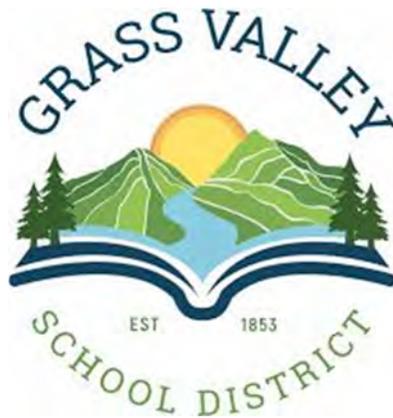


FACILITIES MASTER PLAN

2025

for the



Prepared by

Persinger Architects

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Grass Valley School District Master Plan 2025

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INTRODUCTION

SECTION ONE

1. INTRODUCTION

Persinger Architects and Associates is pleased to present to the Grass Valley School District the following Facility Master Plan. The purpose of this plan is to identify the District’s current and future needs by analyzing the major factors that are expected to affect the existing facilities over time.

The District has assembled a team of experienced public school consultants who will be meeting regularly to advise the District on how best to achieve the goals of the Master Plan.

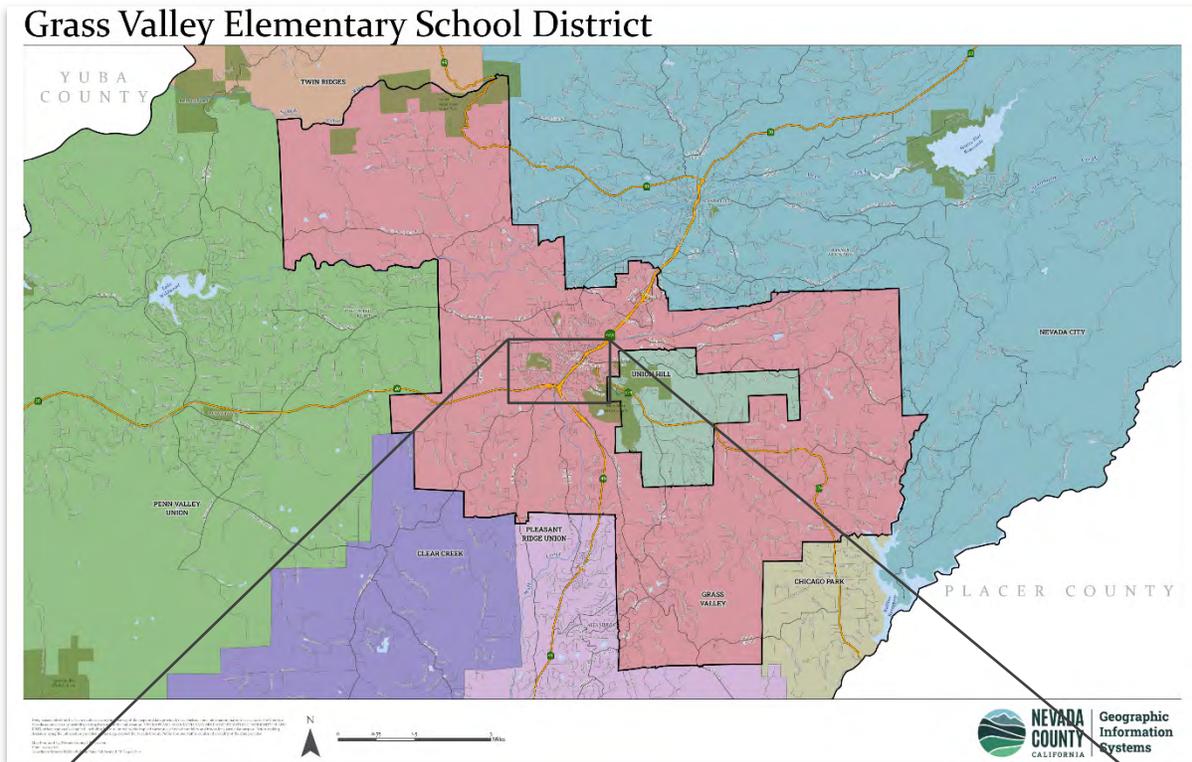
Facility Master Plan Team Members:

Andrew Withers, Superintendent, Grass Valley School District
 Brian Martinez, Assistant Superintendent, Grass Valley School District
 Alexis Persinger, Principal, Persinger Architects and Associates
 Kendra Updegraff, Project Manager, Persinger Architects and Associates
 Avery Kant, Vice President of Operations, Persinger Architects and Associates

Process:

Information will be gathered to better understand the current and future needs of all the district facilities. The results from the site visits will then be compiled and analyzed. Persinger Architects will be reviewing various options to best improve the facilities. We will be considering several important factors including: expected life span of existing facilities, needs of students and staff, ability to improve aesthetics, and increasing community involvement in the district. Persinger Architects will be preparing three recommendations of varying costs. This will give the district the flexibility to improve their facilities while available funding is still uncertain.

District Boundaries Map



Bell Hill Academy School Map



Grass Valley Charter School Map



Lyman Gilmore Middle School Map



Margaret G Scotten Elementary School Map



Assessment Goals and Procedures

The Goals of a Facility Master Plan are primarily to identify existing conditions and recommend solutions. Existing record documents from District Archives as well as the Division of the State Architect Archives will be reviewed to determine the age of the buildings and the original design intent. School sites are visited to physically view the condition of the buildings. The Architectural team looks for systems that have failed and also estimates the remaining useful life of the existing materials. Conformance to the original codes in force when the buildings were built as well as the current code requirements are reviewed. Programmatic issues often arise because the educational requirements of a public school in 2025 do not match the education requirements in place at the time the various buildings were constructed. In addition, facility improvements over the years are not always undertaken with a larger vision for the site in mind. Buildings may be poorly located. Recommendations include proposed repairs or upgrades as well as the potential costs and necessary timelines involved in the work proposed. Potential funding sources are identified and matched to the likely work.

Executive Summary of Recommendations

What we can achieve with Public School Facilities is usually driven less by need than by available funds. With that in mind we have grouped our recommendations into three categories.

Bronze: (0-5 Years) Immediate health and safety issues that affect school operation in the short term. Bronze items consist of basic renovations, which may include parking lot resurfacing, re-roofing, new flooring, and replacing HVAC and worn other worn-out systems.

Silver: (6-10 Years) Facilities upgrades to meet current educational needs and larger maintenance projects that will need to be addressed in the next few years. This category includes all Bronze items. The Silver category renovates all the important building sub-assemblies but does not include any building replacement.

Gold: (11-15 Years) Facilities upgrades to be prepared to meet future educational needs and maintenance projects to ensure proper operation of the facility for the foreseeable future. The Gold category includes all Bronze and Silver items and adds replacement of all the existing portables with new modular buildings.

EXISTING CONDITIONS

SECTION TWO

Bell Hill Academy

Bell Hill Academy serves approximately 230 elementary school students in grades K-4th. The site is located at 342 South School St. in the City of Grass Valley. The building housing classrooms 1-6, Building A, with additional student and staff restrooms is the oldest building on campus and dates from approximately 1950, with construction of site-built Building B following in 1958. Over the years the campus has received additions and various modernizations, with the most recent having been approved by DSA in March of this year. Beginning in estimated 1969, multiple portable buildings have been brought in to support growing student population. Several utility and power upgrades have taken place in the past couple years, including a large solar system and backup generators. The school is located on the corner of S School St. and Dalton St., with the corner lot residentially owned and not part of the school campus.



Site Condition:

The site is in fair condition with various items having been addressed in the past several years. The flow for pickup and drop-off works adequately for students and parents. Shade and weather protection for waiting students is missing. The site has adequate wayfinding and a clear entrance. The office is located in the center front of campus and extensive new fencing has been installed to direct traffic towards the office. The site lacks sufficient parking due to limited available areas. Existing parking lots are in fair condition and have had some resurfacing work done in recent years. The site flatwork appears to be adequate and is in fair condition, with some locations of cracks. The grading of campus varies but generally does not pose an issue to the accessibility of site due to the various ramps installed in recent years.

Staff and student restroom quantity is adequate with room for improvement, and restroom quality is sufficient, with modernizations to the restroom portable planned in the recently DSA approved application. Drinking fountains are lacking in quantity on site. The playground has been installed in 2013 and is in good condition. The playfield and blacktop are in adequate condition with some browning of the grass and fading of the blacktop striping. There is an average amount of landscaping buildings which is in fair condition, and well managed landscaping around the perimeter to separate the campus from the residential areas that sit around campus. The site drains adequately and no areas of pooling have been noted. Underground utilities appear to be functioning adequately with no significant issues



noted and have received upgrades in recent years. There is no significant kitchen on site but the new Multi-Purpose Building has a kitchenette with food storage and heating appliances. There is a security camera system installed, and fencing perimeter the site. The fencing along Temby St. is 7' chain link and leaves the campus and play areas visibly exposed. Power on campus is supported by a photovoltaic system and backup natural gas generator installed in recent years.

Site Recommendation:

Expansion of the pick-up and drop-off areas with new covered waiting areas could be considered but space is exceptionally limited.

Maintain entrance and manage landscaping so school name and entrance are clear from street.

Chain link fencing should be upgraded to include privacy slats, or removed and replaced with a permanent, solid surface, fire resistant fence system.



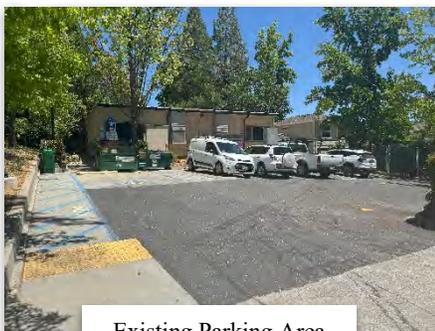
Existing Blacktop and Landscaping

Security surveillance system should be maintained.

Grass should be overseeded at play fields. Irrigation at fields will need some repair.

Gathering spaces should continue to be maintained, additional covered gathering spaces could be considered.

Recommended to install new drinking fountains, especially up at upper field.



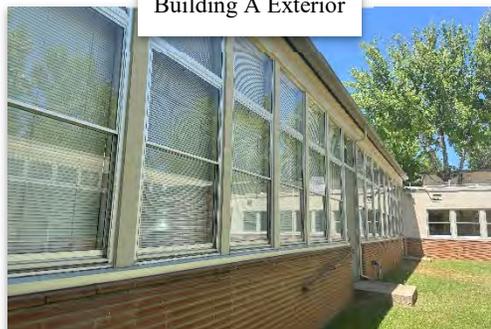
Existing Parking Area

Building Summary:

The oldest building on campus is the front site-built building, referred to as Building A in this report for clarity. Division of the State Architect records indicate the building was approved for construction in ~1950. Construction was followed by site-built Building B approved in 1958. Starting in 1969 the campus has expanded to four portable building classroom building wings, a portable restroom building, and a site-built multi-purpose building with a kitchen. The Multi-Purpose was constructed in 2020 and is in good condition. In general, the buildings are in adequate, if dated, condition, having received various modernizations through their lifespan and with some portables currently receiving modernizations.

Site-built buildings – Building A and B, Classrooms 1-6, School Office, and Staff Spaces – approximate year of construction 1950-1959:

Building A Exterior



The roof of Buildings A and B have been reroofed in recent years and no leaks are noted.

HVAC in Buildings A and B have been replaced recently and are in fair condition.

Exterior brick and plaster siding are in fair condition and paint is in fair condition.

Most windows are original and operable, with single glazing. Quantity is adequate and many classrooms utilize lots of natural light. Most windows have shades operated by individual pull strings.

Some doors and/or door hardware were replaced in 2004, and are in fair condition.

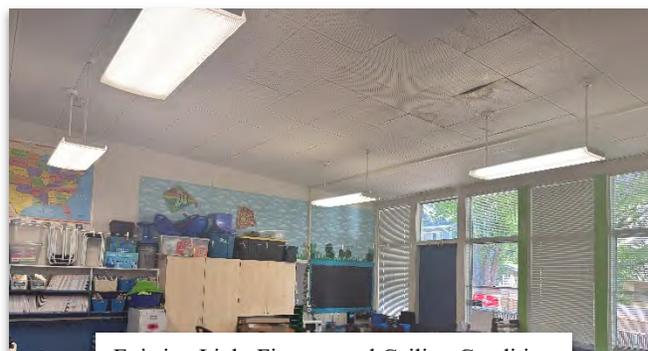
Lighting is provided by hung mounted light fixtures. Fixtures are original but have been upgraded to LED.

Low voltage systems, such as intercoms and bells, have been replaced recently and are in good condition.

Power access in building is sufficient.

Data system has been retrofit installed and is functional. Wireless access points have been provided.

The Fire Alarm system has been updated in recent years and has audio and visual components installed.



Existing Light Fixtures and Ceiling Condition

Fire alarm, low voltage, and data infrastructure are surface mounted in hallways and classrooms, and in fair condition.

The ceiling is a mix of painted hard lid in hallways and axillary spaces and acoustic tiles fastened directly to hard lid in classrooms. Paint is in fair condition with some areas of cracking, and acoustic tiles vary in condition but are generally poor and in need of replacement

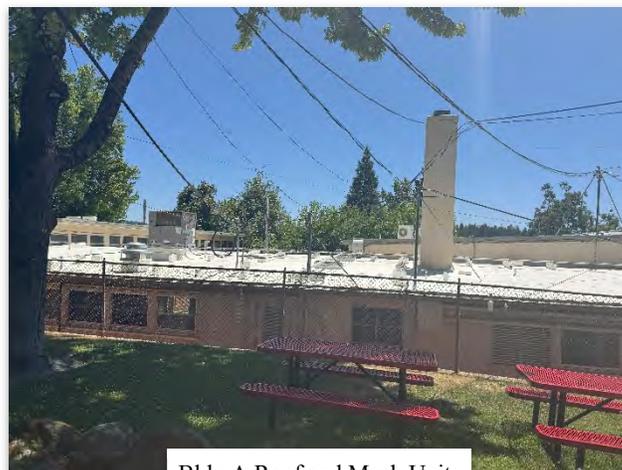
Wall finishes are a mix of painted cement plaster, wood wainscot, and tackboard, and are all in fair condition.

Floors consist of original vinyl composition tile over concrete in hallways and axillary spaces, and a mix of VCT and carpet over concrete in classrooms. Flooring is in fair condition.

Casework replaced in 2004 and in good condition.

Teaching hardware has been updated in recent years with large televisions and student hardware.

Restrooms finishes and fixtures are in fair condition. Restrooms in Bldg A have been modernized in 2004 and staff restroom in Bldg B was modernized in 2019.



Bldg A Roof and Mech Units

Buildings A-B recommendations:

Roofs, flooring, and casework should continue to be maintained.

Select areas should receive touchup paint, otherwise all paint should continue to be maintained.

HVAC equipment should continue to be maintained. System components should be tracked for age and plans made to replace units as they get older than 15 years.

Exterior siding should continue to receive regular maintenance and periodic repainting.

Doors should continue to be maintained. Select door hardware should be upgraded to panic hardware. Keyless entry system should be considered.

Windows should continue to be maintained. Select windows should be considered for upgrade to energy efficient dual glazed.

Lighting control systems should be considered.

Low voltage, fire alarm, and data systems should continue to be maintained.

Ceiling tiles should be replaced and repainted where needed.

Restroom should continue to be maintained.

Teaching hardware should be considered for upgrade.



Bldg B Data Infrastructure

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Portable buildings, Building C (1966), D (1968), E (1987), F (1992), and G (2008), Classrooms 7-12, 15-16 and Restrooms:

Portable buildings of varying age provide a significant proportion of the buildings on campus. The buildings are generally in fair condition, with age being the most significant indicator of condition. In general, portable buildings are set on concrete foundations, have concrete ramps at exterior entrances.

The roofs of the portables are low slope metal, redone recently and in fair condition.

Heating and cooling are provided by wall mounted mechanical units in Bldgs. C, E, and G. Electrical radiant heat panels and exhaust fans service Bldg F. New ground mounted package units service Bldg D. HVAC units have been replaced recently and are in fair condition.



Bldg E Exterior

Exterior siding is generally painted plywood. Bldg C is fiberglass overlaid plywood. Siding and paint is original in fair, if aged, condition. Repairs in specific areas were made in 2025.

The windows are generally original with dual glazing, and are operable. The quantity of windows provided is fairly low, in keeping with the design approach typical to portable buildings.

Suspended ceilings were replaced in 2025 and are in good condition.

Interior lighting is provided by fixtures which are set in a suspended ceiling grid. The Fixtures were replaced in 2025 with LED and are in good condition. Exterior lighting is original fixtures upgraded to LED.

Wall finishes consist of original tackboard in fair condition.

Floors consist of vinyl tile and carpet. Carpet is original in fair condition. LVT replaced in 2025 and is in good condition.

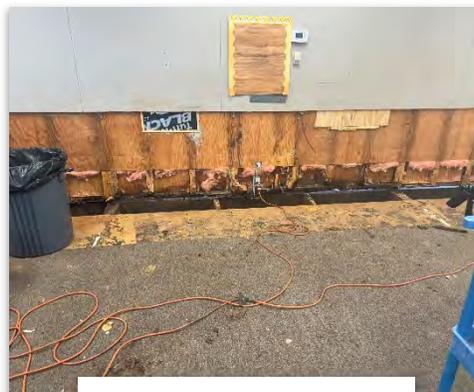
Casework replaced in 2025 and is in good condition.

Teaching hardware is original and in fair condition.

Low voltage systems, such as intercoms and bells, have been replaced recently and are in good condition.

Power access in buildings is sufficient.

Data system has been retrofit installed and is functional. Wireless access points have been provided.



Bldg C Int. Under Renovation

The Fire Alarm system has been updated in recent years and has audio and visual components installed.

Fire alarm, low voltage, and data infrastructure are generally surface mounted and/or located in suspended ceiling.

Portable restrooms renovated with new fixtures and finishes in 2025.



Bldg F Siding Condition

Portable buildings recommendations:



Bldg D HVAC Unit

In general, portable buildings should be replaced with new site-built buildings, or at least, good quality modular buildings. Although they have a low initial cost, portable buildings are prone to long term maintenance issues as a function of the poorer quality of materials used. Wholesale replacement is often financially unfeasible and so phased replacement based on the age of buildings should be planned and the buildings maintained as well as possible in the meantime.

Roofs, interior lighting fixtures, interior finishes, ceiling, and restrooms should continue to receive regular maintenance.

Exterior siding should be repainted or replaced with permanent materials that will withstand rot and weathering.

HVAC equipment should be maintained. System components should be tracked for age and plans made to replace units as they get older than 15 years.

HVAC and lighting control systems should be considered. Control systems allow energy savings by shutting down air conditioning systems when doors and windows are left open or turning off lights after hours.



Bldg G Exterior and HVAC

Windows should be replaced with new units that incorporate dual glazing. Operable windows should be provided wherever possible to provide better opportunities for cross ventilation. Sola-tubes should also be considered for areas where new windows are impractical.

Doors and door hardware should be maintained, along with selective replacement of doors that are damaged or significantly aged. Wholesale replacement of doors and door hardware should be considered. Card readers or other keyless entry systems should be considered.

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Teaching hardware upgrade to smartboards should be considered.

Note regarding portable building G (2008), Classrooms 13-14:

This portable was not included in the 2025 renovation of portable interiors.

Site-built building – Multi-Purpose Building, Assembly and Library – year of construction 2020:



The roof of the MP Bldg. is low slope singly ply, original to the building and in good condition. No leaks are noted.

Heating and cooling is provided by package system mechanical units. The units are original and in good condition.

Exterior siding is a mix of cement board, and cement plaster. Siding and paint in good condition.

The windows are original with single glazing and roller shades.

The ceiling is a hard lid with acoustic ceiling tiles fastened directly.

Wall finishes and paint are in good condition.

Floors is mix of LVT in assembly and library space, epoxy in kitchen and restroom spaces. All in good condition.

The doors and door hardware are original, up to code and in Card readers or other keyless entry systems should be considered.

Cafeteria tables in wall pockets are used regularly and in good condition.

Lighting is provided by surface mounted, recessed, and wall sconce light fixtures. All use LED bulbs and are in good condition.

Circular skylights provide daylight in the assembly space and are in good condition.

Low voltage systems, such as intercoms and bells, are in good condition.

Power access in building is sufficient.



Data system is in good condition.

The Fire Alarm system is up to code with sprinklers, audio, and visual, and in good condition.

Fire alarm, low voltage, and data infrastructure are concealed and in good condition.

The kitchen, while a limited size and serviceability, is in good condition with original equipment.

Size is adequate for a cafeteria and small assembly purposes, but not large enough for indoor physical education, sporting use, or large assemblies.



Existing Kitchen Fixtures

MUR recommendations:



Folding Tables

Roofs should continue to receive regular maintenance.

HVAC units should continue to receive regular maintenance and replacement planned when units reach 15 years of age.

Exterior siding should continue to receive regular maintenance and periodic repainting.

Windows should be maintained. Energy efficient glazing should be considered.

Ceilings, walls, and floors should continue to be maintained.

Doors and door hardware should be maintained. Card readers or other keyless entry systems should be considered.

Tables in wall pockets should be maintained regularly.

Low voltage, fire alarm, and data systems should continue to be maintained.

Kitchen equipment should continue to receive regular maintenance.

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Grass Valley Charter School

Grass Valley Charter School serves approximately 520 school students in grades K-8th. The site is located at 225 South Auburn St. in the City of Grass Valley. The campus began with one site-built building constructed in 1935, which expanded with two site-built additions added in 1939 and 1948 respectively. Over the years the campus has expanded to include seven relocatable buildings to support growing student population. There are additional portable buildings located on this site, but they are separate from the Charter School and are not included in this section. The site has received various modernizations through its lifespan, with scopes such as renovating/reconfiguring existing accessible restrooms to bring to code, upgrading fire alarm systems up to required code, modernizing interior spaces, replacement of windows, and adding a serving kitchen.



Site Condition:

The site is in fair condition and has been maintained well. The flow for pickup and drop-off works adequately for students and parents but is placed notably far from the campus and classroom buildings due to lack of street access elsewhere. Waiting students are protected from sun and weather at the pick-up and drop-off area, but none exist at the front of campus. The site has adequate wayfinding and a clear intended entrance, with the office located just past the front doors, but as the only parking is available at the back of campus the pathways for visitors and parents is made awkward. The existing parking lot is in fair condition and would benefit from resurfacing. The site flatwork appears to be adequate and is in fair condition and generally does not pose an issue to the accessibility of site.



Existing Campus Entrance

Staff and student restroom access is adequate at the site built buildings, but lacking at the portables and playfields. Drinking fountains are lacking in quantity on site, and many need replacement. The blacktop area is in fair condition with no major issues, and would benefit from resurfacing. The playground is new and in good condition. There is an

Staff and student restroom access is adequate at the site built buildings, but lacking at the portables and playfields. Drinking fountains are lacking in quantity on site, and many need replacement. The blacktop area is in fair condition with no major issues, and would benefit from resurfacing. The playground is new and in good condition. There is an

average amount of landscaping around the main building and playground, but is lacking in the courtyard. The center courtyard of the main building houses a unique climbing rock, in fair condition. Despite the relatively flat grade of the campus, it appears that the site drains adequately. Underground utilities appear to be functioning adequately with no significant issues noted. Power on campus is supported by a photovoltaic system and backup natural gas generator installed in recent years.

Site Recommendation:

Covered walkways or some other means of weather protection should be provided at the pickup and drop-off area and between campus areas.

The main entrance to the school should be more clearly delineated and the paths to various parts of the school such as the office and pick-up drop-off areas should be more clearly marked. Reconfigured entrance onto campus should be considered to flow with parking areas.



Existing New Playground

Additional restroom facility should be considered to service the portables and playfield.

Landscaping should be maintained and expanded, patchy areas should have irrigation system service and grass reseeded. Center Courtyard could be considered for receiving new flatwork and safer surfacing for rock wall.



Existing exterior and gathering area

Gathering spaces should continue to be maintained, and coverings for gathering spaces should be considered.

Additional drinking fountains should be considered, replace limited specific fountains, and add accessible grab bars.

Security camera system should continue to be maintained.

Fencing should be maintained, and replacement with decorative fencing considered.

Accessibility upgrades needed to ensure all exits have accessible path of travel.

Playground resurfacing should be considered.

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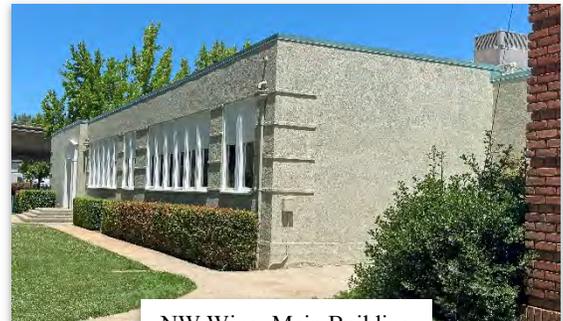
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Building Summary:

The site-built building on campus is the oldest construction on site and houses the majority of classroom spaces. This building also houses the multi-purpose room, library, and office and administrative spaces. Division of the State Architect records indicate the building was approved for construction in 1935, with additions approved in 1939 and 1948. This building has received various modernizations, to keep ahead of issues due to aging, including replacing the windows, bringing the restrooms and fire alarms up to code, replacing the HVAC throughout, and refinishing all the interior spaces. There have been modernizations completed in recent years with more scheduled for 2025 and 2026.

Site-built building – Main Building – Classrooms 1-23, Multi-Use Room, Offices, Library – approximate year of construction 1935-1948:



NW Wing, Main Building

Comp shingle roofs and flat roofs are in fair condition.

Heating and cooling is provided by package mechanical units located on the roof, all in fair condition.

Brick and painted stucco walls are in fair condition and paint is in fair condition.

Single pane windows are scheduled for replacement in 2026.

The doors and door hardware were replaced in 1987 and in aging condition. Some door hardware has been replaced in recent years. Door closers are older and need limited replacement.

In the classrooms spaces, suspended ceilings have been provided and are in fair condition, with few stained and broken tiles. In other spaces ceiling is painted hard lid in fair condition.

Lighting is provided by LED bulbs in recessed and hanging fixtures, all in good condition.

Kitchen fixtures are recently installed and in good condition.

LVT Flooring has been replaced in recent years and in good condition. Restroom flooring and additional areas that did not receive new flooring recently are in worn condition.

Wall finishes are in fair condition.

Casework replaced recently and in new condition. Overall storage in classrooms is lacking.

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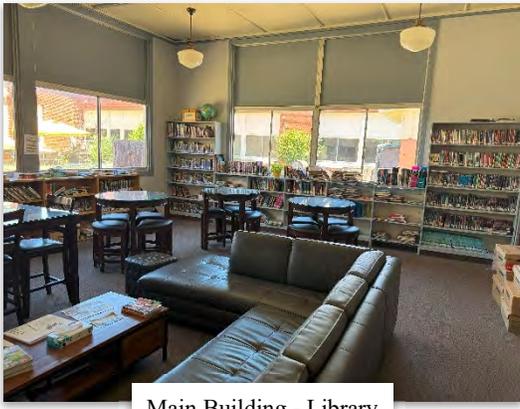
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Main Building - Library

Low voltage systems, such as intercoms and bells, have been replaced recently and are in good condition.

Power access is adequate.

Data infrastructure has been retrofit installed and wireless access points have been provided. System is in fair condition.

The Fire Alarm system has been updated in recent years and has audio and visual components installed.

Teaching hardware provided by ceiling mounted projectors.

Restrooms are in fair condition and would benefit from refinishing.

Main Building recommendations:

Roofs, exterior siding, and paint should continue to be maintained regularly. Full campus repainting in the future should be planned for.

Ceiling tiles should be repainted.

HVAC units should be maintained, with additional individual thermostats controlling each room for efficiency.



