

# FACILITIES MASTER PLAN

AROMAS-SAN JUAN UNIFIED  
SCHOOL DISTRICT

JUNE, 2023



Facility Problem Solvers

Prepared by:

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Kristen Schaefer - Clerk

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# 1

## EXECUTIVE SUMMARY

## ABOUT THE DISTRICT



### **AROMAS-SAN JUAN USD** *Educate . Inspire . Succeed . Contribute*

#### **Values, Vision and Mission**

The Aromas San Juan Unified School district defines how we must work with our students, colleagues, families, and community through the following core values:

- Caring
- Community
- Equity
- Inclusion
- Collaboration
- Professionalism
- Shared Leadership
- High Expectations
- Vision

Aromas-San Juan Unified School District formed in July 1, 1991, from territory formerly under the jurisdiction of the San Juan Union School District and the Pajaro Valley Unified School District. District students in grades K-8 attend the San Juan School and the Aromas School. District students in grades 9-12 attend high school at Anzar High School.

The District is governed by a five-member Board of Trustees, each member of which is elected to a four-year term. Elections for positions to the Board are held every two years, alternating between two and three available positions.

A thriving learning community committed to equity and excellence

#### **Mission**

Aromas San Juan Unified School District, in partnership with our families and culturally rich community, empowers students to be self-directed learners, effective communicators, and global critical thinkers. We educate in an inclusive, caring, collaborative, creative, learning community engaged in real-world problem solving, learning to learn, and habits of mind.



The Aromas-San Juan Unified School District covers approximately 100 square miles in western San Benito County, northern Monterey County, and eastern Santa Cruz County.

The District includes the city of San Juan Bautista in San Benito County, the unincorporated community of Aromas in Monterey County, and other unincorporated areas in its three-county territory. The majority of the District's land area is in San Benito County.

The District is located 38 miles south of San Jose and 15 miles north of Salinas. The District is transected by U.S. Highway 101, California's major coastal highway.



## SCOPE OF WORK

This plan will provide a framework for the District's school facilities improvement program over the next five to ten years and help establish goals and guidelines to ensure the District's school facilities and financial planning are able to accommodate and support its current and future programs. It is recommended that key components in this document be reviewed on an annual basis by the District and its guidance counsel.

The SchoolWorks Facilities Master Plan Team consists of specialists in the fields of facilities planning, maintenance, operations, construction management, energy management and financial planning. Our team was assisted by a collaboration of District Administration, school site Principals, Facilities, Maintenance and Operations staff, and other key stakeholders in the District and community.

The Facilities Master Plan Team, accompanied by District Administration and site staff, toured each school campus, getting a comprehensive view of the facilities within the District. The assessment process identifies and evaluates the current physical conditions of each school site helping to establish a projects list for future modernization, repairs and upgrades.

Aromas-San Juan Unified schools were also assessed on the ability of the facilities to support the educational program. This involves determining if the support facilities (i.e. library, cafeteria, gym, office space) meet the minimum required area based on State standards. The Facilities Master Plan team made a qualitative assessment of the facilities' educational environment (such as available space, code compliance, amenities, etc.) and how the facilities support or detract from the teaching and learning process.

The information and data collected from our facilities assessments, along with feedback and input from stakeholders and the community provide the key building blocks to a successful and obtainable Facilities Master Plan.

### FACILITIES MASTER PLAN COMPONENTS

- **School Site Assessments**
- **Facility Site & Equity Analysis**
- **Develop a Database of Facilities Needs**
- **Review Educational & Technology Specifications**
- **Identify Costs of All Identified Needs**
- **Demographic Analysis**
- **Identify Potential Funding Sources**
- **Community Input**
- **Stakeholder & Staff Input**
- **Develop Principles & Criteria for Prioritization**
- **Apply Priority Criteria to Needs Database**
- **Board Workshop to Review FMP Draft**
- **Finalize FMP & Present to District and Public**

## SCOPE OF WORK

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

Dr. Barbara Dill-Varga, Superintendent

Daniel Ornelas, CBO Chief Business Official

Dan Carrillo, Manager, Maintenance and Operations



**FINDINGS AND OBSERVATIONS**

The Facilities Master Plan is meant to serve as a dynamic planning document ensuring school facilities are able to meet the growing needs of the Aromas-San Juan Unified School District and the local community for years to come.

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 also be complimented on their efforts to keep each school site operating and functioning to the best of their abilities.

The Facilities Master Plan focuses on several key assumptions. Aromas-San Juan Unified should continue to create and implement a long-term plan to ensure existing permanent facilities and infrastructure are continuously maintained to provide a clean, safe and modern experience for students and staff at all three (3) of its campuses. The District should also develop a plan to remove portable buildings over the age of 20 years old and replace with new permanent or modular construction.

The cost estimates summary is based on current construction rates in the local region and do not take into account unexpected or unforeseen scope of work variances, escalation or inflation costs. Estimate totals include construction costs and support costs, which include architect fees, engineering, testing, inspection and DSA fees.

Estimates may not include some systems where no visible deficiencies were present at the time of inspection. The District plans to use this document to develop a yearly maintenance plan for its facilities.

The Facilities Master Plan is a living document. Project lists, scopes of work, demographics and timing of certain funding sources should be reviewed on an annual basis.

In December 2012, a Surface-Fault Rupture Hazard, Geotechnical Engineering and Geologic/ Seismic Hazard Investigation report was completed by Moore Twining Associates, Inc. The San Juan School is located within the San Andreas fault zone. Multiple buildings were constructed with precast tilt-up concrete shear walls with flexible floor and roof diaphragms. These buildings need to be reviewed for any structural improvements required to meet current seismic safety codes.

Any future modernization projects at San Juan School requiring DSA (Division of State Architect) reviews will more than likely require the District have a structural engineering analysis. These buildings need to be reviewed for any structural improvements required to meet current seismic safety codes. The results of that analysis will determine if the District should either retrofit or replace those buildings deemed as seismically insufficient.

For the purpose of this report, we are assuming those buildings at San Juan School will be replaced with new construction. The State program would pay for less than half the buildings in a replacement option due to the current enrollment at the school.

The Facilities Master Plan has identified **\$62,444,564** in needs. The current estimated funding resources of **\$38,952,843** fall short of the dollars needed to complete some projects outlined in this plan.

<u>Funding Resource</u>	<u>Amount</u>
State Modernization	\$4,223,423
State Seismic	\$4,229,420
Local Bond Measure O (November 2020)	\$30,500,000
<b>Total</b>	<b>\$38,952,843</b>
<b>Master Plan Cost Estimates</b>	<b>\$62,444,564</b>

PROJECT COST ESTIMATES

FACILITY MASTER PLAN SUMMARY	AROMAS SCHOOL	SAN JUAN SCHOOL	ANZAR HIGH	TOTAL
<b>MODERNIZATION CATEGORY</b>				
<b>Site Systems</b>				
Utilities (Gas, Water, Sewer, Drainage)	\$637,000	\$1,365,000	\$0	\$2,002,000
Flatwork		\$227,500	\$0	\$227,500
Landscaping & Irrigation	\$145,600		\$273,000	\$418,600
Playground	\$72,800	\$218,400	\$0	\$291,200
Playfields / Playcourts	\$0		\$2,002,000	\$2,002,000
Parking & Traffic Circulation			\$0	\$0
Security & Safety	\$436,800	\$218,400	-	\$655,200
ADA compliance (excluding restrooms)	\$18,200	\$546,000	\$482,300	\$1,046,500
<b>Building Systems</b>				
Roofing	\$1,183,000	\$864,500	\$0	\$2,047,500
HVAC	\$800,800	\$0	\$1,001,000	\$1,801,800
Exterior Upgrades	\$296,114	\$0	\$0	\$296,114
Instructional Spaces Interior Upgrades	\$45,500	\$103,740	\$228,410	\$377,650
Support Services Interior Upgrades	\$36,400		\$141,960	\$178,360
Restroom Interior Upgrades			\$109,200	\$109,200
Cafeteria/MPR Interior Upgrades	\$121,940		\$0	\$121,940
Library Interior Upgrades			\$163,800	\$163,800
Athletic Interior Spaces Upgrades		\$54,600	\$0	\$54,600
<b>TOTAL MODERNIZATION</b>	<b>\$3,794,154</b>	<b>\$3,598,140</b>	<b>\$4,401,670</b>	<b>\$11,793,964</b>
<b>NEW CONSTRUCTION CATEGORY</b>				
<b>Project</b>				
Classrooms	\$6,988,800	\$21,840,000	\$11,356,800	\$40,185,600
Multipurpose/Cafeteria		\$5,460,000		\$5,460,000
Library/Media Center		\$1,638,000		\$1,638,000
Metal Shade Structure			\$819,000	\$819,000
Other	\$910,000	\$1,638,000		\$2,548,000
<b>TOTAL NEW CONSTRUCTION</b>	<b>\$7,898,800</b>	<b>\$30,576,000</b>	<b>\$12,175,800</b>	<b>\$50,650,600</b>
<b>TOTAL FACILITIES MASTER PLAN</b>	<b>\$11,692,954</b>	<b>\$34,174,140</b>	<b>\$16,577,470</b>	<b>\$62,444,564</b>

Details of each category provided in Section 4, Facilities Assessments.

