnasium insufficiently sized to accommodate the demand for court time from the multiple varsity and junior varsity teams. Because of the high demand, the gym is in almost constant use and practices for certain teams can begin as late as 9 PM. The high level of use also increases maintenance costs.

As indicated in Figure 10 on the following page, the ideal placement of a facility that meets both of these needs is to the north of the new 38 classroom building. This location was recommended by the Architect of Record assigned to the 38 classroom building as well as carefully studied amongst several location options by the District's Program Team. Considerations include:

- Pedestrian access to the facility from other related academic and athletic uses on the campus
- District, staff and emergency vehicle access to and around the perimeter of the proposed building mass
- Location and availability of existing on-site utilities including water, electrical, sewer, and data

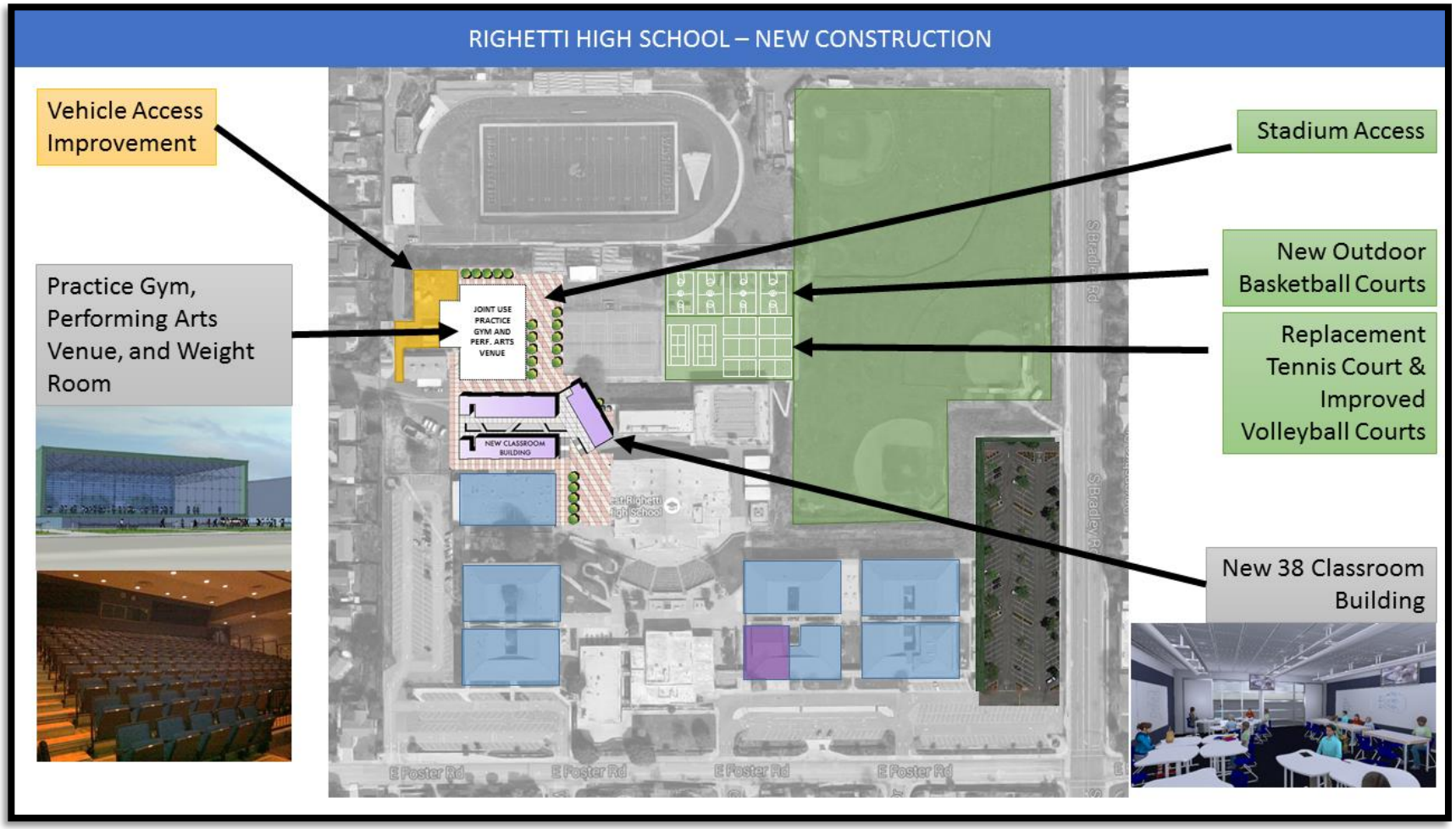
Construction in this location will require the demolition of several portable classroom buildings, along with a 2,200 square foot weight room that may be moved to an interim location and ultimately reconstructed as part of the new facility.

Building a new joint purpose facility that includes both a performing arts venue, a practice gym, and a weight room will provide the students at Righetti High School with a place for student musical and drama performances as well as an additional gym for athletic practices. Students will not need to begin practice late at night and the athletic program may better coordinate sports practices at reasonable times. Once built, the facility will also provide a classroom space for the drama program, thus freeing up the current converted shop room so that it can be used for learning space for the expanding Agriculture Pathway and the newly developed Engineering Pathway. The proposed improvements are summarized in Table 6 with a total estimated cost of $15,990,297.

**Table 6: Righetti High School – New Construction**

| Righetti High | | |
|---|---|---|
| Proj. Category | Description | Estimated Cost |
| NEW FACILITIES | **New Joint Use Practice Gym & Performing Arts Venue**<br>- Practice gym facility with indoor basketball court, weight room<br>- New shared performance space for theater, choir, band, and other uses<br>- Two flex classrooms / training rooms to support athletic or performing arts programs<br>- Outdoor basketball and tennis court improvements | $ 15,990,297 |
| | **Total** | **$ 15,990,297** |

Figure 10


RIGHETTI HIGH SCHOOL – NEW CONSTRUCTION
Vehicle Access Improvement
Practice Gym, Performing Arts Venue, and Weight Room
Stadium Access
New Outdoor Basketball Courts
Replacement Tennis Court & Improved Volleyball Courts
New 38 Classroom Building
JOINT USE PRACTICE GYM AND PERF. ARTS VENUE
NEW CLASSROOM BUILDING
E Foster Rd
S Bradley Rd

## 2.5 PIONEER VALLEY HIGH SCHOOL

### 2.5.1 EXISTING CONDITIONS

Pioneer Valley High School, on the east edge of Santa Maria, presently enrolls almost 2,700 pupils. Completed in 2004, Pioneer Valley High is the District's most recently built comprehensive high school. The site is bounded by residential neighborhoods and Sierra Vista Park (a city-owned facility) on the north, and more neighborhoods on the west and south. Land uses to the east and south of Pioneer Valley High are almost entirely agricultural. Apart from Panther Drive bounding the site on the east, the only other major road near the school is Main Street, which is offset 500 feet from the school's southern edge.

