



Long-Range Facility Master Plan Updated – October 2021

Facility Assessment



Twin Rivers Unified School District
2021 Long-Range Facility Master Plan Update
Facility Assessment
Draft - Published November 2021

Updated: October 2017
October 2019
October 2021

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PREFACE

2021 UPDATE

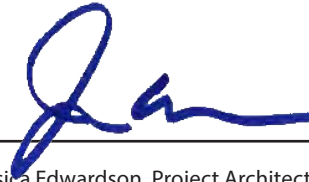
ACKNOWLEDGEMENTS

On behalf of our entire team, we wish to thank the Twin Rivers Unified School District for the opportunity to assist in developing and updating the District's 2015 Long-Range Facility Master Plan.

We also extend our gratitude to all of the senior administrators, department and campus personnel from Twin Rivers Unified, in addition to the team of District consultants and advisors that participated in and supported the 2021 Update initiative.



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PREFACE

2021 UPDATE

TEAM ACKNOWLEDGEMENTS

On behalf of our partners, principals, and staff, we wish to express our sincere appreciation to Twin Rivers Unified School District for the opportunity to assist in the 2021 update of the Facility Master Plan.

We also extend our utmost gratitude to Twin Rivers Unified School District Board of Education, Superintendent, Senior Administrators, Principals, and Staff that assisted with data collection and review, and provided District and facility-specific information, insight, expertise and vision. Their commitment and contributions were invaluable and significantly contributed to the successful development of the plan.

We would like to thank the following individuals who participated in this most recent update to the 2015 Long-Range Facilities Master Plan (LRFMP). Thank you not only to each of them, but also to those who worked tirelessly behind the scenes to help make this possible.

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Section One

EXECUTIVE SUMMARY

Twin Rivers Unified Long-Range Facilities Master Plan
Updated - October, 2021

INTRODUCTION

Because the built environment can and does have an impact on student performance, certain aspects of the built environment must be continually evaluated and maintained to enable a positive teaching and learning experience.

With this in mind, Twin Rivers Unified utilizes the Long Range Facility Master Planning (LRFMP) process to routinely assess each District facility in order to identify immediate and future needs that impact the learning environments at each campus and develop and implement a plan to address them.

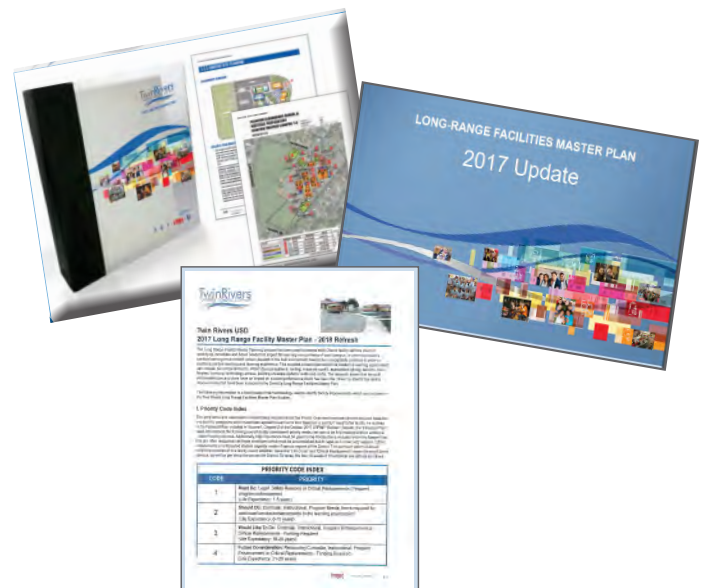
The District LRFMP was originally developed in 2015. It was later updated in the fall of 2017, with a minor refresh conducted again in late 2019. In September 2021, Twin Rivers USD requested another round of updates to the existing Long-Range Facilities Master Plan to ensure that the plan reflects the changes that have taken place throughout the District from a construction perspective, including updated project costs for planned projects as well as expenditures made to date.

The 2021 LRFMP update encompassed the following revisions:

1. Revised project lists for projects that have since been completed or are currently in-progress, and the costs associated with each.
2. Review of project priorities with edits made as needed for work that has been completed, or based upon changes in direction by the District.
3. Updated costs for all anticipated projects based on cost data from recently completed projects and knowledge of current market conditions. (The state of California continues to experience ongoing construction cost escalation which necessitates periodic review and revision of project budgets).

Projects that were added as a part of the 2017 update were also included in 2021, with only slight costing adjustments made for proposed future projects due to inflation/current market conditions.

- East Natomas Educational Complex (ENEC)
In 2017, the team conducted an assessment to determine what would be required to open a facility on the site for grades seven (7) and eight (8). A report was prepared and added to the LRFMP (Volume 2, Section 10) that included a site planning diagram, proposed space plan and cost estimates.



Twin Rivers USD
2021 Long Range Facility Master Plan - 2019 Rollback

1. Funding Code Table

CODE	PROJECT CODE	PROJECT
1	0000	Rollback for 2019
2	0001	Rollback for 2019
3	0002	Rollback for 2019
4	0003	Rollback for 2019

- Las Palmas Elementary School
The 2021 update also includes the consolidation of Harmon Johnson Elementary School and Noralto Elementary School into Las Palmas Elementary School, East and West Campuses, respectively.
- Northlake New TK-8 Elementary School
The update is including information regarding the status of the new Northlake Elementary School. This school is located at the previously addressed "Greenbriar Site".

It is important to note that the Proposed Site Plans that were developed and included in the original 2015 LRFMP are also included herein, but generally remain unchanged (plans were not modified as a part of the 2017, 2018 and/or 2019 updates; with minor updates as noted in 2021).



FACILITY ASSESSMENT - THE CORNERSTONE

A Facility Condition Assessment (FCA) is a rigorous, multi-disciplinary approach to the long-term stewardship of facility assets in an effort to maximize the value and useful life of all District buildings and sites, as well as for the benefit of the students, teachers and staff that occupy the facilities each day.

