



GRIDLEY HIGH SCHOOL

## FACILITIES PLANNING ASSESSMENT



GRIDLEY UNIFIED  
SCHOOL DISTRICT  
2020



Facility Problem Solvers



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# **SECTION 1**

# **EXECUTIVE SUMMARY**



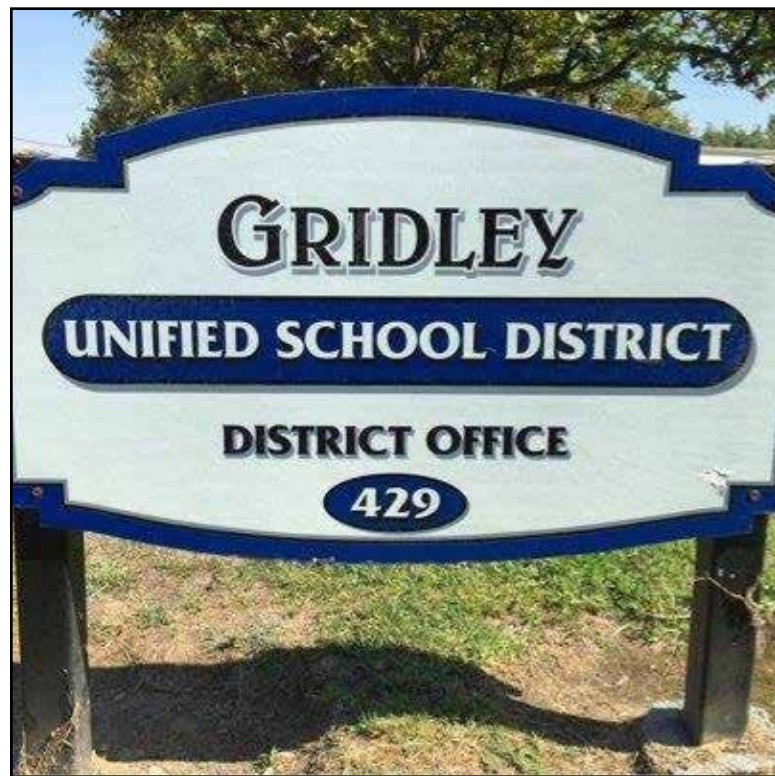
## ABOUT THE DISTRICT

### ABOUT OUR DISTRICT

The Gridley Unified School District (GUSD) is located in the small, rural community of Gridley, California, approximately 90 minutes north of Sacramento in the central valley. The district serves approximately 2000 students in 5 schools; McKinley Primary School (K-1), Woodrow Wilson School (2-5), Sycamore Middle School (6-8), Gridley High School (9-12) and Esperanza (Alternative Education).

### GRIDLEY UNIFIED MISSION

The Gridley Schools are dedicated to ensuring a quality education in a safe, nurturing environment that produces responsible, compassionate individuals by providing a relevant curriculum enabling all students to become productive citizens strengthened by the small town quality of life.



The District has recognized a need to develop a facilities improvement program to repair and modernize its school facilities and infrastructure at Gridley High School. In February 2020, the District retained SchoolWorks, Inc. to evaluate the campus.

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

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

Proposed preliminary estimates and support budgets are based upon the 2020 costs for constructing public works in the region and do not take into account escalation or inflation costs.

The District should keep in mind all costs identified in the assessment are preliminary and not based on design or scope of work variances. It is recommended the District consult with the architect and project manager before finalizing any construction budgets.