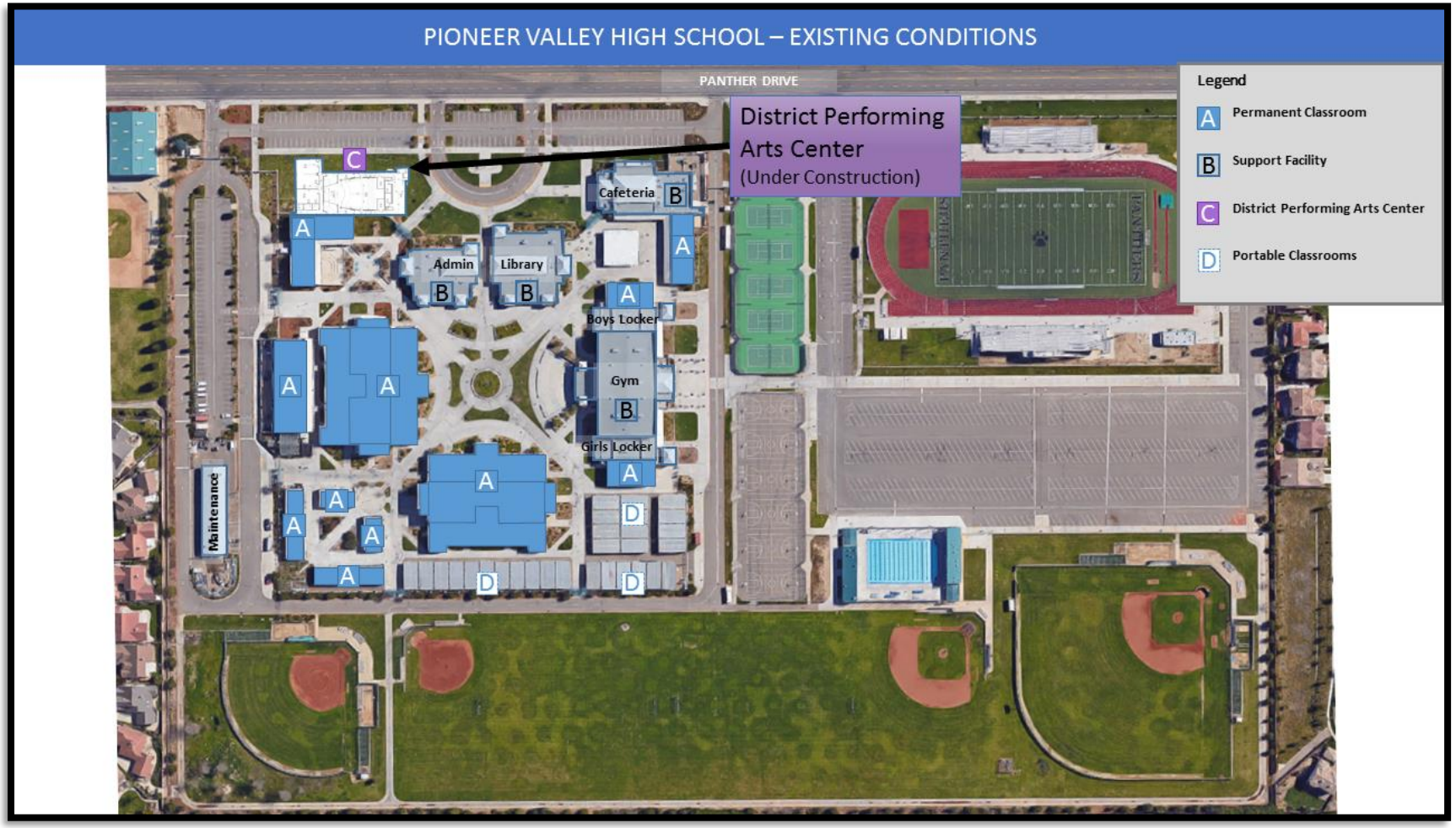
Concentrated along the northern half of the high school's 53-acre parcel, 59 permanent classrooms and labs are contained in two main structures that—along with support facilities—surround a large quad. Nineteen additional permanent classrooms are located in smaller buildings around the campus and include twelve modular classrooms, one student leadership classroom located in the gym building, four industrial arts classrooms located at the north end of campus, three performing arts classrooms located at the northeast corner of campus, and five others attached to the cafeteria building. The five adjacent to the cafeteria do not have assigned students and contain retractable walls intended for operation either as one large space for ad hoc uses (e.g., testing, student activities, etc.) or divisible into five separate classrooms to accommodate capacity overflow. At present, this multipurpose space is being used only for ad hoc activities.

A facilities assessment was previously conducted as to the condition, use, and as-built specifications of Pioneer Valley facilities. For orientation purposes, Figure 11 presents a summary of topical characteristics demarcated in the accompanying legend "A-D" categories. The school's classroom facilities include two permanent main classroom buildings and several additional permanent classrooms "A" totaling 84 permanent teaching stations. Major support facilities "B" include the gymnasium, library, cafeteria and administration buildings. A performing arts facility "C" with three additional classrooms is under construction that will bring Pioneer Valley High's total permanent classroom count to 87. Twenty-nine general purpose portable classrooms "D" have been added to the site since its opening to increase overall capacity are arranged along the western perimeter of the school site.

Upgrades in recent years include modular classrooms added in 2006, occupying the northwest corner of the site, and a pool complex installed in 2008.

**The new District Performing Arts Center under construction, as viewed from the exterior (left) and interior (right)**

Figure 11


PIONEER VALLEY HIGH SCHOOL – EXISTING CONDITIONS
PANTHER DRIVE
District Performing Arts Center
(Under Construction)
Cafeteria
Admin
Library
Boys Locker
Gym
Girls Locker
Maintenance
Legend
Permanent Classroom
Support Facility
District Performing Arts Center
Portable Classrooms

### 2.5.2 EDUCATIONAL RECONFIGURATION

As a newer school, the design of classroom buildings at Pioneer Valley reflects a stronger awareness for the support functions and interdepartmental collaboration activities required in a modern teaching and learning space. This built environment is already more conducive to the District's configuration goals, and planned improvements are thus more targeted to enhancing the existing configuration and upgrading classroom interiors, facilities and technology infrastructure to District specifications and selected pathways programs.

The school is generally organized by departments; all of the science labs are located in one building, specialty classrooms located in another building, and core classes such as math, English, social studies, and international language are mostly located near each other. As with other District schools, this arrangement supports interdepartmental collaboration. With a few exceptions, most of the classroom are to remain in their current location, with only 1 classroom needing to be repurposed to meet program needs. Future improvements should provide the campus with upgraded classroom furnishings, additional technology equipment, and infrastructure improvements.

However, classrooms used for specific elective classes in pathway programs will need additional specific upgrades. Room 311 is proposed to be repurposed from its current art classroom use into a state of the art video production room with technical instruction in lighting and sound. This classroom and the attached room was originally designed for video broadcasting classes and with its adjacency to the new Performing Arts Center, it provides an ideal location in support of drama production activities.

Rooms 204 and 205, house classes for Information and Communication Technologies and Room 322 houses the digital media arts program of the school. These rooms require additional furnishings and equipment (e.g. robotics) to meet industry standards and requirements. By upgrading the furniture, fixtures and equipment to meet industry standards, student will be better prepared for college or careers instruction in both Information and Communication Technologies and Arts, Media and Entertainment Pathways.

Room 324 is used for a course in kinesiology and sports medicine and requires additional equipment to provide for the educational requirements of the program. The design of the classroom with a small adjoining room with hospital beds is sufficient and requires additional equipment for the sports medicine program (e.g. a soaking tub for an ice bath).