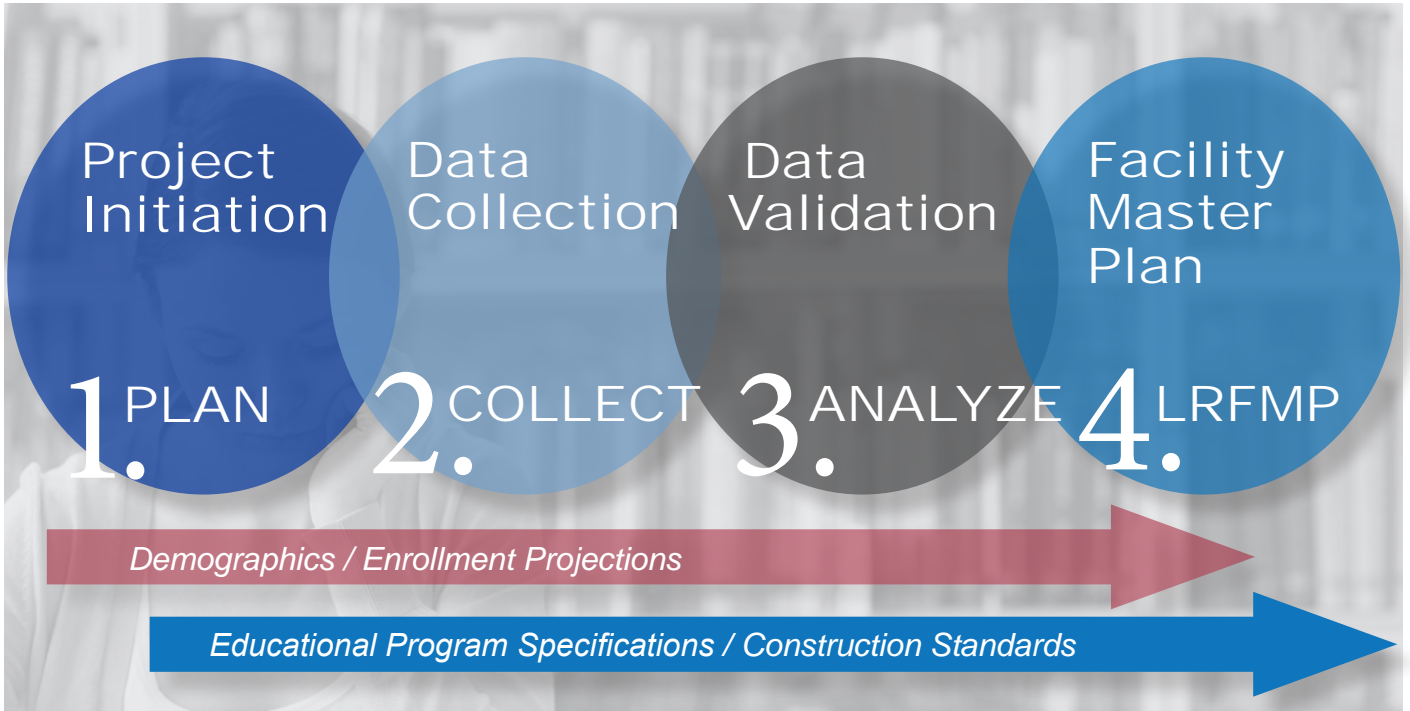
The FCA is the cornerstone of the master planning process as the assessment results are used as the basis for strategy and budget development, evaluating program feasibility, and when contemplating future capital investments.

The Facility Assessment also provides valued insight on other elements of building asset management as related to cost such as:

- Preventative Maintenance “Keep Up” Costs – Annual routine maintenance cost, critical component/equipment replacement costs, etc.;
- Deferred Maintenance “Catch Up” Costs – Accumulated backlog of deferred maintenance costs; and
- Capital Need “Get Ahead” Costs – Costs associated with future critical replacements and needed enhancements that will improve the design, functionality and/or efficiency of a building and/or site.

Additionally, the FCA provides a baseline for “Educational Adequacy” across the District and assists in establishing a strategic and long-term balance between the competing need to “reinvest” vs. “replace” by helping to identify:

- » Current-state condition and the prioritized needs of each facility;
- » Critical replacement of items that are close to/or have already surpassed their life expectancy;
- » Items that could be addressed through an existing warranty;
- » Items that may be processed as a work order and addressed by District maintenance personnel;
- » Deficiency correction cost estimates that could be prioritized and grouped to maximize repair and replacement efficiencies;
- » Major and minor renovations and/or building additions that are necessary;
- » Similar “scopes of work” to ensure a cost-effective grouping of work to be performed; and,
- » Current and future funding needs so that Twin Rivers Unified administrators and staff are equipped to make well-informed decisions with regard to future capital improvements, planning and budgeting, and/or when considering the need to pursue external funding options such as a bond.



THE FACILITY ASSESSMENT PROCESS

A core set of operational and evaluation procedures were established and implemented in order to perform a comprehensive assessment of District-owned facilities.

STEP 1: Project Initiation

A planning meeting was held with representatives from the District to further define project objectives, expectations and scope; review the assessment process and how it fits into the facility master planning process over-all; discuss timing and key milestones; identify participants and facility stakeholders to be included and establish clearly defined roles. Facility background information was also reviewed; assessment standards were discussed, protocols established; and a master site-walk schedule was developed.

Prior to evaluating each campus, additional meetings were held with Twin Rivers Unified personnel to gather and review available floor plans, site plans and other historical facilities-related documentation in preparation for the assessment phase of work.

Questionnaires and Interviews

The 2015 Facility Condition Assessment (FCA) associated with the Twin Rivers Unified Long-Range Facility Master Planning endeavor began with the distribution of a detailed facility questionnaire to campus principals and site administrators. Follow up face-to-face interviews were later conducted with school principals in conjunction with the facility walkthroughs.

Interviews were also conducted with representatives from multiple District Departments such as Visual & Performing Arts, Athletics, CTE, Special Ed, Nutrition Services, Technology, Transportation, Police Services and Maintenance & Operations. The questionnaires and interviews assisted the team in gathering end-user feedback and suggestions from teachers and staff. The completed questionnaires and interview results were collected, assembled, and analyzed by assessment team.