### ACKNOWLEDGMENTS

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

Eric Waterbury- President GUSD Board of Trustees

Art Cota- GUSD Board of Trustees Member

Lena Sannar- GUSD Board of Trustees Member

Jordan Reeves-Superintendent

Heather Naylor- CBO

Justin Kern- Principal Gridley HS

Rikki-Lee Burreesch –Asst Principal Gridley HS

Rick Huston- Interim MOT Director

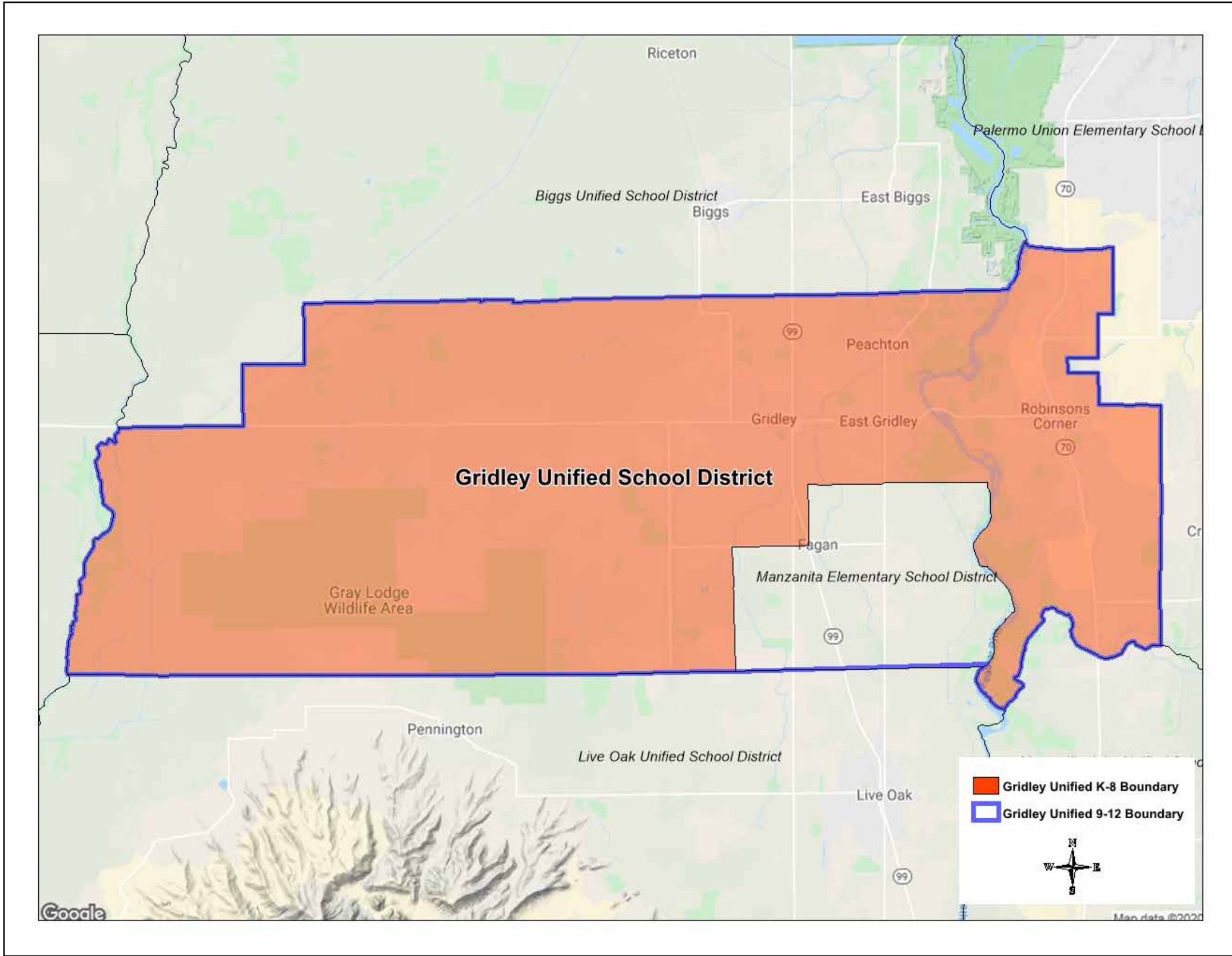
Kim Parks- Incoming MOT Director (effective March 9, 2020)