### 2.5.3 PLANNED IMPROVEMENTS

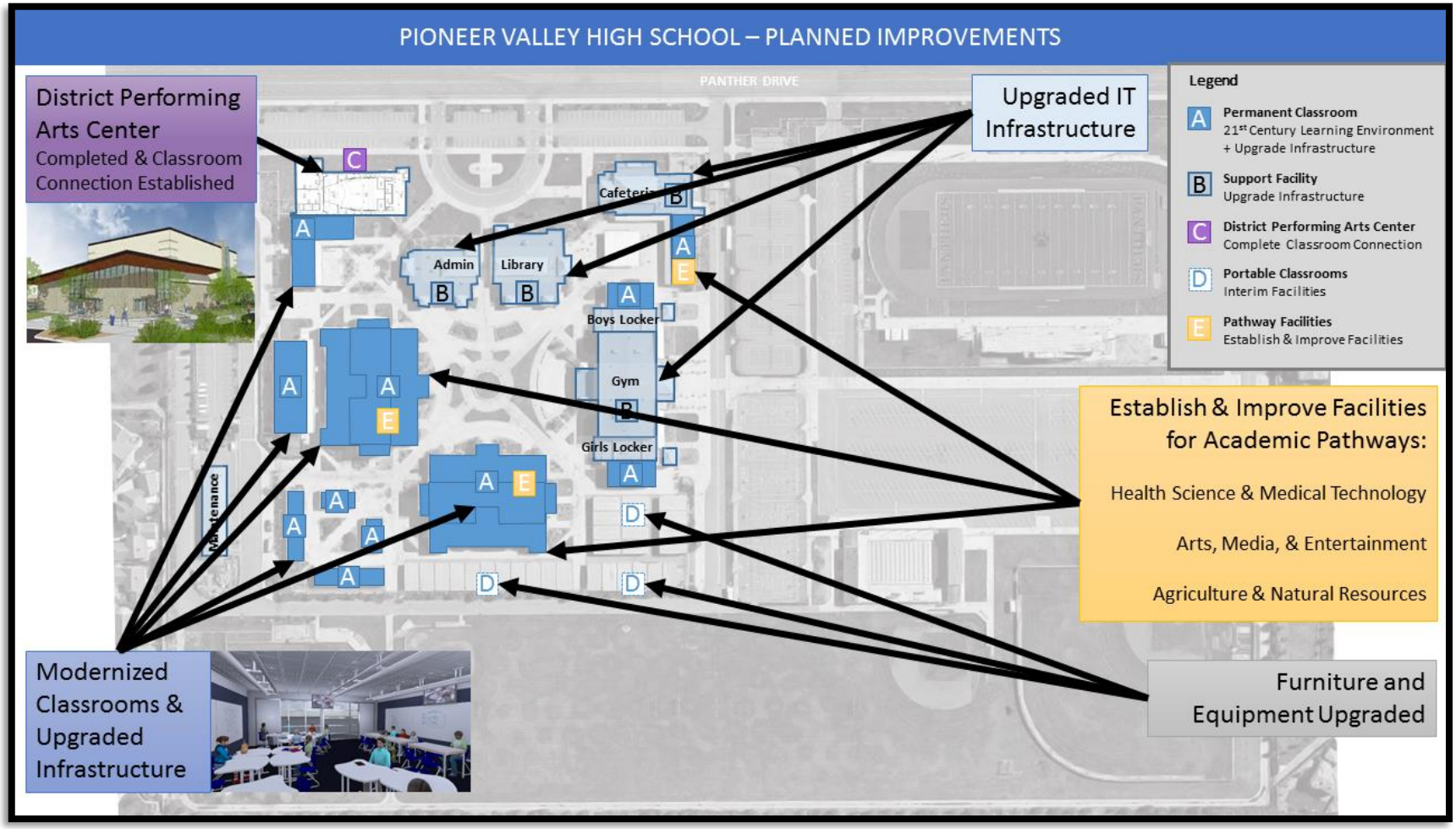
Table 7 summarizes the planned improvements for Pioneer Valley High. The major focus is on providing 21st century furnishings, fixtures and equipment improvements to the 83 classrooms and labs. Additional improvements are proposed for the identified pathway facilities that require additional improvements. Technology infrastructure improvements are proposed throughout the campus to accommodate modern classroom connectivity and instruction.

Improvements are proposed to be undertaken in phases to minimize disruption to the educational program while maintaining a sufficient economy of scale. Phase 1 of the upgrades will begin with improvements to Buildings E and G with additional improvements to Rooms 324, 311, 322, 204 and 205 to support the ongoing development of the pathway programs. Upgrades to the remainder of the school will occur over two additional phases to coincide with the years in which modernization dollars become available, including modernization funding for portable classrooms. The remaining permanent classrooms will be updated with Building H in Phase 2 and modular buildings in Phase 3. This work can be accomplished over the summer so no interim housing will be required. For the handful of classrooms in which the work was not completed by the time school resumed, the five empty rooms in the Building 500 could be used on an interim basis.

### Table 7: Pioneer Valley High School – Planned Improvements

| Pioneer Valley High | | |
|---|---|---|
| Proj. Category | Description | Estimated Cost |
| NEW FACILITIES | **Pathway Facility Improvements**<br>- Certified Nurse Assistant (CNA) lab<br>- Kinesiology and sports therapy lab equipped with ice bath | $ 249,142 |
| MODERNIZATION | **21st Century Improvements to General Purpose Classrooms**<br>- Modular and reconfigurable tables and chairs at 83 classrooms<br>- High-definition video displays<br>- Sliding markerboards that conceal windows or storage closets | $ 5,615,451 |
| MODERNIZATION | **IT Infrastructure Integration**<br>- Integration of next generation data & communications backbone<br>- Wireless network expansion, including coverage in outdoor spaces | $ 2,163,835 |
| | **Total** | **$ 8,028,428** |

Figure 12

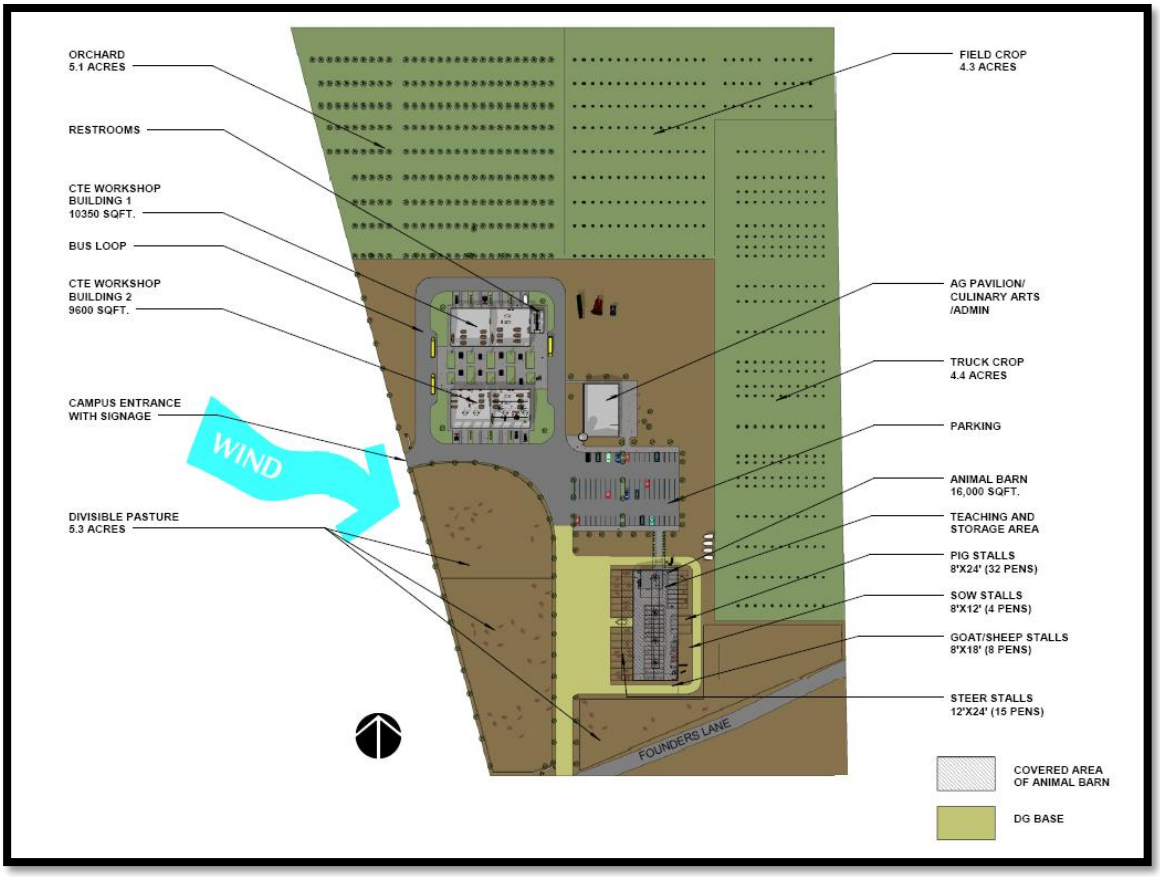

PIONEER VALLEY HIGH SCHOOL – PLANNED IMPROVEMENTS
PANTHER DRIVE
District Performing Arts Center
Completed & Classroom Connection Established
Upgraded IT Infrastructure
Legend
A Permanent Classroom
21st Century Learning Environment + Upgrade Infrastructure
B Support Facility
Upgrade Infrastructure
C District Performing Arts Center
Complete Classroom Connection
D Portable Classrooms
Interim Facilities
E Pathway Facilities
Establish & Improve Facilities
Admin
Library
Cafeteria
Boys Locker
Gym
Girls Locker
Maintenance
Establish & Improve Facilities for Academic Pathways:
Health Science & Medical Technology
Arts, Media, & Entertainment
Agriculture & Natural Resources
Modernized Classrooms & Upgraded Infrastructure
Furniture and Equipment Upgraded

## 2.6 CTE CENTER/AGRICULTURAL FARM

The District has acquired a site for the development of a CTE Center and Ag Farm, envisioned as a 21st century environment for "hands-on" and mentored learning to provide capstone educational classes that support all of the District's pathway programs and house the District's Ag Farm facility. The goal for use of the new facility is to provide capstone level pathway classes in various subjects that directly relate to high-demand careers in the Santa Maria vicinity in order to improve students' job skills and enhance students' ability to transition from high school to the labor force or college. The capstone courses will be available for any student in the District to attend regardless of their school of enrollment. The project is undergoing development, with construction of initial barn and classroom facilities as part of Phase I to be followed by a proposed Ag Pavilion to be completed as part of the proposed MSIP. Table 8 below indicates the planned improvements and their approximate cost as attributable to the MSIP.