The modernization category provides an overview of permanent and portable buildings, 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.

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

The new facilities category 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.

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

**STATE MODERNIZATION ELIGIBILITY ANALYSIS**

Based on preliminary estimates, the District may be eligible for **\$7,039,039** 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 **\$2,815,616** 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 Aromas-San Juan 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 bond funds.

<b>Aromas/San Juan Unified School District Modernization Eligibility Analysis</b>	
<b>State Match (60%)</b>	<b>2023</b>
Aromas	\$825,771
San Juan	\$933,286
Anzar High	\$2,464,367
<b>Totals</b>	<b>\$4,223,423</b>
<b>Local Match (40%)</b>	<b>2023</b>
Aromas	\$550,514
San Juan	\$622,190
Anzar High	\$1,642,911
<b>Totals</b>	<b>\$2,815,616</b>
<b>Project Totals</b>	<b>2023</b>
Aromas	\$1,376,285
San Juan	\$1,555,476
Anzar High	\$4,107,278
<b>Totals</b>	<b>\$7,039,039</b>

FACILITY HARDSHIP SEISMIC MITIGATION FUNDING

The District may qualify for the State Facility Hardship Seismic Mitigation Funding Program. This State program provides funding for seismic repair, reconstruction or replacement of the "most vulnerable" school facilities.

Districts must obtain a letter from the Division of State Architect (DSA) stating that the facility being considered is a qualifying category 2 building. The buildings built in 1967 at San Juan are type PC1A – Precast/Tilt-up Concrete Shear Wall with Rigid Diaphragms as identified on the AB 300 list.

Funding is provided on a 50% matching basis of the minimum required DSA approved costs to either replace or to rehabilitate the buildings.

Based on current State calculation estimates, Office of Public School Construction (OPSC), would only build back as many classrooms as needed based on current enrollment and State loading standards.

If the District decided to replace the buildings determined to be seismically insufficient, the State portion would amount to approximately \$4,299,420. As a Rehabilitation project, the funding will be based on 50% of the minimum work required to mitigate the safety issues.

The steps that are needed to obtain State funding assistance include the following:

- Initial application to DSA – Eligibility Evaluation Report
- DSA review for Building Eligibility
- Structural Engineer prepares Evaluation and Design Criteria Report
- DSA Review for Rehabilitation Projects
- Develop Final Plans
- Submit Plans to DSA for Plan Approval
- DSA review of minimum required work
- Final DSA Plan Approval
- Application for Seismic Funding submitted to OPSC

Aromas-San Juan Unified School District San Juan School Facility Hardship Seismic Eligibility Analysis		
Current Enrollment:	335	
State CR Required:	15	
Current CR:	23	
CR with Seismic Issues:	14	
Adequate CR:	9	
Replacement justified:	6	
Area justified	16,410	
Replacement funding:	\$4,299,420	14.5%
Replacement Area:	27,975	
Replacement Cost:	\$29,723,438	
Local Share:	\$25,424,018	





The Aromas-San Juan Unified School District is at a pivotal point in its history with new leadership and the potential redesign of San Juan School. The Facilities Master Plan, which includes a comprehensive needs assessment of each campus, a district-wide demographic study, and a thorough funding analysis, is one key component in reshaping the vision of Aromas-San Juan Unified.

The District has identified the importance of further engaging community stakeholders in order to reshape the current educational climate and culture. The firm of David Jakes Designs was retained to assist in developing the District's short-term and long-term goals and objectives. Results from this endeavor will play a key role in planning future school site modernization and new construction projects.

# 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 with less than 200 grants (< \$5,000,000) and small school districts with less than 2,500 students.
- 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 = \$4.79 per square foot
- ❑ Commercial/Industrial = \$0.78 per square foot
- ❑ Updated every two years by the SAB – The last increase was in January 2022.
- ❑ 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

### LEVEL 2 FEE REQUIREMENTS

- Satisfy 2 of the 4 following tests:
- At least 30% of K-6 enrollment on Multi Track Year Round Schedule
- Receive at least a 50% yes vote on a G.O. Bond in the past four years
- Capital facility debt equal to at least 15% of the current bonding capacity
- At least 20% of the district classrooms are portables

### USE OF LEVEL 2 DEVELOPER FEES

- New schools and sites
- Additions to existing schools to increase capacity
- Acquisition of Portables

## GENERAL OBLIGATION BOND

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

**RRMA/RMA (Routine Restricted Maintenance Account/Routine Maintenance Account)**

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

For districts receiving Proposition 51 funding, a district receiving SFP funds during the 2017/2018 fiscal year must make a deposit equal to 3% of their general fund in the 2018/2019 fiscal year. For districts receiving SFP funding in 2018/2019 and beyond, the district must make the required deposit in same fiscal year in which funds are received. Therefore, school districts receiving SFP funds in 2018/2019 must make a deposit in 2018/2019.

For districts receiving Proposition 1A, 47, 55, and 1D funding, school districts may be eligible to deposit an alternative amount, as provided in statute."

Small school districts with less than 1,200 students are exempt.

**LCAP (Local Control and 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.

**QZAB (Qualified Zone Academy Bond) - Federal Funding**

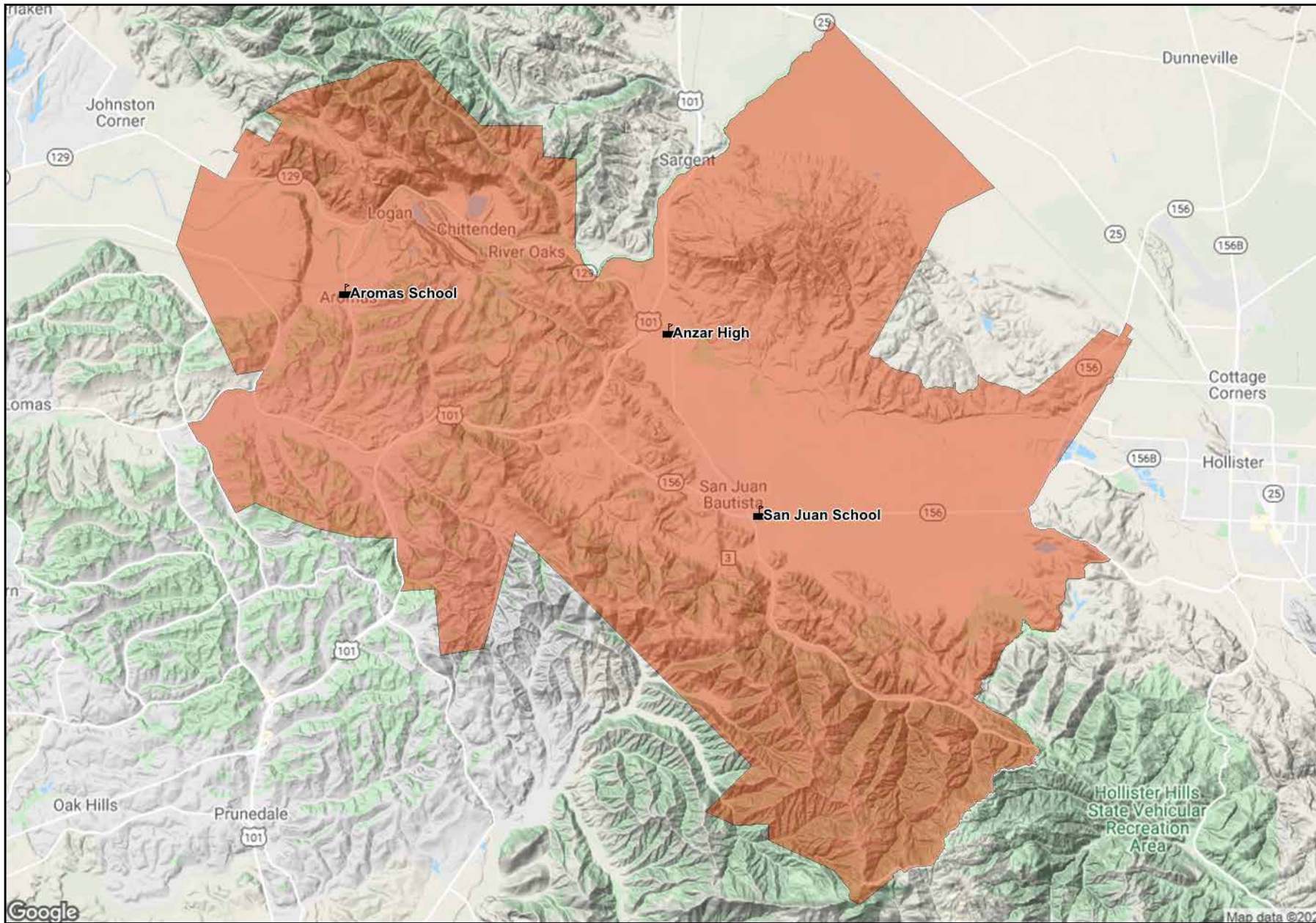
The funds awarded in this program, **when available**, are similar to COP's as they are a loan from the Federal Government that typically have very low interest rates.