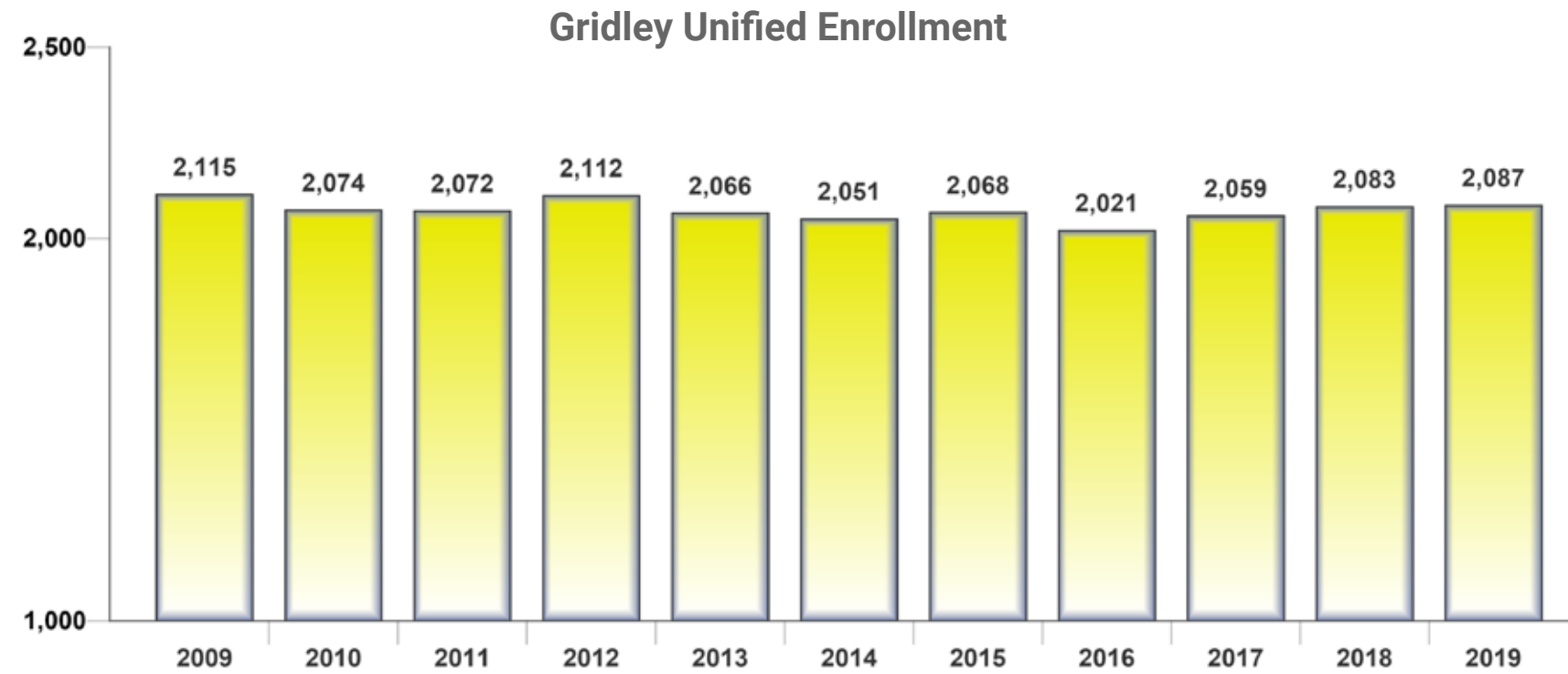
Diane Wilkerson- Community Member

Carl & Susan Schohr- Community Members

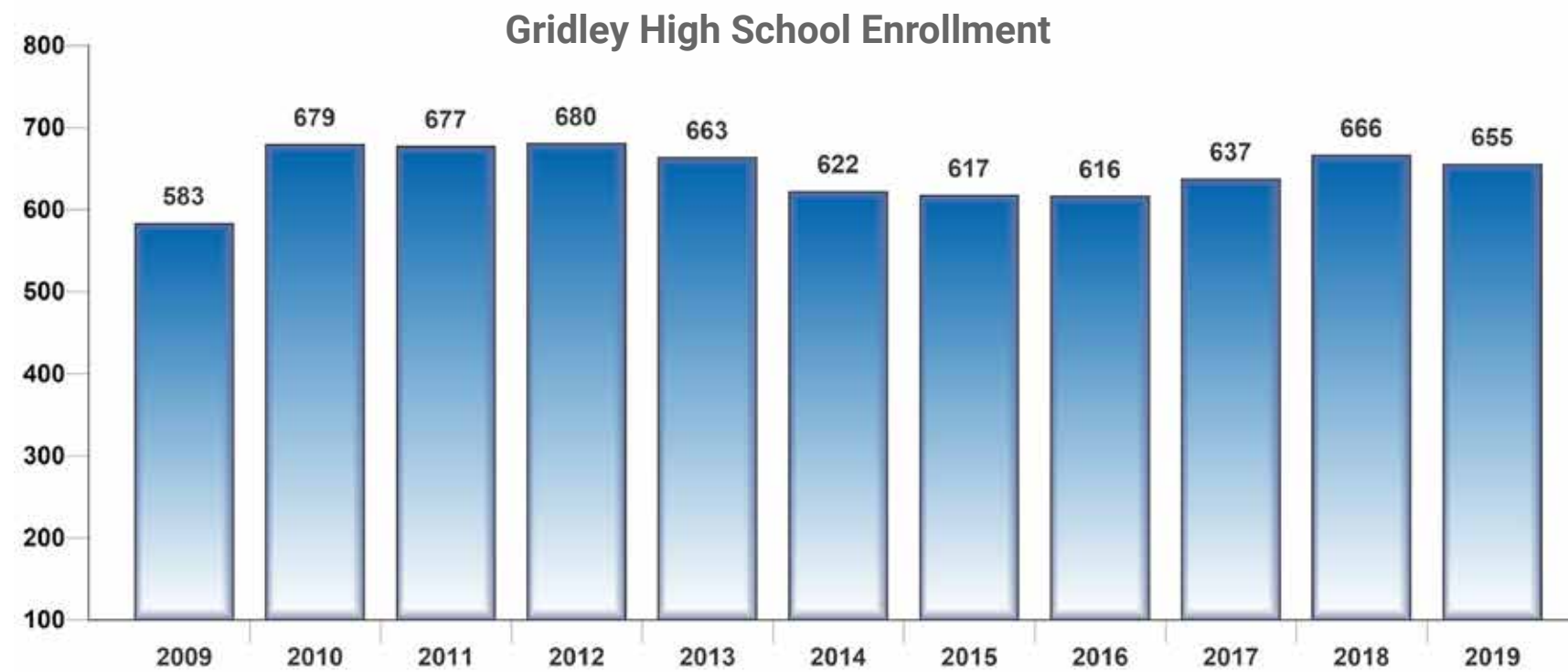


**DISTRICT MAP**





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



## FINDINGS AND OBSERVATIONS

The Facilities Planning Assessment (FPA) has identified a total of **\$29,824,730** in facilities improvement projects. This includes **\$11,670,230** for modernization and improvement of existing facilities, and **\$18,154,500** in potential future new construction projects.

District administration and leadership should be recognized for their continued efforts to fund facility improvement projects by utilizing all available facility funding sources. The Maintenance and Operations staff should be complimented on the overall condition of the school sites particularly given the scarcity of dedicated funding over the last decade and the age of facilities.

The FPA is meant to serve as a dynamic planning document ensuring the Gridley Unified school facilities are able to meet the growing needs of the community and surrounding areas for years to come.

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

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

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

The new facilities summary provides an overview of potential future master planned projects on campus. This can include identifying new facilities to accommodate growth, technology, changes in educational specifications, replacing existing facilities that can no longer provide a safe or functional educational experience for students and staff, or building facilities that are entirely absent from a campus altogether. Preliminary cost estimates for new facilities are based on a per square foot calculation and are not based on a particular design.



GRIDLEY HIGH SCHOOL	
FACILITIES ASSESSMENT	
Modernization Category	Cost
Utilities (Gas, Water, Sewer, Drainage)	\$195,000
Security & Safety	\$663,000
ADA compliance (excluding restrooms)	\$435,500
Outdoor Facilities	\$3,876,600
Roofing	\$1,892,020
HVAC	\$273,000
Exterior Upgrades	\$773,500
Instructional Spaces Interior Upgrades	\$2,663,310
Restroom Interior Upgrades	\$227,500
Library Interior Upgrades	\$462,800
Other Interior Spaces Upgrades	\$208,000
<b>Total Modernization</b>	<b>\$11,670,230</b>
New Construction Category	Cost
Replace rooms (309, 310, 311) and adjacent portables (209, 211) with new construction building	\$3,685,500
Replace 500 Wing portables (502, 504, 506, 508, 510) and 603 portable with permanent construction classroom wing building	\$4,914,000
Replace lockers/team rooms, weight room, PE classroom, and add public restrooms in new construction building	\$9,555,000
<b>Total New Construction</b>	<b>\$18,154,500</b>
<b>TOTAL FACILITIES ASSESSMENT</b>	<b>\$29,824,730</b>

Details of preliminary cost estimates are provided in Section 3, Facilities Assessment.