STEP 2: Facility Assessment Data Collection

A facility assessment kick-off meeting took place on January 12, 2015 with multiple members of the Twin Rivers Unified Administrative Services Division in attendance in addition to the designated team of professionals from SIM Architects, PBK Architects and LP Consulting Engineers. The group gathered to review the assessment process and protocols to ensure consistency in approach, data collection and reporting. At the conclusion of the meeting the attendees reconvened at an existing school campus to walk the site and facility together. This would set the standard in terms of the process and expectations for conducting site walks at each campus and facility throughout the duration of the project.

Led by the joint-Architectural team of SIM-PBK, along with multiple engineers, various sub-consultants and Twin Rivers Unified representatives, the facility assessment team walked and evaluated a total of sixty-three (63) district-wide facilities totalling 3,655,062 square feet between January and March of 2015. Their main objective was to provide a systematic, building-by-building, room-by-room, system-by-system visual assessment of existing conditions, anticipated remaining useful life, building code compliance, and other factors for all District buildings/facility assets.

Observations regarding current conditions at each facility were documented to include, but not limited to the following.

- Safety and Security
- Life Safety, ADA/Accessibility, Building Code Compliance
- Site Drainage, Paving and Utilities
Drainage, Parking, Paving, Utilities, Playground Equipment, Signage
- Building Envelope
Exterior Walls, Doors, Windows, and Roofing
- Building Interiors
Flooring, Walls, and Ceiling finishes; Doors and Door Hardware; Cabinets, Furniture, Building Accessories; Square Footage Requirements and Suitability of Facility Spaces/Infrastructure (i.e. Libraries, Cafeterias)
- Building Systems
Mechanical, Electrical, Plumbing, Low Voltage, and Technology Systems including HVAC output capabilities, Electrical Capacity, Amperage (loads and expandable capabilities), and Lighting
- Nutrition Services
Kitchens, Equipment, Serving Lines
- Indoor and Outdoor Athletic Venues
- Educational Adequacy
Curricular and Instructional Needs, Space Utilization, Adequacy and Parity across the District



Criteria Used In the Evaluation

- California Education Agency (CEA) requirements
- TRUSD “Educational” and “Construction” Standards
- Current Building Codes requirements.
- Age of Facility
- Age of building systems and equipment.
- Industry Standard Anticipated Life-Cycle Replacement Schedule.



PRIORITY OVERVIEW

The District-wide reports provided on the following pages provide a summary of total costs for the projects identified in the facility condition assessments, based upon their identified “priority” and recommended timeline for completion. The first report, “District Discipline Totals” (pages 1.10—1.13) includes the total costs organized by construction/design component or “discipline”. The second report, “District Assessment Totals” (page 1.14—1.25) contains the total costs per facility organized facility type and priority.

The cost estimates are based on 2020 construction costs. The totals for each set of prioritized projects is escalated to anticipate future construction costs and added to the bottom line for a grand total as follows:

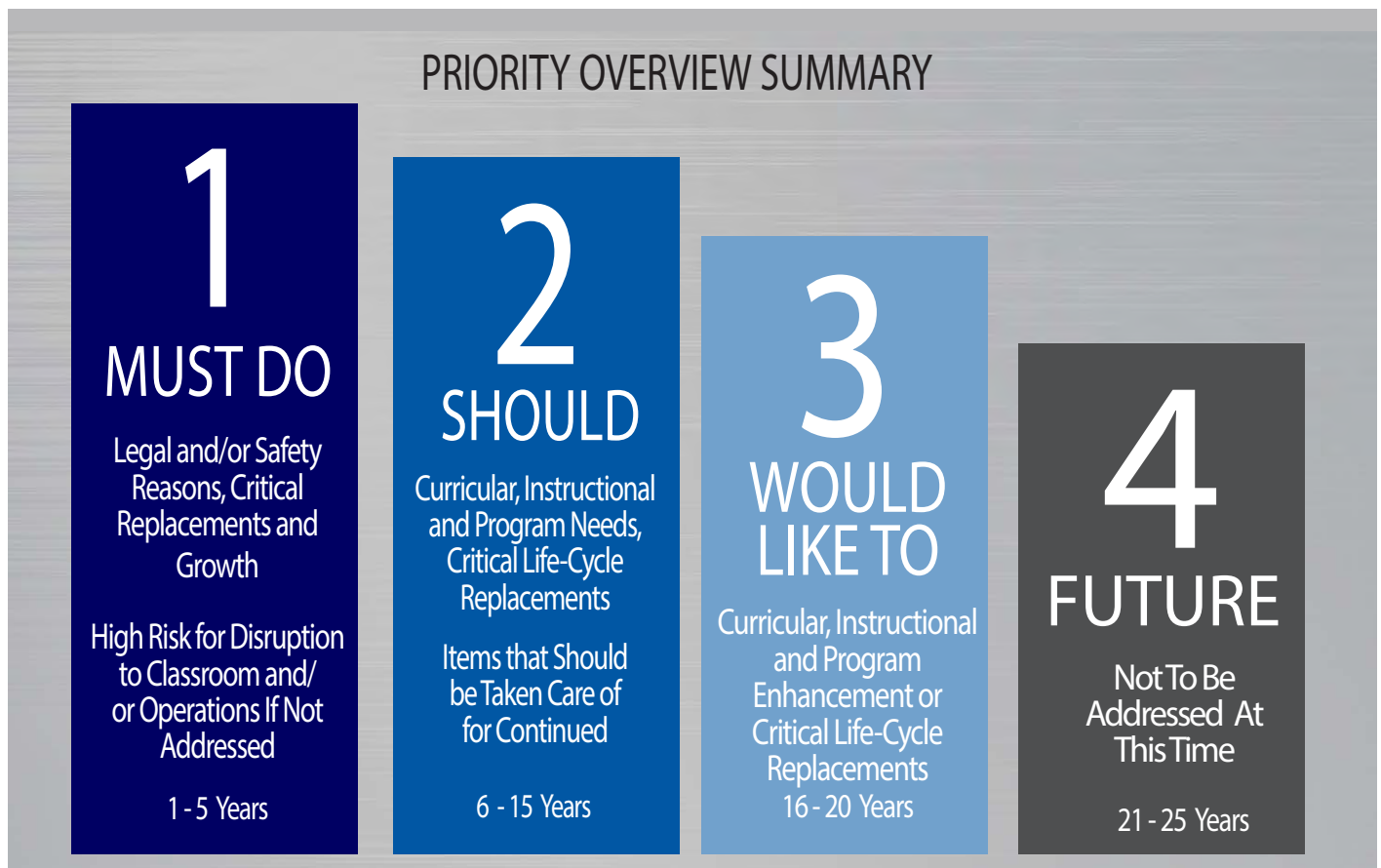
PRIORITY 1 - 2020 Baseline

PRIORITY 2 - 7%

PRIORITY 3 - 13%

PRIORITY 4 - 18%

The project and cost data provided herein has been reviewed and edited through a comprehensive process in partnership with the District in order to verify projects, scopes of work, status, prioritization and costs. In-progress and completed project totals have been added to the reports for reference.





2021 FACILITIES ASSESSMENT UPDATE District Totals By Facility

FACILITY NAME	PRIORITY 1	PRIORITY 2	PRIORITY 1 + 2	PRIORITY 3	PRIORITY 4	TOTAL COST PRIORITY 1 - 4	PRIORITY IP	PRIORITY C
	(1-5 Years)	(6-15 Years)	SUBTOTAL	(16-20 Years)	(21-25 Years)		(In Progress)	(Complete)
HIGH SCHOOLS	\$39,157,595	\$71,076,082	\$110,233,678	\$615,639,815	\$385,469,716	\$1,111,343,209	\$22,315,262	\$47,874,358
Foothill High School	\$6,654,049	\$16,032,611	\$22,686,660	\$150,466,499	\$28,869,474	\$202,022,633	\$8,835,750	\$7,683,855
Grant Union High School (Main Campus)	\$11,754,243	\$18,416,284	\$30,170,527	\$121,257,045	\$29,256,279	\$180,683,850	\$4,362,969	\$24,163,807
Grant Union High School (West Campus)	\$6,667,817	\$7,498,310	\$14,166,128	\$75,225,081	\$32,905,013	\$122,296,222	\$0	\$1,022,417
Highlands High School	\$9,658,407	\$14,029,811	\$23,688,218	\$116,349,754	\$63,185,223	\$203,223,195	\$8,800,688	\$9,810,865
Rio Linda High School	\$4,423,078	\$15,099,067	\$19,522,145	\$152,341,437	\$231,253,727	\$403,117,308	\$315,855	\$5,193,415
MIDDLE SCHOOLS	\$20,860,684	\$36,830,857	\$57,691,541	\$387,722,908	\$120,959,381	\$566,373,831	\$3,752,489	\$15,614,766
Foothill Ranch Middle School	\$4,905,241	\$3,002,701	\$7,907,942	\$76,467,042	\$29,877,884	\$114,252,868	\$308,550	\$8,106,659
Martin Luther King Jr., Technology Academy	\$3,924,805	\$11,850,922	\$15,775,727	\$99,292,559	\$6,367,956	\$121,436,242	\$0	\$4,492,620
Norwood Junior High School	\$6,231,223	\$5,612,525	\$11,843,748	\$66,704,900	\$30,205,115	\$108,753,762	\$3,459,512	\$436,402
Rio Linda Preparatory Academy	\$3,405,789	\$7,443,843	\$10,849,632	\$73,097,466	\$28,118,660	\$112,065,757	\$0	\$651,287
Rio Tierra Junior High School	\$2,393,626	\$8,920,868	\$11,314,493	\$72,160,941	\$26,389,767	\$109,865,201	-\$15,573	\$1,927,797
ELEMENTARY SCHOOLS	\$53,565,978	\$84,905,808	\$138,471,787	\$593,820,445	\$361,116,984	\$1,093,409,215	\$7,796,615	\$80,909,433
Allison Elementary School	\$1,472,389	\$2,895,552	\$4,367,942	\$18,793,406	\$11,933,024	\$35,094,372	\$187,372	\$1,124,805
Babcock Elementary School	\$1,458,301	\$5,451,202	\$6,909,503	\$21,835,383	\$13,403,897	\$42,148,783	\$348,676	\$3,978,056
Castori Elementary School	\$3,976,174	\$3,323,695	\$7,299,869	\$20,620,769	\$11,851,243	\$39,771,881	\$396,059	\$918,632
Del Paso Heights Elementary School	\$2,496,428	\$3,072,835	\$5,569,262	\$26,346,330	\$15,793,929	\$47,709,522	\$0	\$3,677,636
Dry Creek Elementary School	\$3,278,998	\$3,499,687	\$6,778,685	\$21,374,540	\$12,395,446	\$40,548,672	\$957,701	\$2,269,997
Fairbanks Elementary School	\$2,815,265	\$2,324,095	\$5,139,360	\$22,374,019	\$16,705,158	\$44,218,537	\$277,919	\$3,297,340
Foothill Oaks Elementary School	\$4,941,322	\$3,516,832	\$8,458,154	\$23,371,722	\$11,059,798	\$42,889,673	\$867,488	\$1,651,296
Frontier Elementary School	\$1,388,067	\$5,129,690	\$6,517,757	\$16,688,741	\$3,228,059	\$26,434,557	\$750,750	\$1,120,552
Garden Valley Elementary School	\$2,686,281	\$890,350	\$3,576,632	\$36,003,928	\$14,962,118	\$54,542,678	\$0	\$816,289
Hagginwood Elementary School	\$1,830,867	\$2,740,953	\$4,571,820	\$27,618,537	\$15,031,322	\$47,221,678	\$272,737	\$2,770,163
Hillsdale Elementary School	\$1,916,589	\$2,753,589	\$4,670,178	\$21,428,535	\$7,896,998	\$33,995,710	\$34,592	\$472,367
Joyce Elementary School	\$575,025	\$2,177,667	\$2,752,692	\$28,009,389	\$7,988,695	\$38,750,776	\$0	\$5,483,639
Kohler Elementary School	\$762,522	\$5,296,332	\$6,058,855	\$22,093,162	\$10,314,569	\$38,466,585	\$0	\$4,812,328
Las Palmas Elementary School (East Campus)	\$183,476	\$315,930	\$499,406	\$19,201,130	\$20,112,958	\$39,813,494	\$0	\$19,524,995
Las Palmas Elementary School (West Campus)	\$1,134,977	\$2,430,343	\$3,565,320	\$21,617,511	\$10,913,224	\$36,096,056	\$357,757	\$1,577,008
Madison Elementary School	\$1,466,469	\$1,736,797	\$3,203,267	\$19,465,005	\$22,394,490	\$45,062,762	\$0	\$2,069,892
Northwood Elementary School	\$1,385,994	\$2,154,189	\$3,540,183	\$18,541,617	\$14,800,346	\$36,882,146	\$315,780	\$1,155,876
Oakdale Elementary School	\$1,818,651	\$3,568,748	\$5,387,399	\$18,261,130	\$18,069,476	\$41,718,005	\$410,344	\$4,386,740
Orchard Elementary School	\$951,814	\$4,730,128	\$5,681,941	\$16,620,527	\$13,328,173	\$35,630,641	\$629,998	\$1,893,349
Pioneer Elementary School	\$1,326,625	\$1,977,354	\$3,303,979	\$17,787,356	\$14,790,702	\$35,882,037	\$0	\$1,759,907