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# 3

## DEMOGRAPHICS & PROJECTIONS

DISTRICT MAP



■ **Aromas School (Grades PS-8)**

365 Vega Street  
Aromas, CA 95004  
Ph: 831.726.5100

■ **San Juan School (Grades PS-8)**

100 Nyland Drive  
San Juan Bautista, CA 95045  
Ph: 831.623.4538

■ **Anzar High School (Grades 9-12)**

2000 San Juan Highway  
San Juan Bautista, CA 95045  
Ph: 831.623.7660

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

- Birth rates are used to project future kindergarten enrollment. It is assumed if the births indicate there was an increase of 4% one year, then there will be a corresponding 4% increase in the kindergarten class five (5) years later.
- New housing development rates and yield factors are compared to the historical impact of development, and if the future projections exceed the historical values, the projections are augmented accordingly.
- Inter-District student counts are not included in the base geographic trend analysis since these students reside outside of the District. Therefore, the current number of students-per-school and students-per-grade are added to the base projections.
- Intra-District students are those who transfer from one school to another. The number of students transferring into and out of each school are calculated and used to determine the difference between the projections for students living in each attendance area versus those that are projected to attend the school.
- The projections for special education students and alternative programs are created by assuming those programs typically serve a percentage of the total District population. Therefore, as the District grows or declines, the enrollment in those programs would increase or decrease accordingly.
- The number of students living in the boundary are used to generate the cohort factors. The weighted average of the three (3) years was determined with the current year weighted 50%, the prior year 33.3% and the last year 16.7%. This gives the current trends more value in determining the projections. Those cohorts are then used to determine the students who will be residing in each attendance area for the following years.

**HISTORIC ENROLLMENT AND SIX (6) YEAR PROJECTION**

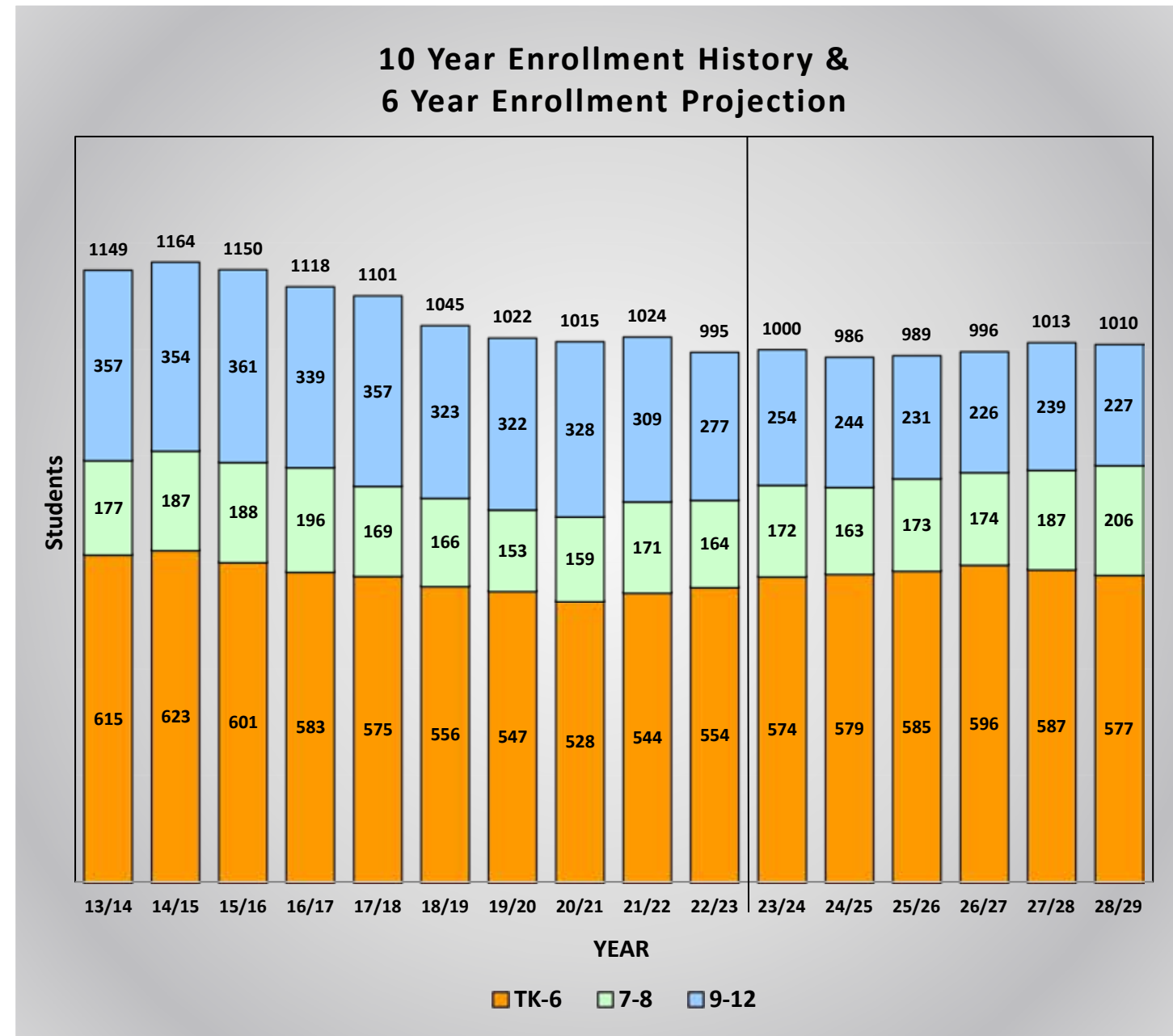
The district-wide enrollment projections are meant to serve as a planning tool to help with both long- and short-term planning. Enrollment projections examine the factors that influence school enrollments, namely trends in demographics, birth rates, and housing development. They are also used as a tool to identify certain facility planning requirements such as capacity, utilization of existing facilities, planning for modernization or new construction, and attendance boundary redistricting.

This projection provides information based on the 2022/23 District enrollments and programs, local planning policies and residential development. As these factors change and timelines are adjusted, the enrollment projections should be revised to reflect the most current information.

The Aromas-San Juan Unified School District has declined in enrollment over the past ten years from an enrollment of 1,149 in 2013/14 to the current enrollment of 995.