**Table 8: CTE Center/Ag Farm – Planned Improvements**

| CTE Center/Ag Farm | | |
|---|---|---|
| Proj. Category | Description | Estimated Cost |
| NEW FACILITIES | **Ag Pavillion**<br>- 4,000-sq.-ft. facility with prep and serving kitchen, eating area, restrooms, etc.<br>- 1,000-sq.-ft. facility with reception area, offices, staff workspaces,and storage<br>- Staff and student restrooms | $ 3,178,571 |
| | **Total** | **$ 3,178,571** |




Conceptual designs of CTE Workshops. Source: PMSM Architects

SECTION 3

# PROGRAM FUNDING AND ANALYSIS

## 3.1 OVERVIEW

The District has been proceeding with the implementation of a Reconfiguration and Facilities Program to aid in the creation of 21st century learning environments and innovative academic initiatives for all students served by the District and its four high schools. The planning and implementation of the Program is driven by a two-phase implementation approach with a revised combined capital improvement budget of approximately $222 million.

At present, the first phase of implementation is underway and includes construction of a 38 classroom facility at Righetti High School to replace outdated portable classrooms with modern 21st century learning environments, construction of a performing arts facility at Pioneer Valley High School for assembly and performance use, development of a Career Technical Education and Agricultural Farm facility to better transition all district students into improved career and college opportunities, and establishment of 21st century digitally interactive learning environments with mobile devices for every teacher and student. First phase improvements have been fully funded through a combination of remaining general obligation bond proceeds from the District's 2004 Measure "C" authorization, State Aid reimbursements, developer fees and LCAP funding.

The next phase of implementation improvements has been prepared as part of the Master Schools Improvement Program and includes:

- reconstruction of the Santa Maria High School campus into a modern 21st century learning facility reflective of the its heritage, including restoration of the Ethel Pope Auditorium, and the establishment of modern facilities available at companion high schools
- renovation of existing permanent classrooms at Pioneer Valley and Righetti High Schools to achieve similar 21st century modern facilities along with removal of Righetti portable facilities and expansion of parking and circulation
- construction of a new practice gymnasium and performance venues at Righetti High School to expand physical education, performance and educational support space
- construction of an Ag Pavilion at the CTE/Ag Farm to meet educational requirements for student demonstrations and exhibits in support of the District's career and college programs
- additional classroom space that may be required to accommodate future increases in overall enrollment

A comprehensive funding program for MSIP improvements is presented below for further consideration by the Board and District. Three traditional sources are considered: State School Facilities Program grants,

local developer fees, and a proposed new general obligation bond program to supplement the balance required.

## 3.2 STATE AID

State grants for facility improvements are a major component of funding for school district facility improvements. These grants leverage the use of local funds (e.g. developer fees) in funding the new construction or modernization of facilities. The State of California provides assistance to eligible school districts in the modernization and new construction of public schools through the School Facilities Program operated by the Office of Public School Construction (OPSC). The program is primarily financed by periodic voter approved State bonds to fund eligible K-12 school facility improvement projects.

District receipt of funding is based on a per-pupil grant amount established by the State Allocation Board (SAB), based on a general loading standard of 27 high school students per eligible classroom to be modernized or constructed. Eligibility for modernization funding is established separately for each school site, while eligibility for new construction is determined by the gap between a district's projected enrollment and its existing permanent classroom capacity. For purposes of State new construction grant eligibility, student housing capacity does not include relocatable classrooms.

Under the current program, school districts must apply and qualify for specific grant amounts, pursuant to various regulations and requirements. The amount, type, and process for securing grant funds is subject to periodic adjustment; therefore, the District has elected to maintain an active role in seeking and navigating the overall process. Currently, the District participates in SFP programs for facility modernization and new construction. These programs, and the District's current and projected eligibility and participation for program funding, are summarized below.

At this time, the program is allocating remaining funds from previous voter approved bonds on a limited and priority basis for matching modernization and new construction projects. All remaining bond authority has been exhausted and the program is in need of replenishment funding. Nonetheless, the State is still processing applications, acknowledging their receipt and placing them in order of receipt for consideration by the State Allocation Board, once funding is available.

A 2016 State bond proposition proposed by the Californians for Quality Schools (CQS) Initiative has qualified for the November 2016 ballot. This initiative proposes the placement of a $9 billion State School Bond on the November 2016 ballot, with $7 billion for K-12 schools and $2 billion for community colleges. A CQS initiative or similar legislative action would produce a statewide bond in 2016 for voter consideration, and if passed replenish the SFP program.

### 3.2.1 MODERNIZATION ELIGIBILITY

The SFP modernization program provides funds on a 60/40 State and local sharing basis for improvements that modernize or upgrade permanent school facilities that are 25 years or older or portable facilities that are 20 years or older or since last modernized. In the past, the District has been an active participant in the State modernization program. Table 9 shows the District's estimated remaining amount of

modernization eligibility based on the total number of permanent classrooms that meet the 25-year requirement. Future eligibility for the modernization of permanent classrooms of approximately $18.9 million is anticipated in 2025, increasing thereafter to $32.9 million in 2029 as newer or previously improved District facilities age into eligibility.

**Table 9: Districtwide Permanent Classroom Modernization Eligibility***

| Site | Total CRs | CRs | FY 2014-24 | CRs | FY 2025 | CRs | FY 2029 | CRs | FY 2035 | Total |
|---|---|---|---|---|---|---|---|---|---|---|
| Delta HS | 11 | 0 | $0 | 0 | $0 | 0 | $0 | 11 | $1,665,279 | $1,665,279 |
| Righetti HS | 59 | 0 | $0 | 59 | $8,931,951 | 0 | $0 | 0 | $0 | $8,931,951 |
| Pioneer Valley HS | 84 | 0 | $0 | 0 | $0 | 84 | $12,716,676 | 0 | $0 | $12,716,676 |
| Santa Maria HS | 74 | 0 | $0 | 66 | $9,991,674 | 8 | $1,211,112 | 0 | $0 | $11,202,786 |
| **Total** | **228** | **0** | **$0** | **125** | **$18,923,625** | **92** | **$13,927,788** | **11** | **$1,665,279** | **$34,516,692** |
| *Cumulative CRs* | | | | *125* | | *217* | | *228* | | |
| *Cumulative Total* | | | | | *$18,923,625* | | *$32,851,413* | | *$34,516,692* | |