FACILITY NAME	PRIORITY 1	PRIORITY 2	PRIORITY 1 + 2	PRIORITY 3	PRIORITY 4	TOTAL COST PRIORITY 1 - 4	PRIORITY IP	PRIORITY C
	(1-5 Years)	(6-15 Years)	SUBTOTAL	(16-20 Years)	(21-25 Years)		(In Progress)	(Complete)
Regency Park Elementary School	\$2,730,020	\$1,757,290	\$4,487,310	\$19,171,099	\$10,637,756	\$34,296,166	-\$560	\$1,591,962
Ridgepoint Elementary School	\$2,903,854	\$2,145,365	\$5,049,219	\$17,563,297	\$15,577,908	\$38,190,424	\$0	\$2,459,525
Sierra View Elementary School	\$1,751,063	\$5,476,593	\$7,227,657	\$17,962,174	\$8,495,185	\$33,685,016	\$118,014	\$440,304
Strauch Elementary School	\$2,168,745	\$2,100,237	\$4,268,981	\$32,276,449	\$7,102,160	\$43,647,591	\$1,532,246	\$777,092
Village Elementary School	\$971,599	\$2,320,494	\$3,292,092	\$18,326,690	\$12,465,985	\$34,084,767	\$0	\$4,369,115
Westside Elementary School	\$1,711,138	\$2,288,241	\$3,999,380	\$15,980,370	\$7,231,788	\$27,211,537	\$101,087	\$594,163
Woodlake Elementary School	\$1,887,640	\$3,876,578	\$5,764,218	\$17,276,669	\$19,400,370	\$42,441,258	\$238,656	\$1,589,243
Woodridge Elementary School	\$1,575,684	\$4,955,043	\$6,530,726	\$17,210,959	\$13,232,207	\$36,973,892	\$0	\$4,327,161
CHARTER SCHOOLS (DEPENDENT)	\$9,804,911	\$16,427,236	\$26,232,148	\$155,729,976	\$97,409,357	\$279,371,481	\$738,622	\$5,694,993
Creative Connections Arts Academy (CCAA 7-12)	\$3,488,821	\$3,281,736	\$6,770,557	\$56,934,516	\$9,104,833	\$72,809,906	\$195,250	\$3,288,818
Creative Connections Arts Academy (CCAA K-6)	\$1,086,587	\$3,372,017	\$4,458,604	\$27,853,758	\$11,116,789	\$43,429,150	\$260,565	\$434,559
Smythe Academy of Arts and Sciences (7-8)	\$2,028,800	\$4,525,135	\$6,553,936	\$47,519,072	\$28,613,112	\$82,686,120	\$282,807	\$936,147
Smythe Academy of Arts and Sciences (K-6)	\$3,194,392	\$5,248,348	\$8,442,740	\$22,227,277	\$22,329,433	\$52,999,449	\$0	\$917,516
Westside Preparatory Charter - Eastside Campus	\$0	\$0	\$0	\$55,469	\$9,036,027	\$9,091,496	\$0	\$106,733
Westside Preparatory Charter - Frontier Campus	\$6,311	\$0	\$6,311	\$1,021,024	\$9,389,524	\$10,416,859	\$0	\$0
Westside Preparatory Charter - Westside Campus	\$0	\$0	\$0	\$118,862	\$7,819,639	\$7,938,501	\$0	\$11,220
CHARTER SCHOOLS (INDEPENDENT)	\$3,825,796	\$0	\$3,825,796	\$21,358,565	\$66,333,765	\$91,518,126	\$353,359	\$1,883,256
Community Outreach Academy	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$18,943
Futures High School /COA Middle School	\$3,825,796	\$0	\$3,825,796	\$21,358,565	\$66,333,765	\$91,518,126	\$353,359	\$1,637,303
Higher Learning Academy	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$216,492
Highlands Community Charter	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,517
ALTERNATIVE / SPECIAL PROGRAM FACILITIES	\$7,809,180	\$14,234,728	\$22,043,908	\$100,554,886	\$93,176,527	\$215,775,320	\$2,531,042	\$6,006,060
Adult School - Murchison Center	\$2,825,742	\$0	\$2,825,742	\$3,815,213	\$264,408	\$6,905,363	\$0	\$13,421
Miles P. Richmond School	\$1,548,950	\$979,190	\$2,528,141	\$9,816,655	\$3,656,519	\$16,001,315	\$0	\$682,978
Morey Avenue Early Childhood Development Center	\$720,762	\$116,302	\$837,064	\$17,953,922	\$14,805,355	\$33,596,341	\$301,249	\$518,626
NOVA Opportunity Program (Alternative School)	\$423,555	\$37,517	\$461,072	\$6,416,164	\$7,819,639	\$14,696,875	\$0	\$42,075
New Keema High School	\$0	\$1,716,772	\$1,716,772	\$1,965,183	\$19,925,598	\$23,607,553	\$0	\$1,495,834
Pacific Career and Technology High School & Pathways Community Day School	\$1,085,353	\$3,964,408	\$5,049,761	\$28,650,924	\$25,836,181	\$59,536,866	\$1,029,196	\$1,666,953
Vineland PreSchool	\$277,388	\$1,500,675	\$1,778,063	\$792,413	\$0	\$2,570,475	\$758,500	\$986,615
Vista Nueva Career & Technology High School and NOVA Opportunity School	\$927,431	\$5,919,863	\$6,847,294	\$31,144,411	\$20,868,827	\$58,860,532	\$442,097	\$599,557
SUPPORT FACILITIES	\$171,806	\$4,805,912	\$4,977,718	\$12,060,653	\$22,086,964	\$39,125,335	\$3,434,000	\$15,775,396
District Office	\$0	\$2,641,188	\$2,641,188	\$554,689	\$12,089,410	\$15,285,287	\$0	\$11,338,046
Grand Avenue Complex	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$18,821
Transportation Yard A	\$105,188	\$1,399,379	\$1,504,567	\$1,866,013	\$947,376	\$4,317,956	\$3,434,000	\$993,347
Transportation Yard B	\$0	\$0	\$0	\$0	\$1,784,326	\$1,784,326	\$0	\$0