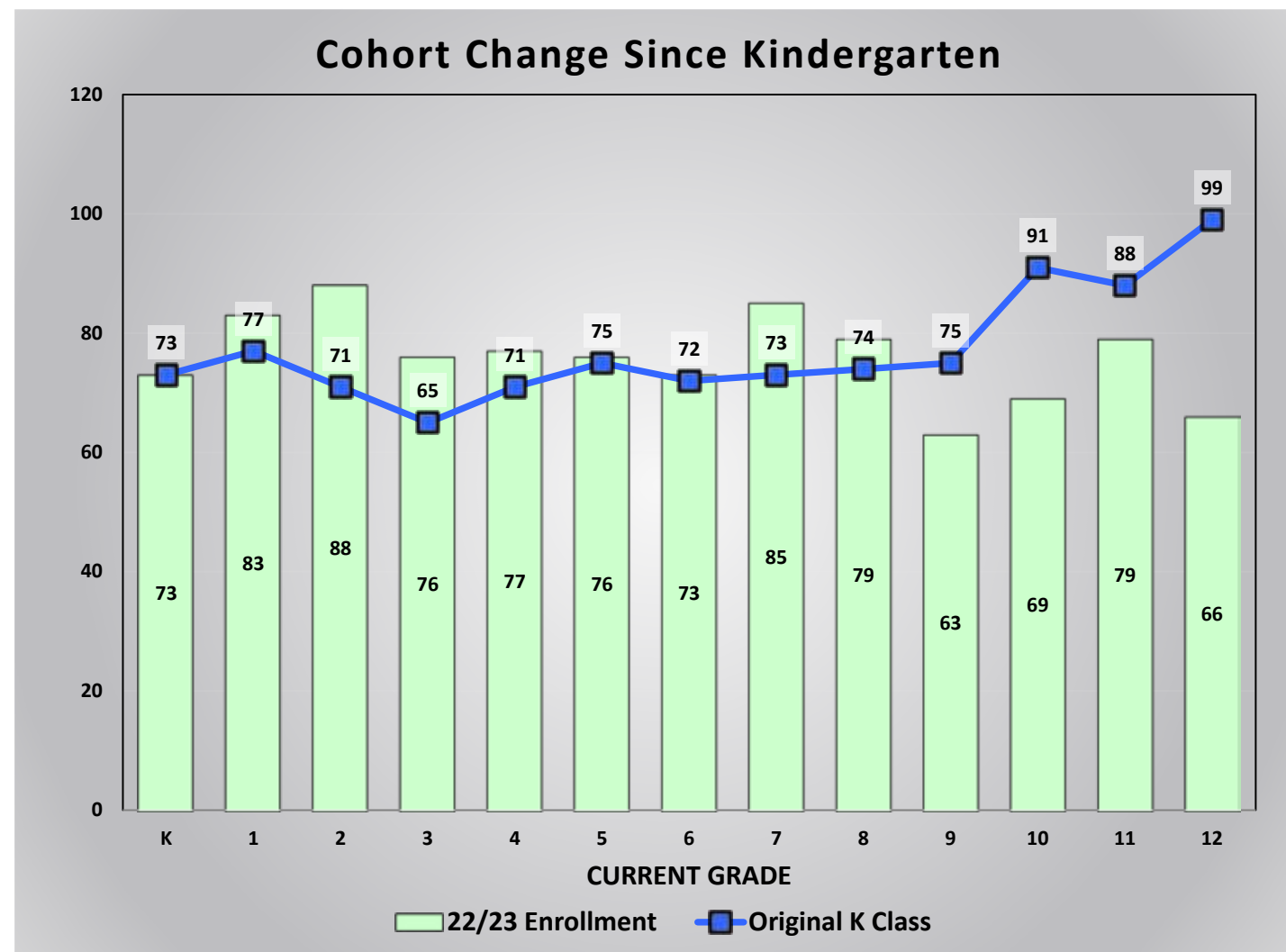
This graph is color coded by grade groupings: Orange represents the historic and projected enrollment for the elementary school grades TK-6. Green represents the historic and projected enrollment for the middle school grades 7-8. Blue represents the historic and projected enrollment for high school grades 9-12.

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



RETENTION RATES SINCE KINDERGARTEN

This chart compares the original kindergarten class size to the current enrollment for each grade. For example, the current 6th grade class has 73 students and six years ago the kindergarten class had 72 students. Overall the class sizes have decreased since



HISTORIC ENROLLMENT & COHORT

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

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

Aromas - San Juan Unified School District								
Historic Enrollment and Cohorts								
Grade	CaIPADS Enrollment				Historic Cohorts			Weighted Average
	19/20	20/21	21/22	22/23	19 to 20	20 to 21	21 to 22	
T K	15	20	9	8	5	-11	-1	-3.3
K	65	71	77	73	6	6	-4	1.0
1	79	71	95	83	6	24	6	12.0
2	75	70	66	88	-9	-5	-7	-6.7
3	80	70	73	76	-5	3	10	5.2
4	76	72	66	77	-8	-4	4	-0.7
5	74	79	75	76	3	3	10	6.5
6	83	75	83	73	1	4	-2	0.5
7	75	85	85	85	2	10	2	4.7
8	78	74	86	79	-1	1	-6	-2.8
9	79	87	82	63	9	8	-23	-7.3
10	78	77	84	69	-2	-3	-13	-7.8
11	89	70	80	79	-8	3	-5	-2.8
12	76	94	63	66	5	-7	-14	-8.5
Totals	1,022	1,015	1,024	995	0.3	2.3	-3.1	-0.7
Annual Change:		-7	9	-29				

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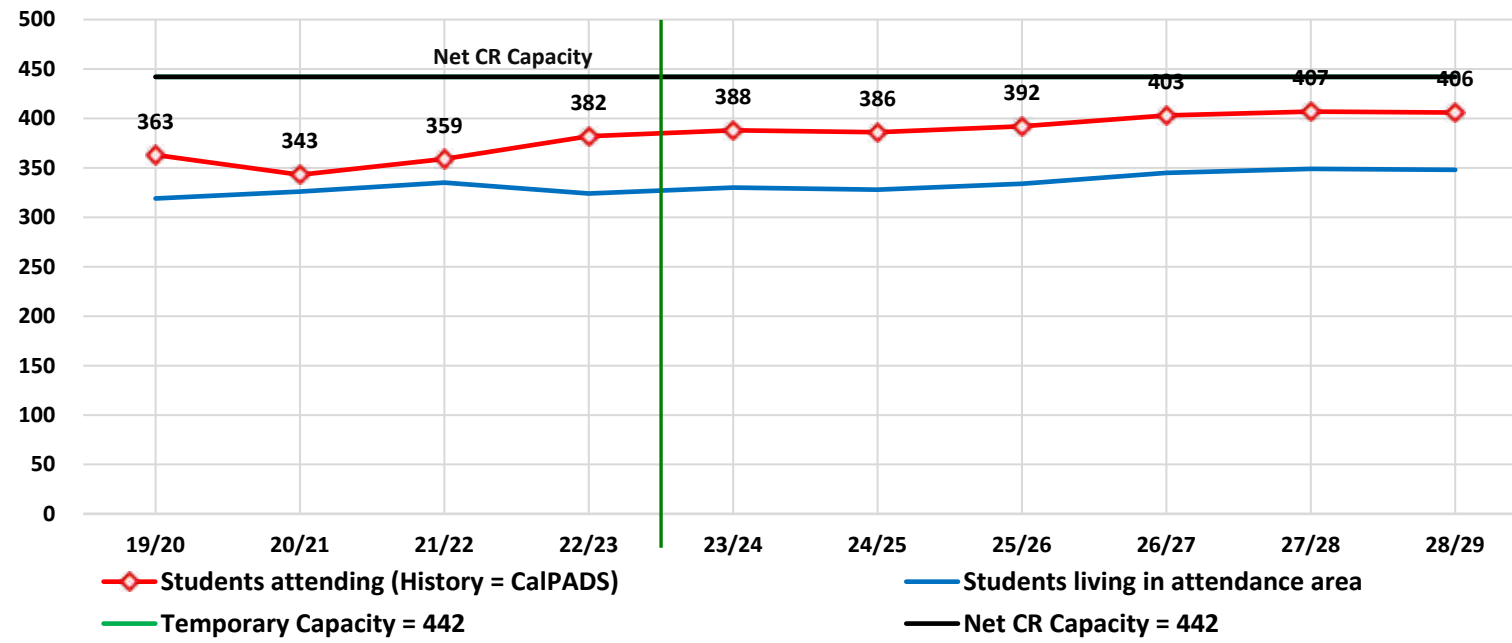
## SCHOOL ASSESSMENTS

# Aromas

# School



### Capacity & Projected Enrollment Aromas



District Loading Standards  
 Traditional School  
 All Portables Loaded  
 Net Classroom Count = 18  
 Grades Served = TK - 8

#### Classroom Needs Timeline

Year	Total Students*	Annual Change	Spec. Ed. Students	Net CR Capacity	Unhoused Students	Annual CR Needed	Total CR's Needed	Available Seats	Projected Housing Units
22/23	382	23	0	442	0	0	-2	60	
23/24	388	6	0	442	0	0	-2	54	0
24/25	386	-2	0	442	0	0	-3	56	0
25/26	392	6	0	442	0	0	-2	50	0
26/27	403	11	0	442	0	0	-1	39	0
27/28	407	4	0	442	0	0	-1	35	0
28/29	406	-1	0	442	0	0	-1	36	0

\* Based on Students Attending (Squares on Graph)  
 Net Classroom Count = 18

This chart shows the past four (4) years of enrollment and projected six (6) year enrollment for Aromas School.