**In current dollars*. Sources: Santa Maria Joint Union High School District, OPSC

**Table 10: Districtwide Portable Classroom Modernization Eligibility***

| Site | CRs | FY 2016 | CRs | FY 2017 | CRs | FY 2019 | CRs | FY 2020 | CRs | FY 2021 |
|---|---|---|---|---|---|---|---|---|---|---|
| Delta HS | 0 | $0 | 0 | $0 | 0 | $0 | 0 | $0 | 0 | $0 |
| Righetti HS | 16 | $2,422,224 | 4 | $605,556 | 1 | $151,389 | 6 | $908,334 | 2 | $302,778 |
| Pioneer Valley HS | 1 | $151,389 | 0 | $0 | 10 | $1,513,890 | 2 | $302,778 | 0 | $0 |
| Santa Maria HS | 9 | $1,362,501 | 0 | $0 | 8 | $1,211,112 | 6 | $908,334 | 11 | $1,665,279 |
| **Total** | **26** | **$3,936,114** | **4** | **$605,556** | **19** | **$2,876,391** | **14** | **$2,119,446** | **13** | **$1,968,057** |
| *Cumulative CRs* | | | *30* | | *49* | | *63* | | *76* | |
| *Cumulative Total* | | | | *$4,541,670* | | *$7,418,061* | | *$9,537,507* | | *$11,505,564* |

| Site | CRs | FY 2022 | CRs | FY 2024 | CRs | FY 2025 | CRs | FY 2024 | CRs | FY 2025 |
|---|---|---|---|---|---|---|---|---|---|---|
| Delta HS | 0 | $0 | 0 | $0 | 0 | $0 | 0 | $0 | 0 | $0 |
| Righetti HS | 7 | $1,059,723 | 4 | $605,556 | 0 | $0 | 1 | $151,389 | 0 | $0 |
| Pioneer Valley HS | 0 | $0 | 0 | $0 | 12 | $1,816,668 | 0 | $0 | 0 | $0 |
| Santa Maria HS | 0 | $0 | 0 | $0 | 0 | $0 | 0 | $0 | 12 | $1,816,668 |
| **Total** | **7** | **$1,059,723** | **4** | **$605,556** | **12** | **$1,816,668** | **1** | **$151,389** | **12** | **$1,816,668** |
| *Cumulative CRs* | *83* | | *87* | | *99* | | *100* | | *112* | |
| *Cumulative Total* | | *$12,565,287* | | *$13,170,843* | | *$14,987,511* | | *$15,138,900* | | *$16,955,568* |

**In current dollars*. Sources: Santa Maria Joint Union High School District, OPSC

The State also provides modernization grants for portable classroom facilities. Correspondingly, the District has approximately 26 portable classrooms as of fiscal year 2016 that are eligible for modernization grant funding of approximately $3.9 million, increasing cumulatively to $12.5 million by 2022 and periodically thereafter as indicated in Table 10. These amounts should be available to assist in the proposed modernization of 21st century classroom improvements of existing classrooms at Righetti, Pioneer Valley, and Santa Maria high schools. It is estimated that the District will be able to garner

approximately $12.6 million in portable classroom modernization eligibility through 2022, increasing thereafter to $16.9 million by 2025.

### 3.2.2 NEW CONSTRUCTION ELIGIBILITY

The SFP new construction program provides State grants on a 50/50 State and local sharing basis for eligible projects that add student housing capacity to a school district. New construction grants may be used by the District at any existing or new school site. Table 11 shows the estimated amount in new construction grant funding for which the District is currently eligible. The total number of pupil grants is estimated at 2,634 at the latest base per-pupil grant amount of $14,311, as recently adjusted by the SAB. Additional grant increases are also available for severe and non-severe special day classrooms.

Based on a combined 2,634 pupil grants, the District currently qualifies for approximately $40.1 million in State new construction funding. This does not include any available allowance, if deemed needed by the State, for additional site development expenditures to accommodate required classroom improvements; an amount generally assumed to equal around 15% of the State grant amount. If applied to all grants, this amount would yield an additional allocation of approximately $6 million, increasing the projected total to approximately $46.1 million. This amount would be subject to a dollar-for-dollar match from the District of approximately $46.1 million. However, new construction grants, like modernization grants, do not fund their proportional amount of ultimate total project costs, but only a portion the State's established grant level. Therefore, districts are required to fund any remaining and outstanding portion above the State match, often at a substantially greater amount than the local match requirement.

**Table 11: District's Estimated New Construction Eligibility***

| Grade Level | SFP Per-Pupil Grant | Est. Eligible Pupils | Est. State Grant (50%) | Est. Local Match (50%) | Project Total (100%) |
|---|---|---|---|---|---|
| 9-12 | $14,311 | 2,389 | $34,188,979 | $34,188,979 | $68,377,958 |
| Non-severe | $19,984 | 144 | $2,877,696 | $2,877,696 | $5,755,392 |
| Severe | $29,881 | 101 | $3,017,981 | $3,017,981 | $6,035,962 |
| Subtotal | | **2,634** | **$40,084,656** | **$40,084,656** | **$80,169,312** |
| Est. Site Service (15%) | | | $6,012,698 | $6,012,698 | $12,025,397 |
| Grand Total | | **2,634** | **$46,097,354** | **$46,097,354** | **$92,194,709** |

* *In current dollars*. Sources: Santa Maria Joint Union High School District, OPSC

Table 12 shows anticipated State aid applications for eligible Phase 1 improvement projects already underway. The District has already applied for the use of 378 pupil grants for reimbursement of costs associated with the newly constructed 14-classroom building at Santa Maria High. A separate application to use an additional 56 pupil grants has been prepared and submitted to increase the available reimbursement to approximately $6.2 million. A similar approach would yield approximately $2.8 million for the Pioneer Valley Performing Arts Center. Adding 60 more pupil grants to the CTE/Ag Farm project

would increase funding to approximately $4.7 million. The Righetti 38-classroom building is proposed to be submitted for 1026 base pupil grants for approximately $14.7 million. In total, approximately 1989 pupil grants are proposed to be used for this purpose, leaving a balance of approximately 645 pupil grants for additional new construction improvements given the district's current enrollment. These amounts do not consider the additional eligibility for site service work that may be required at each site for which the State is willing to reimburse and which is estimated to be approximately $6 million in additional reimbursements, if approved.

### Table 12: Summary of State New Construction Applications

| | Base Grants | Additional Grants | Total Grants | Per-Pupil Grant Effective 01-16 | Est. State Base Grant | Est. Add'l. State Grant | Est. Total State Grant (50%) | Est. Local Match (50%) | Project Total (100%) |
|---|---|---|---|---|---|---|---|---|---|
| **Total Pupil Eligbility** | **2634** | | **2634** | **$14,311-$29,881** | **$ 40,084,656** | **$ -** | **$ 40,084,656** | **$ 40,084,656** | **$80,169,312** |
| **Project** | | | | | | | | | |
| 14-Classroom Building, Santa Maria High* | 378 | 56 | 434 | $ 14,311 | $ 5,409,558 | $ 801,416 | $ 6,210,974 | $ 6,210,974 | $12,421,948 |
| Performing Arts Center, Pioneer Valley High ** | 108 | 91 | 199 | $ 14,311 | $ 1,545,588 | $ 1,302,301 | $ 2,847,889 | $ 2,847,889 | $ 5,695,778 |
| 38 Classroom Building, Righetti High *** | 1026 | 0 | 1026 | $ 14,311 | $ 14,683,086 | $ - | $ 14,683,086 | $ 14,683,086 | $29,366,172 |
| CTE Center/ Ag Farm*** | 270 | 60 | 330 | $ 14,311 | $ 3,863,970 | $ 858,660 | $ 4,722,630 | $ 4,722,630 | $ 9,445,260 |
| **Total** | **1782** | **207** | **1989** | **$ 14,311** | **$ 25,502,202** | **$ 2,962,377** | **$ 28,464,579** | **$ 28,464,579** | **$56,929,158** |
| **Total Grants Remaining** | | | **645** | **$14,311-$29,881** | **$ 11,620,077** | **$ -** | **$ 11,620,077** | **$ 11,620,077** | **$23,240,154** |

**In current dollars*. Sources: Santa Maria Joint Union High School District, OPSC

Based on the current status of the State aid program funding, the district has elected to construct eligible projects from available local funds and to seek reimbursement for such projects as additional funding for State grants becomes available. Once all applications are submitted, processed and funded, it is anticipated that the District would receive State funding on a lump sum, per-project reimbursement basis. As demonstrated above, it is anticipated the District would be eligible to receive approximately $28.5 million in State reimbursements which could be applied to fund outstanding projects.

The remaining 645 new construction, per-pupil grants are estimated to garner $9.2 million in State base grants, plus an additional $2.4 million for special day class pupils for a total of $11.6 million. These grants are proposed to be applied towards the reconstruction of the Santa Maria High school campus improvements as shown in Table 13. Coupled with anticipated State grant reimbursements of approximately $28.5 million, an anticipated total of $40.1 million in new construction grant funding is projected to be available for next phase improvements. These funds, however, require a local match in order to be secured.