FACILITY NAME	PRIORITY 1	PRIORITY 2	PRIORITY 1 + 2	PRIORITY 3	PRIORITY 4	TOTAL COST PRIORITY 1 - 4	PRIORITY IP	PRIORITY C
	(1-5 Years)	(6-15 Years)	SUBTOTAL	(16-20 Years)	(21-25 Years)		(In Progress)	(Complete)
TRUSD Police Department	\$66,619	\$45,020	\$111,639	\$47,545	\$1,111,299	\$1,270,483	\$0	\$193,942
Winona Center	\$0	\$720,324	\$720,324	\$9,592,407	\$6,154,554	\$16,467,285	\$0	\$3,231,239
OTHER FACILITIES	\$0	\$0	\$0	\$0	\$5,899,221	\$5,899,221	\$0	\$1,352,259
Former Rio Linda School	\$0	\$0	\$0	\$0	\$5,899,221	\$5,899,221	\$0	\$1,352,259
DISTRICT-WIDE SPECIAL PROJECTS (UNDEVELOPED & PARTIALLY DEVELOPED SITES)	\$0	\$89,891,357	\$89,891,357	\$0	\$165,139,475	\$255,030,833	\$79,257,475	\$3,234,612
District-wide Repair/Replacements 2013-2014	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$20,751
District-wide Repair/Replacements 2014-2015	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$956,415
District-wide Repair/Replacements 2015-2016	\$0	\$0	\$0	\$0	\$0	\$0	\$6,338	\$320,641
District-wide Repair/Replacements 2016-2017	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$486,717
District-wide Repair/Replacements 2018-2019	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,314,716
East Natomas Educational Complex (ENEC)	\$0	\$89,891,357	\$89,891,357	\$0	\$165,139,475	\$255,030,833	-\$194,413	\$135,373
Northlake Elementary School	\$0.00	\$0.00	\$0	\$0	\$0	\$0	\$79,445,550.00	\$0
PROPOSED NEW FACILITIES	\$0	\$10,163,755	\$10,163,755	\$36,347,159	\$1,489,455	\$48,000,369	\$0	\$0
Bay D - Professional Learning Center	\$0	\$4,600,518	\$4,600,518	\$0	\$0	\$4,600,518	\$0	\$0
Classrooms of the Future	\$0	\$0	\$0	\$0	\$1,489,455	\$1,489,455	\$0	\$0
NextGen Learning Environment Projects	\$0	\$5,563,237	\$5,563,237	\$0	\$0	\$5,563,237	\$0	\$0
Performing Arts Center	\$0	\$0	\$0	\$25,006,756	\$0	\$25,006,756	\$0	\$0
Police Service Center	\$0	\$0	\$0	\$2,691,627	\$0	\$2,691,627	\$0	\$0
Transportation Center	\$0	\$0	\$0	\$8,648,776	\$0	\$8,648,776	\$0	\$0
Grand (Total)	\$135,195,951	\$328,335,736	\$463,531,687	\$1,923,234,407	\$1,319,080,846	\$3,705,846,940	\$120,178,864	\$178,345,132

P1 TOTAL	\$135,195,951
P1+P2 TOTAL	\$463,531,687
P1+P2+P3 TOTAL	\$2,386,766,094
P1+P2+P3+P4 TOTAL	\$3,705,846,940
IP TOTAL	\$120,178,864
C TOTAL	\$178,345,132
IP+C TOTAL	\$298,523,996