Classroom in Main Building



Existing Door Condition

Exterior door replacement should be continued and interior door hardware is recommended. Card readers or other keyless entry systems should be considered.

Low voltage, fire alarm, and data systems should continue to be maintained.

Selective additions to power systems should be considered.

Reconfiguration of spaces to maximize storage should be considered.

Restrooms flooring along with refinishing should be considered.

Aging furniture should be replaced.

Portable buildings 1990-2001:

Portable buildings of varying age provide additional classroom space on campus. The buildings are in aged condition with several items of deferred maintenance. In general, portable buildings are set on concrete foundation at grade at exterior entrances and use more temporary materials such as plywood siding.



Existing Portables

The roofs of the portables are in aging condition.

Heating and cooling is provided by wall mounted mechanical units in fair condition.

Exterior paint and siding in aged condition.



Existing Portables Doors

Concrete foundations are in fair condition.

The windows are original with single glazing. The quantity of windows provided is fairly low, in keeping with the design approach typical to portable buildings.

Lighting is provided by suspended fixtures set in ceiling grid. Lighting upgraded to LED and in fair condition.

The doors and door hardware are in original and varying condition.

Low voltage systems, such as intercoms and bells, have been replaced recently and are in good condition.

Power is adequate if somewhat limited.

Data system has been retrofit installed and is functional. Wireless access points have been provided.

The Fire Alarm system has been updated in recent years and has audio and visual components installed.

Fire alarm, low voltage, and data infrastructure are generally surface mounted and/or located in suspended ceiling, and in fair condition.

Suspended ceilings have been provided and are in fair condition, with some stained and broken tiles.

Wall finishes are in fair condition.



Existing Portables Interior

Floors consist of original vinyl tile in worn condition.

Casework sink measurements do not meet accessible code.

Portable building recommendations:

In general, portable buildings should be replaced with new site built buildings, or at very least, good quality modular buildings. Although they have a low initial cost, portable buildings are prone to long term maintenance issues as a function of the poorer quality of materials used. Wholesale replacement is often financially unfeasible and so phased replacement based on the age of buildings should be planned and the buildings maintained as well as possible in the meantime.

Roof replacement at the portables should be considered.

HVAC equipment should be maintained. System components should be tracked for age and plans made to replace units as they get older than 15 years.

Exterior siding should be repainted and receive regular maintenance. Full repainting should be planned for.

Windows should be replaced with new units that incorporate dual glazing. Operable windows should be provided wherever possible to provide better opportunities for cross ventilation. Sola-tubes should also be considered for areas where new windows are impractical.

Upgrading of door hardware should be continued along with selective replacement of doors which are no longer repairable. Wholesale replacement of doors and door hardware should be considered. Card readers or other keyless entry systems should be considered.

Electrical, fire alarm, and low voltage systems should be maintained.

Other recommendations:

Area at and around solar panel should be considered for additional seating, gathering, or learning area.

Refinishing and reconfiguration of the sports fields should be considered. Bleachers and additional drinking fountains should be considered to support outdoor sports infrastructure.



Existing Portables HVAC

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Lyman Gilmore Middle School

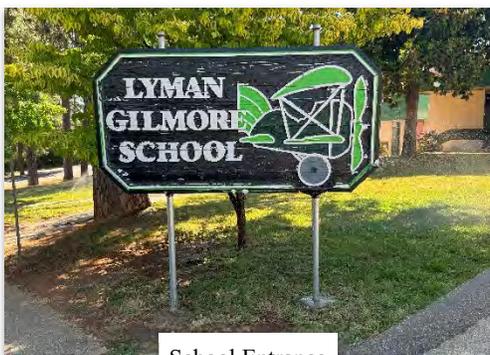
Lyman Gilmore Middle School serves approximately 450 intermediate school students in grades 5th-8th. The site is located at 837 Gilmore Way in the city of Grass Valley, CA. All the site built buildings, A-L, were constructed prior to 1990, but records of the construction from the Division of the State Architect have not been able to be located. Portables have been placed on site in 1990. The campus has received various modernizations through its lifespan with more planned in coming years.



Lyman Gilmore Middle School Map

Site Condition:

The site is in fair condition with few maintenance items to be addressed, as many significant items recently done or already planned to be done. There are several larger items that could benefit the site. The flow for pickup and drop-off works adequately for students and parents. Shade and weather protection for waiting students is missing. The site has adequate wayfinding and a clear entrance, with parking available for parents and visitors at the front of campus. A camera security system has been installed throughout the campus and is in fair condition. Fencing is lacking along the Northern and Eastern edge of campus. The existing parking lot is in fair condition and would benefit from resurfacing. The site flatwork appears to be adequate and is in fair condition, and various ramps and Path of Travel upgrades have been completed in recent years to support the accessibility of campus, considering its varying grade.



School Entrance

Staff and student restroom access is adequate, and restroom quality is fair and scheduled for modernization. Drinking fountains are lacking in quantity on site. The playground is new and in good condition. The blacktop area is in fair condition with no major issues, and would benefit from resurfacing. The sports fields are new and in good condition, but lacks seating for teams or spectators. There is an average amount of landscaping throughout campus, but the condition varies and is patchy in places. The site appears to drain adequately. Underground utilities appear to be functioning adequately with no significant issues noted. Power on campus is supported by a photovoltaic system and backup natural gas generator installed in recent years.

Site Recommendation:

Resurfacing the parking lot should be considered.

Covered walkways or other means of weather protection should be provided at the pickup and drop-off area. Seating should be considered in this area as well.

Fencing and gates should be installed along the front of campus or between buildings.

Security surveillance system should be maintained.



Student Waiting Area



Existing Landscaping

Landscaping should be maintained and expanded; patchy areas should have irrigation system service and grass reseeded.

Gathering spaces should continue to be maintained, and additional covered gathering spaces should be considered.

Installation of additional drinking fountains should be considered.

Bleachers at play fields should be considered.

Building Conditions:

Many of the buildings on this site were constructed under the same original application number, but the exact year were built is unknown due to lack of DSA records. The campus consists of eight site-built buildings, including a mixed admin/classroom building, four dedicated classrooms buildings, a library, a multi-purpose building with a kitchen and music space, and a separate locker room building. In general all the buildings are in fair condition, having received various modernizations with another planned for the near future.

Site-built buildings – A-1, A-2, B-1, B-2, C, D, L, MU – Admin, Classrooms, Library, Multi-Use, Lockers - approximate year of construction <1990:

The roof of the site-builts is low slope, not currently leaking, and has been replaced in recent years.

Heating and cooling is provided by package systems, located on the roofs. Units and controls have been replaced in recent years and are in fair condition.

Exterior plaster siding and MUR CMU walls are in fair condition. Paint is in fair condition but would benefit from being touched up.

The windows are original, but have been retrofitted with mirror glaze in recent years. The quantity of windows provided is low, in keeping with the design approach typical to buildings of this era.

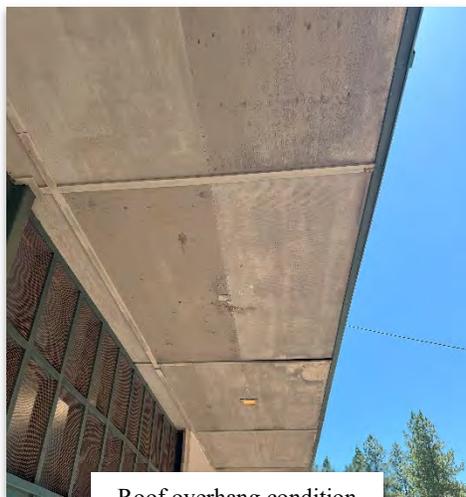


The doors and door hardware have been replaced in 2004 and are in fair condition, but panic hardware is needed at some locations.

Lighting is provided by mix of surface mounted, recessed, and suspended fixtures with LED bulbs retrofitted in recent years.

Low voltage systems, such as intercoms and bells, have been replaced recently and are in good condition.

Power access in building is sufficient.



Data system has been retrofit installed and is functional. Wireless access points have been provided.

The Fire Alarm system has been updated in recent years and has audio and visual components installed.

Fire alarm, low voltage, and data infrastructure are surface mounted in hallways and classrooms, and in fair condition.

The ceiling is a mix of painted hard lid, and suspended acoustic ceiling tile system. Paint is in fair condition with some areas of cracking, and acoustic tiles vary in condition but are generally good.

Wall and floor finishes in many all spaces have been refinished recently or planned for refinishing in the near future. Finishes not included are in fair condition.

Casework in many all spaces have been replaced recently or planned in the near future. Casework not included are in fair condition.

Kitchen is in fair condition with original equipment. Size is adequate for the current student population.

Site-built buildings recommendations:

Roofs that were recently redone should continue to receive regular maintenance, reroofing of areas that were not redone should be scheduled.

HVAC, fire alarm, data, low voltage, and lighting systems and infrastructure should continue to be maintained.

Exterior siding should continue to receive regular maintenance and periodic repainting.

Windows should be replaced with new units that incorporate dual glazing. Operable windows should be provided wherever possible. Additional windows should be considered, to provide more natural light and better opportunities for cross ventilation. Sola-tubes could also be considered for areas where new windows are impractical.



Siding Condition



Doors to Office

Doors and door hardware should be maintained. Wholesale replacement of door hardware should be considered. Card readers or other keyless entry systems should be considered.

Ceiling, wall, and floor finishes and casework should continue to be renovated and maintained.

Teaching hardware upgrade to smartboards should be considered

Kitchen and stage equipment should continue to receive regular maintenance.

Portable buildings 2006:

Portable buildings were all placed per the same DSA application in 1990. Portable buildings are set on temporary wood foundations, have ramps at exterior entrances and use more temporary materials such as plywood siding.



Existing Portables

The roofs of the portables are in fair condition and have been redone in recent years.

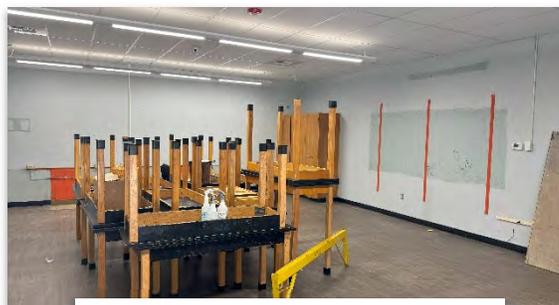
Heating and cooling is provided by wall mounted mechanical units. These units may be original to the buildings and, if so, are at the end of their normal life cycle.

Exterior siding and paint are in fair condition.

Wood foundations are original in fair condition.

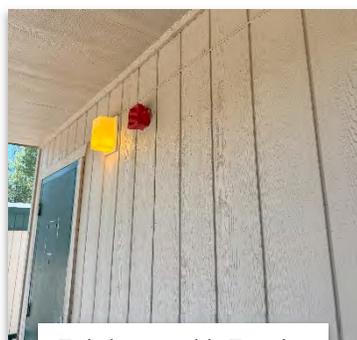
The windows are original with dual glazing. Most windows are operable. The quantity of windows provided is fairly low, in keeping with the design approach typical to portable buildings.

The doors and door hardware are in original and varying condition, but hardware may be out of code.



Classroom interior undergoing renovation

Lighting is provided by recessed fixtures set in a suspended ceiling grid. Bulbs have likely been replaced with LED in recent years.



Existing portable Exterior

Low voltage systems, such as intercoms and bells, have been replaced recently and are in good condition.

Power is adequate if somewhat limited.

Data system has been retrofit installed and is functional. Wireless access points have been provided.

Fire Alarm system has been updated in recent years and has audio and visual components installed.

Fire alarm, low voltage, power, and data infrastructure are concealed in walls and suspended ceiling and in fair condition.

Suspended ceilings have been provided and are in fair condition, with few stained and broken tiles.

Wall finishes are original in fair condition.

Floors consist of original mix of VCT and carpet, in fair condition.

Teaching hardware has been updated in recent years with large televisions to support projector system.



Existing Portable Interior

Portable building recommendations:

In general, portable buildings should be replaced with new site built buildings, or at very least, good quality modular buildings. Although they have a low initial cost, portable buildings are prone to long term maintenance issues as a function of the poorer quality of materials used. Wholesale replacement is often financially unfeasible and so phased

replacement based on the age of buildings should be planned and the buildings maintained as well as possible in the meantime.

Roofs should continue to receive regular maintenance.

Exterior siding should continue to receive regular maintenance and periodic repainting.

Original windows should be replaced with new units that incorporate dual glazing. Operable windows should be provided wherever possible to provide better opportunities for cross ventilation. Sola-tubes should also be considered for areas where new windows are impractical.



Existing Portable Interior

Doors and door hardware should be maintained. Wholesale replacement of door hardware should be considered. Card readers or other keyless entry systems should be considered.

Interior finishes and casework renovation for portable buildings should be considered if original.

Teaching hardware upgrade to smartboards should be considered.



New Sports Fields

Other recommendations:

Expansion of infrastructure to support outdoor sports at the new fields should be considered. Along with the currently planned field lighting, installation of spectator bleachers, water fountains with bottle fillers, and potentially modular restroom facilities could be considered.

HVAC and lighting control systems should be considered. Control systems allow energy savings by shutting down air conditioning systems when doors and windows are left open or turning off lights after hours.

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Margaret G. Scotten Elementary

Margaret G. Scotten Elementary School serves approximately 350 elementary aged students in grades K-4th. The site is located at 342 South School Street in the city of Grass Valley, CA. The campus was constructed over a short period of time with all the modular and site-built buildings approved for construction in 1987, per records from the Division of the State Architect. The additional portable classroom wing, D, was approved and placed in phases between 1990 and 1999. The campus has received modernizations in its lifespan including a recent significant full campus modernization project closed in 2023.



Site Condition:

The site is in fair condition with few maintenance items to be addressed, as many significant items recently done or already planned to be done. There are several larger items that could benefit the site. The flow for pickup and drop-off works adequately for students and parents. A shade structure exists near the campus entrance and pick-up and drop off. The site has adequate wayfinding and a clear entrance, with parking available for parents and visitors at the front of campus. The existing parking lot is in fair condition and would benefit from resurfacing. A gravel parking lot is also utilized as overflow parking. A camera security system has been installed throughout the campus and is in fair condition. Fencing has been installed along the perimeter of campus and is in good condition. The site flatwork appears to be adequate and is in fair condition, with a Path of Travel and aesthetic upgrade having been completed in recent years.



Staff and student restroom access is adequate, and restroom quality is good and recently modernized. Drinking fountains are lacking in quantity on site. The playground is new and in good condition. The blacktop area is in aged condition with no major issues, but would benefit from resurfacing. The sports fields are new and in good condition, but lacks seating for teams or spectators. There is an fair amount of simple landscaping throughout

campus, but the condition varies and is patchy in places. The site appears to drain adequately. Underground utilities appear to be functioning adequately with no significant issues noted. Power on campus is supported by a photovoltaic system and backup natural gas generator installed in recent years.

Site Recommendation:

Resurfacing of the parking lot should be considered.

Resurfacing of the blacktop should be considered.

Security surveillance system, fencing, shade structures, and play structures should continue to be maintained.

Landscaping should be maintained and expanded, patchy areas should have irrigation system serviced and grass reseeded



Existing Play Area

Gathering spaces should continue to be maintained, and additional covered gathering spaces should be considered.

Replace aging drinking fountains and install accessible accessories where needed.



PV System and Playground

Building Conditions:

Many of the buildings on this site were constructed or placed between the years of 1987 and 1999 and have been maintained well. The campus consists of three site-built buildings, L, M, and N, which serve as a mix library/classroom building, administration building, and the multi-purpose building. The site-built buildings are in good condition. Three modular classroom wings, A, B, and C, were also constructed during this period of time. These modular wings are in fair condition. Between 1990 and 1999 portable classrooms were brought in and serve as the D wing. The portable wings are in fair condition and regular maintenance keeps ahead of major decline due to age.



Bldg. L Exterior

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Site-built buildings – L, M, N – Library, Classrooms, Admin, Multi-Use – approximate year of construction 1987:

The roof of the site-builts is low slope, not currently leaking, and has been replaced in recent years.

Heating and cooling is provided by package systems, generally located on the roofs. Units and controls have been replaced in recent years and are in fair condition.



MUR Bldg. Exterior

Exterior plaster siding is in fair condition. Paint is in fair condition but would benefit from being touched up.

The windows are original, but have been retrofitted with mirror glaze in recent years. The quantity of windows provided is low, in keeping with the design approach typical to buildings of this era.

The doors and door hardware are original, except for Bldg L replaced in 2019, are in fair condition, but panic hardware is needed at some locations.

Lighting is provided by mainly recessed fixtures with LED bulbs retrofitted in recent years.

Low voltage systems, such as intercoms and bells, have been replaced recently and are in good condition.

Power access in building is sufficient.



N Bldg. Interior

Data system has been retrofit installed and is functional. Wireless access points have been provided.

The Fire Alarm system has been updated in recent years and has audio and visual components installed.

Fire alarm, low voltage, and data infrastructure are surface mounted or concealed in suspended ceiling and in fair condition.

The ceiling is generally suspended acoustic ceiling tile system or acoustic tiles adhered to hard lid in the MUR. Ceiling systems have been replaced in recent years and is in good condition.

Wall and floor finishes in many all spaces have been refinished recently. Casework in many spaces have been replaced recently. Finishes not included are in fair condition.

Teaching hardware has been updated in recent years with large televisions to support projector system.

Kitchen is in fair condition with original equipment.

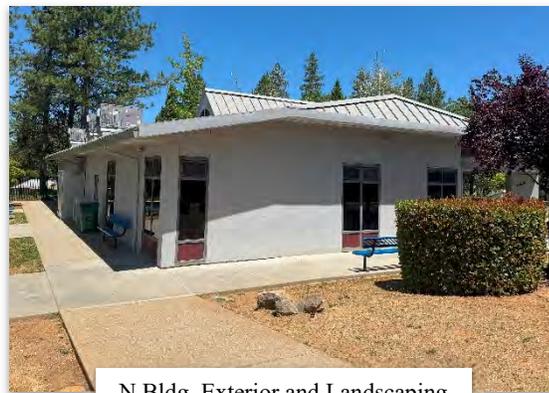
Restrooms finishes and fixtures are in good condition. Restrooms have been modernized in 2019 to meet current accessible code.

Site-built buildings recommendations:

Roofs should continue to receive regular maintenance.

HVAC, fire alarm, data, low voltage, and lighting systems and infrastructure should continue to be maintained.

Exterior siding should continue to receive regular maintenance and periodic repainting.



N Bldg. Exterior and Landscaping

Windows should be replaced with new units that incorporate dual glazing. Operable windows should be provided wherever possible. Additional windows should be considered, to provide more natural light and better opportunities for cross ventilation. Sola-tubes could also be considered for areas where new windows are impractical.

Doors and door hardware should be maintained and wholesale replacement should be considered. Card readers or other keyless entry systems should be considered.

Teaching hardware upgrade to smartboards should be considered.

Modular Buildings – A, B, C, D – Classrooms – approximate year of construction 1987-1999:

Modular wings A-C were all placed in the same timeframe as the site-built. The D wing was placed in phases between 1990 and 1999. Modular buildings are set on concrete and wood foundations, set at grade, and use more temporary materials such as plywood siding.



Modular Wing B Exterior

The roofs of the modulares are in fair condition and have been redone in recent years.

Heating and cooling is provided by roof mounted package units at the A, B, and C wing, and wall mounted units at the D wing. Units and controls have been replaced in recent years and are in fair condition.



Front Entry to M Bldg.

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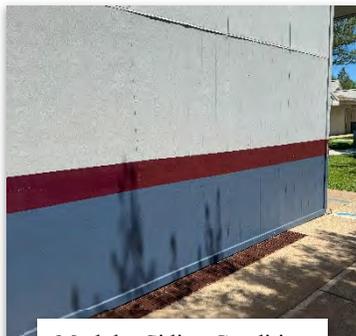
Demographics

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Exterior siding and paint is in fair condition with maintenance work keeping up with common aging conditions.



Modular Siding Condition

The windows are original with dual glazing. Most windows are operable. The quantity of windows provided is fairly low, in keeping with the design approach typical to buildings of this era and portable buildings in general.

The doors and door hardware appear to be original and in generally fair condition, but hardware may be out of code.

Lighting is provided by recessed fixtures set in a suspended ceiling grid. Bulbs have likely been replaced with LED in recent years.

Low voltage systems, such as intercoms and bells, have been replaced recently and are in good condition.

Power access in building is sufficient.

Data system has been retrofit installed and is functional. Wireless access points have been provided.

Fire Alarm system has been updated in recent years and has audio and visual components installed.

Fire alarm, low voltage, power, and data infrastructure are concealed in walls and suspended ceiling and in fair condition.

Suspended ceiling tile system has been replaced in recent years and is in good condition.

Wall and floor finishes have been refinished recently. Casework has been replaced recently.

Teaching hardware has been updated in recent years with large televisions to support projector system.



Modular Door Condition

Modular building recommendations:

In general, portable buildings should be replaced with new site built buildings, or at very least, newer quality modular buildings. Although they have a low initial cost, portable buildings are prone to long term maintenance issues as a function of the poorer quality of materials used. Wholesale replacement is often financially unfeasible and so phased

replacement based on the age of buildings should be planned and the buildings maintained as well as possible in the meantime.

Roofs should continue to receive regular maintenance.

HVAC, fire alarm, data, low voltage, and lighting systems and infrastructure should continue to be maintained.

Exterior siding should continue to receive regular maintenance and periodic repainting.



C Wing Classroom Interior

Original windows should be replaced with new units that incorporate dual glazing. Operable windows should be provided wherever possible to provide better opportunities for cross ventilation. Sola-tubes should also be considered for areas where new windows are impractical.

Doors and door hardware should be maintained and wholesale replacement should be considered. Card readers or other keyless entry systems should be considered.

Ceiling, wall, and floor finishes and casework should continue to be maintained.

Teaching hardware upgrade to smartboards should be considered



Typical Teaching Hardware

Other recommendations:

Expansion of infrastructure to support outdoor sports at the new fields should be considered. Along with the currently planned field lighting, installation of spectator bleachers, water fountains with bottle fillers, and potentially modular restroom facilities could be considered.

An additional performing arts building should be considered to provide additional space for activities, arts, and music.

Covered areas for students at play structures, outdoor eating areas, pickup and drop-off ones as well as transition areas between classrooms should be considered.

FACILITY MODIFICATIONS TO MEET THE FUTURE

SECTION THREE

FACILITY MODIFICATIONS TO MEET THE FUTURE

Grass Valley School District provides a continuum of education and enrichment to students with a wide range of needs, skills, and aspirations from TK through 8th grade. This significant investment of time and resources must remain relevant to each and every student throughout their learning journey as well as set an example of rigorous educational standards and extracurricular learning activities to potential students. GVSD’s campuses provide an opportunity for the dedicated staff and stakeholders to develop not only a student’s breadth and depth of knowledge, but also their social skills and motivation, equipping them to succeed as lifelong learners who exceed national, state, and county achievement standards.

The goal of this Facility Master Plan is to present a forward-thinking campus blueprint that will enhance and modernize the infrastructure of Grass Valley School District to support a connected, safe, and operationally efficient educational experience for students, teachers, staff, parents, and community stakeholders.

GVSD is committed to educating the whole child, and thoughtfully designed school facilities can support innovative programming and activities reflecting that mission. Modernization also ensures GVSD meets current safety and accessibility standards, and provides access to the digital education tools necessary for our 21st century learning environment.

Ideas for discussion and exploration across all campuses:

- **Convertible Classrooms:** Learning spaces that can be easily reconfigured for group work, individual study, or presentations, as well as adjusted to student energy:
 - Mobile furniture and movable walls or partitions allow rooms to expand, divide, or open up to shared spaces for team teaching or cross-grade collaboration
 - Zoned spaces or varied environments within a single room (quiet corners, collaboration tables, presentation zones, sharing circles, mindfulness nooks) support multiple learning styles and activities
 - Makerspace corners such as built-in storage, sinks, and counter space for hands-on projects and STEAM activities within or adjacent to classrooms
 - Abundant outlets, charging stations, and wireless access points; surfaces with embedded power/data; support for student devices and emerging tech
 - Integrated cameras, mics, and lighting for hybrid learning or guest speakers
 - Furniture and layouts that accommodate different physical and sensory needs; color contrast for low-vision users; adjustable-height desks
 - Art, colors, and materials that reflect the community's diversity and support a sense of belonging

- **Indoor Gathering Hall:** A non-gym space with a commercial kitchen and laundry room that can accommodate multiple classes for rainy-day lunches and recess; can be used for extracurricular creativity such as performing arts and student projects
- **Administration Commons:** A central, secure place to welcome/receive visitors and conduct non-learning business, such as:
 - Check-in for parents and volunteers to reduce classroom disruption and enhance security
 - Family resource center
 - Staff Lounge and confidential meeting spaces
 - Facilities team area for deliveries and maintenance projects
- **Cohesive Visual Identity:** Value-based aesthetics upgrades reinforce school pride, enhance the surrounding community, and communicates a meaningful educational experience to potential students
- **Maximize Outdoor Space:** In areas where landscaping is lacking, consider installation of:
 - **Murals** co-created with students
 - **Sensory Playgrounds** to increase inclusivity
 - **Student Garden & Workshop Zone** for hands-on experiences in gardening, art, and science labs
 - **Green Playfields:** Flat, dry, shaded spaces that stay usable year-round; smart integration with trees and native landscaping can create a resilient outdoor environment that can withstand athletic programs
- **Reimagined Main Entrances:** Better guidance to the administrative offices and camouflaging of the unsightly infrastructure would transform the experience of arriving at the campus
 - Art and informational displays, creative seating such as boulder-like benches, can subtly funnel visitors to the office and add an extra layer of security
- **Parking and Wayfinding:** Expand pick-up and drop-off areas to support after-school activities and reduce dismissal complexity; clearly indicated traffic routes and secure access points to enhance safety; solar parking and EV charging options
- **Dedicated Access:** Surrounding the perimeter of the campus with non-hostile fencing would enhance student safety and wayfinding
- **Net-Zero Ready:** Passive heating/cooling strategies, thoughtful window placement, and low-energy lighting
- **Material Selection:** Recycled, locally sourced, non-toxic materials with a focus on durability

- **Future-Prepared Design:** Raised floors and accessible ceiling grids for easy updates to tech or utilities over time
- **Air Quality and Wellness:** Installation of advanced HVAC with CO₂ monitoring, filtration systems, and UV lighting

Future-ready education means utilizing all available tools to activate student learning, preparing them to lead, create, and solve real-world problems. The modernized GVSD campus will ensure that the district has capacity for growth as well as the ability to offer more educational opportunities to its students and community while fostering a cohesive network that nurtures the skills and aspirations of every child.

EDUCATIONAL PROGRAM

SECTION FOUR

EDUCATIONAL PROGRAM

LCAP Summary

As part of the state accountability system, every district and charter school must develop an LCAP, or Local Control and Accountability Plan. It is a three-year plan and developed in three stages: identify district goals with the input of parents, the public, teachers, and students; develop action plans to meet district goals and state priorities; and review by the county office of education. LCAPs must outline their public engagement processes, identify goals and performance indicators, and lay out action and budget plans. This plan is the district’s opportunity to tell their story of how, what, and why programs and services are selected to meet their local needs. While this is a three-year plan, it is reviewed annually where data from local and state indicators are analyzed. Based on the yearly review of state and local data, the plan is revised to adjust actions toward improved student performance.

District LCAPs are adopted by their local board of trustees and then the county office of education reviews and approves them for adherence to state requirements to make sure the plans follow state laws. The county office does not approve charter school LCAPs, that approval remains with their chartering councils, however, all local charter schools participate in the training, workshops, and reviews of their LCAPs with the county office for consistency in the process.

The LCAP provides an opportunity for our district to share how, what, and why programs and services are selected and provided to support positive student outcomes across a broad spectrum of areas. The LCAP is intended to capture the level and type of information that comprises a good strategic plan.