The goals and priorities of the Gridley Unified facilities improvement program are to create a 21st century educational experience for all students, teachers, staff and members of the community of Gridley.

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

**Future Facilities Projects: (Dependent on available funding)**

- Modernize existing facilities
  - Replace Roofing
  - HVAC
  - ADA Compliance
  - Upgrade Instructional Spaces including Flooring, Paint, Casework, Electrical, Technology.
  - Upgrade Library
  - Modernize Outdoor Athletic Facilities including Bleachers, Restrooms, Concessions, Lighting and ADA Compliance
- Future new construction
  - Replace the 500 wing with new construction
  - Replace locker/team rooms, weight room with new construction
  - Replace the 300 building and portables 209, 211 with new construction



**MODERNIZATION ELIGIBILITY ESTIMATE**

<b>Gridley Unified Modernization Eligibility Analysis</b>								
<b><u>State Match (60%)</u></b>	<b><u>2020</u></b>	<b><u>2021</u></b>	<b><u>2022</u></b>	<b><u>2023</u></b>	<b><u>2024</u></b>	<b><u>2025</u></b>	<b><u>2026</u></b>	<b><u>2027</u></b>
Gridley High	\$4,623,916	\$4,623,916	\$4,623,916	\$4,623,916	\$4,623,916	\$4,623,916	\$4,623,916	\$4,623,916
<b>Totals</b>	<b>\$4,623,916</b>	<b>\$4,623,916</b>	<b>\$4,623,916</b>	<b>\$4,623,916</b>	<b>\$4,623,916</b>	<b>\$4,623,916</b>	<b>\$4,623,916</b>	<b>\$4,623,916</b>
<b><u>Local Match (40%)</u></b>	<b><u>2020</u></b>	<b><u>2021</u></b>	<b><u>2022</u></b>	<b><u>2023</u></b>	<b><u>2024</u></b>	<b><u>2025</u></b>	<b><u>2026</u></b>	<b><u>2027</u></b>
Gridley High	\$3,082,611	\$3,082,611	\$3,082,611	\$3,082,611	\$3,082,611	\$3,082,611	\$3,082,611	\$3,082,611
<b>Totals</b>	<b>\$3,082,611</b>	<b>\$3,082,611</b>	<b>\$3,082,611</b>	<b>\$3,082,611</b>	<b>\$3,082,611</b>	<b>\$3,082,611</b>	<b>\$3,082,611</b>	<b>\$3,082,611</b>
<b><u>Project Totals</u></b>	<b><u>2020</u></b>	<b><u>2021</u></b>	<b><u>2022</u></b>	<b><u>2023</u></b>	<b><u>2024</u></b>	<b><u>2025</u></b>	<b><u>2026</u></b>	<b><u>2027</u></b>
Gridley High	\$7,706,527	\$7,706,527	\$7,706,527	\$7,706,527	\$7,706,527	\$7,706,527	\$7,706,527	\$7,706,527
<b>Totals</b>	<b>\$7,706,527</b>	<b>\$7,706,527</b>	<b>\$7,706,527</b>	<b>\$7,706,527</b>	<b>\$7,706,527</b>	<b>\$7,706,527</b>	<b>\$7,706,527</b>	<b>\$7,706,527</b>

Based on preliminary estimates, the District may be eligible for **\$7,706,527** in State modernization funding.

Under the current State Facilities Building Program, the State share is (60%) of the eligible project amount. The District would need to come up with a local share amount (40%) of approximately **\$3,082,611** to request State funding.

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

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



# **SECTION 2**

# **FUNDING SOURCES**



## FACILITIES FUNDING SOURCES

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

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

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

### STATE FUNDING OPTIONS

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

### LOCAL FUNDING OPTIONS

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

### OTHER FUNDING OPTIONS

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



**MODERNIZATION (60% STATE FUNDING)**

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

**MODERNIZATION PROJECTS**

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

**WHAT DOES THE PROGRAM FUND?**

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



## STATE HARDSHIP

### FINANCIAL HARDSHIP (UP TO 100% STATE FUNDING)

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

### PREREQUISITES FOR FINANCIAL HARDSHIP

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

### FACILITY HARDSHIP (50-60% STATE FUNDING)

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

### FACILITY HARDSHIP PROJECTS

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



**NEW CONSTRUCTION (50% STATE FUNDING)**

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

**NEW CONSTRUCTION PROJECTS**

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

**WHAT DOES THE PROGRAM FUND?**

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

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



## DEVELOPER FEES

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

### WHO SHOULD COLLECT DEVELOPER FEES?

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

### CURRENT LEVEL 1 AMOUNTS

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

### USE OF LEVEL 1 DEVELOPER FEES

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



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

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

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

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

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

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

#### ADVANTAGES OF G.O. BONDS ARE:

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



## CERTIFICATES OF PARTICIPATION

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

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

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

### THE ADVANTAGES OF COPs ARE:

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



**LCAP (Local Control Accountability Plan)**

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



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# **SECTION 3**

# **SCHOOL ASSESSMENT**





**Gridley High School**

300 E. Spruce Street

530.846.4791

Grades 9-12





### **GRIDLEY HIGH SCHOOL VISION**

Empowering students to be successful in college and career readiness through academic, technological, and social experiences.