2021 FACILITIES ASSESSMENT UPDATE District Totals By Discipline

DISCIPLINE	PRIORITY 1	PRIORITY 2	PRIORITY 1 + 2 SUBTOTAL	PRIORITY 3	PRIORITY 4	TOTAL COST PRIORITY 1 - 4	PRIORITY IP	PRIORITY C
	(1-5 Years)	(6-15 Years)		(16-20 Years)	(21-25 Years)		(In Progress)	(Complete)
Civil	\$11,253,805	\$19,821,141	\$31,074,945	\$63,467,091	\$2,647,920	\$97,189,956	\$571,523	\$22,189,873
Building Envelope	\$10,278,478	\$23,703,268	\$33,981,746	\$119,047,350	\$24,819,157	\$177,848,253	\$283,094	\$22,608,318
Architectural	\$11,451,937	\$211,354,549	\$222,806,486	\$1,317,723,871	\$1,193,938,136	\$2,734,468,493	\$87,059,816	\$43,572,588
Mechanical	\$7,196,160	\$43,682,348	\$50,878,508	\$22,208,311	\$8,121,170	\$81,207,990	\$1,427,363	\$32,380,768
Electrical	\$552,375	\$5,156,232	\$5,708,607	\$85,015,435	\$11,099,826	\$101,823,867	\$3,784,625	\$224,118
Plumbing	\$2,717,140	\$5,359,136	\$8,076,276	\$1,676,238	\$212,992	\$9,965,506	\$0	\$4,186,323
Technology	\$0	\$0	\$0	\$47,904,342		\$47,904,342	\$0	\$2,699,817
Fire & Life Safety	\$43,579,674	\$7,503	\$43,587,177	\$1,870,119	\$28,271,513	\$73,728,808	\$783,296	\$5,009,605
Security	\$43,979,920	\$13,323,893	\$57,303,813	\$54,803,063	\$11,506,612	\$123,613,488	\$3,107,481	\$18,007,949
Athletics/Activities	\$4,186,463	\$5,927,666	\$10,114,129	\$82,385,543	\$30,072,924	\$122,572,595	\$20,291,953	\$15,459,686
Nutrition Services	\$0	\$0	\$0	\$127,133,045	\$8,390,597	\$135,523,641	\$2,613,545	\$1,402,500
Other	\$0	\$0	\$0	\$0	\$0	\$0	\$256,168	\$10,603,587
Grand (Total)	\$135,195,951	\$328,335,736	\$463,531,687	\$1,923,234,407	\$1,319,080,846	\$3,705,846,940	\$120,178,864	\$178,345,132

P1 TOTAL	\$135,195,951
P1+P2 TOTAL	\$463,531,687
P1+P2+P3 TOTAL	\$2,386,766,094
P1+P2+P3+P4 TOTAL	\$3,705,846,940
IP TOTAL	\$120,178,864
C TOTAL	\$178,345,132
IP+C TOTAL	\$298,523,996



Section Two

GENERAL INFORMATION

ASSESSED FACILITIES

HIGH SCHOOLS (SECTION 3)

- Foothill High School
- Grant Union High School (Main Campus)
- Grant Union High School (West Campus)
- Highlands High School
- Rio Linda High School

MIDDLE SCHOOLS (SECTION 4)

- Foothill Ranch Middle School
- Martin Luther King Jr., Technology Academy
- Norwood Junior High School
- Rio Linda Preparatory Academy
- Rio Tierra Junior High School

ELEMENTARY SCHOOLS (SECTION 5)

- Allison Elementary School
- Babcock Elementary School
- Castori Elementary School
- Del Paso Heights Elementary School
- Dry Creek Elementary School
- Fairbanks Elementary School
- Foothill Oaks Elementary School
- Frontier Elementary School
- Garden Valley Elementary School
- Hagginwood Elementary School
- Hillsdale Elementary School
- Joyce Elementary School
- Kohler Elementary School
- Las Palmas Elementary School (East Campus)
- Las Palmas Elementary School (West Campus)
- Madison Elementary School
- Northwood Elementary School
- Oakdale Elementary School
- Orchard Elementary School
- Pioneer Elementary School
- Regency Park Elementary School
- Ridgepoint Elementary School
- Sierra View Elementary School
- Strauch Elementary School
- Village Elementary School
- Westside Elementary School
- Woodlake Elementary School
- Woodridge Elementary School

CHARTER SCHOOLS: DEPENDENT (SECTION 6)

- Creative Connections Arts Academy (7-12)
- Creative Connections Arts Academy (K-6)
- Smythe Academy of Arts and Sciences (7-8)
- Smythe Academy of Arts and Sciences (K-6)
- Westside Preparatory Charter - Eastside Campus
- Westside Preparatory Charter - Frontier Campus
- Westside Preparatory Charter - Westside Campus

CHARTER SCHOOLS: INDEPENDENT (SECTION 6)

- Futures High School/COA Middle School
- Community Outreach Academy*
- Higher Learning Academy*
- Highlands Community Charter*

ALTERNATIVE SCHOOLS/SPECIAL PROGRAM FACILITIES (SECTION 7)

- Adult School - Murchison Center
- New Keema High School
- Miles P. Richmond School
- Morey Avenue Early Childhood Development Center
- NOVA Opportunity School
- Pacific Career Technology High School and Pathways Community Day School
- Vineland PreSchool
- Vista Nueva Career and Technology High School

SUPPORT FACILITIES (SECTION 8)

- District Office
- Grand Avenue Complex
- Transportation Yard A
- Transportation Yard B
- TRUSD Police Department
- Winona Center

OTHER FACILITIES (SECTION 9)

- Former Rio Linda School (Closed Facility)
- Dixieanne Campus**

DISTRICT-WIDE SPECIAL PROJECTS (SECTION 10)

- East Natomas Educational Complex - ENEC
- Northlake New TK-8 Elementary School*

Note: Proposed site plans for each facility reflect the original 2015 plan and have not been updated as part of the 2017 and/or 2019 update (unless noted).

* Data Only 2017 / 2019 / 2021 Update - Facility was not included in 2015 Assessment.