Key Goals:

Goal #1: Grass Valley District Students will receive high quality instruction and support in core academic subject areas following state standards and guidelines which will increase overall student proficiency as measured by state and local assessments.

Goal #2: Grass Valley District Students will receive additional academic, social-emotional and behavior intervention, based on need, which will result in improved student outcomes as measured by state and local assessments and intervention success rates.

Goal #3: Grass Valley District Students and Families will be provided a school climate that is safe, welcoming, caring, and conducive to learning which will result in improved student attendance and suspension/expulsion rates.

Goal #4: Grass Valley School District Special Education Students (SPED) and unduplicated pupil sub groups (Foster Youth, Homeless, English Learners) will receive personalized and targeted instruction and support which will increase their performance and success. When the 2024 CA Dashboard is released it will show no areas of RED performance by content or student subgroup districtwide.

Alignment with State Priorities

The LCAP addresses California’s eight state priorities:

- **Basic Services:** Access to fully credentialed teachers, appropriate instructional materials, and safe facilities.
- **Implementation of State Standards:** Adoption and integration of California’s academic standards across all subjects.
- **Parental Involvement:** Active engagement of parents in decision-making and school activities.
- **Student Achievement:** Improvement in standardized test scores, English proficiency, and college/career readiness.
- **Student Engagement:** Reduction in absenteeism and dropout rates.
- **School Climate:** Promotion of a positive school environment through reduced suspension/expulsion rates and increased student connectedness.
- **Course Access:** Equitable access to a broad course of study, including advanced placement and career technical education.
- **Other Student Outcomes:** Performance in areas such as physical education and the arts.

SARC Summary

By February 1 of each year, every school in California is required by state law to publish a School Accountability Report Card (SARC). The SARC contains information about the condition and performance of each California public school. Under the Local Control Funding Formula (LCFF) all local educational agencies (LEAs) are required to prepare a Local Control and Accountability Plan (LCAP), which describes how they intend to meet annual school-specific goals for all pupils, with specific activities to address state and local priorities. Additionally, data reported in an LCAP is to be consistent with data reported in the SARC.

- **Demographics:** Information on student enrollment and diversity.
- **Academic Performance:** Data on standardized test scores and student achievement.
- **School Climate and Safety:** Details on safety measures, disciplinary actions, and overall learning environment.
- **Teacher Qualifications:** Statistics on teacher credentials and experience levels.
- **Curriculum and Instruction:** Descriptions of instructional programs and course offerings.
- **Fiscal Data:** Information on school funding and expenditures.

These SARCs are updated annually and are accessible to the public. For detailed information, including specific metrics and data points, you can view the full reports at:

- [2024 SARC Bell Hill Academy 20250108](#)
- [2024 SARC Grass Valley Charter School 20250109](#)
- [2024 SARC Lyman Gilmore Middle School 20250109](#)
- [2024 SARC Margaret G. Scotten Elementary School 20250109](#)

These documents provide valuable insights into the schools' operations and are essential resources for parents, educators, and community members interested in the district's educational quality and accountability.

CDE Summary

The California Department of Education's district profile for Grass Valley School District key insights into the district's operations and performance.

District Overview

- Name: Grass Valley Elementary
- Address: 840 Gilmore Way, Grass Valley, CA 95945-5409
- Phone: (530) 273-4483 Ext. 2007
- Superintendent: Mr. Andrew Withers
- Website: www.gvsd.us
- Type: Elementary School District (Grades TK–8)
- Enrollment: Approximately 1,551 students
- English Learners: 54 students (3.5%)
- Schools: Bell Hill Academy (K–4), Grass Valley Charter (K-8), Grass Valley Preschool (P), Lyman Gilmore Middle (5-8), and Margaret G. Scotten Elementary (K-4)

District Reports

The district profile provides access to several reports detailing various aspects of the district's performance:

- Enrollment Reports: These reports offer detailed breakdowns of student enrollment by ethnicity, grade level, and English learner status.
- Special Education Reports: These documents provide information on special education services, including data by age, disability, ethnicity, and grade level.
- Accountability Reports: These include the California School Dashboard and additional reports, presenting performance metrics across state priority areas such as academic achievement, school climate, and student engagement.
- Financial Reports: The Local Control Funding Formula (LCFF) Reports provide the latest available LCFF funding and accountability data.

For comprehensive details, the full district profile and reports may be accessed on the [California Department of Education website](#).

EDUCATIONAL GUIDELINES

SECTION FIVE

EDUCATIONAL GUIDELINES

The California Department of Education's webpage on Title 5 of the California Code of Regulations provides comprehensive standards for the design, construction, and acquisition of public school facilities. These regulations ensure that educational environments are safe, functional, and conducive to learning.

Key Components:

1. Minimum Standards (§14001)

- Facilities must align with the district's educational goals.
- Designs should accommodate maximum site enrollment and future needs.
- Sites must meet environmental comfort, safety, and maintenance requirements. ([California Department of Education](#))

2. School Site Selection (§14010)

- Sites should provide safety and support learning.
- Standards include minimum acreage, proximity to hazards (e.g., power lines, railroads), and accessibility to public services.
- Environmental factors like light, noise, and air quality must be considered. ([California Department of Education](#))

3. Site Acquisition Procedures

- **State-Funded Districts (§14011):**
 - Must obtain CDE approval before acquiring property.
 - Requirements include site evaluations, environmental studies, and public hearings. ([California Department of Education](#))
- **Locally-Funded Districts (§14012):**
 - Must evaluate sites using established standards.
 - Required to document compliance and consider safety and health risks. ([California Department of Education](#))

4. Design and Construction Standards (§14030)

- **Educational Specifications:**
 - Define enrollment, curriculum emphasis, and space requirements. ([California Department of Education](#))
- **Site Layout:**
 - Separate areas for buses, parent drop-off, and parking to ensure student safety. ([California Department of Education](#))

- **Classrooms:**
 - Minimum sizes specified (e.g., 960 sq ft for general classrooms, 1,350 sq ft for kindergarten).
 - Designs must accommodate technology and future expansion. ([California Department of Education](#))
- **Specialized Areas:**
 - Standards for science labs, computer labs, libraries, and physical education facilities.
- **Accessibility and Safety:**
 - Incorporate features for students with disabilities.
 - Ensure secure campuses with appropriate fencing and surveillance.

These regulations serve as a guideline for school districts to develop facilities that meet educational needs while ensuring safety and compliance with state laws.

Philosophy, Vision, and Mission

Grass Valley School District Mission Statement

The Grass Valley School District is a multi-faceted community passionately committed to developing personal excellence and preparing each individual for the future through a strong academic program enhanced by a wide range of innovative choices in a responsive and safe environment.

District goals are:

- We will acknowledge, project, and communicate our strengths and values throughout the community to enhance public image.
- We will actively involve families, schools, businesses, senior citizens, and the community at large to create a cooperative partnership that is enriching and mutually beneficial.
- We will create a cohesive and supportive school community. We will aggressively seek alternative funding sources for the Grass Valley School District.
- We will provide an articulated, quality educational program that defines what students should learn, know, and be able to do, with outcomes, which can be effectively assessed and reported. We will seek ways and means to increase the use of instructional technology as a learning and productivity tool.
- We will create an educational environment that addresses the social, emotional, and physical needs of our students.

BELL HILL ACADEMY



Bell Hill Academy is located in the historic Sierra Nevada Foothills community of Grass Valley. We are a small TK-4 school with an enrollment of approximately 246 students in 11 classrooms. We have a before-school program and a fully-enrolled after-school program on-site.

At Bell Hill Academy, we aim to prepare students to be active, knowledgeable citizens of a global society. Through our school-wide Global Studies curriculum, students develop an understanding and respect for their own and other cultures. Our focus is on the 21st-century skills that our children will need to participate successfully in a global marketplace: critical thinking, collaboration, creativity, and communication. We recognize the importance and benefits of learning to communicate in a second language. Our Dual Immersion track delivers core academic instruction in Spanish in a 90:10 program model.

The Dual Immersion (Spanish-English) program began as a single Kindergarten classroom in 2012 and expanded to Lyman Gilmore Middle School in the 2017/18 school year. The Dual Immersion instructional program is unique in Nevada County. Bell Hill Academy's program brings together Spanish-speaking and English-speaking students in a carefully planned educational program in which they learn and achieve in two languages. Children from both language groups work and study together throughout the school day. In an increasingly diverse and multicultural world, our school's program offers English-speaking children one of the best opportunities to acquire a necessary second language to a high degree of proficiency. Spanish-speaking students have the opportunity to achieve a high level of proficiency in English and maintain and fully develop their native language.

OUR VISION:

Bell Hill Academy students will develop cross-cultural awareness and prepare for success as responsible and contributing citizens in a global society.

OUR MISSION:

Bell Hill Academy provides a 21st-century education that prepares students for responsible decision-making and citizenship in a global society. We offer learning opportunities and language experiences that broaden students' understanding of world issues. Through lessons and various cultural experiences, students develop global awareness, focusing on valuing the commonalities and differences among different cultures. We encourage and equip students to be academic risk takers through a curriculum that develops the 21st Century Skills of critical thinking, cross-discipline thinking, creativity, innovation, collaboration, communication, problem-solving, and growth mindset, as well as information and technology literacy

GRASS VALLEY CHARTER SCHOOL



The Grass Valley Charter School is a pre-kindergarten through eighth grade charter school, which follows the EL Education model of instruction. Any child may register. Grass Valley Charter School, which began in 1993, offers two types of programs. The Core Academics program (Core Program) is a classroom option, and the Discovery Studies program is a home schooling option. The Core Program is pre-kindergarten through eighth grade and is classroom based following the EL Education model. The Core Program has small class sizes where parental participation is welcomed. The Discovery Studies program offers expert guidance and enrichment classes with curriculum styles that may be tailored to individual needs. Home school students also follow the EL Education model and may choose to participate in a variety of small group classes including arts, dance, science, and more.

The Grass Valley School District is a multifaceted community passionately committed to developing personal excellence and preparing each individual for the future through a strong academic program enhanced by a wide range of innovative choices in a responsive and safe environment.

OUR MISSION STATEMENT:

The mission of Grass Valley Charter School is to inspire students to achieve high standards, create quality work and embrace lifelong learning and service through EL Education.

OUR VALUES STATEMENT:

At Grass Valley Charter School, we...

- understand that individuals learn best through purposeful experiences that provide opportunities to become active learners -- taking responsibility for their own learning
- value the use of the world existing beyond the classroom walls in order to teach compassion, service, discipline and respect
- develop a sense of civic and social activism in students
- believe that we have a responsibility to provide stewardship of the Earth
- focus on development of individual character steeped in our “design principles” and “character traits” including Respect, Responsibility, Discipline, Courage, Compassion, Integrity, Courtesy, and Service
- foster a culture of reflection, critique and revision
- incorporate project-based learning, fieldwork and the arts into purposeful and rigorous Expeditions
- blend a strong sense of community, supportive environments, and parent involvement

LYMAN GILMORE MIDDLE SCHOOL

"Preparing young adolescents for their future"



Lyman Gilmore Middle School welcomes approximately 480 middle school students each morning. With a dedicated staff that values the whole child, Gilmore hosts a wealth of academic and enrichment options. Electives include Media Arts, Musical Theater, Art, Ceramics, Visual Arts/STEAM, Gilmore News Network and culinary arts. Academic options include high school level math (Algebra I equivalent) available in 8th grade, honors courses, and an intervention program with multiple resources. Lyman Gilmore Middle School also has a

Dual Immersion Program. We live up to our mission statement, which reads, “Lyman Gilmore Middle School is a safe, nurturing, stimulating, and adventurous learning community dedicated to ensuring that all learners are respected, encouraged, and supported in their academic, social, and personal growth.

Lyman Gilmore prides itself on meeting the needs of the “whole child” and providing a well-rounded, balanced education. Every weekday, different clubs and activities (Gilmore News Network, Gay Straight Alliance, Leadership, Club Live and various sports teams to name a few) meet. Everyday after school, a host of other activities takes place, (including our free after-school program) providing students an opportunity to explore, learn and grow in a safe, stimulating environment. We take our state test scores very seriously (CAASPP) and for that reason have set goals that are specifically directed toward improving test scores and better preparing our students for high school academia.

Like our students, the Lyman Gilmore staff is continually challenged to learn and to grow, to be part of creating a future that is inspiring and hopeful. Lyman Gilmore, Jr. was part of creating a future of possibilities that few could even dream. The school that bears his name is pleased to carry on that legacy. Gilmore's Vision Statement is: "As lifelong learners, we are empowered to succeed, have confidence in our potential, and see the world as a place full of opportunities.

MARGARET G. SCOTTEN ELEMENTARY



Serving students TK-4th grade, Margaret G. Scotten strives to unlock the love of learning in all children. We value parent support and encourage families to get actively involved through a variety of engagement opportunities such as our school wide Scotten Sing, school plays and productions. We also support additional learning through a partnership with the Nevada County Artists in Schools Program. Our team is dedicated to continuous improvement, and we work hard to help each individual student reach their greatest potential. At Margaret G. Scotten we offer high levels of support including before and after school extension activities and tutoring.

It is our district mission that all students will demonstrate mastery of essential grade level academic and behavioral standards. The staff at Margaret G. Scotten believe that every day we must dedicate ourselves to meeting the needs of each and every student who walks through our doors. We work hard to create an atmosphere for growth that utilizes innovative curriculum and technology, promotes high academic standards, meets individual needs, encourages responsibility, and builds positive self-esteem. As we teach students to be strong readers and writers, we are building a focus on STEAM (Science, Technology, Engineering, Arts, and Math) where all students can receive instruction that will integrate these important subjects throughout the school day. We look forward to working together with families to achieve our mission. Scotten School has received many awards over the years that range from California Distinguished School to Title I Achieving school. In 2018, Scotten Elementary has been awarded Gold and Silver recognition for our Positive Behavior Intervention and Supports (PBIS) program.

DEMOGRAPHICS

SECTION SIX

DEMOGRAPHICS

Bell Hill Academy
 Total Enrollment: 231

2023-24 Student Enrollment by Student Group	
Student Group	Percent of Total Enrollment
Female	51.5
Male	48.5
American Indian or Alaska Native	3.5
Black or African American	1.3
Filipino	0.4
Hispanic or Latino	42
Two or More Races	0.9
White	51.9
English Learners	11.7
Foster Youth	0.4
Homeless	0.4
Socioeconomically Disadvantaged	63.2
Students with Disabilities	10

Grass Valley Charter School
 Total Enrollment: 521

2023-24 Student Enrollment by Student Group	
Student Group	Percent of Total Enrollment
Female	44
Male	56
American Indian or Alaska Native	1
Asian	1.5
Black or African American	0.6
Filipino	0.2
Hispanic or Latino	9.2
Native Hawaiian or Pacific Islander	0.2
Two or More Races	4.6
White	82
English Learners	0.2
Homeless	0.2
Socioeconomically Disadvantaged	47.2
Students with Disabilities	7.1

Lyman Gilmore Middle School
Total Enrollment: 453

2023-24 Student Enrollment by Student Group	
Student Group	Percent of Total Enrollment
Female	44.2
Male	55.8
American Indian or Alaska Native	1.5
Asian	2
Black or African American	0.9
Filipino	0.2
Hispanic or Latino	24.3
Two or More Races	2.6
White	68
English Learners	2.4
Foster Youth	1.3
Homeless	0.9
Socioeconomically Disadvantaged	77.7
Students with Disabilities	16.3

Margaret G. Scotten Elementary
Total Enrollment: 346

2023-24 Student Enrollment by Student Group	
Student Group	Percent of Total Enrollment
Female	45.4
Male	54.6
American Indian or Alaska Native	1.4
Asian	1.7
Black or African American	1.2
Filipino	0.3
Hispanic or Latino	17.3
Native Hawaiian or Pacific Islander	1.2
Two or More Races	5.5
White	70.8
English Learners	4.3
Foster Youth	0.9
Homeless	3.2
Socioeconomically Disadvantaged	72.8
Students with Disabilities	21.4

FUNDING SOURCES

SECTION SEVEN

FUNDING SOURCES

Crucial to any Master Plan is identifying possible funding sources and matching them to the facilities needs. As a public school district there are several likely sources of funds.

A. Local General Obligation Bond:

Many school districts use general obligation bonds for long-term financing. These bonds, which must be approved by voters, allow districts to borrow money and repay it through property taxes. Because they are backed by the district’s ability to tax, they are considered low risk for investors and provide schools with the lowest borrowing costs.

In California, there are two types of general obligation bonds based on property values (ad valorem):

1. **Proposition 46** (1986) – Requires a two-thirds majority vote to pass. Funds can be used for buying land, constructing new schools, or renovating existing buildings. However, they cannot be used for furniture, equipment, or maintenance costs.
2. **Proposition 39** (2000) – Requires a lower threshold of 55% voter approval to pass. Funds can be used for school construction, rehabilitation, and furnishing, as well as purchasing land for school facilities. However, Proposition 39 bonds come with additional requirements, including:
 - o Listing specific projects that will be funded
 - o Conducting annual performance and financial audits
 - o Forming a citizen oversight committee to monitor spending
 - o Capping the tax rate at \$30 per \$100,000 of assessed value for elementary and high school districts, and \$60 per \$100,000 for unified school districts

Before deciding which type of bond to pursue, school districts should consider these differences carefully.

Local bond elections can be held in even years either in the spring or the fall. Once a bond has been approved by the voters there is a process of selling the bonds which might take several months. Once a bond has been sold the district must spend those funds within 18 months.

B. California’s State School Facility Program

California has been funding school construction and modernization projects through statewide general obligation bonds since 1948. Over the years, the program has evolved, and the current version, the School Facility Program (SFP), was established in 1998.

Under the SFP:

- New school construction requires school districts to cover 50% of the costs, with the state funding the other half.
- Modernization projects (such as upgrades and renovations) require districts to cover 40% of the costs, with the state funding the remaining 60%.

For districts that can’t afford their required share despite making significant local efforts, the Financial Hardship Program provides additional state funding to cover their portion. Districts with bonding capacity of less than \$15 million can request that the state fully fund their project and therefore are not required to provide a match.

How State Funding Works:

Unlike local taxes, the state doesn’t have a continuous funding source for school projects. Initially, the state put a general obligation bond measure on the ballot every two years. More recently, funding cycles have moved to every four years with larger funding amounts. However, funding is not guaranteed—one failed election left districts waiting up to three years for resources. By 2012, the state had used up its bond authority, meaning new applications were accepted but not processed. Instead, completed applications were placed on an “Acknowledged List,” waiting for future funding approval.

California voters approved a bond measure to fund public education facilities in 2016 with the approval of [Proposition 51](#), which issued \$9 billion in bonds to fund improvement and construction of school facilities for K-12 schools and community colleges. It was approved by a margin of 55.18% to 44.82%.

California voters defeated a bond measure, [Proposition 13](#), to fund public education facilities in March 2020. It would have authorized \$15 billion in general obligation bonds for school and college facilities, including \$9 billion for preschool and K-12 schools, \$4 billion for universities, and \$2 billion for community colleges. Proposition 13 was the first statewide education-related bond issue that voters rejected since 1994. It was defeated, with 53.01% voting against the measure.

[California Proposition 2, the Public Education Facilities Bond Measure](#), was on the ballot in California on November 5, 2024. The ballot measure was approved.

[Proposition 2](#) issued \$10 billion in bonds, with \$8.5 billion dedicated to elementary and secondary educational facilities and \$1.5 billion for community college facilities. [Proposition 2](#) made changes to the formula used to determine the amount

each district was required to contribute to be eligible to receive state funding from the bond revenue. The measure required the state government to cover between 50 and 55% of construction project costs and 60 to 65% of modernization project costs.

The Funding Process:

Securing state funding is a detailed and time-consuming process. Here’s a basic outline:

1. Determine Eligibility – The district must analyze its current school capacity and project future student enrollment using state guidelines.
2. Advance the Project – If eligible, the district must fund its share of the costs to develop project plans, including securing approval from the Division of the State Architect (DSA) and the California Department of Education (CDE) for construction drawings.
3. State Approval – Once the project is approved by the State Allocation Board (SAB), the district receives its funding. However, once funds are awarded, the district cannot request additional state money for cost overruns, such as unforeseen construction expenses or legal issues.

Despite funding uncertainties, districts continue to plan and apply for state assistance, adapting to the challenges of securing resources for school facilities.

COST RECOMMENDATIONS

SECTION EIGHT

Cost Recommendations - Grass Valley School District

Facilities Master Plan 2025

CLIENT

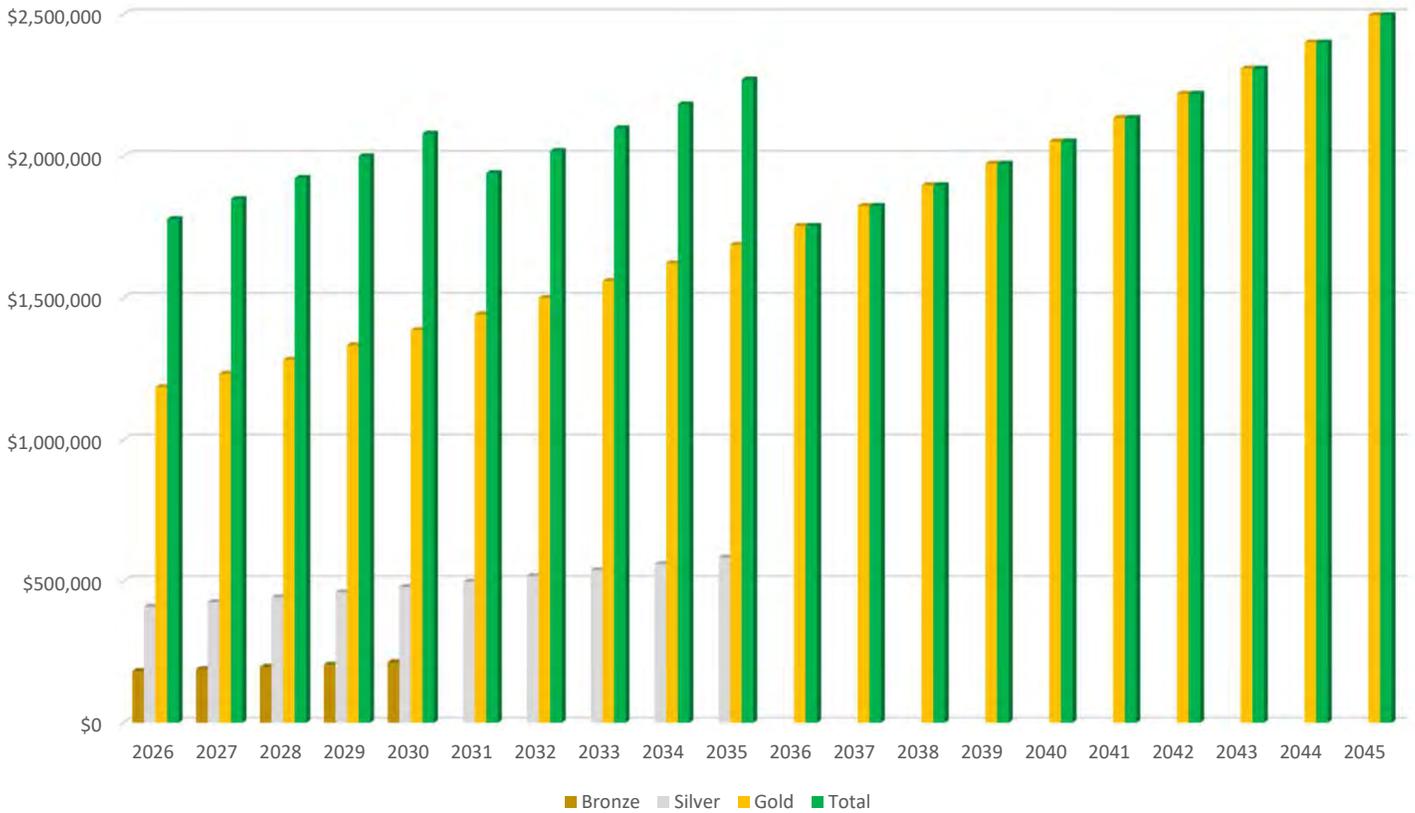
Grass Valley School District
 840 Gilmore Way,
 Grass Valley, CA 95945

Site	BRONZE 1-5 Years	SILVER 1-10 Years	GOLD 1-20 Years
Bell Hill Academy	\$46,867	\$624,350	\$4,722,825
Grass Valley Charter School	\$112,871	\$607,791	\$4,182,040
Lyman Gilmore Middle School	\$271,488	\$875,185	\$5,623,407
Margaret G Scotten School	\$199,382	\$718,182	\$1,819,899
Sub-Total	\$630,608	\$2,825,509	\$16,348,171
General Conditions	\$94,591	\$423,826	\$2,452,226
Project Contingencies and Risk Management	\$189,182	\$847,653	\$4,904,451
Sub-Total	\$914,382	\$4,096,988	\$23,704,848
Inflation (at 4% per year)	\$76,136	\$821,900	\$11,589,393
Total	\$990,517	\$4,918,887	\$35,294,241

Cost Recommendations - Grass Valley School District

Facilities Master Plan 2025

Yearly Budget



Cost Recommendations - Bell Hill Academy

Facilities Master Plan 2025

CLIENT

Grass Valley School District
840 Gilmore Way,
Grass Valley, CA 95945

SITE

Bell Hill Academy
342 South School Street
Grass Valley, CA 95945

BUILDING	BRONZE	SILVER	GOLD
Site Work	\$3,024	\$59,147	\$113,147
Building A	\$11,762	\$105,212	\$154,765
Building B	\$8,875	\$41,888	\$105,093
Building C	\$6,000	\$128,207	\$1,282,000
Building D	\$11,471	\$162,133	\$1,792,820
Building E	\$5,735	\$127,764	\$1,275,000
Building F	\$0	\$28,721	\$312,000
Building G	\$5,735	\$25,501	\$836,000
Multi-Purpose Room	\$0	\$22,369	\$22,369
Sub-Total	\$46,867	\$624,350	\$4,722,825
General Conditions	\$7,030	\$93,653	\$708,424
Inflation (2 year)	\$6,093	\$81,166	\$613,967
Project Contingencies and Risk Management	\$14,060	\$187,305	\$1,416,847
Total	\$74,050	\$986,474	\$7,462,063

Bell Hill Academy

Bell Hill Academy - Site Work

ITEM	CONDITION	RECOMMENDATION	COST			PHOTOS
			Bronze	SILVER	GOLD	
Delineation of Main Entrance	Adequate, clear, and in good condition.	Maintain and manage landscaping so school name and entrance are clear from street.				
Site Fencing	Campus is enclosed in chain link fencing but very visibly exposed from Temby St.	Bronze: Privacy slats should be installed in fencing along Temby (180 LF) Silver: Fencing along Temby upgraded to solid, permanent material. (275 LF)	\$3,024	\$18,563		
Closed Circuit Security Camera System	Closed circuit security system has been installed on campus.	Maintain.				
Switchgear	Original switchgear for the site is interconnected with new PV system and backup generator.	Maintain.				
Underground Utilities	No issues noted.	Maintain and develop long term service plan.				
Parking Lots	Parking lots are limited but have mostly been maintained.	Silver: Reseal the existing parking lot and continue maintenance. (3,920 SF)		\$12,936		
Gathering Spaces	Gathering spaces are adequate on campus and space is limited for expansion.	Maintain.				
Water Fountains	There is a lack of water fountains on campus.	Gold: Replace existing aged water fountains and add new water fountains where needed.			\$30,000	
Blacktop	Blacktops are in fair but aged condition.	Silver: Reseal the blacktop areas.		\$24,624		
Playground	Playgrounds are in good condition with new play equipment and surfacing.	Maintain.				
Play Fields	Grass condition is adequate but and patchy.	Gold: Replace bad sections of grass at play field & provide / replace irrigation.			\$24,000	

SUMMARY	Bronze	\$3,024			
	SILVER		\$59,147		
	GOLD			\$113,147	

Bell Hill Academy Bldg A - Classrooms 1-6 - Exterior

DATA	Year of Construction: 1950	Notes: Original school house, received modernization and accessibility upgrades through the years.
	Area in Square Feet: 6,914 SF	

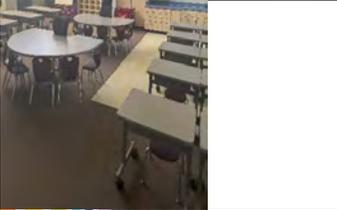
SITE	CSI#	ITEM	CONDITION	RECOMMENDATION	COST			PHOTOS
					Bronze	SILVER	GOLD	
	02.6006.101	Sidewalks	Some sidewalks are cracked but are generally in good condition.	Grind and patch small areas, replace along path of travel. Bronze: 100 SF. Replacement.	\$4,809			
	02.7402.000	Underground Irrigation	No existing issues noted.	Maintain.				