### Table 13: Remaining State New Construction Eligibility

| Project | Base Grants | Additional Grants | Total Grants | Per-Pupil Grant Effective 01-16 | Est. State Base Grant | Est. Add'l. State Grant | Est. Total State Grant (50%) | Est. Local Match (50%) | Project Total (100%) |
|---|---|---|---|---|---|---|---|---|---|
| Santa Maria High | 645 | 0 | 645 | $14,311-$29,881 | $ 11,620,077 | $ - | $ 11,620,077 | $ 11,620,077 | $23,240,154 |
| **Total** | **645** | **0** | **645** | **$14,311-$29,881** | **$ 11,620,077** | **$ -** | **$ 11,620,077** | **$ 11,620,077** | **$23,240,154** |
| **Total Grants Remaining** | | | **0** | **$ -** | **$ -** | **$ -** | **$ -** | **$ -** | **$ -** |

*In current dollars*. Sources: Santa Maria Joint Union High School District, OPSC

### 3.2.3 COMBINED STATE GRANT ELIGIBILITY

As stated earlier, the District has remaining State eligibility for modernization and new construction grants. Table 14 provides a summary of the combined eligibility for modernization and new construction. In total, approximately $24.2 million in State aid grants has been identified. The majority, $12.6 million, is from State modernization grants for portable facilities that will reach their 20 year eligibility during the term of the next phase improvements and are currently in place at Righetti (36), Pioneer Valley (13) and Santa Maria (34) high schools. To receive these funds, the District will need to provide a local match of approximately $8.4 million. The balance in eligibility is for new construction grants of approximately $11.6 million which will require an equal local match amount from the district. Matching State grants will require local sources such as developer fees and general obligation bonds to provide the local match requirement of approximately $20.0 million.

**Table 14: Combined Remaining State Eligibility for Modernization and New Construction**

| | New Construction | | | | | |
|---|---|---|---|---|---|---|
| **Project** | **Pupil Grants** | **Total Grants** | **Per-Pupil Grant Effective 01-16** | **Est. Total State Grant (50%)** | **Est. Local Match (50%)** | **Project Total (100%)** |
| Santa Maria High | 645 | 645 | $14,311-$29,881 | $ 11,620,077 | $ 11,620,077 | $ 23,240,154 |
| **Subtotal** | **645** | **645** | | **$ 11,620,077** | **$ 11,620,077** | **$ 23,240,154** |

| | Modernization | | | | | |
|---|---|---|---|---|---|---|
| **Project** | **# of Portable Classrooms** | **Total Grants** | **Per-Pupil Grant Effective 01-16** | **Est. Total State Grant (60%)** | **Est. Local Match (40%)** | **Project Total (100%)** |
| Righetti High | 36 | 972 | $5,607 | $5,450,004 | $3,633,336 | $9,083,340 |
| Pinoneer Valley High | 13 | 351 | $5,607 | $1,968,057 | $1,312,038 | $3,280,095 |
| Santa Maria High | 34 | 918 | $5,607 | $5,147,226 | $3,431,484 | $8,578,710 |
| **Subtotal** | **83** | **2241** | | **$ 12,565,287** | **$ 8,376,858** | **$ 20,942,145** |
| **Total** | | | | **$24,185,364** | **$19,996,935** | **$44,182,299** |

*In current dollars*. Sources: Santa Maria Joint Union High School District, OPSC

## 3.4 LOCAL DEVELOPER FEES

Developer fees levied on new residential and commercial construction in a school district attendance area are permissible under the state Education Code, Section 17620. The purpose of these fees is to offset the student enrollment impact that would be generated by new development. Fees may be used to fund the construction of new school facilities, the modernization of existing facilities, or the reopening of closed facilities. The code also permits an inflation-based increase in developer fees every two years based on changes in the Class B construction index. There are three levels of Developer Fees that can be assessed:

- Level 1 fees are established by statute and adjusted by the State Allocation Board and is currently $3.48 per square foot of residential development and $0.56 per square foot of commercial and industrial development
- Level 2 fees constitute up to 50% of the State allowed cost for construction and sites, if the school district meets specified eligibility tests and assumes that the will State pay for the other 50% of cost through the SFP
- Level 3 fees are the same as Level 2, but include the State's 50% share as well, but only when the State declares it is out of funds for new construction

A district justification study must be completed in order to levy Level 1 or Level 2 fees and in the event that the State declares that it is out of new construction state grant funds, Level 2 fees will automatically adjust to Level 3. In March 2016, the District adopted a School Facilities Needs Analysis prepared by SchoolWorks, Inc. that established the justification for collecting Level 1 fees at the adjusted level of $3.48 per square foot of residential construction and $0.56 per square foot of commercial or industrial construction. However, the District is permitted to claim only a portion of the total allowable fee, equal to their share of grade levels served. As a high school district, Santa Maria JUHSD can claim the 4/13ths of the total fees, with the remainder distributed to feeder elementary school districts. Hence, for each square foot of new residential construction, the District may claim $1.07.

However, in April 2016, the District adopted a School Facilities Needs Analysis, also prepared by SchoolWorks, Inc., which established the District's ability to levy Level 2 fees at a rate of $2.23 for its share of projected impact from new residential development. In the event that a new State bond authorization for the SFP fails to garner sufficient support and the State enacts Level 3 fees, the District's Level 2 fee would increase to $4.46 per square foot.

Using available County and local data, the Study estimates that an additional 1,580 residential homes at an average of 1,890 square feet will be built in the District over the next 5 years. The study asserts that 296 new high-school aged students will be generated in this time frame, using the student generation factor of 0.1876 pupils per house.

From this data, SchoolWorks calculated the anticipated revenue from developer fees for these 1,580 units from 2016 through 2021: At 1,890 square feet each, total residential development in the District would equal 2,986,200 square feet. Multiplied by $2.23 (the current Level 2 developer fee per square foot), this amounts to $6,659,226 in developer fees by 2021. The District is required to complete an annual update to the Level 2 Study in order to continue collecting Level 2 fees during this period.

At the beginning of Phase 1 of the Program (July 1, 2014), the District had a fund balance in its Developer account of $964,500. To date the District has received $2.4 million in Developer Fees, totaling approximately $3.3 million of the $3.6 million in developer fees anticipated for use in Phase 1 with two months of receipts remaining. Considering the overlapping timeframe of the annual updates to the Level 2 Study, it would be appropriate to debit the fees collected to date against the $6.7 million in projected Developer Fee revenues. This would leave approximately $4.3 million to be allocated to next phase of the proposed Program improvements.

The $4.3 million in anticipated developer fee revenue is much less than the required $17.6 million local match required to secure the identified State matching grants for modernization and new construction and is not sufficient enough to fund the next phase of proposed projects. Another source of local funding must be identified to meet the match requirement and fully implement the Program.

## 3.5 GENERAL OBLIGATION BONDS

In order to make up the identified shortfall from available State grants and developer fees, the District may consider the use of general obligation bonds. General obligation bonds are the most widely used and efficient method of financing school facility improvements in California. More than 600 school districts in the state have issued G.O. bonds to finance necessary improvements. These bonds are secured by an annual levy on all taxable parcels within the boundaries of a school district. The levy is based on the assessed value of a parcel as determined by the county, pursuant to Proposition 13. Traditionally, G.O. bonds carry far lower interest and issuance costs than other financing options. Buyers of most California school bonds receive an exemption from state and federal taxes on the interest portion of the bonds purchased, allowing for a lower rate of interest to a district to finance improvements over time.

The District has used G.O. bonds previously to fund major school facility improvements and has been successful in making use of public financing options and garnering community support to improve school facilities. To date, the District has issued all of its authorized bonds and has no remaining bond authorization from its previous bond programs.

### 3.5.1 ASSESSED VALUATION

The establishment of a G.O. bond program is highly dependent on the assessed valuation of a school district and State requirements. Assessed valuation serves as the basis for the District's ability to issue and repay G.O. bonds through the levy of an annual tax on all taxable property. Total assessed valuation and its rate of growth in combination with market conditions typically determine the structure of a G.O. bond program and influences the size and timing of bond sales. The District's assessed valuation is determined each year by the County Assessor and equalized by the County Auditor-Controller. Table 15 demonstrates the existing assessed valuation for the District and the historical pattern of growth since 2002. During this period, the District received substantial annual increases in assessed valuation up until 2008, resulting in total assessed valuation nearly doubling from fiscal year 2002.