The net classroom capacity is calculated by taking the number of teaching stations and multiplying that by the District's loading standards for facility planning. The net capacity may not include other classroom-sized spaces on campus that are currently designated for specialized district pull-out programs.

**EXISTING CONDITIONS SITE MAP**



**EXISTING FACILITIES**

- Permanent Buildings
- Portable Buildings
- Other Buildings

**Aromas School**  
365 Vega Street  
Aromas, CA 95004  
831.726.5100  
Grades PS-8

BUILDING INVENTORY

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.

Aromas School Name	Date Built	Date Mod	Mod Funds	Bldg Type	Area	CR Count	Year Eligible for Modernization
Bldg A	1951	1987	LPP	1	2880	2	2012
Bldg B MU	1951	2004	SFP	1	4120	1	2029
Bldg C	1951	1987	LPP	1	3135	3	2012
Bldg D	1951	1987	LPP	1	2280	2	2012
Bldg E Ad	1951	1987	LPP	1	2179	0	2012
Bldg F	1951	1987	LPP	1	3627	3	2012
Bldg G	2014			1	3840	4	2039
Bldg H	2014			1	3840	4	2039
Bldg J	1986	2004	SFP	2	4800	5	2024
Bldg K Gym	2004			1	10645	0	2029
Bldg L Rm 23	1998			2	960	1	2018
Bldg N	1998			2	480	0	2018
<b>Totals</b>					<b>42786</b>	<b>25</b>	





SYSTEM	RECOMMENDED ACTION	TOTAL COST
<b>Utilities (Gas, Water, Sewer, Drainage)</b>	Replace storm drain infrastructure	\$637,000
<b>Landscaping &amp; Irrigation</b>	Replace irrigation system by classrooms 4-8 and athletic fields	\$145,600
<b>Playground</b>	Add shade structure over kindergarten lawn	\$72,800
<b>Security &amp; Safety</b>		
<i>Fire or Security Alarm</i>	Replace fire alarm and security alarm systems, main panels and initiation devices	\$436,800
<b>ADA compliance (excluding restrooms)</b>		
<i>Drinking Fountains</i>	Replace drinking fountains with ADA compliant bi-level fountains	\$18,200
<b>Administration (Bldg E)</b>		
<i>Roofing</i>	Replace built-up asphalt roof	\$136,500
<i>Exterior Paint</i>	Paint exterior trim	\$4,186
<i>Plumbing</i>	Inspect and replace sewer line from Administration building to nearest main	\$36,400
<b>Multipurpose/RMs 2-3 (Bldg A/B)</b>		
<i>Roofing</i>	Replace built-up asphalt roof	\$455,000
<i>HVAC</i>	Add HVAC for entire building	\$345,800
<i>Exterior Paint</i>	Patch exterior plaster wall and paint building exterior	\$145,600
<i>Interior Paint</i>	Paint interior	\$65,520
<i>Flooring</i>	Replace floor and mop boards	\$47,320
<i>Other</i>	Sand and stain stage wood floor	\$9,100
<b>Classrooms 4-8 (Bldg C/D)</b>		
<i>Roofing</i>	Replace built-up asphalt roof	\$364,000
<i>HVAC</i>	Add HVAC for entire building	\$273,000
<i>Exterior Paint</i>	Patch exterior plaster wall and paint building exterior	\$127,400
<b>Rooms 12-14 (Bldg F)</b>		
<i>Roofing</i>	Replace built-up asphalt roof	\$227,500
<i>HVAC</i>	Add HVAC for entire building	\$182,000
<i>Exterior Paint</i>	Paint exterior trim	\$5,096
<i>Flooring</i>	Replace carpet in classrooms	\$45,500
<b>Gymnasium</b>		
<i>Exterior Paint</i>	Paint exterior trim	\$13,832
<b>TOTAL MODERNIZATION</b>		<b>\$3,794,154</b>
<b>New Classrooms</b>	Replace portables 9,10,24,25 with new construction	\$6,988,800
<b>Maintenance Building</b>	Replace maintenance shed with a new metal building	\$910,000
<b>TOTAL NEW CONSTRUCTION</b>		<b>\$7,898,800</b>
<b>FMP TOTAL</b>		<b>\$11,692,954</b>

**MASTER PLAN SUMMARY**

**SITE SUMMARY**

- **Year Built:** **1951** (73 years)
- **Acres:** **+/- 11.4**
- **Building Area:** **+/- 42786**
- **Grades Served:** **PS - 8th**
- **2022/2023 Enrollment:** **382**
- **Total Classrooms** **25**
  - Permanent 20 (80%)
  - Portable 5 (20%)
- **State Modernization History**
  - 2004
- **Current State Modernization Eligibility Analysis**
  - Total Eligibility \$1,376,285
  - State Share (60%) \$825,771
  - Local Share (40%) \$550,514

Aromas School is the oldest school in the District with the original buildings built in 1951. The campus was modernized with State funding in 1987 and again in 2004. Those buildings modernized in 1987 became eligible again for State modernization in 2012.

Permanent buildings 30 years or older have been well maintained and are in good condition but do require certain upgrades to remain able to keep up with today's educational standards.

Some instructional, restroom and support service interior spaces could use a modern refresh, which includes upgrades to flooring, paint, casework and cabinetry, tile, plumbing and electrical.

The District should consider an upgrade to add energy management systems such as HVAC and replace fire and security alarm systems.

It is also suggested that the storm drain infrastructure be replaced to prevent certain areas of campus from flooding during rain events and replace the roofs on buildings eligible for modernization.

Prior to 2015, many classrooms on campus were housed in portable buildings. Nine of these portables were removed in 2015 with the addition of two new permanent classroom buildings.

The five portables remaining on the West side of campus and are quite old and approaching the end of their lifespan. It is suggested that these buildings be replaced in the near future rather than spending considerable amounts of money to modernize them.

Finally, it is recommended the old metal maintenance shed located in the staff parking area be replaced with a new, safer building.

AROMAS SCHOOL		
FACILITIES MASTER PLAN ASSESSMENT SUMMARY		
<b>Modernization Category</b>		
<b>Site Systems</b>		<b>Cost</b>
Utilities (Gas, Water, Sewer, Drainage)		\$637,000
Flatwork		-
Landscaping & Irrigation		\$145,600
Playground		\$72,800
Playfields / Playcourts		-
Parking & Traffic Circulation		-
Security & Safety		\$436,800
ADA compliance (excluding restrooms)		\$18,200
Outdoor Facilities		-
<b>Building Systems</b>		<b>Cost</b>
Roofing		\$1,183,000
HVAC		\$800,800
Exterior Upgrades		\$296,114
Instructional Spaces Interior Upgrades		\$45,500
Support Services Interior Upgrades		\$36,400
Restroom Interior Upgrades		-
Cafeteria/MPR Interior Upgrades		\$121,940
Library Interior Upgrades		-
Athletic Interior Spaces Upgrades		-
Other Interior Spaces Upgrades		-
<b>Total Modernization</b>		<b>\$3,794,154</b>
<b>New Construction Category</b>		
<b>Project</b>	<b>Sq. Feet</b>	<b>Cost</b>
Replace portables 9, 10, 24, 25, 25 with a new permanent or modular classroom wing	6400 sf	\$6,988,800
Replace maintenance shed with a new metal building	1800 sf	\$910,000
<b>Total New Construction</b>		<b>\$7,898,800</b>
<b>TOTAL FACILITIES MASTER PLAN</b>		<b>\$11,692,954</b>