BUILDING A - EXTERIOR	CSI#	ITEM	CONDITION	RECOMMENDATION	COST			PHOTOS
					Bronze	SILVER	GOLD	
	07.3001.041	Roofing	Roofs have been redone with single ply with white coating.	Maintain.				
	08.9010.021	Exterior Doors	Doors are in fair condition, with some doors and hardware replaced in 2004. Hardware upgrade recommended.	Maintain. Silver: Replace select door hardware. Gold: Incorporate keyless entry.		\$17,206	\$33,553	
	08.9106.181	Windows	Windows are original.	Silver: replace with energy efficient dual glazed.		\$64,138		
	09.1402.091	Siding	Brick and plaster siding is in fair condition with minor cracking.	Maintain regularly and repaint periodically.				
	09.8002.191	Paint	Paint is in fair condition with minor cracking.	Maintain regularly and repaint periodically.				
	15.3401.041	HVAC	HVAC system upgraded recently and in fair condition.	Maintain.				
	16.6008.00	Exterior Lighting	Lighting provided by original fixtures with LED bulbs.	Upgrade lighting.		\$7,106		

SUMMARY	Bronze	\$4,809	
	SILVER		\$93,259
	GOLD		\$126,812

Bell Hill Academy Bldg A - Classrooms 1-6 - Interior

	CSI#	ITEM	CONDITION	RECOMMENDATION	COST			PHOTOS
					Bronze	SILVER	GOLD	
Restroom	15.1201.201 15.1201.181	Fixtures	Fixtures replaced in 2004, in fair condition.	Maintain.				
	06.2101.101	Partitions & restroom accessories	Partitions and accessories replaced in 2004 and are in fair condition.	Maintain.				
	09.3003.061	Finishes	Finishes were replaced in 2004 and are in fair condition.	Maintain.				

	CSI#	ITEM	CONDITION	RECOMMENDATION	COST			PHOTOS	
					Bronze	SILVER	GOLD		
BUILDING A - INTERIOR	08.9003.031	Interior Doors	Doors are in fair condition, with some doors and hardware replaced in 2004.	Maintain.					
	09.1403.00	Wall Finishes	Wall finishes are in fair condition.	Maintain.					
	09.8003.151	Paint	Paint is in fair condition.	Bronze: touchup paint at select areas.	\$3,000				
	09.5002.021	Ceilings	The ceiling is a hard lid with suspended acoustic ceiling tiles in fair condition.	Bronze: Replace tiles as needed.	\$3,953				
	16.6006.00	Lighting	Lighting is original fixtures updated to LED.	Silver: Replace controls with dimmers and/or occupant sensors.		\$5,000			
	09.6001.121	Flooring	Original vinyl composition tile over concrete in hallways and axillary spaces, and a mix of VCT and carpet over concrete in classrooms. Flooring is in fair condition.	Maintain.					
	15.3401.041	HVAC Controls	Thermostats have been replaced in recent years.	Maintain.					
	16.5703.021	Power Systems	Quantity and quality are acceptable.	Maintain.					
	16.7007.031	Fire Alarm Systems	Fire alarm components updated in recent years.	Maintain.					
	16.7101.011	Low Voltage Systems	Digital clocks have been replaced recently.	Maintain.					
	16.7209.11	Data Infrastructure	Retrofit installed and functional, with wireless access points. Surface mounted units w/ surface mounted wiring.	Maintain.					
			Casework	Cabinets have been replaced recently.	Maintain.				
			Teaching hardware	Whiteboards and TVs in classroom.	Gold: Upgrade technology to smart boards.			\$16,000	

SUMMARY					Bronze	\$6,953		
					SILVER		\$11,953	
					GOLD			\$27,953

Bell Hill Academy Bldg B - School Office and Staff Spaces - Exterior

DATA	Year of Construction: 1958	Notes: Notes: Original site-built building addition to campus. Space utilized for different uses throughout lifespan. Received modernization and accessibility upgrades through the years.
	Area in Square Feet: 1,330 SF	

SITE	CSI#	ITEM	CONDITION	RECOMMENDATION	COST			PHOTOS
					Bronze	SILVER	GOLD	
	02.6006.101	Sidewalks	Concrete sidewalks and ramps are in good condition with minor cracking.	Maintain.				
	02.7402.000	Underground Irrigation	No existing issues noted.	Maintain.				

BUILDING B - EXTERIOR	CSI#	ITEM	CONDITION	RECOMMENDATION	COST			PHOTOS
					Bronze	SILVER	GOLD	
	07.3001.041	Roofing	Roofs have been redone with single ply with white coating.	Maintain.				
	08.9101.021	Exterior Doors	Doors are in fair condition, with some doors and hardware replaced in 2004.	Maintain. Gold: Incorporate keyless entry.			\$16,776	
	08.9106.181	Windows	Windows are original.	Silver: replace with energy efficient dual glazed.		\$22,906		
	09.1402.091	Siding	Brick and plaster siding is in fair condition with minor cracking.	Maintain regularly and repaint periodically.				
	09.8002.191	Paint	Paint is in fair condition with minor cracking.	Maintain regularly and repaint periodically.				
	15.3401.041	HVAC	HVAC system upgraded recently and in fair condition.	Maintain.				
	16.6008.00	Exterior Lighting	Lighting fixtures are original and bulbs been upgraded to LED.	Maintain. Silver: upgrade controls.		\$7,106		

SUMMARY	Bronze	\$0	
	SILVER		\$30,013
	GOLD		\$46,789

Bell Hill Academy Bldg B - School Office and Staff Spaces - Interior

	CSI#	ITEM	CONDITION	RECOMMENDATION	COST			PHOTOS
					Bronze	SILVER	GOLD	
Restroom	15.1201 201 15.1201 181	Fixtures	Water closet original, lavatory replaced in 2019. Both in fair condition.	Maintain.				
	06.2101 101	Restroom accessories	Accessories replaced in 2019 and in fair condition.	Maintain.				
	09.3003 061	Finishes	Wall finishes in fair condition, flooring is original in worn condition.	Bronze: Repair damage. Gold: Complete restroom remodel w/ finishes.	\$3,875		\$49,430	

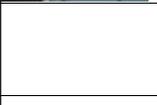
	CSI#	ITEM	CONDITION	RECOMMENDATION	COST			PHOTOS
					Bronze	SILVER	GOLD	
BUILDING B - INTERIOR	08.9003.031	Interior Doors	Doors and door hardware are in fair condition.	Maintain.				
	09.1403.00	Wall Finishes	Wall finishes are in fair condition.	Maintain.				
	09.5002.021	Ceilings	Painted hard lid ceiling and acoustic tiles fastened directly all in fair condition.	Maintain.				
	16.6006.00	Lighting	Lighting is updated LED in original fixtures.	Silver: Replace controls with dimmers and/or occupant sensors.		\$3,000		
	09.6001.121	Flooring	Original vinyl composition tile over concrete in restroom, and carpet over concrete elsewhere. Flooring is in fair condition.	Maintain.				
	09.8003.151	Paint	Paint is in fair condition.	Bronze: Maintain existing paint.	\$5,000			
	15.3401.041	HVAC Controls	Thermostats have been replaced in recent years.	Maintain.				
	16.5703.021	Power Systems	Outlets quantity and quality are acceptable.	Maintain.				
	16.7007.031	Fire Alarm Systems	Fire alarm components updated in recent years. In good condition.	Maintain.				
	16.7101.011	Low Voltage Systems	Digital clocks have been relaced recently.	Maintain.				
	16.7209.11	Data Infrastructure	Retrofit installed and functional, with wireless access points. Surface mounted units w/ surface mounted wiring.	Maintain.				
	Casework	Cabinets have been replaced in recent years.	Maintain.					

SUMMARY				Bronze	\$8,875			
				SILVER		\$11,875		
				GOLD			\$58,305	

Bell Hill Academy Bldg C - Rooms 7-8 - Portable - Exterior

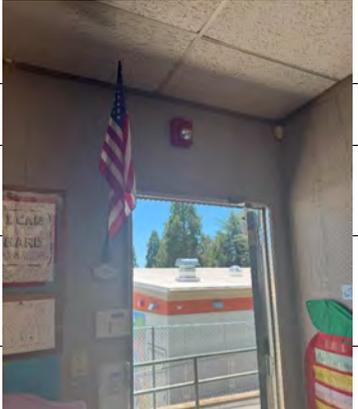
DATA	Year of Construction: 1966	Notes: Portable buildings of varying age provide a significant portion of the buildings on campus, and have received various modernizations through their lifespans. In general, portable buildings are set on concrete foundations, have concrete ramps at exterior entrances and use more temporary materials such as plywood siding. While the portables are in fair condition, it is generally recommended they should be replaced.
	Area in Square Feet: 1,920	

SITE	CSI#	ITEM	CONDITION	RECOMMENDATION	COST			PHOTOS
					Bronze	SILVER	GOLD	
	02.6006.101	Sidewalks	Sidewalk and concrete ramps are in fair condition with minor cracking.	Maintain.				
	02.7605.011	Landscape	Landscaping is minimal.	Gold: Provide irrigation and landscaping at and around buildings.			\$30,000	

BUILDING C - EXTERIOR	CSI#	ITEM	CONDITION	RECOMMENDATION	COST			PHOTOS
					Bronze	SILVER	GOLD	
		Replacement		Gold: Remove and replace portable classrooms with modular classroom on concrete foundations.			\$1,248,000	
	07.3012.011	Roofing	Metal roofing in fair condition and no leaks are noted, in fair condition.	Maintain.				
	08.1004.051	Exterior Doors	Doors are in fair condition.	Silver: Install keyless entry.		\$11,184		
	08.9106.181	Windows	Windows are original, with dual glazing and are operable. Condition is aged and quantity is low.	Silver: Replace windows with new accessible operable, dual pane insulated units.		\$12,828		
	09.1402.091	Siding	Fiberglass overlaid plywood panel siding is in aged condition.	Silver: Replace aging siding with hardboard or fiber cement siding.		\$58,141		
	09.8002.191	Paint	Paint is in aged condition.	Bronze: Repaint at necessary areas. Silver: Repaint exterior.	\$6,000	\$36,054		
	15.3401.041	HVAC	Wall mounted units replaced recently and in fair condition.	Maintain.				
	16.6008.00	Lighting	Lighting fixtures are original and bulbs been upgraded to LED.	Maintain.				

SUMMARY	Bronze	\$6,000
	SILVER	\$124,207
	GOLD	\$1,278,000

Bell Hill Academy Bldg C - Rooms 7-8 - Portable - Interior

	CSI#	ITEM	CONDITION	RECOMMENDATION	COST			PHOTOS
					Bronze	SILVER	GOLD	
BUILDING C - INTERIOR	09.1403.00	Wall Finishes	Wall finishes are in classrooms original in fair condition.	Maintain.				
	09.5002.021	Ceilings	Suspended acoustic ceiling tiles replaced in 2025.	Maintain.				
	09.6001.121	Flooring	Original carpet in fair condition. Vinyl flooring replaced in 2025.	Maintain.				
	09.8003.151	Paint	Interior repainted in 2025.	Maintain.				
	15.3401.041	HVAC Controls	Programmable thermostat controls the HVAC.	Silver: Install lighting and HVAC control systems.		\$4,000		
	16.5703.021	Power Systems	Outlets quantity and quality are acceptable.	Maintain.				
	16.6006.00	Lighting	Lighting is updated LED in original fixtures.	Maintain.				
	16.7007.031	Fire Alarm Systems	Fire alarm components updated in recent years. In good condition.	Maintain.				
	16.7101.011	Low Voltage Systems	Digital clocks have been relaced recently.	Maintain.				
	16.7209.11	Data Infrastructure	Retrofit installed and functional, with wireless access points. Surface mounted units w/ surface mounted wiring.	Maintain.				
		Casework	Casework replaced in 2025.	Maintain.				
		Teaching hardware	Whiteboards and TVs in classroom.	Maintain.				
SUMMARY					Bronze	\$0		
				SILVER		\$4,000		
				GOLD			\$4,000	

Bell Hill Academy Bldg D - Rooms 9-11 - Portable - Exterior

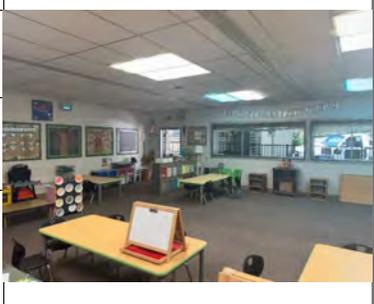
DATA	Year of Construction: 1966	Notes: Portable buildings of varying age provide a significant portion of the buildings on campus, and have received various modernizations through their lifespans. In general, portable buildings are set on concrete foundations, have concrete ramps at exterior entrances and use more temporary materials such as plywood siding. While the portables are in fair condition, it is generally recommended they should be replaced with site-built or modular buildings.
	Area in Square Feet: 2,733 SF	

SITE	CSI#	ITEM	CONDITION	RECOMMENDATION	COST			PHOTOS
					Bronze	SILVER	GOLD	
	02.6006.101	Sidewalks	Sidewalk is in fair condition.	Maintain.				 
	02.7605.011	Landscape	Landscaping is minimal.	Gold: Provide irrigation and upgrade landscaping along the SE.			\$4,370	

BUILDING D - EXTERIOR	CSI#	ITEM	CONDITION	RECOMMENDATION	COST			PHOTOS
					Bronze	SILVER	GOLD	
		Replacement		Gold: Remove and replace portable classrooms with modular classroom on concrete foundations.			\$1,776,450	
	07.3012.011	Roofing	Metal roofing in fair condition and no leaks are noted.	Maintain.				
	08.1004.051	Exterior Doors	Doors are in fair condition, but hardware is lacking panic levers.	Bronze: Install panic hardware. Silver: Install keyless entry.	\$11,471	\$22,369		
	08.9106.181	Windows	Windows are original, with dual glazing and are operable. Condition is aged and quantity is low.	Silver: Replace windows with new accessible operable, dual pane insulated units.		\$18,325		
	09.1402.091	Siding	Painted plywood panel siding is in aged condition.	Silver: Replace siding with hardboard or fiber cement siding.		\$65,409		
	09.8002.191	Paint	Paint is in aged condition.	Silver: Repaint exterior.		\$40,560		
	15.3401.041	HVAC	HVAC system replaced in recent years.	Maintain.				
	16.6008.00	Lighting	Lighting fixtures are original and bulbs been upgraded to LED.	Maintain.				

SUMMARY	Bronze	\$11,471
	SILVER	\$158,133
	GOLD	\$1,780,820

Bell Hill Academy Bldg D - Rooms 9-11 - Portable - Interior

	CSI#	ITEM	CONDITION	RECOMMENDATION	COST			PHOTOS
					Bronze	SILVER	GOLD	
BUILDING D - INTERIOR	09.1403.00	Wall Finishes	Wall finishes are in classrooms original in fair condition.	Maintain.				
	09.5002.021	Ceilings	Suspended acoustic ceiling tiles replaced in 2025.	Maintain.				
	09.6001.121	Flooring	Original carpet in fair condition. Vinyl flooring replaced in 2025.	Maintain.				
	09.8003.151	Paint	Interior repainted in 2025.	Maintain.				
	15.3401.041	HVAC Controls	Programmable thermostat controls the HVAC.	Silver: Install lighting and HVAC control systems.		\$4,000		
	16.5703.021	Power Systems	Outlets quantity and quality are acceptable.	Maintain.				
	16.6006.00	Lighting	Lighting fixtures and bulbs replaced with LED in 2025.	Maintain.				
	16.7007.031	Fire Alarm Systems	Fire alarm components updated in recent years. In good condition.	Maintain.				
	16.7101.011	Low Voltage Systems	Digital clocks have been relaced recently.	Maintain.				
	16.7209.11	Data Infrastructure	Retrofit installed and functional, with wireless access points. Surface mounted units w/ surface mounted wiring.	Maintain.				
		Casework	Casework replaced in 2025.	Maintain.				
		Teaching hardware	Whiteboards and TVs in classroom.	Gold: Upgrade technology to smart boards.			\$8,000	
SUMMARY					Bronze	\$0		
				SILVER		\$4,000		
				GOLD			\$12,000	

Bell Hill Academy Bldg E - Rooms 15-16 - Portable - Exterior

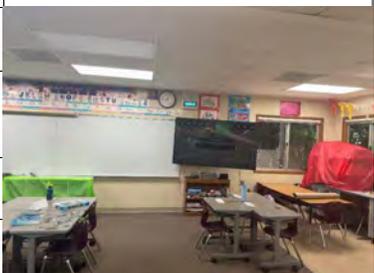
DATA	Year of Construction: 1966	Notes: Portable buildings of varying age provide a significant portion of the buildings on campus, and have received various modernizations through their lifespans. In general, portable buildings are set on concrete foundations, have concrete ramps at exterior entrances and use more temporary materials such as plywood siding. While the portables are in fair condition, it is generally recommended they should be replaced with site-built or modular buildings.
	Area in Square Feet: 1,920	

SITE	CSI#	ITEM	CONDITION	RECOMMENDATION	COST			PHOTOS
					Bronze	SILVER	GOLD	
					02.6006.101	Sidewalks	Sidewalk is in fair condition with minor cracking.	
02.7605.011	Landscape	Landscaping is minimal.	Gold: Provide irrigation and landscaping at and around buildings.			\$15,000		

BUILDING E - EXTERIOR	CSI#	ITEM	CONDITION	RECOMMENDATION	COST			PHOTOS
					Bronze	SILVER	GOLD	
						Replacement		
07.3012.011	Roofing	Metal roofing in fair condition and no leaks are noted.	Maintain.					
08.1004.051	Exterior Doors	Doors are in fair condition, but hardware is lacking panic levers.	Bronze: Install panic hardware. Silver: Install keyless entry.	\$5,735	\$11,184			
08.9106.181	Windows	Windows are original, with dual glazing and are operable. Condition is aged and quantity is low.	Silver: Replace windows with new accessible operable, dual pane insulated units.		\$14,660			
09.1402.091	Siding	Painted plywood panel siding is in aged condition.	Silver: Replace siding with hardboard or fiber cement siding.		\$56,900			
09.8002.191	Paint	Paint is in aged condition.	Silver: Repaint exterior.		\$35,284			
15.3401.041	HVAC	Wall mounted units in fair condition.	Maintain.					
16.6008.00	Lighting	Lighting fixtures are original and bulbs been upgraded to LED.	Maintain.					

SUMMARY	Bronze	\$5,735	
	SILVER		\$123,764
	GOLD		\$1,263,000

Bell Hill Academy Bldg E - Rooms 15-16 - Portable - Interior

	CSI#	ITEM	CONDITION	RECOMMENDATION	COST			PHOTOS
					Bronze	SILVER	GOLD	
BUILDING E - INTERIOR	09.1403.00	Wall Finishes	Wall finishes are in classrooms replaced in 2025.	Maintain.				
	09.5002.021	Ceilings	Suspended acoustic ceiling tiles replaced in 2025.	Maintain.				
	09.6001.121	Flooring	Original carpet in fair condition. Vinyl flooring replaced in 2025.	Maintain.				
	09.8003.151	Paint	Interior repainted in 2025.	Maintain.				
	15.3401.041	HVAC Controls	Programmable thermostat controls the HVAC.	Silver: Install lighting and HVAC control systems.		\$4,000		
	16.5703.021	Power Systems	Outlets quantity and quality are acceptable.	Maintain.				
	16.6006.00	Lighting	Lighting fixtures and bulbs replaced with LED in 2025.	Maintain.				
	16.7007.031	Fire Alarm Systems	Fire alarm components updated in recent years. In good condition.	Maintain.				
	16.7101.011	Low Voltage Systems	Digital clocks have been relaced recently.	Maintain.				
	16.7209.11	Data Infrastructure	Retrofit installed and functional, with wireless access points. Surface mounted units w/ surface mounted wiring.	Maintain.				
		Casework	Casework replaced in 2025.	Maintain.				
		Teaching hardware	Whiteboards and TVs in classroom.	Gold: Upgrade technology to smart boards.			\$8,000	

SUMMARY	Bronze	\$0		
	SILVER		\$4,000	
	GOLD			\$12,000

Bell Hill Academy Bldg F - Restrooms - Portable - Exterior

DATA	Year of Construction: 1992	Notes: Portable buildings of varying age provide a significant portion of the buildings on campus, and have received various modernizations through their lifespans. In general, portable buildings are set on concrete foundations, have concrete ramps at exterior entrances and use more temporary materials such as plywood siding. While the portables are in fair condition, it is generally recommended they should be replaced with site-built or modular buildings.
	Area in Square Feet: 480 SF	

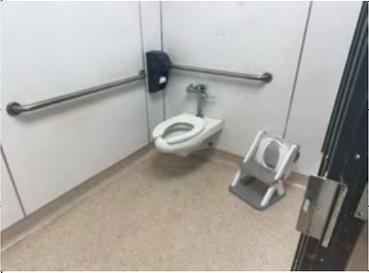
SITE	CSI#	ITEM	CONDITION	RECOMMENDATION	COST			PHOTOS
					Bronze	SILVER	GOLD	
					02.6006.101	Sidewalks	Sidewalk is in fair condition with minor cracking.	
02.7605.011	Landscape	Landscaping is minimal.	Maintain.					

BUILDING F - EXTERIOR	CSI#	ITEM	CONDITION	RECOMMENDATION	COST			PHOTOS
					Bronze	SILVER	GOLD	
						Replacement		
	Roofing	Metal roofing in fair condition and no leaks are noted.	Maintain.					
08.1004.051	Exterior Doors	Doors are in fair condition.	Silver: Install keyless entry to custodian space.		\$5,592			
08.9106.181	Windows	Windows are original with dual glazing. Condition is aged and quantity is low.	Maintain.					
09.1402.091	Siding	Painted plywood panel siding is in fair condition.	Maintain.					
09.8002.191	Paint	Paint is in aged condition.	Silver: Repaint exterior.		\$23,129			
15.3401.041	HVAC	Electrical heating units in fair condition.	Maintain.					
16.6008.00	Lighting	Lighting fixtures are original and bulbs have been upgraded to LED.	Maintain.					

SUMMARY	Bronze	\$0
	SILVER	\$28,721
	GOLD	\$312,000

Bell Hill Academy Bldg F - Restrooms - Portable - Interior

	CSI#	ITEM	CONDITION	RECOMMENDATION	COST			PHOTOS
					Bronze	SILVER	GOLD	
Restroom	15.1201.201 15.1201.181	Fixture replacement	Fixtures updated in 2025.	Maintain.				
	06.2101.101	Partitions & restroom accessories	Partitions and accessories replaced in 2025.	Maintain.				

	CSI#	ITEM	CONDITION	RECOMMENDATION	COST			PHOTOS
					Bronze	SILVER	GOLD	
BUILDING F - INTERIOR	09.1403.00	Wall Finishes	Wall finishes replaced in 2025.	Maintain.				
	09.5002.021	Ceilings	The ceiling is suspended acoustic ceiling tiles replaced in 2025.	Maintain.				
	09.6001.121	Flooring	Sheet vinyl flooring replaced in 2025.	Maintain.				
	09.8003.151	Paint	Paint redone in 2025.	Maintain.				
	15.3401.041	HVAC Controls	Programmable thermostat controls the HVAC.	Maintain.				
	16.5703.021	Power Systems	Outlets quantity and quality are acceptable.	Maintain.				
	16.6006.00	Lighting	Lighting fixtures and bulbs replaced with LED in 2025.	Maintain.				
	16.7007.031	Fire Alarm Systems	Fire alarm components updated in recent years. In good condition.	Maintain.				
	16.7101.011	Low Voltage Systems	Low voltage devices have been replaced recently and are in good condition.	Maintain.				
16.7209.11	Data Infrastructure	Retrofit installed and functional, with wireless access points. Surface mounted units w/ surface mounted wiring.	Maintain.					

SUMMARY					Bronze	\$0		
					SILVER		\$0	
					GOLD			\$0

Bell Hill Academy Bldg G - Rooms 13-14 - Portable - Exterior

DATA	Year of Construction: 2008	Notes: Portable buildings of varying age provide a significant portion of the buildings on campus, and have received various modernizations through their lifespans. In general, portable buildings are set on concrete foundations, have concrete ramps at exterior entrances and use more temporary materials such as plywood siding. While the portables are in fair condition, it is generally recommended they should be replaced with site-built or modular buildings.
	Area in Square Feet: 1,280 SF	

SITE	CSI#	ITEM	CONDITION	RECOMMENDATION	COST			PHOTOS
					Bronze	SILVER	GOLD	
					02.6006.101	Sidewalks	Sidewalk and concrete ramps are in fair condition with minor cracking.	
02.7605.011	Landscape	Landscaping is minimal.	Maintain.					

BUILDING G - EXTERIOR	CSI#	ITEM	CONDITION	RECOMMENDATION	COST			PHOTOS
					Bronze	SILVER	GOLD	
						Replacement		
07.3012.011	Roofing	Metal roofing in fair condition and no leaks are noted.	Maintain.					
08.1004.051	Exterior Doors	Doors are in fair condition, but hardware is lacking panic levers.	Bronze: Install panic hardware. Silver: Install keyless entry.	\$5,735	\$11,184			
08.9106.181	Windows	Windows are original, with dual glazing and are operable. Condition is aged and quantity is low.	Silver: Replace windows with new accessible operable, dual pane insulated units.		\$4,581			
09.1402.091	Siding	Plywood panel siding is in fair condition.	Maintain.					
09.8002.191	Paint	Paint is in fair condition.	Maintain.					
15.3401.041	HVAC	Wall mounted units in fair condition.	Maintain.					
16.6008.00	Lighting	Lighting fixtures are original and bulbs been upgraded to LED.	Maintain.					

SUMMARY	Bronze	\$5,735
	SILVER	\$21,501
	GOLD	\$832,000

Bell Hill Academy Bldg G - Rooms 13-14 - Portable - Interior

	CSI#	ITEM	CONDITION	RECOMMENDATION	COST			PHOTOS
					Bronze	SILVER	GOLD	
BUILDING G - INTERIOR	09.1403.00	Wall Finishes	Wall finishes are in classrooms original.	Determine condition of interior.				
	09.5002.021	Ceilings	Suspended acoustic ceiling tiles original.	Determine condition of interior.				
	09.6001.121	Flooring	Original VCT flooring.	Maintain.				
	09.8003.151	Paint	Interior repainted in 2025.	Maintain.				
	15.3401.041	HVAC Controls	Programmable thermostat controls the HVAC.	Silver: Install lighting and HVAC control systems.		\$4,000		
	16.5703.021	Power Systems	Outlets quantity and quality are acceptable.	Maintain.				
	16.6006.00	Lighting	Lighting fixtures and bulbs replaced with LED in 2025.	Maintain.				
	16.7007.031	Fire Alarm Systems	Fire alarm components updated in recent years. In good condition.	Maintain.				
	16.7101.011	Low Voltage Systems	Digital clocks have been relaced recently.	Maintain.				
	16.7209.11	Data Infrastructure	Retrofit installed and functional, with wireless access points. Surface mounted units w/ surface mounted wiring.	Maintain.				
		Casework	Casework replaced in 2025.	Maintain.				
		Teaching hardware	Whiteboards and TVs in classroom.	Maintain.				