### **GRIDLEY HIGH SCHOOL MISSION**

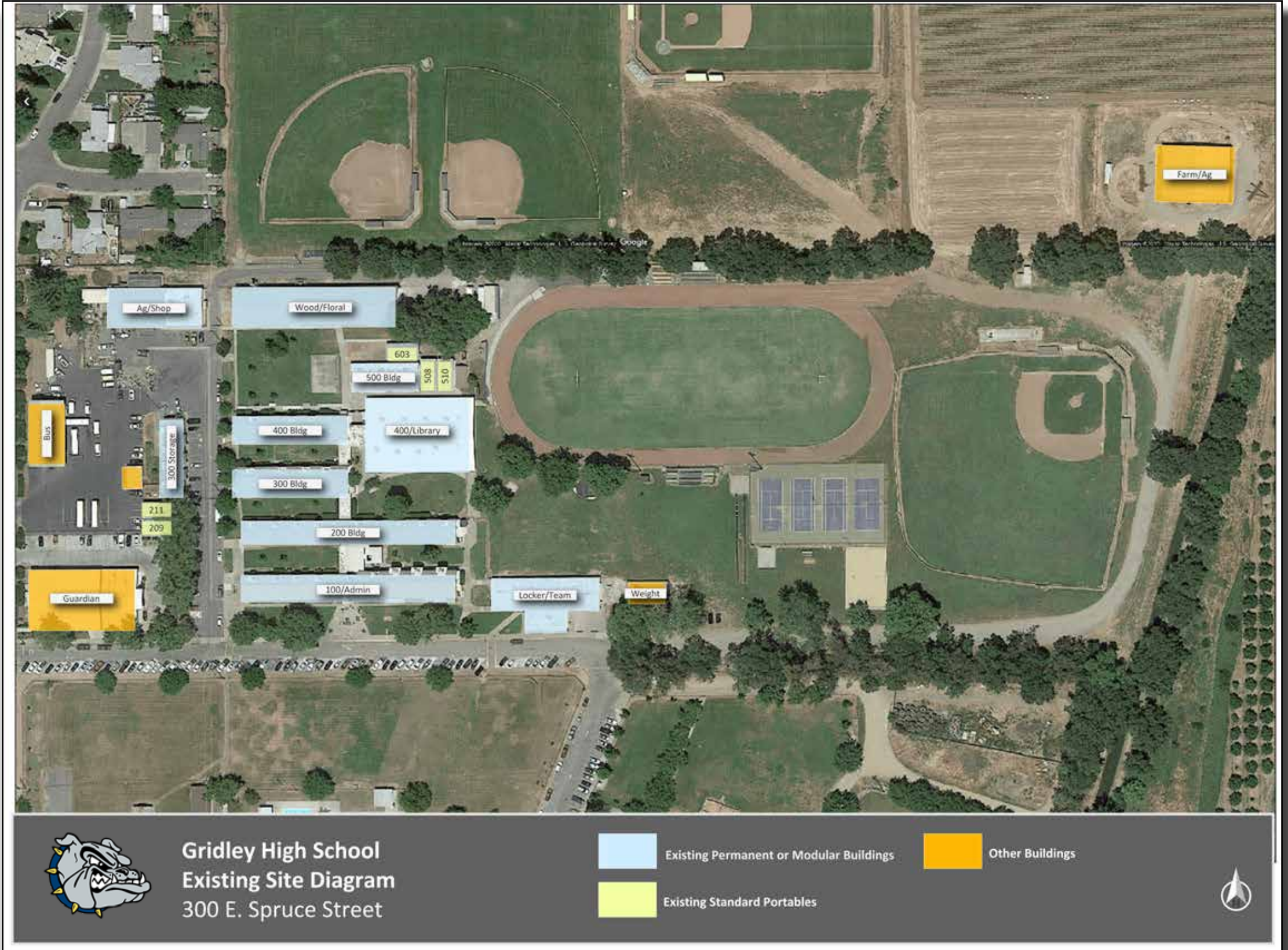
Our mission is to work collaboratively to provide a safe environment and meaningful learning experiences that enable all students to recognize and achieve their potential as productive adults living with Bulldog PRIDE throughout their lives by working collaboratively for the success of all.



## EXISTING CONDITIONS SITE MAP

### SITE DATA

- Year Built: 1949
- Acres: +/- 50
- Building Area: +/- 80,441
- Grades Served: 9-12



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

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

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



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

Gridley High Name	Date Built	Date Mod	Mod Funds	Bldg Type	Area	CR Count	Year Eligible for Modernization
Building 100/Admin	1949	1998	District	1	9600	3	2023
Building 200	1949	1998	District	1	9600	9	2023
Building 300	1949	1998	District	1	5700	3	2023
Building 400	1949	1998	District	1	5700	3	2023
Building 300/Storage	1950			1	2905	3	1975
Ag Shop Building	1950			1	6786	3	1975
Wood / Floral Building	1950			1	12844	3	1975
Building 400/Library	1961			1	12266	4	1986
Lockers/Team Room	1969			1	7040	0	1994
500 Building	1969			1	3200	3	1994
Portable Building 508	1991			2	960	1	2011
Portable Building 510	1991			2	960	1	2011
Portable Building 209	1996			2	960	1	2016
Portable Building 211	1996			2	960	1	2016
Portable Building 603	2006			2	960	1	2026
Guardian							
Weight Room							
<b>Totals</b>					<b>80441</b>	<b>39</b>	