Beginning in 2009, assessed value growth slowed, actually declined by approximately 3.14% overall from fiscal year 2009 through 2010, and began to increase thereafter in fiscal year 2011. The District's 10-year and 15-year annual growth in assessed valuation averaged 3.43% and 5.56%, respectively and 3.23% over the last 5-year period. Prior to the Great Recession, the District's average annual growth rate was 10.68% from fiscal 2001 through 2008. County data shows the District's assessed valuation increased by approximately $640 million in FY 2015-16, a 5.20% increase from the prior year.

**Table 15: Historical Assessed Value**

| Year | Total | % Change |
|---|---|---|
| 2001-02 | $6,175,466,301 | |
| 2002-03 | $6,619,512,564 | 7.19% |
| 2003-04 | $7,232,731,738 | 9.26% |
| 2004-05 | $8,083,327,238 | 11.76% |
| 2005-06 | $9,322,627,058 | 15.33% |
| 2006-07 | $10,549,246,604 | 13.16% |
| 2007-08 | $11,327,913,388 | 7.38% |
| 2008-09 | $11,301,842,676 | -0.23% |
| 2009-10 | $10,971,708,827 | -2.92% |
| 2010-11 | $11,055,236,700 | 0.76% |
| 2011-12 | $11,257,304,344 | 1.83% |
| 2012-13 | $11,453,441,156 | 1.74% |
| 2013-14 | $11,713,432,612 | 2.27% |
| 2014-15 | $12,309,305,008 | 5.09% |
| 2015-16 | $12,949,471,442 | 5.20% |
| **5-yr Avg. Annual Growth** | | **3.23%** |
| **10-yr Avg. Annual Growth** | | **3.43%** |
| **15-yr Avg. Annual Growth** | | **5.56%** |

* Sources: California Municipal Statistics, Santa Barbara Count, San Luis Obispo County

### 3.5.2 DISTRICT DEBT LIMIT

Education Code 15102, limits the amount of outstanding principal bonded indebtedness a school district may have outstanding when considering the sale of additional G.O. bonds. For a high school district, bonded indebtedness cannot exceed 1.25% of the District's total assessed valuation at the time bonds are to be sold. School districts can petition the State Board of Education to increase this limit on a case by cases basis.

Table 16 shows the District's bonding capacity based on the assessed valuation for fiscal year 2015-16. The District's gross bonding capacity is calculated to be approximately $161.9 million. There is approximately $87.5 million at this time in outstanding bond principal, equal to approximately 54.09% of the District's total bonding capacity. This leaves a net bonding capacity for additional debt at this time of approximately $74.3 million that could be issued immediately, if available.

The District's net bonding capacity is expected to grow as assessed values in the District increase and as outstanding principal from the District's previous outstanding bonds is repaid annually. Should the District opt for a new bond authorization from voters, estimated bond sales would occur overtime, based on projected growth in Districtwide assessed value. Issuing bonds over time allows growth in assessed value between bond issuances so that bond repayments can be maintained at a more affordable level. It also

provides for the repayment of outstanding bond principal. In combination, this also allows for the District's net bonding capacity to continue to increase over time.

**Table 16: Bonding Capacity Analysis**

| **Debt Limitation** | |
|---|---|
| Total Assessed Valuation | $12,949,471,442 |
| Applicable Bond Debt Limit | 1.25% |
| Bonding Capacity | $161,868,393 |
| Outstanding Bonded Indebtedness | $87,549,254 |
| **Net Bonding Capacity** | **$74,319,139** |
| Percent of Capacity Currently Used | 54.09% |

* Sources: California Municipal Statistics, Santa Maria Joint Union High School District, EMMA

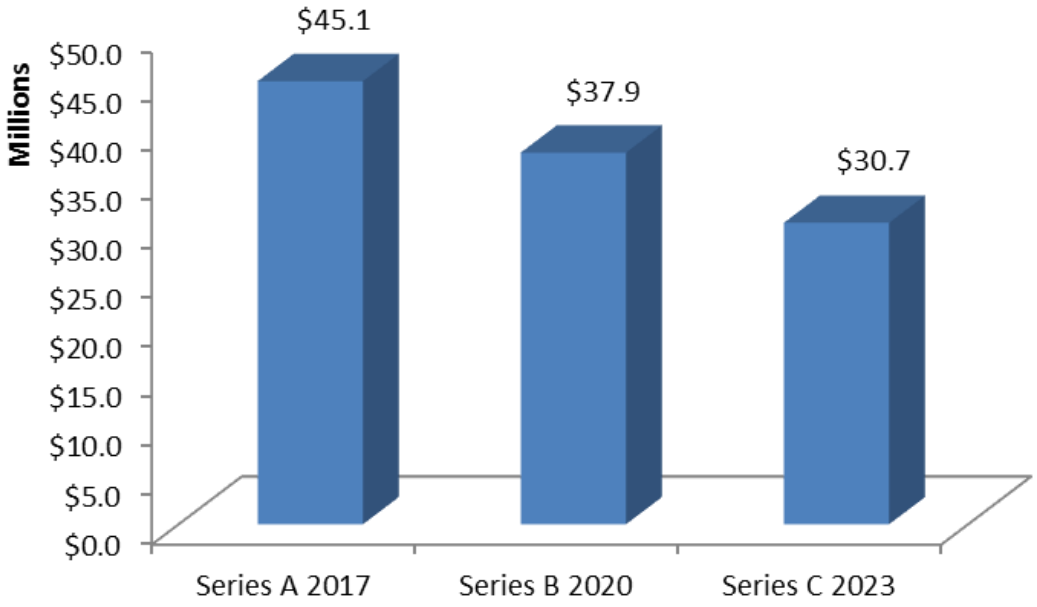
### 3.5.3 ESTIMATED ADDITIONAL BOND PROCEEDS REQUIRED

Proposition 39 authorizes school districts to issue new bonds upon a 55% affirmative vote by the local electorate in a regularly scheduled election. For a high school district, the maximum tax rate to be levied at the time bonds are sold must not exceed $30 per $100,000 of assessed value. In addition, districts must agree to be subject to certain conditions, including the establishment of a project list, an independent citizens' oversight committee, and annual performance and financial audits. The District has a history of conducting Proposition 39 elections and issuing bonds consistent with these requirements.

Based on the proposed next phase improvements, there is a need to issue approximately $113.7 million in general obligation bonds to meet the local match requirement for State facility grants, fund the net shortfall from developer fee revenue and meet the total amount required for proposed improvements. Should the Board elect to proceed with a new Proposition 39 bond measure, Figure 13 demonstrates a projected bond sales program over time. Assuming that the District's assessed valuation grows at an annual average of 4% and that the District implements the maximum tax rate of $30 per $100,000 of assessed value allowed by Proposition 39, the District could generate approximately $113.7 million in bond proceeds over time at prevailing market rates and conditions assuming a 25 year term per bond.

In the projection below, bond series are structured to allow projected assessed valuation growth between bond issuances so that required tax rates for bond repayments stay within the estimated Proposition 39 rate of $30 per $100,000 of assessed valuation. Recognizing that prevailing law and market conditions may change over time, the first bond series is estimated to generate approximately $45.1 million with a second bond series to be issued in 2020 for a projected total of $83.0 million during the first 5 year period. The following series is expected to be available for funding in 2023 or as needed thereafter to fund required project improvements.

**Figure 13: Estimated Bond Proceeds**




Source: CFW, Inc.

SECTION 4

# MASTER BUDGET & SCHEDULE

The proposed MSIP improvements are proposed to be finance through a combination of State and local resources. State reimbursements from prior completed improvement projects and remaining eligibility for new construction and modernization pupil grants have been identified and applications submitted where possible. Anticipated collections from local developer fees have been considered. The impact of local residential and commercial development continues to be monitored by the District and required developer have been levied pursuant to State law and are projected to be collected on an ongoing basis. Additional voter approval is required to meet the local match requirements for State modernization and new construction grants beyond those provided by local developer fees and to provide for the balance of proposed improvements.