SUMMARY	Bronze	\$0		
	SILVER		\$4,000	
	GOLD			\$4,000

Bell Hill Academy - Multi-Use Room and Library - Exterior

DATA	Year of Construction: 2020	Notes: The building is generally in good condition with original finishes, fixtures, and hardware.
	Area in Square Feet: 3,650	

SITE	CSI#	ITEM	CONDITION	RECOMMENDATION	COST			PHOTOS
					Bronze	SILVER	GOLD	
	02.6006.101	Sidewalks	Some sidewalks are in fair conditions.	Maintain.				
	02.7605.011	Landscape	Landscaping is minimal, little room for expansion.	Maintain.				

MULTI-PURPOSE BUILDING - EXTERIOR	CSI#	ITEM	CONDITION	RECOMMENDATION	COST			PHOTOS
					Bronze	SILVER	GOLD	
	07.3006.061	Roofing	Single ply roofing original and in good condition.	Maintain.				
	08.9010.021	Doors	Doors are original and in good condition with up to code hardware.	Silver: Install keyless entry.		\$11,184		
	08.9106.181	Windows	Windows original and in good condition.	Maintain.				
	09.1402.091	Siding	Cement plaster and fiber cement siding original and in good condition.	Maintain.				
	09.8002.191	Paint	Paint is in good condition.	Maintain regularly and repaint periodically.				
	15.3401.041	HVAC	Ground mounted units original and in fair condition.	Maintain and service regularly.				
	16.6008.00	Lighting	Lighting is original in original fixtures, LED, and in good condition.	Maintain.				

SUMMARY	Bronze	\$0	
	SILVER		\$11,184
	GOLD		\$11,184

Bell Hill Academy - Multi-Use Room and Library - Interior

	CSI#	ITEM	CONDITION	RECOMMENDATION	COST			PHOTOS
					Bronze	SILVER	GOLD	
Restroom	15.1201 201 15.1201 181	Fixtures	Fixtures original in good condition.	Maintain.				
	06.2101 101	Partitions & restroom accessories	Partitions and accessories are original in good condition.	Maintain.				
	09.3003 061	Finishes	Finishes are original in good condition.	Maintain.				

	CSI#	ITEM	CONDITION	RECOMMENDATION	COST			PHOTOS
					Bronze	SILVER	GOLD	
MULTI-PURPOSE BUILDING - INTERIOR	08.9003.031	Interior Doors	Doors are original in good condition.	Silver: Install keyless entry.		\$11,184		
	09.1403.00	Wall finishes	Finishes are original in good condition.	Maintain.				
	09.5002.021	Ceilings	Ceilings is original hard lid with acoustic tiles fastened directly, in good condition.	Maintain.				
	09.6001.121	Flooring	Floors is original LVT and Epoxy in good condition.	Maintain.				
	09.8003.151	Paint	Paint is in good condition.	Maintain.				
	11.1607.000	Kitchen Equipment	Kitchen Equipment is original and in good condition. Expansion limited by space.	Maintain.				
	15.3401.041	HVAC Controls	Programmable thermostat controls the HVAC.	Maintain.				
	16.5703.021	Power Systems	Outlets quantity and quality are acceptable.	Maintain.				
	16.6006.00	Lighting	Lighting and fixtures are original and LED in good condition.	Maintain.				
	16.7007.031	Fire Alarm Systems	Fire alarm system complete and sprinklers in good condition.	Maintain.				
	16.7101.011	Low Voltage Systems	Digital clocks, bells & intercoms are original and in good condition.	Maintain.				
	16.7209.11	Data Infrastructure	Infrastructure concealed in walls and original, presumed in good condition.	Maintain.				
	12.3003.031	Folding Tables	Wall hung folding tables are used and in good condition.	Maintain.				

SUMMARY	Bronze	\$0		
	SILVER		\$11,184	
	GOLD			\$11,184

Cost Recommendations - Grass Valley Charter School

Facilities Master Plan 2025

CLIENT

Grass Valley School District
840 Gilmore Way,
Grass Valley, CA 95945

SITE

Grass Valley Charter School
225 South Auburn Street
Grass Valley, CA 95945

	BUILDING	BRONZE	SILVER	GOLD
Grass Valley Charter School	Site Work	\$11,906	\$331,597	\$649,302
	Main Building	\$62,629	\$159,839	\$579,185
	Portables	\$38,336	\$116,355	\$2,953,553
	Sub-Total	\$112,871	\$607,791	\$4,182,040
	General Conditions	\$16,931	\$91,169	\$627,306
	Inflation (2 year)	\$14,673	\$79,013	\$543,665
	Project Contingencies and Risk Management	\$33,861	\$182,337	\$1,254,612
	Total		\$178,336	\$960,311

Grass Valley Charter School - Site Work

	ITEM	CONDITION	RECOMMENDATION	COST			PHOTOS
				Bronze	SILVER	GOLD	
SITE	Delineation of Main Entrance	Clear entrance, but no parking available.	Silver: Clearly delineate paths to various parts of the school such as the office and pick-up drop-off areas. Reconfigure entrance onto campus to flow with parking areas.		\$175,000		
	Site Fencing	Fencing is in fair condition with minimal gaps in security.	Gold: Upgrade to decorative fencing along N edge of campus. (550 LF)			\$37,125	
	Closed Circuit Security Camera System	Closed circuit security system has been installed on campus.	Maintain.				
	Switchgear	Original switchgear for the site is interconnected with new PV system and backup generator.	Maintain.				
	Underground Utilities	Underground utilities have been services and modernized in the past few decades.	Maintain and develop long term service plan.				
	Parking Lots	Parking lots are located far at the back of campus due to limited space, and would benefit from resurfacing.	Silver: Reseal entire existing parking lot and continue maintenance. (46,145 SF)		\$22,842		
	Gathering Spaces	Gathering spaces are adequate on campus, with room and opportunity for expansion.	Silver: Install permanent coverings at courtyard space.		\$80,000		
	Water Fountains	There is a lack of water fountains on campus.	Bronze: Replace existing aged water fountains. Add accessible accessories where needed. Silver: Add new water fountains where needed.	\$11,906	\$22,266		
	Blacktop	Blacktops are in fair but aged condition.	Maintain. Silver: Resurface and restripe blacktop (36,950 SF)		\$19,584		
	Playground	Playgrounds are in good condition with new play equipment and surfacing. Surfacing should be considered around rock wall.	Maintain. Silver: New surfacing around rock wall. (540 SF)			\$14,580	
Play Fields	Grass condition is adequate but patchy.	Gold: reseed grass where patchy and maintain or repair irrigation.			\$16,000		
Sports Facilities	Little to no seating for attendees at sports events taking place in the fields.	Bleachers of a variety of sizes could be considered to support the outdoor sporting events.			\$250,000		
SUMMARY				Bronze	\$11,906		
				SILVER		\$331,597	
				GOLD			\$649,302

Grass Valley Charter School Main Bldg - Clsrms, Admin, & Cafeteria - Exterior

DATA	Year of Construction: 1935-1948	Notes: Original campus building, North wing and North East wing additions made in 1939 and 1948. House significant majority of teaching spaces, and houses offices, multi-use room, kitchen, and various restrooms and storage spaces. Has received modernizations throughout its lifespan with more planned for 2026.
	Area in Square Feet: 53,280	

SITE	CSI#	ITEM	CONDITION	RECOMMENDATION	COST			PHOTOS
					Bronze	SILVER	GOLD	
	02.6006.101	Sidewalks	Sidewalks are in fair condition, but some Path of Travel upgrades needed.	Bronze: Grind and patch, replace along path of travel. 300 sf.	\$14,427			

MAIN BUILDING - EXTERIOR	CSI#	ITEM	CONDITION	RECOMMENDATION	COST			PHOTOS
					Bronze	SILVER	GOLD	
	07.3001.041	Roofing	Comp shingle and flat roofs in fair condition.	Maintain.				
	08.9010.021	Exterior Doors	Doors are in fair condition, but closers and hardware need upgrades and limited replacement.	Bronze: Replace door hardware where needed for code. Silver: Replace select doors. Gold: Incorporate keyless entry where appropriate.	\$14,339	\$18,097	\$55,921	
	08.9106.181	Windows	Windows are in fair condition with single pane scheduled for replacement in 2026.	Maintain.				
	09.1402.091	Siding	Brick and painted stucco walls are in fair condition.	Maintain regularly and repaint periodically.				
	09.8002.191	Paint	Paint is in fair condition with minor cracking and peeling.	Maintain regularly and repaint periodically. Silver: Repaint where needed. Gold: Repaint exterior plaster.		\$10,000	\$204,543	
	15.3401.041	HVAC	Heating and cooling is provided by package mechanical units located on the roof, in fair condition.	Maintain.				
	16.6008.00	Exterior Lighting	LED bulbs and fixtures in fair condition.	Maintain.				

SUMMARY	Bronze	\$28,766
	SILVER	\$56,862
	GOLD	\$317,326

Grass Valley Charter School Main Bldg - Clsrms, Admin, & Cafeteria - Interior

	CSI#	ITEM	CONDITION	RECOMMENDATION	COST			PHOTOS
					Bronze	SILVER	GOLD	
Restroom		Fixtures	Fixtures are acceptable but dated.	Maintain. Silver: replace original fixtures.				
	06.2101.101	Restroom accessories	Accessories are in fair condition.	Gold: Complete restroom remodel.				
	09.3003.061	Finishes	Finishes in fair condition, staff and girls RR need new floors and baseboards.	Silver: Replace flooring in staff and girls RR.		\$10,476		

	CSI#	ITEM	CONDITION	RECOMMENDATION	COST			PHOTOS
					Bronze	SILVER	GOLD	
MAIN BUILDING - INTERIOR	08.9003.031	Interior Doors	Doors are in fair condition, but closers and hardware need upgrades and limited replacement.	Bronze: Replace door hardware where needed for code. Silver: Replace select doors. Gold: Incorporate keyless entry where appropriate.	\$17,863	\$23,717	\$83,882	
	09.1403.00	Wall Finishes	Wall finishes are in fair condition, with some select areas of repair needed.	Maintain. Bronze: select repairs.	\$6,000			
	09.5002.021	Ceilings	Suspended ceilings are in fair condition, with few stained and broken tiles. In other spaces ceiling is painted hard lid in generally fair condition.	Bronze: Repaint ceilings where needed.	\$10,000			
	09.6001.121	Flooring	LVT Flooring has been replaced in recent years and in good condition. Select rooms need new floors and baseboards.	Silver: Replace flooring where needed.		\$34,920		
	09.8003.151	Paint	Paint is in fair condition.	Maintain.				
	15.3401.041	HVAC Controls	Thermostats have been replaced in last 15 years.	Maintain.				
	16.5703.021	Power Systems	Power access is fair.	Gold: Selective additions should be considered.			\$25,000	
	16.6006.00	Lighting	Lighting is provided by LED bulbs in recessed and hanging fixtures, all in good condition.	Maintain.				
	16.7007.031	Fire Alarm Systems	System has been updated in recent years and has audio and visual components installed.	Maintain.				
	16.7101.011	Low Voltage Systems	Digital clocks, bells & intercoms have been replaced recently and are in good condition.	Maintain.				
	16.7209.11	Data Infrastructure	Data infrastructure has been retrofit installed and wireless access points have been provided. System is in fair condition.	Maintain.				

	Casework	Casework has been replaced in recent years and is in fair condition.	Maintain.				
	Teaching Hardware	Ceiling mounted projectors in classrooms in fair condition.	Gold: Supplement with smart boards.			\$50,000	
11.1607.000	Kitchen Equipment	Kitchen Equipment is original and in fair condition.	Maintain.				

SUMMARY		Bronze	\$33,863			
		SILVER		\$102,976		
		GOLD			\$261,858	

Grass Valley Charter School Portables - Rooms 26-32 - Exteriors

DATA	Year of Construction: 1990-2001	Notes: Portable buildings provide a portion of the classroom space on campus, and are in generally acceptable condition. In general, portable buildings are set on temporary wood foundations, have ramps at exterior entrances and use more temporary materials such as plywood siding. The portables are in fair condition, but generally should be replaced with site-built or modular buildings.
	Area in Square Feet: 960 SF x 6	
	Total sf: 5,760	

SITE	CSI#	ITEM	CONDITION	RECOMMENDATION	COST			PHOTOS
					Bronze	SILVER	GOLD	
					02.6006.101	Sidewalks	Some sidewalks are in good condition, but some Path of Travel upgrades needed.	

GRASS VALLEY CHARTER SCHOOL PORTABLES - EXTERIOR	CSI#	ITEM	CONDITION	RECOMMENDATION	COST			PHOTOS
					Bronze	SILVER	GOLD	
						Replacement		
07.3012.011	Roofing	Portables have been reroofed recently and in fair condition.	Maintain.					
08.1004.051	Exterior Doors	Doors are in worn condition, lever hardware is missing.	Bronze: Replace door hardware where needed for code. Silver: Replace select doors. Gold: Incorporate keyless entry where appropriate.	\$10,718	\$7,115	\$33,553		
08.9106.181	Windows	Windows are original, most are single pane and non-operable, by design or damage. Quantity is low.	Silver: Replace windows with new accessible operable, dual pane insulated units.		\$21,990			
09.1402.091	Siding	Ply wood siding is in fair condition.	Maintain Regularly					
09.8002.191	Paint	Paint is in fair condition.	Bronze: Repaint at necessary areas. Silver: Repaint exterior.	\$8,000	\$48,914			
15.3401.041	HVAC	Wall mounted units are in fair condition.	Maintain.					
16.6008.00	Lighting	LED bulbs and fixtures in fair condition.	Maintain.					

SUMMARY	Bronze	\$28,336
	SILVER	\$106,355
	GOLD	\$2,913,553

Grass Valley Charter School Portables - Rooms 26-32 - Interiors

CSI#	ITEM	CONDITION	RECOMMENDATION	COST			PHOTOS
				Bronze	SILVER	GOLD	
09.1403.00	Wall Finishes	Wall finishes replaced in recent years and are in fair condition.	Maintain.				
09.8003.151	Paint	Paint is in fair condition.	Maintain.				
09.5002.021	Ceilings	The ceiling is suspended acoustic ceiling tiles, replaced in recent years and in fair condition.	Maintain.				
09.6001.121	Flooring	LVT Flooring has been replaced in recent years and in good condition.	Maintain.				
15.3401.041	HVAC Controls	Programmable thermostat controls the HVAC.	Maintain				
16.5703.021	Power Systems	Power access is adequate.	Maintain.				
16.6006.00	Lighting	Lighting is provided by LED bulbs in recessed and hanging fixtures, all in good condition.	Maintain.				
16.7007.031	Fire Alarm Systems	System has been updated in recent years and has audio and visual components installed.	Maintain.				
16.7101.011	Low Voltage Systems	Digital clocks, bells & intercoms have been replaced recently and are in good condition.	Maintain.				
16.7209.11	Data Infrastructure	Data infrastructure retrofit installed and is functional. Wireless access points have been provided.	Maintain				
	Casework	Cabinets are original but do not meet accessible code.	Bronze: reconfigure casework to meet accessibility code.	\$10,000			
	Teaching hardware	Ceiling mounted projectors in classrooms in fair condition.	Gold: Supplement with smart boards.			\$30,000	
SUMMARY				Bronze	\$10,000		
				SILVER		\$10,000	
				GOLD		\$40,000	

Cost Recommendations - Lyman Gilmore Middle School

Facilities Master Plan 2025

CLIENT

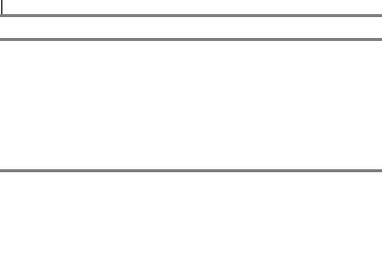
Grass Valley School District
840 Gilmore Way,
Grass Valley, CA 95945

SITE

Lyman Gilmore Middle School
10837 Rough and Ready Hwy
Grass Valley, CA 95945

	BUILDING	BRONZE	SILVER	GOLD
Lyman Gilmore Middle School	Site Work	\$20,813	\$161,858	\$411,858
	Bldg A-1	\$28,718	\$72,377	\$198,312
	Bldg A-2	\$22,740	\$89,616	\$222,609
	Bldg B-1	\$28,099	\$104,596	\$308,856
	Bldg B-2	\$17,931	\$57,387	\$161,306
	Bldg C	\$22,740	\$70,643	\$186,267
	Bldg D	\$29,268	\$101,088	\$305,898
	Bldg L	\$17,931	\$34,533	\$104,369
	Multi-Purpose Room	\$22,565	\$63,346	\$175,047
	Portables	\$60,681	\$119,741	\$3,548,886
	Sub-Total	\$271,488	\$875,185	\$5,623,407
	General Conditions	\$40,723	\$131,278	\$843,511
	Inflation (2 year)	\$35,293	\$113,774	\$731,043
Project Contingencies and Risk Management	\$81,446	\$262,555	\$1,687,022	
Total		\$428,951	\$1,382,792	\$8,884,984

Lyman Gilmore Middle School - Site Work

ITEM	CONDITION	RECOMMENDATION	COST			PHOTOS
			Bronze	SILVER	GOLD	
Delineation of Main Entrance	Clear entrance with indicators directing towards the main office, and close parking.	Maintain.				
Site Fencing	Fencing is in fair condition with some gaps in security.	Silver: Install additional fencing and gates along N and E of campus. (350 LF)		\$23,625		
Closed Circuit Security Camera System	Closed circuit security system has been installed on campus.	Maintain.				
Switchgear	Original switchgear for the site is interconnected with new PV system and backup generator.	Maintain.				
Underground Utilities	Underground utilities have been services and modernized in the past few decades.	Maintain and develop long term service plan.				
Parking Lots	Parking lots are located far at the back of campus due to limited space, and would benefit from resurfacing.	Silver: Reseal entire existing parking lot and continue maintenance. (32,500 SF)		\$16,088		
Gathering Spaces	Gathering spaces are adequate on campus, with room and opportunity for expansion.	Silver: Install permanent coverings at open blacktop space and between buildings.		\$80,000		
Water Fountains	Water availability is adequate but fountain replacement should be considered. Accessibility accessories are missing.	Bronze: Replace existing aged water fountains. Add accessible accessories where needed.	\$20,813			
Blacktop	Blacktops are in fair but aged condition.	Silver: Resurface and restripe blacktop (40,250 SF)		\$21,333		
Playground	Playgrounds are in good condition with new play equipment and surfacing.	Maintain.				
Play Fields	Turf field is new and in good condition.	Maintain.				
Sports Facilities	Little to no seating for attendees at sports events taking place in the fields.	Bleachers of a variety of sizes could be considered to support the outdoor sporting events.			\$250,000	

SUMMARY	Bronze	\$20,813		
	SILVER		\$161,858	
	GOLD			\$411,858

Lyman Gilmore Middle School Bldg A-1 - Clsrms A3-6 - Exterior

DATA	Year of Construction: Pre-1980	Notes: Site-built campus building, exact age is unknown but by CDE records it was likely constructed prior to the school opening in 1980. Building houses classrooms, student bathrooms, and additional mechanical, custodian, and janitorial spaces.
	Area in Square Feet: 4,480	

SITE	CSI#	ITEM	CONDITION	RECOMMENDATION	COST			PHOTOS
					Bronze	SILVER	GOLD	
	02.6006.101	Sidewalks	Sidewalks are in fair condition, but some Path of Travel upgrades needed.	Bronze: Grind and patch, replace along path of travel. 300 sf.	\$14,427			

BUILDING A-1 - EXTERIOR	CSI#	ITEM	CONDITION	RECOMMENDATION	COST			PHOTOS
					Bronze	SILVER	GOLD	
	07.3001.041	Roofing	Roofs received recent work and are in fair condition.	Maintain.				
	08.9010.021	Exterior Doors	Doors are in fair condition, but closers and hardware need upgrades and limited replacement.	Bronze: Replace door hardware where needed for code. Silver: Replace select doors. Gold: Incorporate keyless entry where appropriate.	\$8,932	\$7,115	\$33,553	
	08.9106.181	Windows	Windows are original, low in quantity, single-glazed, and most are non-operable.	Silver: Replace (8) classroom windows with new accessible operable, dual pane insulated units.		\$12,828		
	09.1402.091	Siding	Painted stucco walls are in fair condition.	Maintain.				
	09.8002.191	Paint	Paint is in fair condition with minor cracking and peeling.	Maintain regularly and repaint periodically. Gold: Repaint exterior plaster.			\$50,014	
	15.3401.041	HVAC	Roof mounted package systems have been replaced in recent years and are in fair condition.	Maintain.				
	16.6008.00	Exterior Lighting	Recessed fixtures with LED bulbs retrofitted in recent years.	Maintain.				

SUMMARY	Bronze	\$23,359	
	SILVER		\$43,301
	GOLD		\$126,868

Lyman Gilmore Middle School Bldg A-1 - Clsrms A3-6 - Interior

CSI#	ITEM	CONDITION	RECOMMENDATION	COST			PHOTOS
				Bronze	SILVER	GOLD	
Restroom	Fixtures	Fixtures replaced recently and in good condition.	Maintain.				
	06.2101.101 Restroom accessories	Accessories replaced recently and in good condition.	Maintain.				
	09.3003.061 Finishes	Finishes replaced recently and in good condition.	Maintain.				

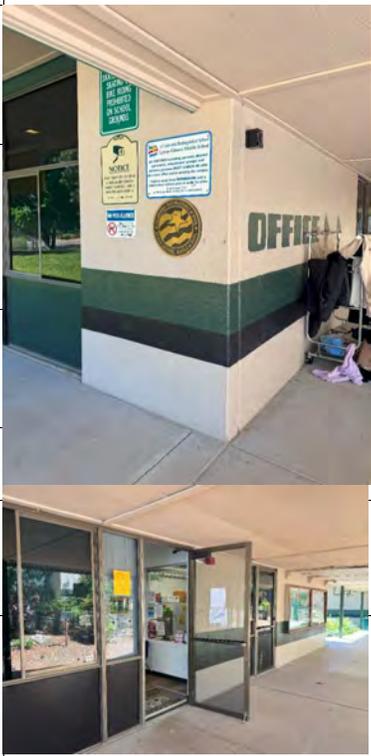
CSI#	ITEM	CONDITION	RECOMMENDATION	COST			PHOTOS
				Bronze	SILVER	GOLD	
08.9003.031	Interior Doors	Doors are in fair condition, but closers and hardware need upgrades.	Bronze: Replace door hardware where needed for code. Silver: Replace select doors. Gold: Incorporate keyless entry where appropriate.	\$5,359	\$23,717	\$22,369	
09.1403.00	Wall Finishes	Walls finishes included in recent or upcoming projects.	Maintain.				
09.5002.021	Ceilings	Suspended ceilings replacement included in recent or upcoming projects.	Maintain.				
09.6001.121	Flooring	Flooring replacement included in recent or upcoming projects.	Maintain.				
09.8003.151	Paint	Paint is in fair condition with some areas included in recent or upcoming projects.	Maintain.				
15.3401.041	HVAC Controls	Thermostats have been replaced recently and are in good condition.	Maintain.				
16.5703.021	Power Systems	Power access is adequate.	Maintain.				
16.6006.00	Lighting	LED bulbs in recessed and hanging fixtures, all in good condition.	Maintain.				
16.7007.031	Fire Alarm Systems	System has been updated in recent years and has audio and visual components installed.	Maintain.				
16.7101.011	Low Voltage Systems	Digital clocks, bells & intercoms have been replaced recently and are in good condition.	Maintain.				
16.7209.11	Data Infrastructure	System has been retrofit installed and wireless access points have been provided. System is in fair condition.	Maintain.				
	Casework	Casework replacement included in recent or upcoming projects.	Maintain.				
	Teaching Hardware	Ceiling mounted projectors in classrooms in fair condition.	Gold: Supplement with smart boards.			\$20,000	

SUMMARY	Bronze	\$5,359				
	SILVER		\$29,076			
	GOLD			\$71,444		

Lyman Gilmore Middle School Bldg A-2 - Admin, Clsrms A1, A7, A8 - Exterior

DATA	Year of Construction: Pre-1980	Notes: Site-built campus building, exact age is unknown but by CDE records it was likely constructed prior to the school opening in 1980. Building houses school office and administrative spaces, nurses room, staff bathrooms, and classrooms.
	Area in Square Feet: 4,839	

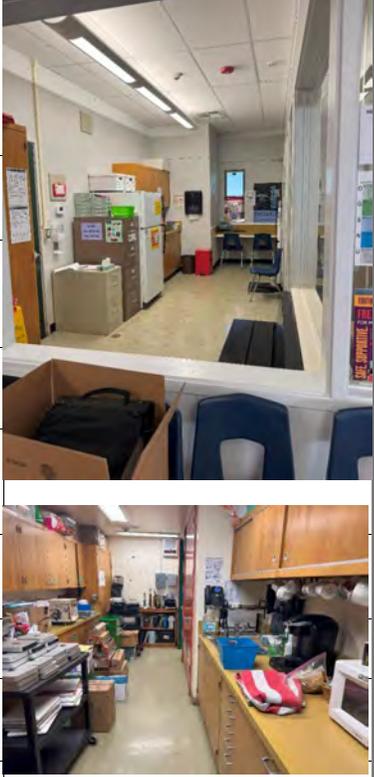
SITE	CSI#	ITEM	CONDITION	RECOMMENDATION	COST			PHOTOS
					Bronze	SILVER	GOLD	
	02.6006.101	Sidewalks	Sidewalks are in fair condition, but some Path of Travel upgrades needed.	Bronze: Grind and patch, replace along path of travel. 250 sf.	\$12,023			

BUILDING A-2 - EXTERIOR	CSI#	ITEM	CONDITION	RECOMMENDATION	COST			PHOTOS
					Bronze	SILVER	GOLD	
	07.3001.041	Roofing	Roofs received recent work and are in fair condition.	Maintain.				
	08.9010.021	Exterior Doors	Doors are in fair condition, but closers and hardware need upgrades and limited replacement.	Bronze: Replace door hardware where needed for code. Silver: Replace select doors. Gold: Incorporate keyless entry where appropriate.	\$5,359	\$9,487	\$39,145	
	08.9106.181	Windows	Windows are original, low in quantity, single-glazed, and most are non-operable.	Silver: Replace (21) classroom windows with new accessible operable, dual pane insulated units.		\$33,672		
	09.1402.091	Siding	Painted stucco walls are in fair condition.	Maintain.				
	09.8002.191	Paint	Paint is in fair condition with minor cracking and peeling.	Maintain regularly and repaint periodically. Gold: Repaint exterior plaster.			\$51,479	
	15.3401.041	HVAC	Roof mounted package systems have been replaced in recent years and are in fair condition.	Maintain.				
	16.6008.00	Exterior Lighting	Recessed fixtures with LED bulbs retrofitted in recent years.	Maintain.				

SUMMARY	Bronze	\$17,381	
	SILVER		\$60,540
	GOLD		\$151,165

Lyman Gilmore Middle School Bldg A-2 - Admin, Clsrms A1, A7, A8 - Interior

CSI#	ITEM	CONDITION	RECOMMENDATION	COST			PHOTOS
				Bronze	SILVER	GOLD	
Restroom	Fixtures	Fixtures included in recent or upcoming projects.	Maintain.				
	06.2101.101 Restroom accessories	Accessories included in recent or upcoming projects.	Maintain.				
	09.3003.061 Finishes	Finishes included in recent or upcoming projects.	Maintain.				