**Bldg Type:** 1=Permanent      2=Portable



## FACILITIES ASSESSMENT REPORT


GRIDLEY HIGH SCHOOL	SITE SYSTEMS	DESCRIPTION OF DEFICIENCY & RECOMMENDED ACTION	AREA/UNITS	TOTAL COST
	<b>Utilities (Gas, Water, Sewer, Drainage)</b>	Add campus-wide HVAC/Lighting energy management system (EMS)		<b>\$195,000</b>
	<b>Security &amp; Safety</b>			<b>\$663,000</b>
	<i>Fire or Security Alarm</i>	Upgrade fire alarm system, main panel and initiation devices		\$292,500
	<i>Intercom/Phones</i>	Replace clock/bell/intercom system and replace telephone system, upgrade to VOIP phones		\$292,500
	<i>Surveillance cameras</i>	Replace 20 surveillance cameras and add 10 new cameras, upgrade to digital HD cameras	30 ea	\$78,000
	<b>ADA compliance (excluding restrooms)</b>			<b>\$435,500</b>
	<i>Path of Travel</i>	Hold allowance for exterior path of travel improvements campus-wide, and add ADA path of travel from main campus to Ag Barn, including paved ADA parking stall at Ag barn		\$416,000
	<i>Drinking Fountains</i>	Replace exterior drinking fountains with bi-level ADA compliant fountains	6 ea	\$19,500
	<b>Outdoor Facilities</b>			<b>\$3,876,600</b>
	<i>Bleachers</i>	Replace stadium bleachers and pressbox		\$2,600,000
	<i>Athletic Fields</i>	Replace JV baseball scoreboard and football scoreboard		\$41,600
	<i>Concessions</i>	Add concession/public restroom building on North side of stadium to serve all athletic field programs	1200 sf	\$520,000
	<i>Lighting</i>	Replace stadium light poles, upgrade to LED fixtures and replace electrical panels, dedicating separate circuits for stadium lights and concession to resolve breaker issues		\$715,000



Administration / 100 Wing		BUILDING SYSTEMS	DESCRIPTION OF DEFICIENCY & RECOMMENDED ACTION	AREA/UNITS	TOTAL COST
	<b>Roofing</b>	Replace metal and comp shingle roof, metal roof preferred, comp shingle acceptable		12000 sf	<b>\$436,800</b>
	<b>HVAC</b>	Hold allowance for HVAC replacement (x4), approximately 1/2 of the units are old		4 ea	<b>\$78,000</b>
	<b>Exterior Upgrades</b>				<b>\$74,880</b>
	<i>Paint</i>	Paint exterior		7200 sf	\$74,880
		ROOM SYSTEMS	DESCRIPTION OF DEFICIENCY & RECOMMENDED ACTION	AREA/UNITS	TOTAL COST
<b>Instructional Spaces Interior Upgrades</b>					<b>\$83,200</b>
	<i>Electrical</i>	Upgrade science classrooms electrical panels (x3), add circuits to resolve breaker issues			\$78,000
	<i>Other</i>	Add exterior vented fume hood in room 108			\$5,200



## FACILITIES ASSESSMENT REPORT

200 Wing	BUILDING SYSTEMS	DESCRIPTION OF DEFICIENCY & RECOMMENDED ACTION	AREA/UNITS	TOTAL COST
	<b>Roofing</b>	Replace comp shingle roof, metal roof preferred, comp shingle acceptable	12000 sf	<b><u>\$436,800</u></b>
	<b>HVAC</b>	Hold allowance for HVAC replacement (x4), approximately 1/2 of units are old	4 ea	<b><u>\$78,000</u></b>
	<b>Exterior Upgrades</b>			<b><u>\$74,880</u></b>
	<i>Paint</i>	Paint exterior	7200 sf	\$74,880
	ROOM SYSTEMS	DESCRIPTION OF DEFICIENCY & RECOMMENDED ACTION	AREA/UNITS	TOTAL COST
<b>Instructional Spaces Interior Upgrades</b>				<b><u>\$428,480</u></b>
	<i>Painting</i>	Paint interiors	8 rooms	\$74,880
	<i>Lighting</i>	Upgrade to LED interior lights	8 rooms	\$41,600
	<i>Cabinetry</i>	Replace classroom casework	8 rooms	\$312,000



**300 Wing (301, 305, 307)**



BUILDING SYSTEMS	DESCRIPTION OF DEFICIENCY & RECOMMENDED ACTION	AREA/UNITS	TOTAL COST
<b>Roofing</b>	Replace comp shingle roof, metal roof preferred, comp shingle acceptable	6400 sf	<b><u>\$232,960</u></b>
<b>HVAC</b>	Hold allowance for HVAC unit replacement (x2), approximaately half of units are old	2 ea	<b><u>\$39,000</u></b>
<b>Exterior Upgrades</b>			<b><u>\$41,600</u></b>
<i>Paint</i>	Paint exterior	4000 sf	\$41,600

ROOM SYSTEMS	DESCRIPTION OF DEFICIENCY & RECOMMENDED ACTION	AREA/UNITS	TOTAL COST
<b>Instructional Spaces Interior Upgrades</b>			<b><u>\$45,630</u></b>
<i>Painting</i>	Paint interiors	3 rooms	\$28,080
<i>Lighting</i>	Upgrade to LED interior lights	3 rooms	\$13,650
<i>Electrical</i>	Add kiln utilities for room 307		\$3,900

<b>Restroom Interior Upgrades</b>			<b><u>\$26,000</u></b>
<i>ADA Compliance</i>	Remodel girls restroom by room 301, convert 2 stalls into one ADA stall		\$26,000



## FACILITIES ASSESSMENT REPORT

### 400 Wing



BUILDING SYSTEMS	DESCRIPTION OF DEFICIENCY & RECOMMENDED ACTION	AREA/UNITS	TOTAL COST
<b>Roofing</b>	Replace West side comp shingle roof (6400 sf) with metal roof and East side built-up roof (17000 sf) with rubber membrane	23400 sf	<b>\$785,460</b>
<b>HVAC</b>	Hold allowance for HVAC unit replacement (x4), approximately 1/2 of the units are old	4 ea	<b>\$78,000</b>
<b>Exterior Upgrades</b>			<b>\$295,100</b>
<i>Paint</i>	Paint exterior	9200 sf	\$95,680
<i>Lighting</i>	Upgrade exterior lights to LED		\$97,500
<i>Windows</i>	Replace windows	1960 sf	\$101,920