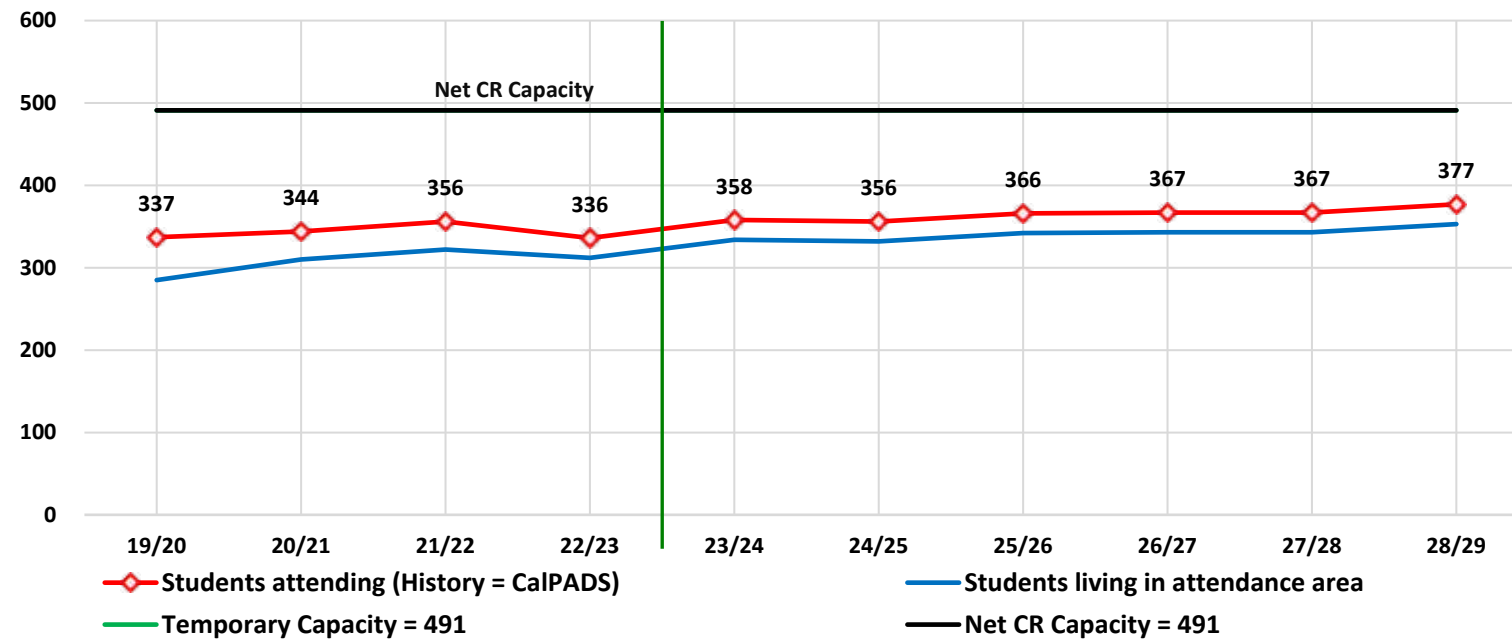


# San Juan

# School



### Capacity & Projected Enrollment San Juan



District Loading Standards  
 Traditional School  
 All Portables Loaded  
 Net Classroom Count = 20  
 Grades Served = TK - 8

#### Classroom Needs Timeline

Year	Total Students*	Annual Change	Spec. Ed. Students	Net CR Capacity	Unhoused Students	Annual CR Needed	Total CR's Needed	Available Seats	Projected Housing Units
22/23	336	-20	0	491	0	0	-6	155	
23/24	358	22	0	491	0	0	-5	133	0
24/25	356	-2	0	491	0	0	-5	135	0
25/26	366	10	0	491	0	0	-5	125	0
26/27	367	1	0	491	0	0	-6	124	0
27/28	367	0	0	491	0	0	-6	124	0
28/29	377	10	0	491	0	0	-5	114	0

\* Based on Students Attending (Squares on Graph)  
 Net Classroom Count = 20

This chart shows the past four (4) years of enrollment and projected six (6) year enrollment for San Juan School.

The net classroom capacity is calculated by taking the number of teaching stations and multiplying that by the District's loading standards for facility planning. The net capacity may not include other classroom-sized spaces on campus that are currently designated for specialized district pull-out programs.

**EXISTING CONDITIONS MAP**



**EXISTING FACILITIES**

- Permanent Buildings
- Portable Buildings
- Other Buildings

**San Juan School**  
 100 Nyland Drive  
 San Juan Bautista, CA 95045  
 831.623.4538  
 Grades PS-8

BUILDING INVENTORY

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.

San Juan School Name	Date Built	Date Mod	Mod Funds	Bldg Type	Area	CR Count	Year Eligible for Modernization
Bldg A Admin	1967	2003	SFP	1	2700	0	2028
B Cluster	1967	2003	SFP	1	4950	2	2028
C Cluster	1967	2003	SFP	1	4950	4	2028
D Cluster	1967	2003	SFP	1	4950	4	2028
E Cluster	1967	2003	SFP	1	4950	4	2028
MU/Cafeteria	1967			1	5475	0	1992
Bldg G KD	1967	2003	SFP	1	2709	2	2028
Gym	1990			1	7619	0	2015
Bldg F	1990			1	4709	4	2015
Portable 1	1990			2	960	1	2010
Bldg G KD Addition	2003			1	1586	1	2028
MU - Storage	1990			1	2400	0	2015
Portables 2-3	2020			2	1920	2	2040
<b>Totals</b>					<b>49878</b>	<b>24</b>	



FACILITIES ASSESSMENT REPORT



SYSTEM	RECOMMENDED ACTION	TOTAL COST
<b>Utilities (Gas, Water, Sewer, Drainage)</b>	Replace underground electrical infrastructure	\$1,365,000
<b>Flatwork</b>	Fill planters with hardscape on north and south sides of basketball courts	\$127,400
	Replace uneven sidewalk at main entrance	\$100,100
<b>Playground</b>	Add shade structure in kindergarten playground	\$72,800
	Add shade structure by garden	\$72,800
	Add shade structure by Library	\$72,800
<b>Security &amp; Safety</b>		
<i>Fire or Security Alarm</i>	Replace security alarm system, main panel and initiation devices	\$218,400
<b>ADA compliance (excluding restrooms)</b>		
<i>Path of Travel</i>	ADA path of travel corrections throughout site	\$364,000
<i>Drinking Fountains</i>	Replace drinking fountains with ADA compliant bi-level fountains	\$18,200
<i>Accessibility</i>	Upgrade campus door hardware for ADA compliance and lockdown	\$163,800
<b>Gymnasium</b>		
<i>Athletic Interior Spaces</i>	Replace bleachers	\$54,600
<b>F Wing (F1-F4)</b>		
<i>Roofing</i>	Replace roof	\$409,500
<i>Flooring</i>	Replace classroom carpet	\$49,140
<b>K Wing (K1-K3)</b>		
<i>Roofing</i>	Replace roof	\$455,000
<i>Flooring</i>	Replace classroom carpet	\$54,600
<b>TOTAL MODERNIZATION</b>		<b>\$3,598,140</b>
<b>Classroom Buildings</b>	Replace classroom buildings that do not meet seismic codes (14 Classrooms)	\$21,840,000
<b>Multipurpose/Cafeteria</b>	Replace multipurpose/cafeteria building that does not meet seismic code	\$5,460,000
<b>Library/Media Center</b>	Replace library/media center building that does not meet seismic code	\$1,638,000
<b>Administration</b>	Replace administration building that does not meet seismic code	\$1,638,000
<b>TOTAL NEW CONSTRUCTION</b>		<b>\$30,576,000</b>
<b>FMP TOTAL</b>		<b>\$34,174,140</b>

**MASTER PLAN SUMMARY**

**SITE SUMMARY**

■ <b>Year Built:</b>	<b>1967</b> (56 years)
■ <b>Acres:</b>	<b>+/- 20</b>
■ <b>Building Area:</b>	<b>+/- 51238</b>
■ <b>Grades Served:</b>	<b>PS-8</b>
■ <b>2022/2023 Enrollment:</b>	<b>336</b>
■ <b>Total Classrooms</b>	<b>24</b>
• Permanent	21 (86%)
• Portable	3 (14%)
■ <b>State Modernization History</b>	
• 2003	
■ <b>Current State Modernization Eligibility Analysis</b>	
• Total Eligibility	\$1,555,476
• State Share (60%)	\$933,286
• Local Share (40%)	\$622,190

San Juan School is the second oldest school in the District with the original buildings built in 1967. The campus was modernized with State funds in 2003.

The modernization cost estimates only take into account deficiencies observed to certain site systems or to the buildings constructed after the original 1967 date.