CSI#	ITEM	CONDITION	RECOMMENDATION	COST			PHOTOS
				Bronze	SILVER	GOLD	
08.9003.031	Interior Doors	Doors are in fair condition, but closers and hardware need upgrades.	Bronze: Replace door hardware where needed for code. Silver: Replace select doors. Gold: Incorporate keyless entry where appropriate.	\$5,359	\$23,717	\$22,369	
09.1403.00	Wall Finishes	Walls finishes included in recent or upcoming projects.	Maintain.				
09.5002.021	Ceilings	Suspended ceilings replacement included in recent or upcoming projects.	Maintain.				
09.6001.121	Flooring	Flooring replacement included in recent or upcoming projects.	Maintain.				
09.8003.151	Paint	Paint is in fair condition with some areas included in recent or upcoming projects.	Maintain.				
15.3401.041	HVAC Controls	Thermostats have been replaced recently and are in good condition.	Maintain.				
16.5703.021	Power Systems	Power access is adequate.	Maintain.				
16.6006.00	Lighting	LED bulbs in recessed and hanging fixtures, all in good condition.	Maintain.				
16.7007.031	Fire Alarm Systems	System has been updated in recent years and has audio and visual components installed.	Maintain.				
16.7101.011	Low Voltage Systems	Digital clocks, bells & intercoms have been replaced recently and are in good condition.	Maintain.				
16.7209.11	Data Infrastructure	System has been retrofit installed and wireless access points have been provided. System is in fair condition.	Maintain.				
	Casework	Casework replacement included in recent or upcoming projects.	Maintain.				
	Teaching Hardware	Ceiling mounted projectors in classrooms in fair condition.	Gold: Supplement with smart boards.			\$20,000	

SUMMARY	Bronze	\$5,359			
	SILVER		\$29,076		
	GOLD			\$71,444	

Lyman Gilmore Middle School Bldg B-1 - Clsrms B1-7, Counselors - Exterior

DATA	Year of Construction: Pre-1980	Notes: Site-built campus building, exact age is unknown but by CDE records it was likely constructed prior to the school opening in 1980. Building houses Classroom, art, and culinary space, and the afterschool program, as well as student restrooms, counseling offices, and storage spaces.
	Area in Square Feet: 8,877	

SITE	CSI#	ITEM	CONDITION	RECOMMENDATION	COST			PHOTOS
					Bronze	SILVER	GOLD	
	02.6006.101	Sidewalks	Sidewalks are in fair condition, but some Path of Travel upgrades needed.	Bronze: Grind and patch, replace along path of travel. 250 sf.	\$12,023			

BUILDING B-1 - EXTERIOR	CSI#	ITEM	CONDITION	RECOMMENDATION	COST			PHOTOS
					Bronze	SILVER	GOLD	
	07.3001.041	Roofing	Roofs received recent work and are in fair condition.	Maintain.				
	08.9010.021	Exterior Doors	Doors are in fair condition, but closers and hardware need upgrades and limited replacement.	Bronze: Replace door hardware where needed for code. Silver: Replace select doors. Gold: Incorporate keyless entry where appropriate.	\$10,718	\$21,345	\$83,882	
	08.9106.181	Windows	Windows are original, low in quantity, single-glazed, and most are non-operable.	Silver: Replace (27) classroom windows with new accessible operable, dual pane insulated units.		\$43,293		
	09.1402.091	Siding	Painted stucco walls are in fair condition.	Maintain.				
	09.8002.191	Paint	Paint is in fair condition with minor cracking and peeling.	Maintain regularly and repaint periodically. Gold: Repaint exterior plaster.			\$67,418	
	15.3401.041	HVAC	Roof mounted package systems have been replaced in recent years and are in fair condition.	Maintain.				
	16.6008.00	Exterior Lighting	Recessed fixtures with LED bulbs retrofitted in recent years.	Maintain.				

SUMMARY	Bronze	\$22,740	
	SILVER		\$87,379
	GOLD		\$238,678

Lyman Gilmore Middle School Bldg B-1 - Clsrms B1-7, Counselors - Interior

CSI#	ITEM	CONDITION	RECOMMENDATION	COST			PHOTOS
				Bronze	SILVER	GOLD	
Restroom	Fixtures	Fixtures replaced recently and in good condition.	Maintain.				
	06.2101.101 Restroom accessories	Accessories replaced recently and in good condition.	Maintain.				
	09.3003.061 Finishes	Finishes replaced recently and in good condition.	Maintain.				

CSI#	ITEM	CONDITION	RECOMMENDATION	COST			PHOTOS
				Bronze	SILVER	GOLD	
08.9003.031	Interior Doors	Doors are in fair condition, but closers and hardware need upgrades.	Bronze: Replace door hardware where needed for code. Silver: Replace select doors. Gold: Incorporate keyless entry where appropriate.	\$5,359	\$11,858	\$27,961	
09.1403.00	Wall Finishes	Walls finishes included in recent or upcoming projects.	Maintain.				
09.5002.021	Ceilings	Suspended ceilings replacement included in recent or upcoming projects.	Maintain.				
09.6001.121	Flooring	Flooring replacement included in recent or upcoming projects.	Maintain.				
09.8003.151	Paint	Paint is in fair condition with some areas included in recent or upcoming projects.	Maintain.				
15.3401.041	HVAC Controls	Thermostats have been replaced recently and are in good condition.	Maintain.				
16.5703.021	Power Systems	Power access is adequate.	Maintain.				
16.6006.00	Lighting	LED bulbs in recessed and hanging fixtures, all in good condition.	Maintain.				
16.7007.031	Fire Alarm Systems	System has been updated in recent years and has audio and visual components installed.	Maintain.				
16.7101.011	Low Voltage Systems	Digital clocks, bells & intercoms have been replaced recently and are in good condition.	Maintain.				
16.7209.11	Data Infrastructure	System has been retrofit installed and wireless access points have been provided. System is in fair condition.	Maintain.				
	Casework	Casework replacement or refinishing included in recent or upcoming projects.	Maintain.				
	Teaching Hardware	Ceiling mounted projectors in classrooms in fair condition.	Gold: Supplement with smart boards.			\$25,000	

SUMMARY	Bronze	\$5,359				
	SILVER		\$17,217			
	GOLD			\$70,178		

Lyman Gilmore Middle School Bldg B-2 - Library, Staff Spaces - Exterior

DATA	Year of Construction: Pre-1980	Notes: Site-built campus building, exact age is unknown but by CDE records it was likely constructed prior to the school opening in 1980. Building houses library, work rooms, conference spaces, and student support spaces.
	Area in Square Feet: 5,059	

SITE	CSI#	ITEM	CONDITION	RECOMMENDATION	COST			PHOTOS
					Bronze	SILVER	GOLD	
	02.6006.101	Sidewalks	Sidewalks are in fair condition, but some Path of Travel upgrades needed.	Bronze: Grind and patch, replace along path of travel. 150 sf.	\$7,214			

BUILDING B-2 - EXTERIOR	CSI#	ITEM	CONDITION	RECOMMENDATION	COST			PHOTOS
					Bronze	SILVER	GOLD	
	07.3001.041	Roofing	Roofs received recent work and are in fair condition.	Maintain.				
	08.9010.021	Exterior Doors	Doors are in fair condition, but closers and hardware need upgrades and limited replacement.	Bronze: Replace door hardware where needed for code. Silver: Replace select doors. Gold: Incorporate keyless entry where appropriate.	\$5,359	\$4,743	\$33,553	
	08.9106.181	Windows	Windows are original, low in quantity, single-glazed, and most are non-operable.	Silver: Replace (12) windows with new accessible operable, dual pane insulated units.		\$10,995		
	09.1402.091	Siding	Painted stucco walls are in fair condition.	Maintain.				
	09.8002.191	Paint	Paint is in fair condition with minor cracking and peeling.	Maintain regularly and repaint periodically. Gold: Repaint exterior plaster.			\$47,998	
	15.3401.041	HVAC	Roof mounted package systems have been replaced in recent years and are in fair condition.	Maintain.				
	16.6008.00	Exterior Lighting	Recessed fixtures with LED bulbs retrofitted in recent years.	Maintain.				

SUMMARY	Bronze	\$12,572	
	SILVER		\$28,311
	GOLD		\$109,862

Lyman Gilmore Middle School Bldg B-2 - Library, Staff Spaces - Interior

CSI#	ITEM	CONDITION	RECOMMENDATION	COST			PHOTOS
				Bronze	SILVER	GOLD	
08.9003.031	Interior Doors	Doors are in fair condition, but closers and hardware need upgrades.	Bronze: Replace door hardware where needed for code. Silver: Replace select doors. Gold: Incorporate keyless entry where appropriate.	\$5,359	\$23,717	\$22,369	
09.1403.00	Wall Finishes	Walls finishes in fair condition.	Maintain.				
09.5002.021	Ceilings	Suspended ceilings in fair condition.	Maintain.				
09.6001.121	Flooring	Flooring in fair condition.	Maintain.				
09.8003.151	Paint	Paint is in fair condition.	Maintain.				
15.3401.041	HVAC Controls	Thermostats have been replaced recently and are in good condition.	Maintain.				
16.5703.021	Power Systems	Power access is adequate.	Maintain.				
16.6006.00	Lighting	LED bulbs in recessed and hanging fixtures, all in good condition.	Maintain.				
16.7007.031	Fire Alarm Systems	System has been updated in recent years and has audio and visual components installed.	Maintain.				
16.7101.011	Low Voltage Systems	Digital clocks, bells & intercoms have been replaced recently and are in good condition.	Maintain.				
16.7209.11	Data Infrastructure	System has been retrofit installed and wireless access points have been provided. System is in fair condition.	Maintain.				
	Casework	Casework in fair condition.	Maintain.				
SUMMARY				Bronze	\$5,359		
				SILVER	\$29,076		
				GOLD		\$51,444	

Lyman Gilmore Middle School Bldg C - Clsrms and Wrestling Rm - Exterior

DATA	Year of Construction: Pre-1980	Notes: Site-built campus building, exact age is unknown but by CDE records it was likely constructed prior to the school opening in 1980. Building houses classrooms C1-10 and the wrestling room.
	Area in Square Feet: 11,317	

SITE	CSI#	ITEM	CONDITION	RECOMMENDATION	COST			PHOTOS
					Bronze	SILVER	GOLD	
	02.6006.101	Sidewalks	Sidewalks are in fair condition, but some Path of Travel upgrades needed.	Bronze: Grind and patch, replace along path of travel. 250 sf.	\$12,023			

BUILDING C - EXTERIOR	CSI#	ITEM	CONDITION	RECOMMENDATION	COST			PHOTOS
					Bronze	SILVER	GOLD	
	07.3001.041	Roofing	Roofs received recent work and are in fair condition.	Maintain.				
	08.9010.021	Exterior Doors	Doors are in fair condition, but closers and hardware need upgrades and limited replacement.	Bronze: Replace door hardware where needed for code. Silver: Replace select doors. Gold: Incorporate keyless entry where appropriate.	\$5,359	\$9,487	\$39,145	
	08.9106.181	Windows	Windows are original, low in quantity, single-glazed, and most are non-operable.	Silver: Replace (21) classroom windows with new accessible operable, dual pane insulated units.		\$33,672		
	09.1402.091	Siding	Painted stucco walls are in fair condition.	Maintain.				
	09.8002.191	Paint	Paint is in fair condition with minor cracking and peeling.	Maintain regularly and repaint periodically. Gold: Repaint exterior plaster.			\$51,479	
	15.3401.041	HVAC	Roof mounted package systems have been replaced in recent years and are in fair condition.	Maintain.				
	16.6008.00	Exterior Lighting	Recessed fixtures with LED bulbs retrofitted in recent years.	Maintain.				

SUMMARY	Bronze	\$17,381	
	SILVER		\$60,540
	GOLD		\$151,165

Lyman Gilmore Middle School Bldg C - Clsrms and Wrestling Rm - Interior

	CSI#	ITEM	CONDITION	RECOMMENDATION	COST			PHOTOS
					Bronze	SILVER	GOLD	
BUILDING C - INTERIOR	08.9003.031	Interior Doors	Doors are in fair condition, but closers and hardware need upgrades.	Bronze: Replace door hardware where needed for code. Silver: Replace select doors.	\$5,359	\$4,743		
	09.1403.00	Wall Finishes	Walls finishes included in recent or upcoming projects.	Maintain.				
	09.5002.021	Ceilings	Suspended ceilings in rooms not included in recent or upcoming projects are in fair condition.	Maintain.				
	09.6001.121	Flooring	Flooring in rooms not included in recent or upcoming projects are in fair condition.	Maintain.				
	09.8003.151	Paint	Paint included in recent or upcoming projects.	Maintain.				
	15.3401.041	HVAC Controls	Thermostats have been replaced recently and are in good condition.	Maintain.				
	16.5703.021	Power Systems	Power access is adequate.	Maintain.				
	16.6006.00	Lighting	LED bulbs in recessed and hanging fixtures, all in good condition.	Maintain.				
	16.7007.031	Fire Alarm Systems	System has been updated in recent years and has audio and visual components installed.	Maintain.				
	16.7101.011	Low Voltage Systems	Digital clocks, bells & intercoms have been replaced recently and are in good condition.	Maintain.				
	16.7209.11	Data Infrastructure	System has been retrofit installed and wireless access points have been provided. System is in fair condition.	Maintain.				
		Casework	Casework replacement or refinishing included in recent or upcoming projects.	Maintain.				
		Teaching Hardware	Ceiling mounted projectors in classrooms in fair condition.	Gold: Supplement with smart boards.			\$25,000	
SUMMARY					Bronze	\$5,359		
				SILVER		\$10,102		
				GOLD			\$35,102	

Lyman Gilmore Middle School Bldg D - Clsrms D1-8 - Exterior

DATA	Year of Construction: Pre-1980	Notes: Site-built campus building, exact age is unknown but by CDE records it was likely constructed prior to the school opening in 1980. Building houses classrooms, computer room, media labs, and staff and student restrooms.
	Area in Square Feet: 7,035	

SITE	CSI#	ITEM	CONDITION	RECOMMENDATION	COST			PHOTOS
					Bronze	SILVER	GOLD	
	02.6006.101	Sidewalks	Sidewalks are in fair condition, but some Path of Travel upgrades needed.	Bronze: Grind and patch, replace along path of travel. 200 sf.	\$9,618			

BUILDING D - EXTERIOR	CSI#	ITEM	CONDITION	RECOMMENDATION	COST			PHOTOS
					Bronze	SILVER	GOLD	
	07.3001.041	Roofing	Roofs received recent work and are in fair condition.	Maintain.				
	08.9010.021	Exterior Doors	Doors are in fair condition, but closers and hardware need upgrades and limited replacement.	Bronze: Replace door hardware where needed for code. Silver: Replace select doors. Gold: Incorporate keyless entry where appropriate.	\$10,718	\$9,487	\$83,882	
	08.9106.181	Windows	Windows are original, low in quantity, single-glazed, and most are non-operable.	Silver: Replace (30) classroom windows with new accessible operable, dual pane insulated units.		\$48,103		
	09.1402.091	Siding	Painted stucco walls are in fair condition.	Maintain.				
	09.8002.191	Paint	Paint is in fair condition with minor cracking and peeling.	Maintain regularly and repaint periodically. Gold: Repaint exterior plaster.			\$67,967	
	15.3401.041	HVAC	Roof mounted package systems have been replaced in recent years and are in fair condition.	Maintain.				
	16.6008.00	Exterior Lighting	Recessed fixtures with LED bulbs retrofitted in recent years.	Maintain.				

SUMMARY	Bronze	\$20,336	
	SILVER		\$77,926
	GOLD		\$229,775

Lyman Gilmore Middle School Bldg D - Clsrms D1-8 - Interior

	CSI#	ITEM	CONDITION	RECOMMENDATION	COST			PHOTOS
					Bronze	SILVER	GOLD	
Restroom		Fixtures	Fixtures original in good condition.	Maintain.				
	06.2101.101	Restroom accessories	Partitions and accessories are original in good condition.	Maintain.				
	09.3003.061	Finishes	Finishes redone in recent or upcoming projects.	Maintain.				

	CSI#	ITEM	CONDITION	RECOMMENDATION	COST			PHOTOS
					Bronze	SILVER	GOLD	
BUILDING D - INTERIOR	08.9003.031	Interior Doors	Doors are in fair condition, but closers and hardware need upgrades.	Bronze: Replace door hardware where needed for code. Silver: Replace select doors. Gold: Incorporate keyless entry where appropriate.	\$8,932	\$14,230	\$27,961	
	09.1403.00	Wall Finishes	Walls finishes in fair condition.	Maintain.				
	09.5002.021	Ceilings	Suspended ceilings replacement included in recent or upcoming projects.	Maintain.				
	09.6001.121	Flooring	Flooring in rooms not included in recent or upcoming projects are in fair condition.	Maintain.				
	09.8003.151	Paint	Paint is in fair condition with some areas included in recent or upcoming projects.	Maintain.				
	15.3401.041	HVAC Controls	Thermostats have been replaced recently and are in good condition.	Maintain.				
	16.5703.021	Power Systems	Power access is adequate.	Maintain.				
	16.6006.00	Lighting	LED bulbs in recessed and hanging fixtures, all in good condition.	Maintain.				
	16.7007.031	Fire Alarm Systems	System has been updated in recent years and has audio and visual components installed.	Maintain.				
	16.7101.011	Low Voltage Systems	Digital clocks, bells & intercoms have been replaced recently and are in good condition.	Maintain.				
	16.7209.11	Data Infrastructure	System has been retrofit installed and wireless access points have been provided. System is in fair condition.	Maintain.				
			Casework	Casework replacement or refinishing included in recent or upcoming projects.	Maintain.			
			Teaching Hardware	Ceiling mounted projectors in classrooms in fair condition.	Gold: Supplement with smart boards.			\$25,000

SUMMARY	Bronze	\$8,932		
	SILVER		\$23,162	
	GOLD			\$76,122

Lyman Gilmore Middle School Bldg L - Locker Rooms - Exterior

DATA	Year of Construction: Pre-1980	Notes: Site-built campus building, exact age is unknown but by CDE records it was likely constructed prior to the school opening in 1980. Building houses locker rooms, student bathrooms, coach offices, and sports equipment spaces.
	Area in Square Feet: 3,291	

SITE	CSI#	ITEM	CONDITION	RECOMMENDATION	COST			PHOTOS
					Bronze	SILVER	GOLD	
	02.6006.101	Sidewalks	Sidewalks are in fair condition, but some Path of Travel upgrades needed.	Bronze: Grind and patch, replace along path of travel. 150 sf.	\$7,214			

BUILDING L - EXTERIOR	CSI#	ITEM	CONDITION	RECOMMENDATION	COST			PHOTOS
					Bronze	SILVER	GOLD	
	07.3001.041	Roofing	Roofs received recent work and are in fair condition.	Maintain.				
	08.9010.021	Exterior Doors	Doors are in fair condition, but closers and hardware need upgrades and limited replacement.	Bronze: Replace door hardware where needed for code. Silver: Replace select doors. Gold: Incorporate keyless entry where appropriate.	\$7,145	\$9,487	\$22,369	
	09.1402.091	Siding	Painted stucco walls are in fair condition.	Maintain.				
	09.8002.191	Paint	Paint is in fair condition with minor cracking and peeling.	Maintain regularly and repaint periodically. Gold: Repaint exterior plaster.			\$25,098	
	15.3401.041	HVAC	Roof mounted package systems have been replaced in recent years and are in fair condition.	Maintain.				
	16.6008.00	Exterior Lighting	Recessed fixtures with LED bulbs retrofitted in recent years.	Maintain.				

SUMMARY	Bronze	\$14,359	
	SILVER		\$23,846
	GOLD		\$71,313

Lyman Gilmore Middle School Bldg L - Locker Rooms - Interior

CSI#	ITEM	CONDITION	RECOMMENDATION	COST			PHOTOS
				Bronze	SILVER	GOLD	
Restroom	Fixtures	Fixtures original in fair condition.	Maintain.				
	06.2101.101 Restroom accessories	Partitions and accessories are original in fair condition.	Maintain.				
	09.3003.061 Finishes	Finishes are original in fair condition.	Maintain.				

CSI#	ITEM	CONDITION	RECOMMENDATION	COST			PHOTOS
				Bronze	SILVER	GOLD	
BUILDING L - INTERIOR	08.9003.031 Interior Doors	Doors are in fair condition, but closers and hardware need upgrades.	Bronze: Replace door hardware where needed for code. Silver: Replace select doors. Gold: Incorporate keyless entry where appropriate.	\$3,573	\$7,115	\$22,369	
	09.1403.00 Wall Finishes	Walls finishes original in fair condition.	Maintain.				
	09.5002.021 Ceilings	Suspended ceilings original in fair condition.	Maintain.				
	09.6001.121 Flooring	Flooring original in fair condition.	Maintain.				
	09.8003.151 Paint	Paint is original in fair condition.	Maintain.				
	15.3401.041 HVAC Controls	Thermostats have been replaced recently and are in good condition.	Maintain.				
	16.5703.021 Power Systems	Power access is adequate.	Maintain.				
	16.6006.00 Lighting	LED bulbs in recessed and hanging fixtures, all in fair condition.	Maintain.				
	16.7007.031 Fire Alarm Systems	System has been updated in recent years and has audio and visual components installed.	Maintain.				
	16.7101.011 Low Voltage Systems	Digital clocks, bells & intercoms have been replaced recently and are in good condition.	Maintain.				
	16.7209.11 Data Infrastructure	System has been retrofit installed and wireless access points have been provided. System is in fair condition.	Maintain.				
		Lockers	Lockers are original in fair condition.	Maintain.			

SUMMARY	Bronze	\$3,573				
	SILVER		\$10,688			
	GOLD			\$33,056		

Lyman Gilmore Middle School Multi-Use Bldg - Exterior

DATA	Year of Construction: Pre-1980	Notes: Site-built campus building, exact age is unknown but by CDE records it was likely constructed prior to the school opening in 1980. Building houses athletic court, kitchen, theatrical stage, band room, drama room, and various storage, mechanical, and office spaces.
	Area in Square Feet: 9,580	

SITE	CSI#	ITEM	CONDITION	RECOMMENDATION	COST			PHOTOS
					Bronze	SILVER	GOLD	
	02.6006.101	Sidewalks	Some sidewalks are in fair conditions.	Maintain.				
	02.7605.011	Landscape	Landscaping is minimal, but in fair condition.	Maintain.				

MULTI-PURPOSE - EXTERIOR	CSI#	ITEM	CONDITION	RECOMMENDATION	COST			PHOTOS
					Bronze	SILVER	GOLD	
	07.3006.061	Roofing	Roofing done in recent years and in good condition.	Maintain.				
	08.9010.021	Doors	Doors are original and in fair condition but some hardware upgrades are needed.	Bronze: Replace door hardware where needed for code. Silver: Replace select doors. Gold: Incorporate keyless entry where appropriate.	\$17,206	\$28,955	\$33,553	
	08.9106.181	Windows	Windows original and low in quantity, but in fair condition.	Maintain.				
	09.1402.091	Siding	Cement plaster is in fair condition.	Maintain.				
	09.8002.191	Paint	Paint is in fair condition.	Maintain regularly and repaint periodically. Gold: Repaint exterior.			\$61,372	
	15.3401.041	HVAC	Roof mounted package systems have been replaced in recent years and are in fair condition.	Maintain and service regularly.				
	16.6008.00	Lighting	Surface mounted fixtures with LED bulbs retrofitted in recent years.	Maintain.				

SUMMARY	Bronze	\$17,206
	SILVER	\$46,161
	GOLD	\$141,086

Lyman Gilmore Middle School Multi-Use Bldg - Interior

CSI#	ITEM	CONDITION	RECOMMENDATION	COST			PHOTOS
				Bronze	SILVER	GOLD	
08.9003.031	Interior Doors	Doors are in fair condition, but closers and hardware need upgrades.	Bronze: Replace door hardware where needed for code. Silver: Replace select doors. Gold: Incorporate keyless entry where appropriate.	\$5,359	\$11,826	\$16,776	 
09.1403.00	Wall finishes	Finishes are original in fair condition.	Maintain.				
09.5002.021	Ceilings	Ceilings is original hard lid with acoustic tiles fastened directly, in good condition.	Maintain.				
09.6001.121	Flooring	Floors is athletic flooring and VCT, in fair condition.	Maintain.				
09.8003.151	Paint	Paint is in fair condition.	Maintain.				
11.1607.000	Kitchen Equipment	Kitchen Equipment is in fair condition.	Maintain.				
15.3401.041	HVAC Controls	Programmable thermostat controls the HVAC.	Maintain.				
16.5703.021	Power Systems	Outlets quantity and quality are fair.	Maintain.				
16.6006.00	Lighting	LED bulbs in recessed and hanging fixtures, all in fair condition.	Maintain.				
16.7007.031	Fire Alarm Systems	System has been updated in recent years and has audio and visual components installed.	Maintain.				
16.7101.011	Low Voltage Systems	Digital clocks, bells & intercoms have been replaced recently and are in good condition.	Maintain.				
16.7209.11	Data Infrastructure	System has been retrofit installed and wireless access points have been provided. System is in fair condition.	Maintain.				
SUMMARY				Bronze	\$5,359		
				SILVER	\$17,185		
				GOLD		\$33,961	

Lyman Gilmore Middle School Portables - Rooms E1-7 - Exteriors

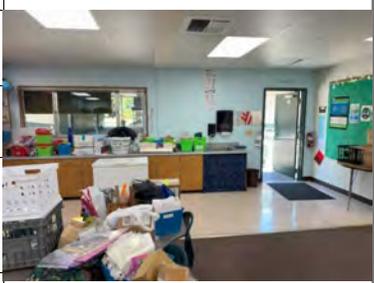
DATA	Year of Construction: 1990	Notes: Portable buildings provide a portion of the classroom space on campus, and are in generally acceptable condition. In general, portable buildings are set on temporary wood foundations, have ramps at exterior entrances and use more temporary materials such as plywood siding. The portables are in fair condition, but generally should be replaced with site-built or modular buildings.
	Area in Square Feet: 960 SF x 7	
	Total sf: 6,720	

SITE	CSI#	ITEM	CONDITION	RECOMMENDATION	COST			PHOTOS
					Bronze	SILVER	GOLD	
					02.6006.101	Sidewalks	Some sidewalks are in good condition, but some Path of Travel upgrades needed.	
02.6006.101	Ramps	Ramps are in aged condition.	Bronze: Resurface ramps.	\$25,000				

LYMAN GILMORE MIDDLE SCHOOL PORTABLES - EXTERIOR	CSI#	ITEM	CONDITION	RECOMMENDATION	COST			PHOTOS
					Bronze	SILVER	GOLD	
						Replacement		
07.3012.011	Roofing	Portables have been reroofed recently and in fair condition.	Maintain.					
08.1004.051	Exterior Doors	Doors are in worn condition, lever hardware is missing.	Bronze: Replace door hardware where needed for code. Silver: Replace select doors. Gold: Incorporate keyless entry where appropriate.	\$5,735	\$9,355	\$39,145		
08.9106.181	Windows	Windows are original, most are single pane and non-operable, by design or damage. Quantity is low.	Silver: Replace windows with new accessible operable, dual pane insulated units.		\$12,828			
09.1402.091	Siding	Ply wood siding is in worn condition.	Bronze: Patch worn areas.	\$13,000				
09.8002.191	Paint	Paint is in fair condition.	Bronze: repaint needed areas. Silver: Repaint exterior.	\$7,328	\$87,203			
15.3401.041	HVAC	Wall mounted units are in fair condition.	Maintain.					
16.6008.00	Lighting	LED bulbs and fixtures in fair condition.	Maintain.					