ROOM SYSTEMS	DESCRIPTION OF DEFICIENCY & RECOMMENDED ACTION	AREA/UNITS	TOTAL COST
<b>Instructional Spaces Interior Upgrades</b>			<b>\$1,521,000</b>
<i>Celing tile replacement</i>	Ceiling tile abatement	18000 sf	\$351,000
<i>Other</i>	Resurface interiors	18000 sf	\$1,170,000

<b>Restroom Interior Upgrades</b>			<b>\$78,000</b>
<i>ADA Compliance</i>	Remodel restrooms for ADA compliance	2 ea	\$78,000




<b>Library Interior Upgrades</b>			<b>\$462,800</b>
<i>Celing tile replacement</i>	Ceiling tile abatement	5400 sf	\$105,300
<i>Other</i>	Resurface interior	5400 sf	\$357,500






## FACILITIES ASSESSMENT REPORT

CTE Classrooms (Shops, Wood, Grounds, Floral, CAD)		BUILDING SYSTEMS	DESCRIPTION OF DEFICIENCY & RECOMMENDED ACTION	AREA/UNITS	TOTAL COST
		<b>Exterior Upgrades</b>			<b><u>\$287,040</u></b>
		<i>Paint</i>	Paint exteriors	9600 sf	\$99,840
		<i>Windows</i>	Replace large windows that have been boarded up	3600 sf	\$187,200
		ROOM SYSTEMS	DESCRIPTION OF DEFICIENCY & RECOMMENDED ACTION	AREA/UNITS	TOTAL COST
		<b>Instructional Spaces Interior Upgrades</b>			<b><u>\$585,000</u></b>
		<i>Electrical</i>	Upgrade electrical panels and circuits for shop classrooms		\$260,000
		<i>Other</i>	Remove and replace non-DSA compliant room 602 with DSA approved classroom		\$325,000
		<b>Restroom Interior Upgrades</b>			<b><u>\$58,500</u></b>
		<i>ADA Compliance</i>	Remodel wood shop restroom (make unisex) and Ag shop restrooms for ADA (x2)	3 ea	\$58,500



Ag Barn	BUILDING SYSTEMS	DESCRIPTION OF DEFICIENCY & RECOMMENDED ACTION	AREA/UNITS	TOTAL COST
	<b>Restroom Interior Upgrades</b>			<b><u>\$65,000</u></b>
	<i>Other</i>	Add ADA unisex bathroom		\$65,000
	<b>Other Interior Spaces Upgrades</b>			<b><u>\$208,000</u></b>
	<i>Other</i>	Relocate/build new greenhouse kit next to Ag Barn		\$208,000

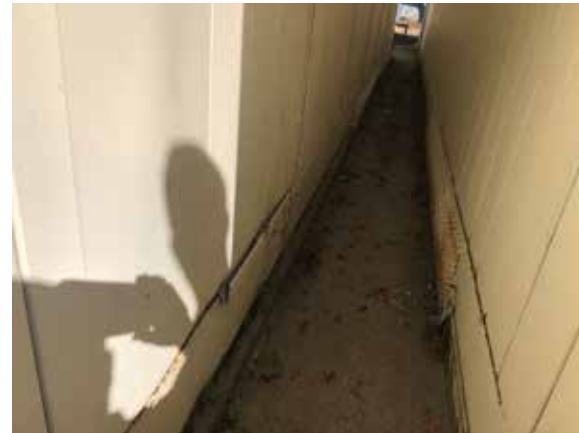


## FACILITIES ASSESSMENT REPORT

NEW FACILITY CATEGORY	TYPE OF FACILITY	AREA/UNITS	TOTAL COST
<p><b>PORTABLES 209, 211</b>  <b>300 BUILDING (ROOMS 301,305,307)</b></p>	<p>The portable buildings 209-211, have reached the end of their intended useful lifecycle and should be considered for replacement. The current state of these buildings would require the District to spend funds on replacing roofs, repairing dry rot, exterior paint and interior upgrades to floors and walls. These repairs will only extend the life of these aging portable buildings temporarily and the District should consider other permanent options when funding becomes available.</p> <p>Due to age, deferred maintenance issues and lack of ADA compliance, the 300 building (Rooms 309-311) has passed the point of being cost effective to repair and should be replace with new construction when funding is available.</p>	<p>5400 sf</p>	<p>\$3,685,500</p>



NEW FACILITY CATEGORY	TYPE OF FACILITY	AREA/UNITS TOTAL COST
<b>PORTABLES 502, 504, 506, 508, 510 AND 603</b>	<p>The portable buildings 502-510, have reached the end of their intended useful lifecycle and should be considered for replacement. The current state of these buildings would require the District to spend funds on replacing roofs, repairing dry rot, exterior paint and interior upgrades to floors and walls. These repairs will only extend the life of these aging portable buildings temporarily and the District should consider other permanent options when funding becomes available. Portable 603 is the newest portable on campus (2006) and is in the best condition.</p>	<p>7200 sf \$4,914,000</p>