In December 2012, a Surface-Fault Rupture Hazard, Geotechnical Engineering and Geologic/Seismic Hazard Investigation report was completed by Moore Twining Associates, Inc. The San Juan School is located within the San Andreas fault zone. Multiple buildings were constructed with precast tilt-up concrete shear walls with flexible floor and roof diaphragms. These buildings appear to also be built on insufficient foundations.

Any future modernization projects requiring DSA (Division of State Architect) reviews will more than likely require the District have a structural engineering analysis. The results of that analysis will determine if the District should either retrofit or replace those buildings deemed as seismically insufficient. For the purpose of this report, we will show the cost to replace those buildings at San Juan School.

The District may qualify for the State Facility Hardship Seismic Mitigation Funding Program. This State program provides funding for seismic repair, reconstruction or replacement of the "most vulnerable" school facilities.

Districts must obtain a letter from the Division of State Architect (DSA) stating that the facility being considered is a qualifying Category 2 building.

Funding is provided on a 50% matching basis of the minimum required DSA approved costs to either replace or to rehabilitate the buildings.

Based on current State calculation estimates, Office of Public School Construction (OPSC), would only build back as many classrooms as needed based on current enrollment and State loading standards.

If the District decided to replace the buildings determined to be seismically insufficient, the State portion would amount to approximately \$4,299,420. That means the District's local share would be \$25,424,018.

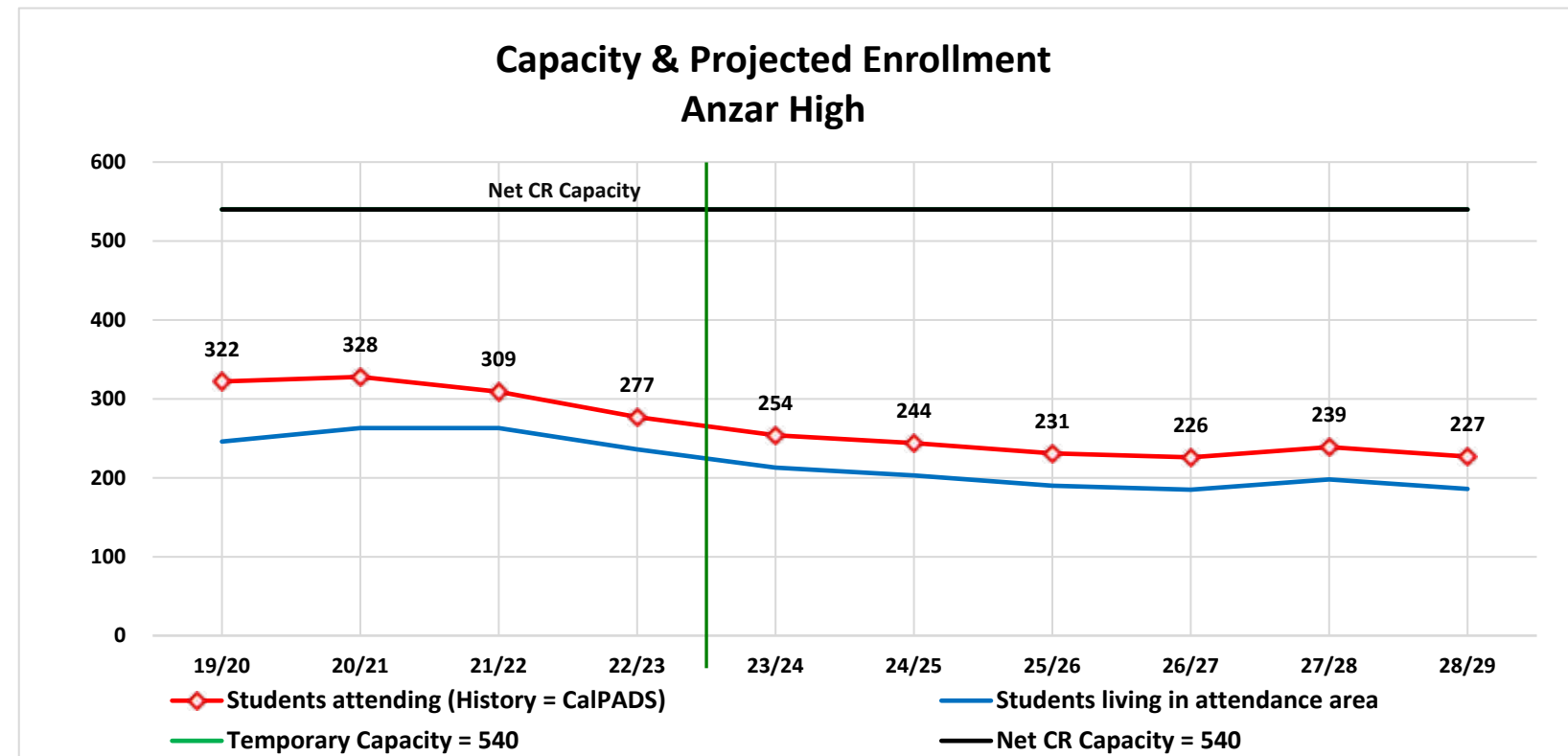
SAN JUAN SCHOOL		
FACILITIES MASTER PLAN ASSESSMENT SUMMARY		
<b>Modernization Category</b>		
<b>Site Systems</b>		<b>Cost</b>
Utilities (Gas, Water, Sewer, Drainage)		\$1,365,000
Flatwork		\$227,500
Landscaping & Irrigation		-
Playground		\$218,400
Playfields / Playcourts		-
Parking & Traffic Circulation		-
Security & Safety		\$218,400
ADA compliance (excluding restrooms)		\$546,000
Outdoor Facilities		-
<b>Building Systems</b>		<b>Cost</b>
Roofing		\$864,500
HVAC		-
Exterior Upgrades		-
Instructional Spaces Interior Upgrades		\$103,740
Support Services Interior Upgrades		-
Restroom Interior Upgrades		-
Cafeteria/MPR Interior Upgrades		-
Library Interior Upgrades		-
Athletic Interior Spaces Upgrades		\$54,600
<b>Total Modernization</b>		<b>\$3,598,140</b>
<b>New Construction Category</b>		
<b>Project</b>	<b>Sq. Feet</b>	<b>Cost</b>
Replace four (4) classroom buildings that do not meet current earthquake standards with new facilities (14 CR)	20000 sf	\$21,840,000
Replace multipurpose/cafeteria building that does not meet current earthquake standards with a new facility	5000 sf	\$5,460,000
Replace library/media center building that does not meet current earthquake standards with a new facility	1500 sf	\$1,638,000
Replace administration building that does not meet current earthquake standards with a new facility	1500 sf	\$1,638,000
<b>Total New Construction</b>		<b>\$30,576,000</b>
<b>TOTAL FACILITIES MASTER PLAN</b>		<b>\$34,174,140</b>



# Anzar

# High School





This chart shows the past four (4) years of enrollment and projected six (6) year enrollment for Anzar High School.

The net classroom capacity is calculated by taking the number of teaching stations and multiplying that by the District's loading standards for facility planning. The net capacity may not include other classroom-sized spaces on campus that are currently designated for specialized district pull-out programs.

District Loading Standards  
 Traditional School  
 All Portables Loaded  
 Net Classroom Count = 20  
 Grades Served = 9 - 12

**Classroom Needs Timeline**

Year	Total Students*	Annual Change	Spec. Ed. Students	Net CR Capacity	Unhoused Students	Annual CR Needed	Total CR's Needed	Available Seats	Projected Housing Units
22/23	277	-32	0	540	0	0	-10	263	0
23/24	254	-23	0	540	0	0	-11	286	0
24/25	244	-10	0	540	0	0	-11	296	0
25/26	231	-13	0	540	0	0	-11	309	0
26/27	226	-5	0	540	0	0	-12	314	0
27/28	239	13	0	540	0	0	-11	301	0
28/29	227	-12	0	540	0	0	-12	313	0

\* Based on Students Attending (Squares on Graph)  
 Net Classroom Count = 20

**EXISTING CONDITIONS MAP**



**EXISTING FACILITIES**

- Permanent Buildings ■
- Portable Buildings ■
- County Buildings ■

**Anzar High School**  
 2000 San Juan Highway  
 San Juan Bautista, CA 95045  
 831.623.7660  
 Grades 9th - 12th

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.