A Master Program Budget has been prepared based on anticipated project costs, including both hard and soft costs. Hard costs are the direct costs of construction, including materials, equipment, and labor. Soft costs consist of all non-construction costs that support or guide the construction work; these include professional fees, permits, consulting services, and administrative costs, among many others. For the purpose of designing a master budget, an "all-in" tally of costs has been prepared.

The following section provides a Proposed Sources and Uses Statement of anticipated funds and a Master Budget and Schedule of proposed improvements for consideration of the Board. As is the practice of the District, it is anticipated that these elements will be reviewed on an ongoing basis by staff and subject to a six month review by the Board to evaluate progress and to make adjustments as may be deemed necessary.

## 4.1 SUMMARY OF PROPOSED SOURCES AND USES

Table 17 shows the projected Sources and Uses of Funds to implement next phase improvements. It is anticipated that the District will require, approximately $170.7 million to complete the proposed projects. These improvements include the reconstruction of Santa Maria High, the construction of a new practice gym and performance facility at Righetti High, the upgrade of all district permanent classrooms into 21st century facilities, removal of all portable classrooms at the district's older sites, and an allowance for additional classrooms should enrollment increase significantly in the years ahead. A Program Reserve is also funded to provide for changes in the scope of the Program and as a contingency for unforeseen conditions and project requirements, particularly given the age and composition of the district's older campuses.

As contemplated, it is anticipated that the District will receive approximately $28.5 million in State reimbursements from the completion of projects currently underway and an additional $24.2 million in

further new construction and modernization matching grants for a total of $52.7 million from the SFP. Another $4.3 million in Developer Fees is projected to be available from collection of local developer fees during the timeframe of construction. A new general obligation bond is recommended to meet the anticipated shortfall of approximately $113.7 million to be issued over time as required by the construction schedule and available financial and economic market conditions. If for any reason the State School Facilities Program is not replenished or the SFP is changed in such a way that the District is unable to utilize its existing eligibility, the proposed bond program would allow the District to complete a majority of the proposed projects from local funds as determined by the Board.

**Table 17: Summary of Proposed Sources and Uses Statement**

| **Sources** | | |
|---|---|---|
| New G.O. Bond Authorization | | |
| Series A | $ | 45,127,786 |
| Series B | $ | 37,851,331 |
| Series C | $ | 30,702,261 |
| **Subtotal of G.O. Bonds** | **$** | **113,681,377** |
| Existing Building Fund Balance | $ | - |
| Existing State Aid Reimbursements | $ | 28,464,579 |
| Existing Deferred Maintenance | $ | - |
| Estimated Projected State Aid Receipts | $ | 24,185,364 |
| Estimated Projected Developer Fee Receipts | $ | 4,384,000 |
| **Subtotal of Other Sources** | **$** | **57,033,943** |
| **Estimated Total Funds** | **$** | **170,715,320** |

| **Uses** | | |
|---|---|---|
| Righetti High | $ | 31,593,477 |
| Pioneer Valley High | $ | 8,028,428 |
| Santa Maria High | $ | 70,466,034 |
| Delta High | $ | - |
| CTE/Ag Farm | $ | 3,178,571 |
| Additional Classrooms | $ | 34,003,822 |
| **Subtotal of Proposed Improvements** | $ | 147,270,332 |
| **Program Reserve (15%)** | $ | 23,444,988 |
| **Estimated Total Uses** | **$** | **170,715,320** |

Source: CFW, Inc.

## 4.2 PROPOSED MASTER BUDGET AND SCHEDULE

Table 18 provides the next phase Master Budget and Schedule of proposed improvements that are currently scheduled to begin in early 2017 and to continue through 2024. Because all high school sites are required to remain in full operation during the period of improvement, almost all school site improvements will need to be undertaken and completed in a phased manner. Efforts will be undertaken to minimize the cost of interim facilities by utilizing available portable and permanent classrooms to house students until such time as the proposed facilities are completed. The goal is to provide capacity and minimize the amount of disruption required while staying on budget and schedule.

The reconfiguration and reconstruction of the Santa Maria High campus is anticipated to begin in fiscal year 2017 with design and conclude all phase construction by the end of 2024. The initial focus is to relocate impacted uses and construct a new 48 classroom building with the realignment of the Morrison Street entrance and required main area parking. Partial field and parking improvements are also planned for the eastern portion of the site. As capacity is made available from the construction of new classrooms and remaining portable classrooms, repurposing and modernization of remaining buildings will be undertaken, including Pope Auditorium. Once these are completed, remaining portables will be removed and field and support facilities completed.

Once the new Righetti 38 classroom facility is completed, additional available space will have been created to initiate the phased upgrading and modernization of existing permanent classrooms at the Righetti High School site. It is anticipated that classroom and library upgrades will be done in phases until completion at which time the remaining portable classrooms will be removed and the existing parking area expanded. New construction projects associated with the new practice gym and performance space are proposed to follow. All phases will end with the planned improvements to the existing and proposed play areas and fields. Overall a 5 year implementation horizon is anticipated once design begins.

Pioneer Valley improvements are proposed to be undertaken on a similar timeline and center on providing upgrades to existing digital infrastructure and existing interior classroom areas. Given its more recent construction, these improvements are anticipated to be less intrusive to the academic environment than planned work at the other sites. Therefore, it is anticipated that this work can be accommodated by taking advantage of available space (e.g. the 5 classrooms in the 500 building) and additional periods when the academic program is not in session.

Efforts will be made to integrate the remaining CTE/Ag Farm improvements to the work already underway or to add them to the existing schedule of work with an expected date of completion of fiscal year 2019. Additional classroom construction is anticipated to be undertaken as needed and as enrollment increases in the future.

The report is made possible through collaboration with the District, its staff and the various individuals involved in the assessment and compilation of this report. More importantly, the report is the result of numerous workshops with the Board of Trustees that provided invaluable input and direction.

## Table 18: Master Budget and Schedule

| | | |
|---|---|---|
| **Santa Maria (2017-2022)** | **Reconfiguration & New Construction** | |
| | Construct 48 Classroom Building / Admin | |
| | Construct Morrison Ave. Entrance / Main Parking Lot | |
| | Reconfigure and Upgrade Field / Plaza | |
| | **Modernization & Upgrade** | |
| | Reconfigure & Modernize Classrooms | |
| | Modernize Pope Auditorium | |
| | Remove Portables | |
| | Reconfigure & Upgrade Play Areas & Fields | |
| | **Subtotal:** | **$ 70,466,034** |
| **Righetti (2017-2022)** | **Modernization & Upgrade** | |
| | Modernize Existing Classrooms / Library | |
| | Upgrade Playfields | |
| | Remove Portables / Expand Parking | |
| | **New Construction** | |
| | Construct Practice Gym | |
| | Construct Performance Space | |
| | Upgrade Play Areas & Fields | |
| | **Subtotal:** | **$ 31,593,477** |
| **Pioneer Valley (2017-2022)** | **Modernization & Upgrade** | |
| | Modernize Classrooms | |
| | Upgrade IT Infrastructure | |
| | **Subtotal:** | **$ 8,028,428** |
| **CTE / Ag Farm (2017-2019)** | **New Construction** | |
| | Construct Ag Pavilion | |
| | **Subtotal:** | **$ 3,178,571** |
| **Future Capacity (2022-2025)** | **New Construction** | |
| | Construct Additional Classroom Building (As Needed) | |
| | **Subtotal:** | **$ 34,003,822** |
| | **Total: $** | **$ 147,270,332** |
| | **Program Reserve:** | **$ 23,444,988** |
| | **Grand Total:** | **$ 170,715,320** |

Source: CFW, Inc.

In summary, approximately $170.7 million in proposed improvements are anticipated to be implemented over a 7 year period. Coupled with Phase 1 improvements currently underway, the next phase improvements should complete the district's vision of providing 21st century learning environments to accommodate the District's academic initiatives to increase academic achievement and better provide career and college opportunities for all students served by the District and its four high schools.

SECTION 5

# RECOMMENDATIONS

## 5.1 OVERVIEW

It is recommended that the Board:

- Accept and adopt this report
- Take all actions to implement the proposed program