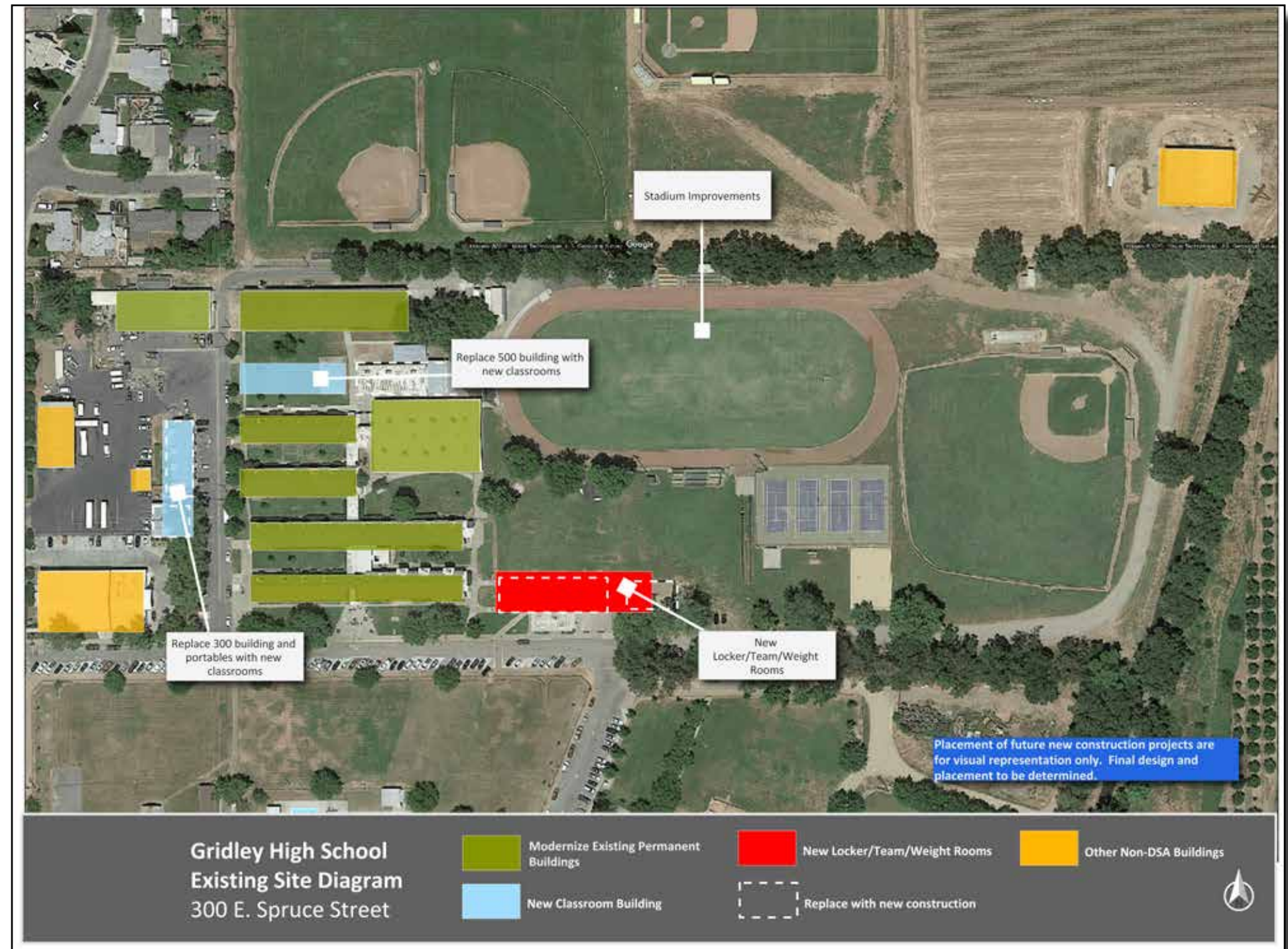
## FACILITIES ASSESSMENT REPORT

NEW FACILITY CATEGORY	TYPE OF FACILITY	AREA/UNITS	TOTAL COST
<b>LOCKER/TEAM ROOM/WEIGHT ROOM</b>	<p>Due to age, deferred maintenance issues and lack of ADA compliance, the Locker Rooms and Team Room has passed the point of being cost effective to repair and should be replaced with new construction when funding is available. During new construction, replace the sewer line between the building and point-of-connection (POC) at street.</p> <p>The weight room building is not a DSA (Division of the State Architect) compliant building and should be replaced. New construction project should combine locker rooms, team room, weight room, PE classroom and restrooms.</p>	14000 sf	\$9,555,000



**PRELIMINARY COST ESTIMATES**

GRIDLEY HIGH SCHOOL	
FACILITIES ASSESSMENT	
Modernization Category	Cost
Utilities (Gas, Water, Sewer, Drainage)	\$195,000
Security & Safety	\$663,000
ADA compliance (excluding restrooms)	\$435,500
Outdoor Facilities	\$3,876,600
Roofing	\$1,892,020
HVAC	\$273,000
Exterior Upgrades	\$773,500
Instructional Spaces Interior Upgrades	\$2,663,310
Restroom Interior Upgrades	\$227,500
Library Interior Upgrades	\$462,800
Other Interior Spaces Upgrades	\$208,000
<b>Total Modernization</b>	<b>\$11,670,230</b>
New Construction Category	Cost
Replace rooms (309, 310, 311) and adjacent portables (209, 211) with new construction building	\$3,685,500
Replace 500 Wing portables (502, 504, 506, 508, 510) and 603 portable with permanent construction classroom wing building	\$4,914,000
Replace lockers/team rooms, weight room, PE classroom, and add public restrooms in new construction building	\$9,555,000
<b>Total New Construction</b>	<b>\$18,154,500</b>
<b>TOTAL FACILITIES ASSESSMENT</b>	<b>\$29,824,730</b>





# Facilities Planning Assessment

## Gridley High School