SUMMARY	Bronze	\$60,681
	SILVER	\$170,067
	GOLD	\$3,399,145

Lyman Gilmore Middle School Portables - Rooms E1-7 - Interiors

CSI#	ITEM	CONDITION	RECOMMENDATION	COST			PHOTOS
				Bronze	SILVER	GOLD	
09.1403.00	Wall Finishes	Wall finishes in fair condition.	Maintain.				
09.8003.151	Paint	Paint is in fair condition.	Maintain.				
09.5002.021	Ceilings	The ceiling is original suspended acoustic ceiling tiles, in fair condition.	Maintain.				
09.6001.121	Flooring	LVT and carpet flooring is original and in fair condition, with some areas needing work.	Silver: Replace flooring.		\$59,741		
15.3401.041	HVAC Controls	Programmable thermostat controls the HVAC.	Maintain				
16.5703.021	Power Systems	Power access is adequate.	Maintain.				
16.6006.00	Lighting	Lighting is provided by LED bulbs in suspended fixtures, in fair condition.	Maintain.				
16.7007.031	Fire Alarm Systems	System has been updated in recent years and has audio and visual components installed.	Maintain.				
16.7101.011	Low Voltage Systems	Digital clocks, bells & intercoms have been replaced recently and are in good condition.	Maintain.				
16.7209.11	Data Infrastructure	Data infrastructure retrofit installed and is functional. Wireless access points have been provided.	Maintain				
	Casework	Cabinets are original and in fair condition.	Silver: Repaint casework.		\$60,000		
	Teaching hardware	Ceiling mounted projectors in classrooms in fair condition.	Gold: Supplement with smart boards.			\$30,000	
SUMMARY				Bronze	\$0		
				SILVER	\$119,741		
				GOLD		\$149,741	

Cost Recommendations - Margaret G Scotten School

Facilities Master Plan 2025

CLIENT

Grass Valley School District
840 Gilmore Way,
Grass Valley, CA 95945

SITE

Margaret G Scotten School
10821 Squirrel Creek Rd
Grass Valley, CA 95945

	BUILDING	BRONZE	SILVER	GOLD	
Margaret G Scotten School	Site Work	\$11,906	\$174,373	\$294,373	
	Bldg A	\$10,718	\$49,201	\$180,815	
	Bldg B	\$10,718	\$49,201	\$180,815	
	Bldg C	\$46,268	\$141,371	\$282,460	
	Bldg D	\$69,000	\$154,052	\$380,754	
	Bldg L	\$17,863	\$54,742	\$198,352	
	Bldg M	\$18,550	\$80,883	\$193,587	
	Bldg N	\$14,359	\$14,359	\$108,743	
	Sub-Total		\$199,382	\$718,182	\$1,819,899
	General Conditions		\$29,907	\$107,727	\$272,985
Inflation (2 year)		\$25,920	\$93,364	\$236,587	
Project Contingencies and Risk Management		\$59,814	\$215,455	\$545,970	
Total		\$315,023	\$1,134,728	\$2,875,440	

Margaret G Scotten School - Site Work

	ITEM	CONDITION	RECOMMENDATION	COST			PHOTOS
				Bronze	SILVER	GOLD	
SITE	Delineation of Main Entrance	Clear entrance with indicators directing towards the main office, and close parking.	Gold: Additional coverings and student seating should be considered at pick-up and drop-off areas.			\$120,000	
	Site Fencing	Fencing is in fair condition with minimal gaps in security.	Maintain.		\$23,625		
	Closed Circuit Security Camera System	Closed circuit security system has been installed on campus.	Maintain.				
	Switchgear	Original switchgear for the site is interconnected with new PV system and backup generator.	Maintain.				
	Underground Utilities	Underground utilities have been serviced and modernized in the past few decades.	Maintain and develop long term service plan.				
	Parking Lots	Parking lots are located far at the back of campus due to limited space, and would benefit from resurfacing.	Silver: Reseal entire existing parking lot and continue maintenance. (35,755 SF)		\$17,699		
	Gathering Spaces	Gathering spaces are adequate on campus, with room and opportunity for expansion.	Silver: Additional coverings should be considered at blacktop and pickup/drop off areas.		\$110,000		
	Water Fountains	Water availability is adequate but fountain replacement should be considered. Accessibility accessories are missing.	Bronze: Replace existing aged water fountains. Add accessible accessories where needed.	\$11,906			
	Blacktop	Blacktops are in fair but aged condition.	Silver: Resurface and restripe blacktop (21,025 SF)		\$11,143		
	Playground	Playgrounds are in good condition with new play equipment and surfacing.	Maintain.				
	Play Fields	Turf field is new and in good condition.	Maintain.				
Sports Facilities	Little to no seating for attendees at sports events taking place in the fields.	Bleachers of a variety of sizes could be considered to support the outdoor sporting events.				See Lyman Gilmore for Bleacher costing.	

SUMMARY	Bronze	\$11,906	
	SILVER		\$174,373
	GOLD		\$294,373

Margaret G Scotten School Bldg A - Clsrms A1-4 - Exterior

DATA	Year of Construction: 1987	Notes: Permanent modular campus building constructed with original campus in 1987. Building houses classrooms A1-4 and resource spaces.
	Area in Square Feet: 3,872	

SITE	CSI#	ITEM	CONDITION	RECOMMENDATION	COST			PHOTOS
					Bronze	SILVER	GOLD	
	02.6006.101	Sidewalks	Sidewalks are in fair condition.	Maintain.				

BUILDING A - EXTERIOR	CSI#	ITEM	CONDITION	RECOMMENDATION	COST			PHOTOS
					Bronze	SILVER	GOLD	
	07.3001.041	Roofing	Roofs received recent work and are in fair condition.	Maintain.				
	08.9010.021	Exterior Doors	Doors are in fair condition, but closers and hardware need upgrades and limited replacement.	Bronze: Replace door hardware where needed for code. Gold: Incorporate keyless entry where appropriate.	\$10,718		\$33,553	
	08.9106.181	Windows	Windows are original, low in quantity, single-glazed, and most are non-operable.	Silver: Replace (24) classroom windows with new operable, dual pane insulated units.		\$38,483		
	09.1402.091	Siding	Exterior walls mix of plaster and plywood, and in fair condition.	Maintain.				
	09.8002.191	Paint	Paint is in fair condition with minor cracking and peeling.	Maintain regularly and repaint periodically. Gold: Repaint exterior plaster.			\$55,693	
	15.3401.041	HVAC	Roof mounted package systems have been replaced in recent years and are in fair condition.	Maintain.				
	16.6008.00	Exterior Lighting	Surface mounted fixtures with LED bulbs retrofitted in recent years.	Maintain.				

SUMMARY	Bronze	\$10,718	
	SILVER		\$49,201
	GOLD		\$138,446

Margaret G Scotten School Bldg A - Clsrms A1-4 - Interior

CSI#	ITEM	CONDITION	RECOMMENDATION	COST			PHOTOS
				Bronze	SILVER	GOLD	
08.9003.031	Interior Doors	Doors are in fair condition.	Gold: Incorporate keyless entry where appropriate.			\$22,369	
09.1403.00	Wall Finishes	Walls finishes replaced in recent years and in good condition.	Maintain.				
09.5002.021	Ceilings	Suspended ceilings replaced in recent years and in good condition.	Maintain.				
09.6001.121	Flooring	Flooring replaced in recent years and in good condition.	Maintain.				
09.8003.151	Paint	Paint replaced in recent years and in good condition.	Maintain.				
15.3401.041	HVAC Controls	Thermostats have been replaced recently and are in good condition.	Maintain.				
16.5703.021	Power Systems	Power access is adequate.	Maintain.				
16.6006.00	Lighting	LED bulbs in recessed and hanging fixtures, all in good condition.	Maintain.				
16.7007.031	Fire Alarm Systems	System has been updated in recent years and has audio and visual components installed.	Maintain.				
16.7101.011	Low Voltage Systems	Digital clocks, bells & intercoms have been replaced recently and are in good condition.	Maintain.				
16.7209.11	Data Infrastructure	System has been retrofit installed and wireless access points have been provided. System is in fair condition.	Maintain.				
	Casework	Casework replaced in recent years and in good condition.	Maintain.				
	Teaching Hardware	Ceiling mounted projectors and wall mounted TVs in classrooms in fair condition.	Gold: Supplement with smart boards.			\$20,000	

SUMMARY	Bronze	\$0		
	SILVER		\$0	
	GOLD			\$42,369

Margaret G Scotten School Bldg B - Clsrms B1-4 - Exterior

DATA	Year of Construction: 1987	Notes: Permanent modular campus building constructed with original campus in 1987. Building houses classrooms B1-4 and resource spaces.
	Area in Square Feet: 3,872	

SITE	CSI#	ITEM	CONDITION	RECOMMENDATION	COST			PHOTOS
					Bronze	SILVER	GOLD	
	02.6006.101	Sidewalks	Sidewalks are in fair condition.	Maintain.				

BUILDING B - EXTERIOR	CSI#	ITEM	CONDITION	RECOMMENDATION	COST			PHOTOS
					Bronze	SILVER	GOLD	
	07.3001.041	Roofing	Roofs received recent work and are in fair condition.	Maintain.				  
	08.9010.021	Exterior Doors	Doors are in fair condition, but closers and hardware may need upgrades and limited replacement.	Bronze: Replace door hardware where needed for code. Gold: Incorporate keyless entry where appropriate.	\$10,718		\$33,553	
	08.9106.181	Windows	Windows are original, low in quantity, single-glazed, and most are non-operable.	Silver: Replace (24) classroom windows with new operable, dual pane insulated units.		\$38,483		
	09.1402.091	Siding	Exterior walls mix of plaster and plywood, and in fair condition.	Maintain.				
	09.8002.191	Paint	Paint is in fair condition with minor cracking and peeling.	Maintain regularly and repaint periodically. Gold: Repaint exterior.			\$55,693	
	15.3401.041	HVAC	Roof mounted package systems have been replaced in recent years and are in fair condition.	Maintain.				
	16.6008.00	Exterior Lighting	Surface mounted fixtures with LED bulbs retrofitted in recent years.	Maintain.				

SUMMARY	Bronze	\$10,718
	SILVER	\$49,201
	GOLD	\$138,446

Margaret G Scotten School Bldg B - Clsrms B1-4 - Interior

CSI#	ITEM	CONDITION	RECOMMENDATION	COST			PHOTOS
				Bronze	SILVER	GOLD	
08.9003.031	Interior Doors	Doors are in fair condition.	Gold: Incorporate keyless entry where appropriate.			\$22,369	
09.1403.00	Wall Finishes	Walls finishes replaced in recent years and in good condition.	Maintain.				
09.5002.021	Ceilings	Suspended ceilings replaced in recent years and in good condition.	Maintain.				
09.6001.121	Flooring	Flooring replaced in recent years and in good condition.	Maintain.				
09.8003.151	Paint	Paint replaced in recent years and in good condition.	Maintain.				
15.3401.041	HVAC Controls	Thermostats have been replaced recently and are in good condition.	Maintain.				
16.5703.021	Power Systems	Power access is adequate.	Maintain.				
16.6006.00	Lighting	LED bulbs in recessed and hanging fixtures, all in good condition.	Maintain.				
16.7007.031	Fire Alarm Systems	System has been updated in recent years and has audio and visual components installed.	Maintain.				
16.7101.011	Low Voltage Systems	Digital clocks, bells & intercoms have been replaced recently and are in good condition.	Maintain.				
16.7209.11	Data Infrastructure	System has been retrofit installed and wireless access points have been provided. System is in fair condition.	Maintain.				
	Casework	Casework replaced in recent years and in good condition.	Maintain.				
	Teaching Hardware	Ceiling mounted projectors and wall mounted TVs in classrooms in fair	Gold: Supplement with smart boards.			\$20,000	

SUMMARY	Bronze	\$0		
	SILVER		\$0	
	GOLD			\$42,369

Margaret G Scotten School Bldg C - Clsrms C1-7 - Exterior

DATA	Year of Construction: 1987	Notes: Wing of portable buildings placed with original campus in 1987. Building houses classrooms C1-7.
	Area in Square Feet: 6,792	

SITE	CSI#	ITEM	CONDITION	RECOMMENDATION	COST			PHOTOS
					Bronze	SILVER	GOLD	
	02.6006.101	Sidewalks	Sidewalks are in fair condition.	Maintain.				

BUILDING C - EXTERIOR	CSI#	ITEM	CONDITION	RECOMMENDATION	COST			PHOTOS
					Bronze	SILVER	GOLD	
	07.3001.041	Roofing	Roofs received recent work and are in fair condition.	Maintain.				
	08.9010.021	Exterior Doors	Doors are in fair condition, but closers and hardware may need upgrades and limited replacement.	Bronze: Replace door hardware where needed for code. Silver: Replace select doors. Gold: Incorporate keyless entry where appropriate.	\$12,504	\$21,345	\$39,145	
	08.9106.181	Windows	Windows are original, low in quantity, single-glazed, and most are non-operable.	Silver: Replace classroom windows with new accessible operable, dual pane insulated units.		\$73,758		
	09.1402.091	Siding	Painted plywood walls are in fair condition with some areas of aging.	Bronze: Repair siding where needed.	\$33,764			
	09.8002.191	Paint	Paint is in fair condition with minor cracking and peeling.	Maintain regularly and repaint periodically. Gold: Repaint exterior.			\$76,944	
	15.3401.041	HVAC	Wall mounted Bard units in fair condition.	Maintain.				
	16.6008.00	Exterior Lighting	Surface mounted fixtures with LED bulbs retrofitted in recent years.	Maintain.				

SUMMARY	Bronze	\$46,268	
	SILVER		\$141,371
	GOLD		\$257,460

Margaret G Scotten School Bldg C - Clsrms C1-7 - Interior

CSI#	ITEM	CONDITION	RECOMMENDATION	COST			PHOTOS	
				Bronze	SILVER	GOLD		
08.9003.031	Interior Doors	Doors are in fair condition.	Maintain.					
09.1403.00	Wall Finishes	Walls finishes replaced in recent years and in good condition.	Maintain.					
09.5002.021	Ceilings	Suspended ceilings replaced in recent years and in good condition.	Maintain.					
09.6001.121	Flooring	Flooring replaced in recent years and in good condition.	Maintain.					
09.8003.151	Paint	Paint replaced in recent years and in good condition.	Maintain.					
15.3401.041	HVAC Controls	Thermostats have been replaced recently and are in good condition.	Maintain.					
16.5703.021	Power Systems	Power access is adequate.	Maintain.					
16.6006.00	Lighting	LED bulbs in recessed and hanging fixtures, all in good condition.	Maintain.					
16.7007.031	Fire Alarm Systems	System has been updated in recent years and has audio and visual components installed.	Maintain.					
16.7101.011	Low Voltage Systems	Digital clocks, bells & intercoms have been replaced recently and are in good condition.	Maintain.					
16.7209.11	Data Infrastructure	System has been retrofit installed and wireless access points have been provided. System is in fair condition.	Maintain.					
	Casework	Casework replaced in recent years and in good condition.	Maintain.					
	Teaching Hardware	Ceiling mounted projectors and wall mounted TVs in classrooms in fair condition.	Gold: Supplement with smart boards.			\$25,000		
SUMMARY			Bronze	\$0	SILVER	\$0	GOLD	\$25,000

Margaret G Scotten School Bldg D - Clsrms D1-10 - Exterior

DATA	Year of Construction: 1990-1998	Notes: Wing of portable buildings placed to support campus classrooms D1-4 placed in 1990 with 5-9 placed in 1998, as well as a single portable placed in 1999 as room D10. Wing houses classrooms as well as RSP, speech/psych rooms, SDC room, and a restroom.
	Area in Square Feet: 5,059	

SITE	CSI#	ITEM	CONDITION	RECOMMENDATION	COST			PHOTOS
					Bronze	SILVER	GOLD	
	02.6006.101	Sidewalks	Sidewalks are in fair condition.	Maintain.				

BUILDING D - EXTERIOR	CSI#	ITEM	CONDITION	RECOMMENDATION	COST			PHOTOS
					Bronze	SILVER	GOLD	
	07.3001.041	Roofing	Roofs received recent work and are in fair condition.	Maintain.				  
	08.9010.021	Exterior Doors	Doors are in fair condition, but closers and hardware may need upgrades and limited replacement.	Bronze: Replace door hardware where needed for code. Silver: Replace select doors. Gold: Incorporate keyless entry where appropriate.	\$16,077	\$11,858	\$50,329	
	08.9106.181	Windows	Windows are original, low in quantity, single-glazed, and most are non-operable.	Silver: Replace classroom windows with new accessible operable, dual pane insulated units.		\$49,478		
	09.1402.091	Siding	Painted plywood walls are in fair condition with	Bronze: Repair siding where needed.	\$42,205			
	09.8002.191	Paint	Paint is in fair condition with minor cracking and peeling.	Maintain regularly and repaint periodically. Gold: Repaint exterior.			\$109,004	
	15.3401.041	HVAC	Wall mounted Bard units in fair condition.	Maintain.				
	16.6008.00	Exterior Lighting	Surface mounted fixtures with LED bulbs retrofitted in recent years.	Maintain.				

SUMMARY	Bronze	\$58,282	
	SILVER		\$119,618
	GOLD		\$278,951

Margaret G Scotten School Bldg D - Clsrms D1-10 - Interior

CSI#	ITEM	CONDITION	RECOMMENDATION	COST			PHOTOS
				Bronze	SILVER	GOLD	
Restroom	Fixtures	Fixtures replaced recently and in good condition.	Maintain.				
	06.2101.101 Restroom accessories	Accessories replaced recently and in good condition.	Maintain.				
	09.3003.061 Finishes	Finishes replaced recently and in good condition.	Maintain.				

CSI#	ITEM	CONDITION	RECOMMENDATION	COST			PHOTOS
				Bronze	SILVER	GOLD	
08.9003.031	Interior Doors	Doors are in fair condition, but closers and hardware may need upgrades.	Bronze: Replace door hardware where needed for code. Silver: Replace select doors. Gold: Incorporate keyless entry where appropriate.	\$10,718	\$23,717	\$22,369	
09.1403.00	Wall Finishes	Walls finishes in fair condition.	Maintain.				
09.5002.021	Ceilings	Suspended ceilings in fair condition.	Maintain.				
09.6001.121	Flooring	Flooring in fair condition.	Maintain.				
09.8003.151	Paint	Paint is in fair condition.	Maintain.				
15.3401.041	HVAC Controls	Thermostats have been replaced recently and are in good condition.	Maintain.				
16.5703.021	Power Systems	Power access is adequate.	Maintain.				
16.6006.00	Lighting	LED bulbs in recessed and hanging fixtures, all in good condition.	Maintain.				
16.7007.031	Fire Alarm Systems	System has been updated in recent years and has audio and visual components installed.	Maintain.				
16.7101.011	Low Voltage Systems	Digital clocks, bells & intercoms have been replaced recently and are in good condition.	Maintain.				
16.7209.11	Data Infrastructure	System has been retrofit installed and wireless access points have been provided. System is in fair condition.	Maintain.				
	Casework	Casework in fair condition.	Maintain.				
	Teaching Hardware	Ceiling mounted projectors and wall mounted TVs in classrooms in fair condition.	Gold: Supplement with smart boards.			\$45,000	

SUMMARY	Bronze	\$10,718				
	SILVER		\$34,435			
	GOLD			\$101,803		

Margaret G Scotten School Bldg L - Clsrms L1-4, Library, Computer Lab - Exterior

DATA	Year of Construction: 1987	Notes: Site-built campus building constructed with original campus in 1987. Houses classrooms L1-4, computer lab, library, student and staff restrooms, and custodian spaces.
	Area in Square Feet: 7,395	

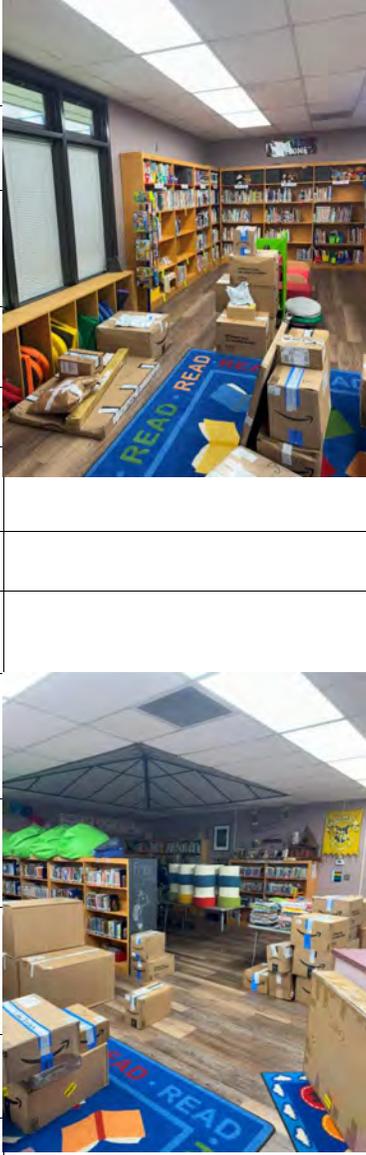
SITE	CSI#	ITEM	CONDITION	RECOMMENDATION	COST			PHOTOS
					Bronze	SILVER	GOLD	
	02.6006.101	Sidewalks	Sidewalks are in good condition.	Maintain.				

BUILDING L - EXTERIOR	CSI#	ITEM	CONDITION	RECOMMENDATION	COST			PHOTOS
					Bronze	SILVER	GOLD	
	07.3001.041	Roofing	Roofs received recent work and are in fair condition.	Maintain.				
	08.9010.021	Exterior Doors	Doors are in fair condition, but closers and hardware may need upgrades and limited replacement.	Bronze: Replace door hardware where needed for code. Gold: Incorporate keyless entry where appropriate.	\$17,863		\$33,553	
	08.9106.181	Windows	Windows are original, low in quantity, single-glazed, and most are non-operable.	Silver: Replace classroom windows with new accessible operable, dual pane insulated units.		\$36,879		
	09.1402.091	Siding	Painted stucco and tile walls are in fair condition.	Maintain.				
	09.8002.191	Paint	Paint is in fair condition with minor cracking and peeling.	Maintain regularly and repaint periodically. Gold: Repaint exterior plaster.			\$73,280	
	15.3401.041	HVAC	Roof mounted package systems have been replaced in recent years and are in fair condition.	Maintain.				
	16.6008.00	Exterior Lighting	Surface mounted fixtures with LED bulbs retrofitted in recent years.	Maintain.				

SUMMARY	Bronze	\$17,863	
	SILVER		\$54,742
	GOLD		\$161,575

Margaret G Scotten School Bldg L - Clsrms L1-4, Library, Computer Lab - Interior

CSI#	ITEM	CONDITION	RECOMMENDATION	COST			PHOTOS
				Bronze	SILVER	GOLD	
Restroom	Fixtures	Fixtures replaced recently and in good condition.	Maintain.				
	06.2101.101 Restroom accessories	Accessories replaced recently and in good condition.	Maintain.				
	09.3003.061 Finishes	Finishes replaced recently and in good condition.	Maintain.				

CSI#	ITEM	CONDITION	RECOMMENDATION	COST			PHOTOS
				Bronze	SILVER	GOLD	
08.9003.031	Interior Doors	Doors are in fair condition, but closers and hardware may need upgrades.	Gold: Incorporate keyless entry where appropriate.			\$16,776	
09.1403.00	Wall Finishes	Walls finishes replaced recently and in good condition.	Maintain.				
09.5002.021	Ceilings	Suspended and painted hard lid ceilings replaced recently and in good condition.	Maintain.				
09.6001.121	Flooring	Flooring replaced recently and in good condition.	Maintain.				
09.8003.151	Paint	Paint replaced recently and in good condition.	Maintain.				
15.3401.041	HVAC Controls	Thermostats have been replaced recently and are in good condition.	Maintain.				
16.5703.021	Power Systems	Power access is adequate.	Maintain.				
16.6006.00	Lighting	LED bulbs in recessed and hanging fixtures, all in good condition.	Maintain.				
16.7007.031	Fire Alarm Systems	System has been updated in recent years and has audio and visual components installed.	Maintain.				
16.7101.011	Low Voltage Systems	Digital clocks, bells & intercoms have been replaced recently and are in good condition.	Maintain.				
16.7209.11	Data Infrastructure	System has been retrofit installed and wireless access points have been provided. System is in fair condition.	Maintain.				
	Casework	Casework replaced recently and in good condition.	Maintain.				
	Teaching Hardware	Ceiling mounted projectors and wall mounted TVs in classrooms in fair	Gold: Supplement with smart boards.			\$20,000	

SUMMARY	Bronze	\$0		
	SILVER		\$0	
	GOLD			\$36,776

Margaret G Scotten School Bldg M - Multi-Use Building - Exterior

DATA	Year of Construction: 1987	Notes: Site-built multi-use building, with athletic sport court, kitchen, custodian space, and student restrooms.
	Area in Square Feet: 6,706	

SITE	CSI#	ITEM	CONDITION	RECOMMENDATION	COST			PHOTOS
					Bronze	SILVER	GOLD	
	02.6006.101	Sidewalks	Sidewalks are in fair condition, but some Path of Travel upgrades needed.	Bronze: Grind and patch, replace along path of travel. 200 sf.	\$9,618			

BUILDING M - EXTERIOR	CSI#	ITEM	CONDITION	RECOMMENDATION	COST			PHOTOS
					Bronze	SILVER	GOLD	
	07.3001.041	Roofing	Roofs received recent work and are in fair condition.	Maintain.				
	08.9010.021	Exterior Doors	Doors are in fair condition, but closers and hardware may need upgrades and limited replacement.	Gold: Incorporate keyless entry where appropriate.			\$16,776	
	08.9106.181	Windows	Windows are original, low in quantity, single-glazed, and most are non-operable.	Silver: Replace (30) classroom windows with new accessible operable, dual pane insulated units.		\$48,103		
	09.1402.091	Siding	Painted stucco walls are in fair condition.	Maintain.				
	09.8002.191	Paint	Paint is in fair condition with minor cracking and peeling.	Maintain regularly and repaint periodically. Gold: Repaint exterior plaster.			\$67,967	
	15.3401.041	HVAC	Ground mounted package systems have been replaced in recent years and are in fair condition.	Maintain.				
	16.6008.00	Exterior Lighting	Surface Mounted fixtures with LED bulbs retrofitted in recent years.	Maintain.				

SUMMARY	Bronze	\$9,618	
	SILVER		\$57,721
	GOLD		\$142,465

Margaret G Scotten School Bldg M - Multi-Use Building - Interior

	CSI#	ITEM	CONDITION	RECOMMENDATION	COST			PHOTOS
					Bronze	SILVER	GOLD	
Restroom		Fixtures	Fixtures replaced recently and in good condition.	Maintain.				
	06.2101.101	Restroom accessories	Partitions and accessories replaced recently and in good condition.	Maintain.				
	09.3003.061	Finishes	Finishes replaced recently and in good condition.	Maintain.				

	CSI#	ITEM	CONDITION	RECOMMENDATION	COST			PHOTOS
					Bronze	SILVER	GOLD	
BUILDING M - INTERIOR	08.9003.031	Interior Doors	Doors are in fair condition, but closers and hardware need upgrades.	Bronze: Replace door hardware where needed for code. Silver: Replace select doors. Gold: Incorporate keyless entry where appropriate.	\$8,932	\$14,230	\$27,961	
	09.1403.00	Wall Finishes	Walls finishes replaced recently and in good condition.	Maintain.				
	09.5002.021	Ceilings	Acoustic tiles fastened to hard lid replaced recently and in good condition.	Maintain.				
	09.6001.121	Flooring	Rubber sports flooring replaced recently and in good condition.	Maintain.				
	09.8003.151	Paint	Interior repainted recently and in good condition.	Maintain.				
	15.3401.041	HVAC Controls	Thermostats have been replaced recently and are in good condition.	Maintain.				
	16.5703.021	Power Systems	Power access is adequate.	Maintain.				
	16.6006.00	Lighting	LED bulbs in recessed fixtures, all in good condition.	Maintain.				
	16.7007.031	Fire Alarm Systems	System has been updated in recent years and has audio and visual components installed.	Maintain.				
	16.7101.011	Low Voltage Systems	Digital clocks, bells & intercoms have been replaced recently and are in good condition.	Maintain.				
16.7209.11	Data Infrastructure	System has been retrofit installed and wireless access points have been provided. System is in fair condition.	Maintain.					