<u>Anzar High Name</u>	<u>Date Built</u>	<u>Date Mod</u>	<u>Mod Funds</u>	<u>Bldg Type</u>	<u>Area</u>	<u>CR Count</u>	<u>Year Eligible for Modernization</u>
Wing A1	1995			1	6650	5	2020
Wing A2	1995			1	6650	5	2020
Wing B1	1995			1	1980	0	2020
Wing C1	1995			2	7680	8	2015
Wing C2	2006			1	7000	3	2031
Wing G Gym	1995			1	9050	0	2020
Wing L Ad/Lib	1995			1	12050	0	2020
Wing E1/E2	2010			2	1920	2	2030
<b>Totals</b>					<b>52980</b>	<b>23</b>	





SYSTEM	RECOMMENDED ACTION	TOTAL COST
<b>Landscaping &amp; Irrigation</b>	Repair irrigation system to improve coverage and performance	\$273,000
<b>Playfields / Playcourts</b>	Add all-weather track	\$2,002,000
<b>ADA compliance (excluding restrooms)</b>		
Path of Travel	Path of travel improvements campus wide	\$318,500
Accessibility	Upgrade campus door hardware and rekey all doors under single master key	\$163,800
<b>Admin/Library (Bldg L)</b>		
Interior Paint	Paint interior spaces	\$72,800
Flooring	Replace carpet in administration office	\$63,700
Other	Replace drinking fountain in interior hallway	\$5,460
Restrooms	Resurface restrooms	\$109,200
<b>Library</b>		
Interior Paint	Paint interior spaces	\$72,800
Lighting	Upgrade interior lighting	\$91,000
<b>Building A1 (Rms 102-105)</b>		
HVAC	Replace HVAC units, add AC to all rooms	\$364,000
Flooring	Replace VCT flooring	\$81,900
<b>Building A2 300 (302-305)</b>		
HVAC	Replace HVAC units, add A/C to all rooms	\$364,000
Flooring	Replace VCT flooring	\$82,810
Cabinetry	Sand and stain classroom casework	\$63,700
<b>Building C2 400 (401-403)</b>		
HVAC	Replace HVAC units and add A/C to all rooms	\$273,000
<b>TOTAL MODERNIZATION</b>		<b>\$4,401,670</b>
<b>Classrooms</b>		
Replace portables 201-207, 501 & 502 with new construction		\$11,356,800
<b>Shade Structure</b>		<b>\$819,000</b>
Mental Shade structure between administration and 300 bldg		\$819,000
<b>TOTAL NEW CONSTRUCTION</b>		<b>\$12,175,800</b>
<b>FMP TOTAL</b>		<b>\$16,577,470</b>

**SITE SUMMARY**

- **Year Built:** **1995 (28 years)**
- **Acres:** **+/- 34**
- **Building Area:** **+/- 52,980**
- **Grades Served:** **9th - 12th**
- **2022/2023 Enrollment:** **277**
- **Total Classrooms** **23**
  - Permanent 13 (57%)
  - Portable 10 (43%)
- **State Modernization History**
  - None
- **Current State Modernization Eligibility Analysis**
  - Total Eligibility \$4,107,278
  - State Share (60%) \$2,464,367
  - Local Share (40%) \$1,642,911

Anzar High School was built in 1995. The site is currently eligible for State modernization funding with the original permanent buildings being 25 years old.

Permanent buildings have been well maintained and are in good condition but do require certain upgrades to remain able to keep up with today's educational standards.

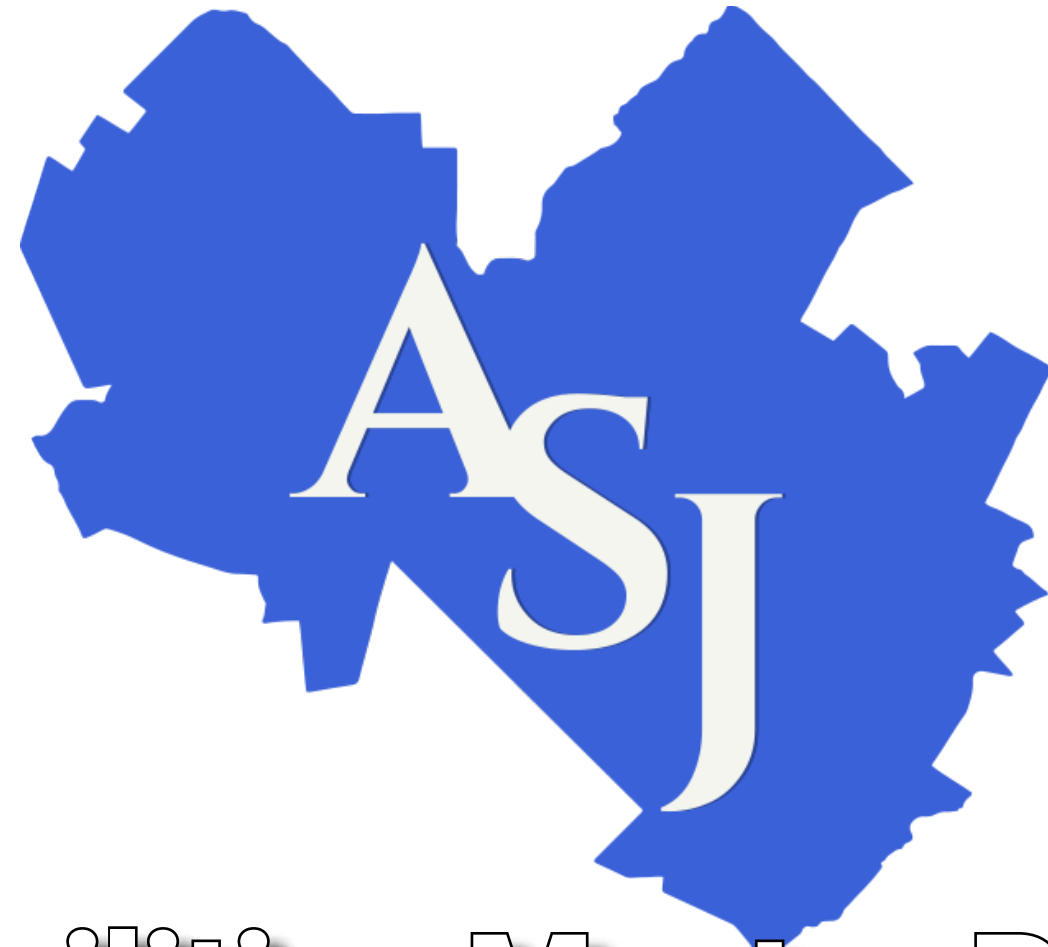
Some instructional, restroom and support service interior spaces could use a modern refresh, which includes upgrades to flooring, paint, casework and cabinetry, tile, plumbing and electrical.

Many classrooms on campus are housed in portable buildings that were built in 1995. Given their age, the portables have been well maintained with most placed on solid concrete foundations.

As the portable buildings approach the end of their intended lifespan, they often require considerable amounts of money to modernize and maintain. It is suggested the District consider a plan to replace these portables with permanent construction.

ANZAR HIGH		
FACILITIES MASTER PLAN ASSESSMENT SUMMARY		
<b>Modernization Category</b>		
<b>Site Systems</b>		<b>Cost</b>
Utilities (Gas, Water, Sewer, Drainage)		-
Flatwork		-
Landscaping & Irrigation		\$273,000
Playground		-
Playfields / Playcourts		\$2,002,000
Parking & Traffic Circulation		-
Security & Safety		-
ADA compliance (excluding restrooms)		\$482,300
Outdoor Facilities		-
<b>Building Systems</b>		<b>Cost</b>
Roofing		-
HVAC		\$1,001,000
Exterior Upgrades		-
Instructional Spaces Interior Upgrades		\$228,410
Support Services Interior Upgrades		\$141,960
Restroom Interior Upgrades		\$109,200
Cafeteria/MPR Interior Upgrades		-
Library Interior Upgrades		\$163,800
Athletic Interior Spaces Upgrades		-
Other Interior Spaces Upgrades		-
<b>Total Modernization</b>		<b>\$4,401,670</b>
<b>New Construction Category</b>		
<b>Project</b>	<b>Sq. Feet</b>	<b>Cost</b>
Replace portables 201-207, 501 & 502 (9) with permanent or modular construction	10400 sf	\$11,356,800
Add shade structure between administration building and 300 building	5000 sf	\$819,000
<b>Total New Construction</b>		<b>\$12,175,800</b>
<b>TOTAL FACILITIES MASTER PLAN</b>		<b>\$16,577,470</b>





# Facilities Master Plan

## Aromas-San Juan Unified School District



Facility Problem Solvers