** Not included in 2015 Assessment or in 2017 / 2019 Report Totals. Provided for informational purposes only.



High Schools

- 1. Foothill High School
- 2. Grant Union High School (Main Campus)
- 3. Grant Union High School (West Campus)
- 4. Highlands High School
- 5. Rio Linda High School

Junior High Schools

- 6. Foothill Ranch Middle School
- 7. Martin Luther King Jr. Technology Academy
- 8. Norwood Junior High School
- 9. Rio Linda Preparatory Academy
- 10. Rio Tierra Junior High School

Elementary Schools

- 11. Allison Elementary
- 12. Babcock Elementary
- 13. Castori Elementary
- 14. Del Paso Heights Elementary
- 15. Dry Creek Elementary
- 16. Fairbanks Elementary
- 17. Foothill Oaks Elementary
- 18. Frontier Elementary
- 19. Garden Valley Elementary
- 20. Hagginwood Elementary
- 21. Hillsdale Elementary
- 22. Las Palmas Elementary (East Campus)
- 23. Joyce Elementary
- 24. Kohler Elementary
- 25. Madison Elementary
- 26. Las Palmas Elementary (West Campus)
- 27. Northwood Elementary
- 28. Oakdale Elementary
- 29. Orchard Elementary
- 30. Pioneer Elementary
- 31. Regency Park Elementary
- 32. Ridgepoint Elementary
- 33. Sierra View Elementary
- 34. Strauch Elementary
- 35. Village Elementary
- 36. Westside Elementary
- 37. Woodlake Elementary
- 38. Woodridge Elementary

Charter Schools

- Dependent
- 39. Creative Connections Arts Academy (K-6)
- 40. Creative Connections Arts Academy (7-12)
- 41. Smythe Academy of Arts & Sciences (K-6)
- 42. Smythe Academy of Arts & Sciences (7-8)
- 43. WPCS East Side Campus
- 44. WPCS Frontier Campus
- 45. WPCS West Side Campus
- Independent
- 46. Community Outreach Academy
- 47. Futures High School
- 48. COA Middle School
- 49. Higher Learning Academy
- 50. Highlands Community Charter

**Alternative Schools/
Special Program Facilities**

- 51. Adult School (Murchison Center)
- 52. Keema High School
- 53. Miles P. Richmond School
- 54. Morey Avenue Early CDC
- 55. NOVA Opportunity School
- 56. Pacific Career & Technology High School & Pathways CDS
- 57. Vista Nueva Career & Technology High School
- 58. Vineland Preschool

Support Services

- 59. District Office
- 60. Grand Avenue Complex
- 61. Transportation Yard A
- 62. Transportation Yard B
- 63. TRUSD Police Department
- 64. Winona Center

Other Facilities

- 65. Former Rio Linda Elementary
- 66. Dixieanne Campus

**District-Wide
Special Projects**

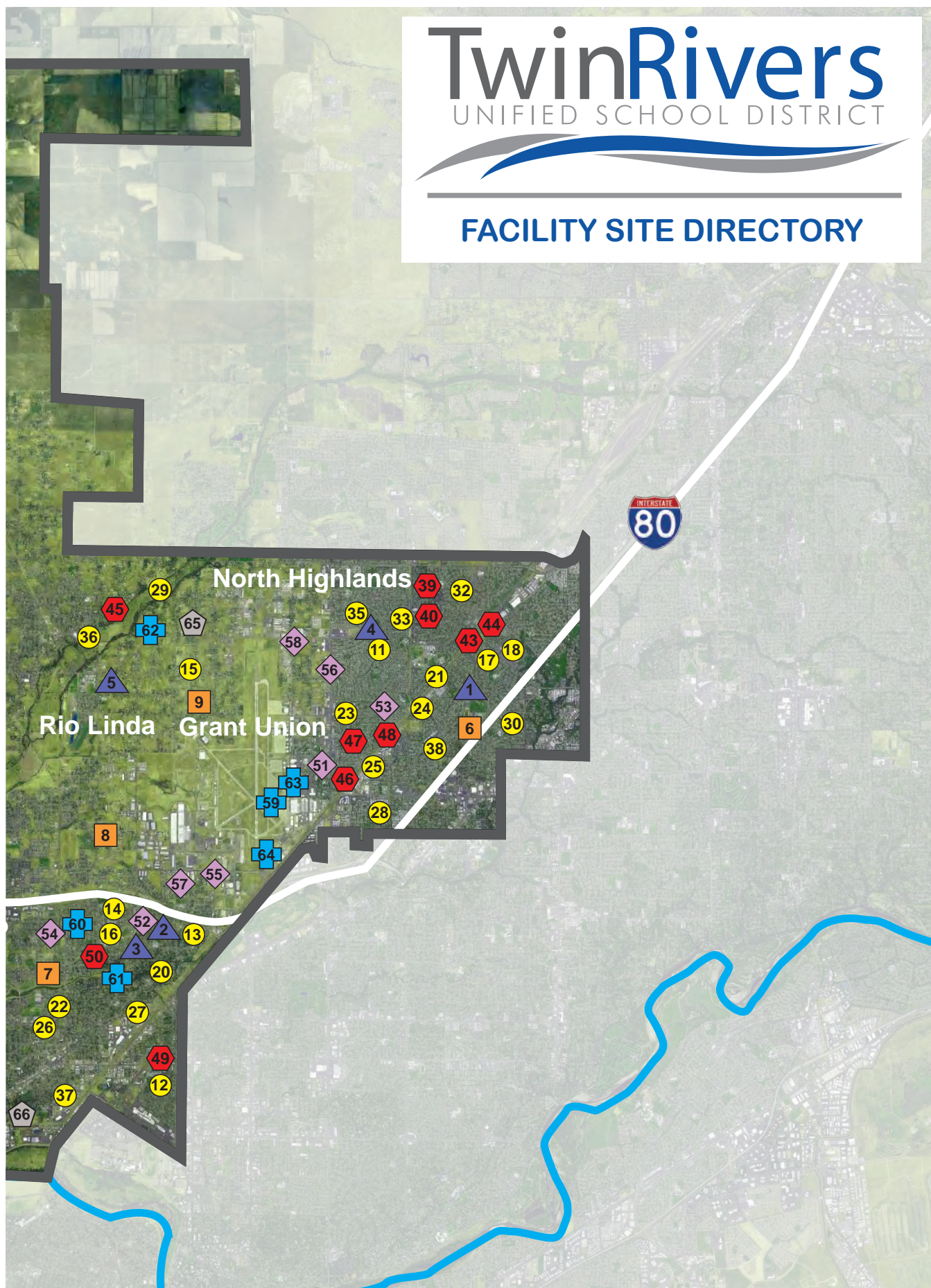
- 67. East Natomas Education Complex (ENEC)
- 68. Northlake New TK-8 Elementary



TwinRivers

UNIFIED SCHOOL DISTRICT

FACILITY SITE DIRECTORY



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