SUMMARY				Bronze	\$8,932			
				SILVER		\$23,162		
				GOLD			\$51,122	

Margaret G Scotten School Bldg N - Admin, Student and Staff Resources - Exterior

DATA	Year of Construction: 1987	Notes: Site-built campus building constructed with original campus in 1987. Houses administrative spaces, school office, spaces for counselors, nurse, and custodian, staff resource room and student services room.
	Area in Square Feet: 3,889	

SITE	CSI#	ITEM	CONDITION	RECOMMENDATION	COST			PHOTOS
					Bronze	SILVER	GOLD	
	02.6006.101	Sidewalks	Sidewalks are in fair condition, but some Path of Travel upgrades needed.	Bronze: Grind and patch, replace along path of travel. 150 sf.	\$7,214			

BUILDING N - EXTERIOR	CSI#	ITEM	CONDITION	RECOMMENDATION	COST			PHOTOS
					Bronze	SILVER	GOLD	
	07.3001.041	Roofing	Roofs received recent work and are in fair condition.	Maintain.				
	08.9010.021	Exterior Doors	Doors are in fair condition, but closers and hardware need upgrades and limited replacement.	Bronze: Replace door hardware where needed for code. Gold: Incorporate keyless entry where appropriate.	\$7,145		\$22,369	
	09.1402.091	Siding	Painted stucco walls are in fair condition.	Maintain.				
	09.8002.191	Paint	Paint is in fair condition with minor cracking and peeling.	Maintain regularly and repaint periodically. Gold: Repaint exterior plaster.			\$49,647	
	15.3401.041	HVAC	Roof mounted package systems have been replaced in recent years and are in fair condition.	Maintain.				
	16.6008.00	Exterior Lighting	Surface mounted fixtures with LED bulbs retrofitted in recent years.	Maintain.				

SUMMARY	Bronze	\$14,359	
	SILVER		\$14,359
	GOLD		\$86,375

Margaret G Scotten School Bldg N - Admin, Student and Staff Resources - Interior

Restroom	CSI#	ITEM	CONDITION	RECOMMENDATION	COST			PHOTOS
					Bronze	SILVER	GOLD	
		Fixtures	Fixtures replaced recently and in good condition.	Maintain.				
	06.2101.101	Restroom accessories	Accessories replaced recently and in good condition.	Maintain.				
	09.3003.061	Finishes	Finishes replaced recently and in good condition.	Maintain.				

BUILDING N - INTERIOR	CSI#	ITEM	CONDITION	RECOMMENDATION	COST			PHOTOS
					Bronze	SILVER	GOLD	
	08.9003.031	Interior Doors	Doors are in fair condition.	Gold: Incorporate keyless entry where appropriate.			\$22,369	
	09.1403.00	Wall Finishes	Walls finishes original in fair condition.	Maintain.				
	09.5002.021	Ceilings	Suspended ceilings original in fair condition.	Maintain.				
	09.6001.121	Flooring	Flooring original in fair condition.	Maintain.				
	09.8003.151	Paint	Paint is original in fair condition.	Maintain.				
	15.3401.041	HVAC Controls	Thermostats have been replaced recently and are in good condition.	Maintain.				
	16.5703.021	Power Systems	Power access is adequate.	Maintain.				
	16.6006.00	Lighting	LED bulbs in recessed and hanging fixtures, all in fair condition.	Maintain.				
	16.7007.031	Fire Alarm Systems	System has been updated in recent years and has audio and visual components installed.	Maintain.				
	16.7101.011	Low Voltage Systems	Digital clocks, bells & intercoms have been replaced recently and are in good condition.	Maintain.				
	16.7209.11	Data Infrastructure	System has been retrofit installed and wireless access points have been provided. System is in fair condition.	Maintain.				

SUMMARY					Bronze	\$0		
					SILVER		\$0	
					GOLD			\$22,369

APPENDICES

Appendix A: Bell Hill Academy

Appendix B: Grass Valley Charter School

Appendix C: Lyman Gilmore Middle School

Appendix D: Margaret G. Scotten Elementary School

Appendix A

Bell Hill School

<u>Document</u>	<u>Pages</u>
School Facility Inventory Worksheet	1
Area Allocation	2
School Site Plan	1
Building Floorplans	8
School Parcel Map	1
Summary of DSA Certification	1

SCHOOL FACILITY INVENTORY WORKSHEET

School District:	Grass Valley School District
School Name:	Bell Hill Academy
School Address:	342 South School Street, Grass Valley, CA 95945
County:	Nevada
School CDS Code:	0125955

School Type:	Elementary
Grade Level:	TK-4
Enrollment:	231
Status:	Open
Energy Use:	103,422 (Annual kWh) (2017)

Assessor's Parcel Number:	08-406-04 (1.58)
	08-406-05 (0.14)
	08-406-09 (0.21)
Acres:	1.93

BUILDING DATA			DIVISION OF THE STATE ARCHITECT				FACILITY INFORMATION							CAPACITY				
Room Number	Current Use	Grade Level	Building	Original		Modernization		Permanent		Portable		No. of Stories	Portable Serial No.	Square Feet / Building	Square Feet / Classroom	Current	District	State
				DSA Number	DSA Date	DSA Number	DSA Date	Building	Classroom	Building	Classroom							
1	Classroom	1							1					974	23		25	
2	Classroom	1							1					972	27		25	
4	Svs. Kit.	-	Bld. A	02-7693	3/23/1950	02-101943	6/13/2000	1				1						
5	Kinder.	K							1					972	23		25	
6	Kinder.	K							1					975	21		25	
3	Storage	-	Bld. A1	non conforming		-	-				1		76-DH-171-C	310				
-	Admin.	-	Bld. B	02-14772	2/14/1957	02-101943	6/13/2000	1				1		1,280				
7	Classroom	2				02-123016	5/25/2025			1	1	1		960	22		25	
8	Classroom	2	Bld. C	02-28065	8/10/1966	02-101943	6/13/2000				1			1,920	20		25	
9	Classroom	4									1			944	19		25	
10	Media Ctr.	Med Ctr.	Bld. D	02-31460	11/6/1968	02-101943	6/13/2000				1			2,720				
11	Classroom	TK				02-123016	5/25/2025											
12	Admin.		Bld. D	02-104473	6/13/2002	-	-				1		8-02-DH-0263A					
13	Sm Group/Office	-											4-08-DH-0758.C,D					
14	Classroom	4	Bld. G	02-109321	1/29/2008	-	-				1	1	1	4-08-DH-0758.A,B	1,296	888	22	25
15	Classroom	3				02-123016	5/25/2025					1		960	23		25	
16	Classroom	3	Bld. E	02-48373	5/27/1987	02-101943	6/13/2000				1	1	1	1,920	960	21	25	
-	Toilets	-	Bld. F	02-57365	5/22/1992	02-123016	5/25/2025				1		1	480				
-	Play Apparatus	-	-	02-113218	9/17/2013	-	-				-		-					
-	Multipurpose	-																
-	Library	-	MP	02-118128	6/23/2020			1				1		4,400				
-	Solar Panel Structure			02-121939	4/10/2024													
TOTAL								3	4	7	6			20,676	9,565	221	0	250

Type	Classroom
Permanent Classrooms	4
Portable Classrooms	6
Total	10

Type	Sq. Feet
Permanent Classrooms	3,893
Portable Classrooms	5,672
Total	9,565

**AREA ALLOCATION - BELL HILL ACADEMY
2025**

**TABLE 1
California Longitudinal Pupil Achievement Data System (CALPADS)**

California Department of Education Recommended Standard		Total Pupils Times Square Footage	School % compared to CDE Standard (Col. 5/Col. 3)	Totals for School Site	Summary of School Buildings and Square Footage Breakdown of each Building per CDE Recommended Categories											
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
CDE Typical Allocation for Construction of School Facilities for an Elementary School	Square Feet per Pupil	Square Footage Allocation	% of Area Allocation	Total Classrooms and Square Footage	Bldg A	Bldg A1	Bldg B	Bldg C	Bldg D	Bldg E	Bldg F	Bldg G	Bldg MP			
CALPADS Enrollment* (October enrollment count)		223		10	4	0	0	2	1	2	0	1	0			
Classrooms	32	7,136	147%	10,511	3,893			1,920	1,890	1,920			888			
Small Group Rooms	2.5	558	115%	641					233				408			
Library	2.5	558	146%	813					346				467			
Multi-Purpose/Kitchen	7	1,561	165%	2,572	172								2,400			
Office	3	669	191%	1,280			1,280									
Exterior Covered Walk/Corridor	6	1,338	127%	1,700	1,555				145							
Toilets	3	669	158%	1,057	415						400		242			
Storage/Custodial/Heater Room	3	669	272%	1,823	315	310			102		800		296			
TOTAL	59	13,157	155%	20,397	6,350	310	1,280	1,920	2,716	1,920	1,200	1,296	3,405	-	-	-

*2016/17 CALPADS Enrollment

**TABLE 1A
Site Acreage Based Upon Enrollment**

Site Requirements for Grades K-6*	Acreage	% of Site Acreage
Recommended	3.70	
Actual	1.93	52.16%

*Guide to School Site Analysis and Development, 2000 Edition, CDE

Note: Site Acreage based upon CALPADS enrollment

AREA ALLOCATION - BELL HILL ACADEMY
2025

TABLE 2
State Loading Standard

California Department of Education Recommended Standard		Total Pupils Times Square Footage	School % compared to CDE Standard (Col. 5/Col. 3)	Totals for School Site	Summary of School Buildings and Square Footage Breakdown of each Building per CDE Recommended Categories												
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	
CDE Typical Allocation for Construction of School Facilities for an Elementary School	Square Feet per Pupil	Square Footage Allocation	% of Area Allocation	Total Classrooms and Square Footage	Bldg A	Bldg A1	Bldg B	Bldg C	Bldg D	Bldg E	Bldg F	Bldg G	Bldg MP				
State Loading Standard* (10 Classrooms x 25 per room = 250)		250		10	4	0	0	2	1	2	0	1	0				
Classrooms	32	8,000	131%	10,511	3,893			1,920	1,890	1,920		888					
Small Group Rooms	2.5	625	103%	641					233			408					
Library	2.5	625	130%	813					346				467				
Multi-Purpose/Kitchen	7	1,750	147%	2,572	172								2,400				
Office	3	750	171%	1,280			1,280										
Exterior Covered Walk/Corridor	6	1,500	113%	1,700	1,555				145								
Toilets	3	750	141%	1,057	415					400			242				
Storage/Custodial/Heater Room	3	750	243%	1,823	315	310			102		800		296				
TOTAL	59	14,750	138%	20,397	6,350	310	1,280	1,920	2,716	1,920	1,200	1,296	3,405	-	-	-	

*State Loading Standard of 25 students per classroom as established under the State School Facility Program

TABLE 2A
Site Acreage Based Upon Enrollment

Site Requirements for Grades K-6*	Acreage	% of Site Acreage
Recommended	3.70	
Actual	1.93	52.16%

*Guide to School Site Analysis and Development, 2000 Edition, CDE

Note: Site Acreage based upon State Loading Standard established under the State School Facility Program



Legend

- PERMANENT
- PORTABLE CLASSROOMS
- NON-CONFORMING NO DSA NUMBER 1985
- G = GIRLS STUDENT TOILET
- B = BOYS STUDENT TOILET
- W = WOMEN STAFF TOILET
- M = MEN STAFF TOILET
- U = UNISEX STAFF TOILET



Grass Valley School District
10940 Gilman Way
Grass Valley, CA 95945

**Bell Hill Academy
Site Plan**

DSA #02-109321
1/29/08

DSA #02-104473
6/13/02

DSA #02-123016
5/25/25
DSA #02-101943
6/13/00
DSA #02-31460
11/6/68

NO DSA #
1985

DSA #02-101943
6/13/00
DSA #02-7693
3/23/50

DSA #02-118128
6/23/20
DSA #02-101943
6/13/00
DSA #02-14772
2/14/57

11/6/25
Persinger Architects



3518 Coon Hollow Rd.
Placerville, CA 95667
kbralnard@kbsarch.com 530.295.0371

DEPARTMENT OF EDUCATION DIAGRAM OF FACILITIES

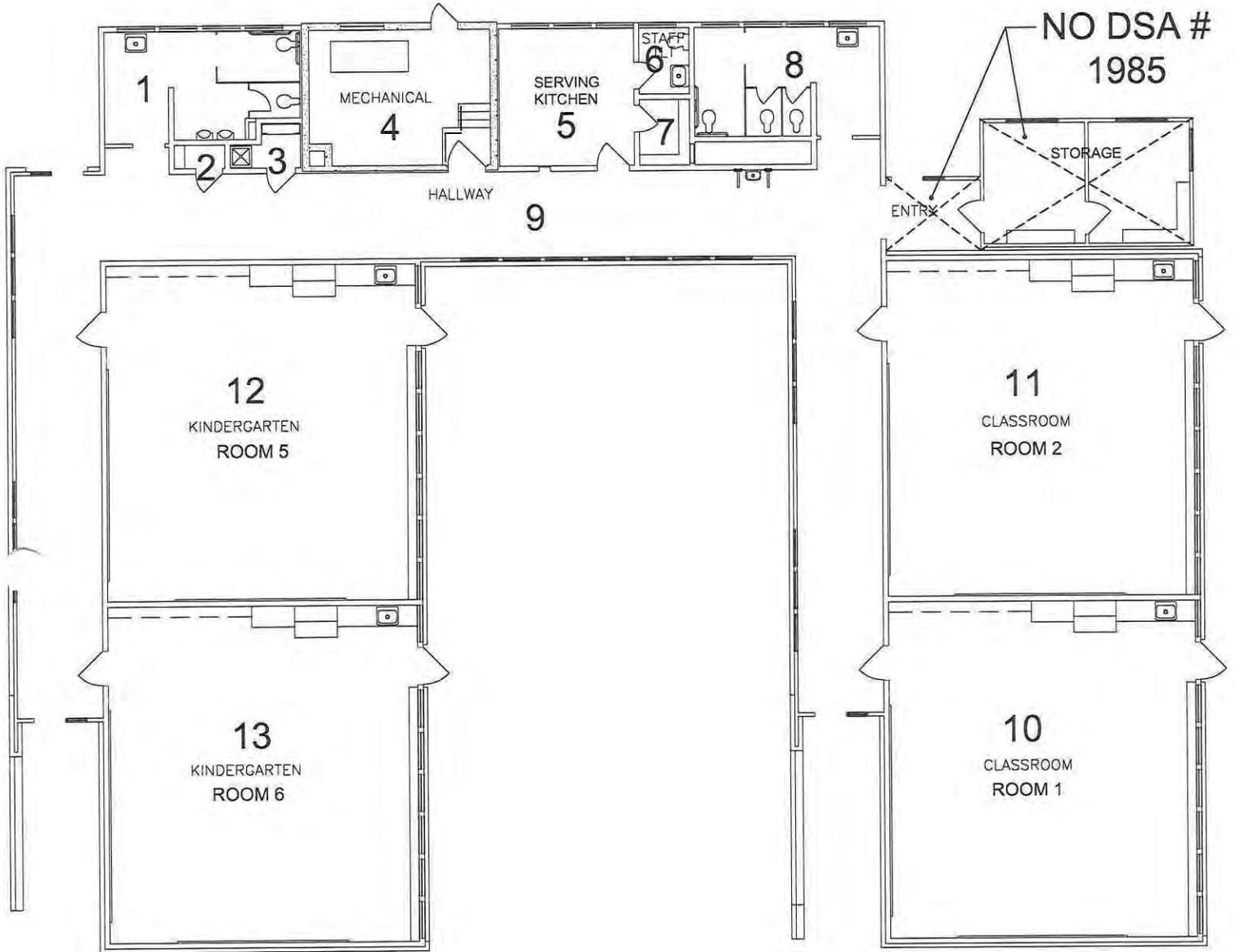
DATE: 10/15/14

1A (Existing)

2A (Proposed)

3A (Final)

PAGE 1



Building A - (6,660 s.f.)

DEPARTMENT OF EDUCATION DIAGRAM OF FACILITIES

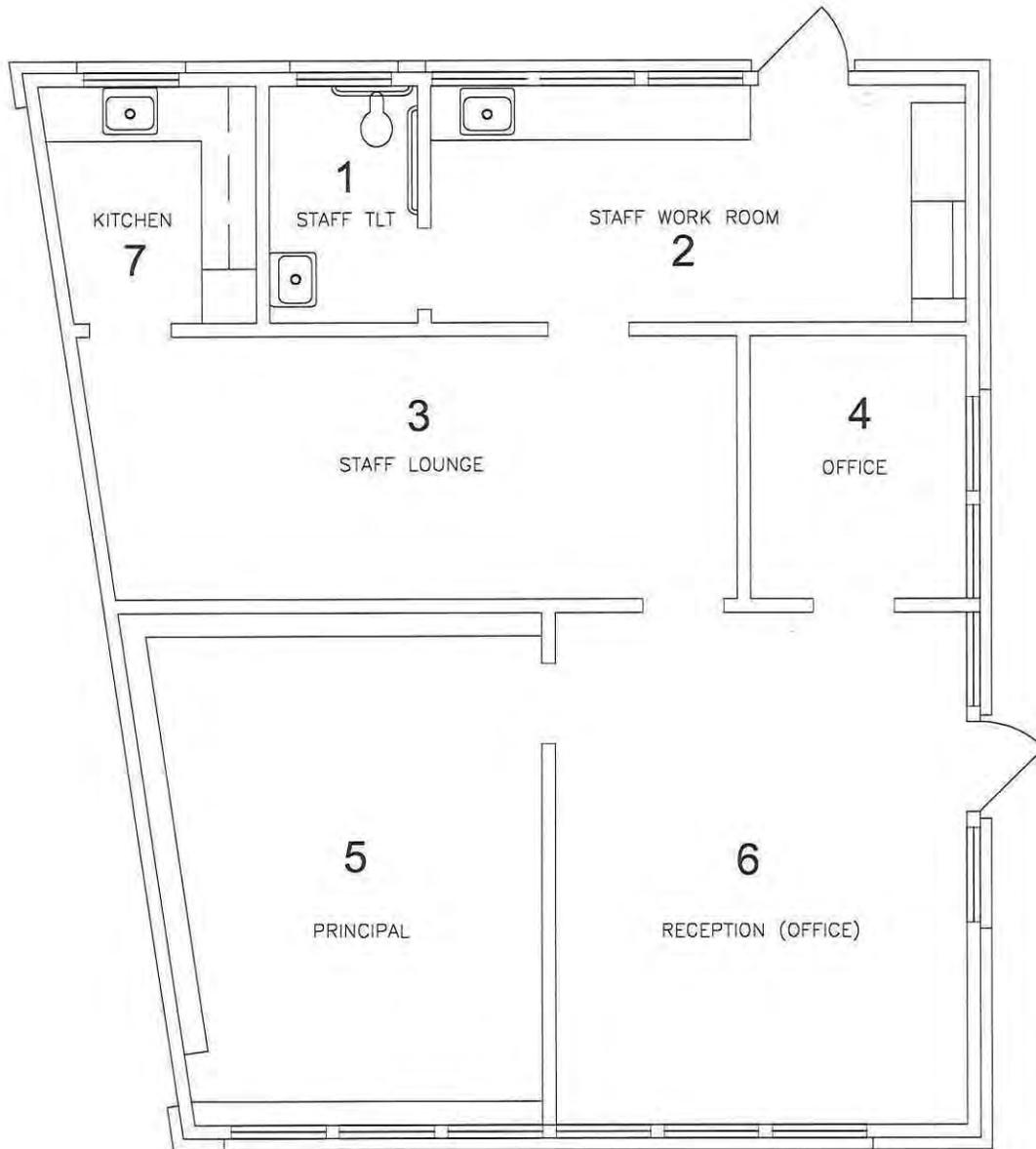
DATE: 10/15/14

1A (Existing)

2A (Proposed)

3A (Final)

PAGE 2



Building B - (1,280 s.f.)

DEPARTMENT OF EDUCATION DIAGRAM OF FACILITIES

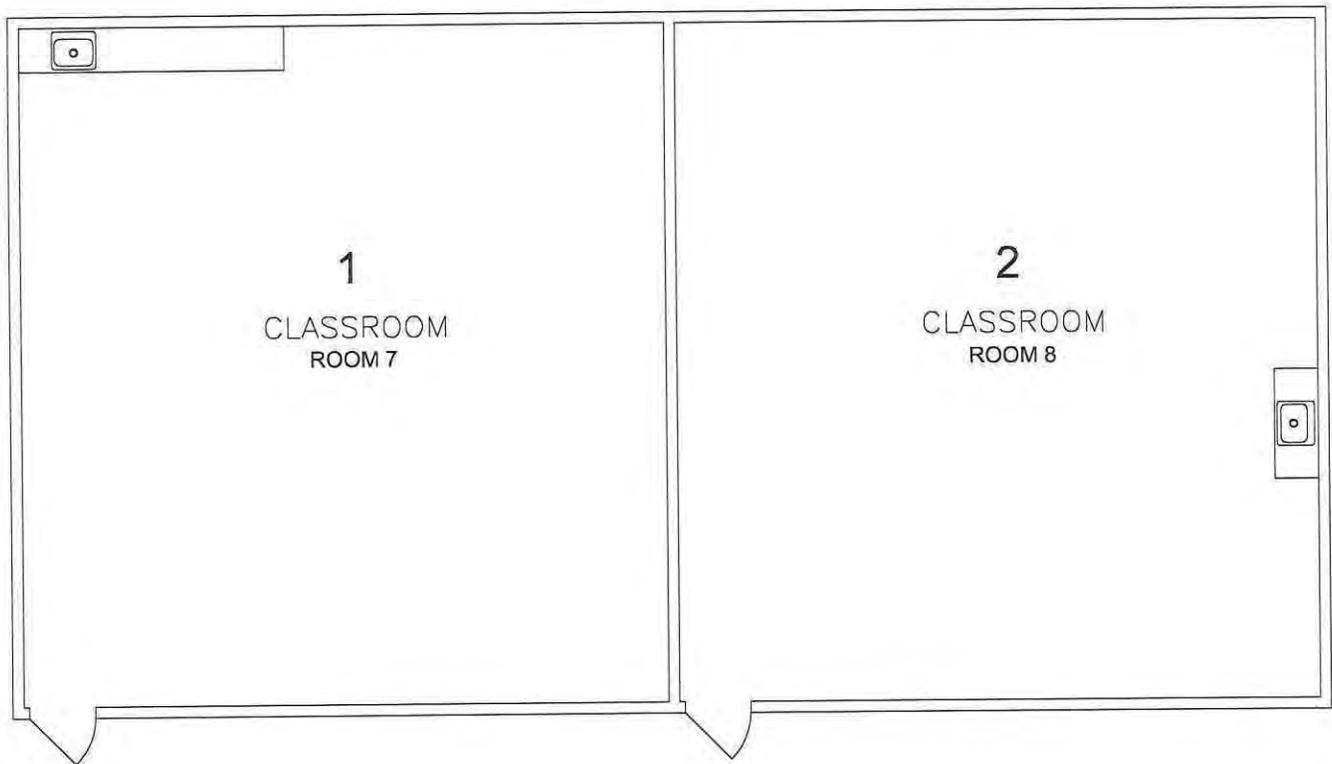
DATE: 10/15/14

1A (Existing)

2A (Proposed)

3A (Final)

PAGE 3



Building C - (1,920 s.f.)

DEPARTMENT OF EDUCATION DIAGRAM OF FACILITIES

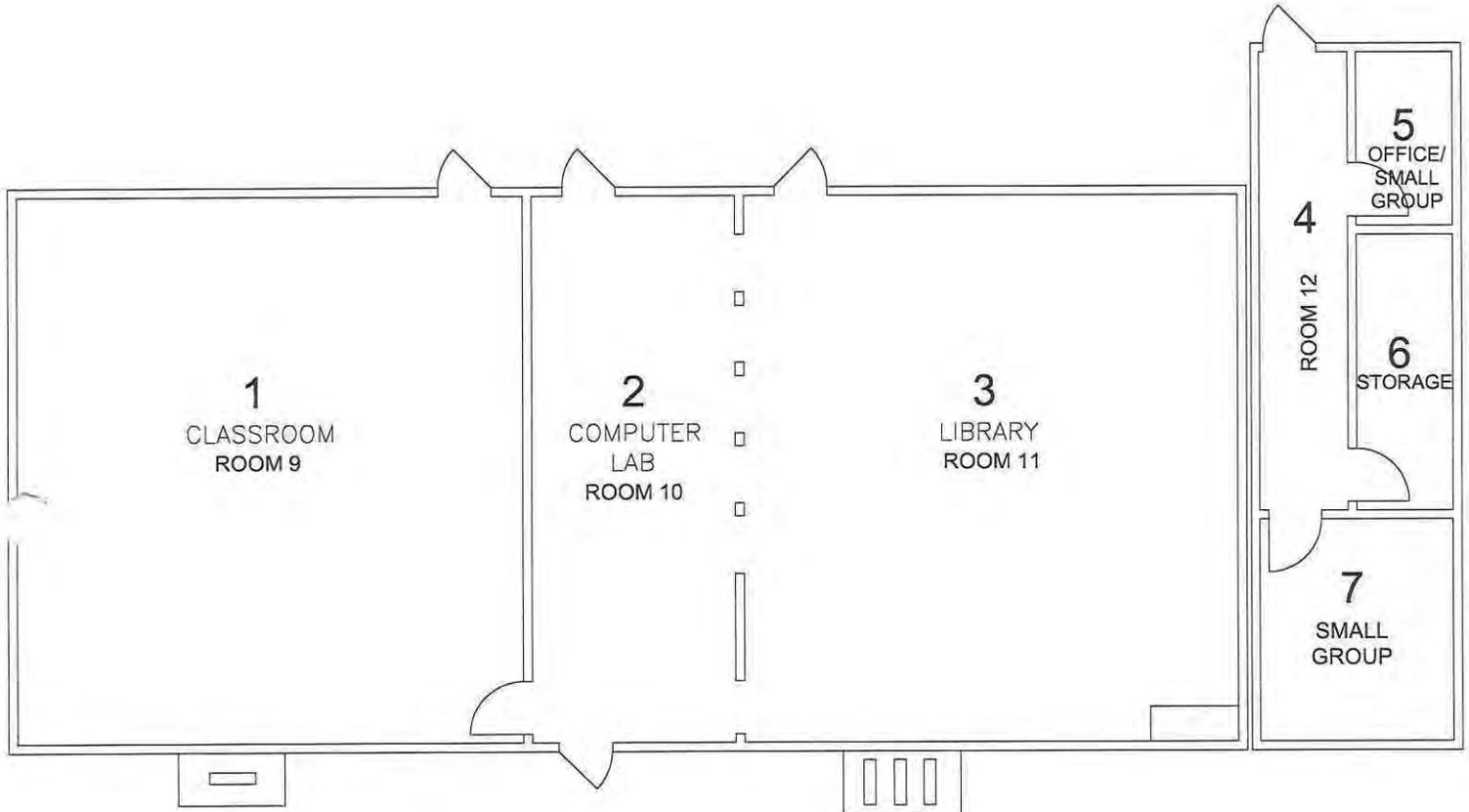
DATE: 10/15/14

1A (Existing)

2A (Proposed)

3A (Final)

PAGE 4



Building D - (2,720 s.f.)

DEPARTMENT OF EDUCATION DIAGRAM OF FACILITIES

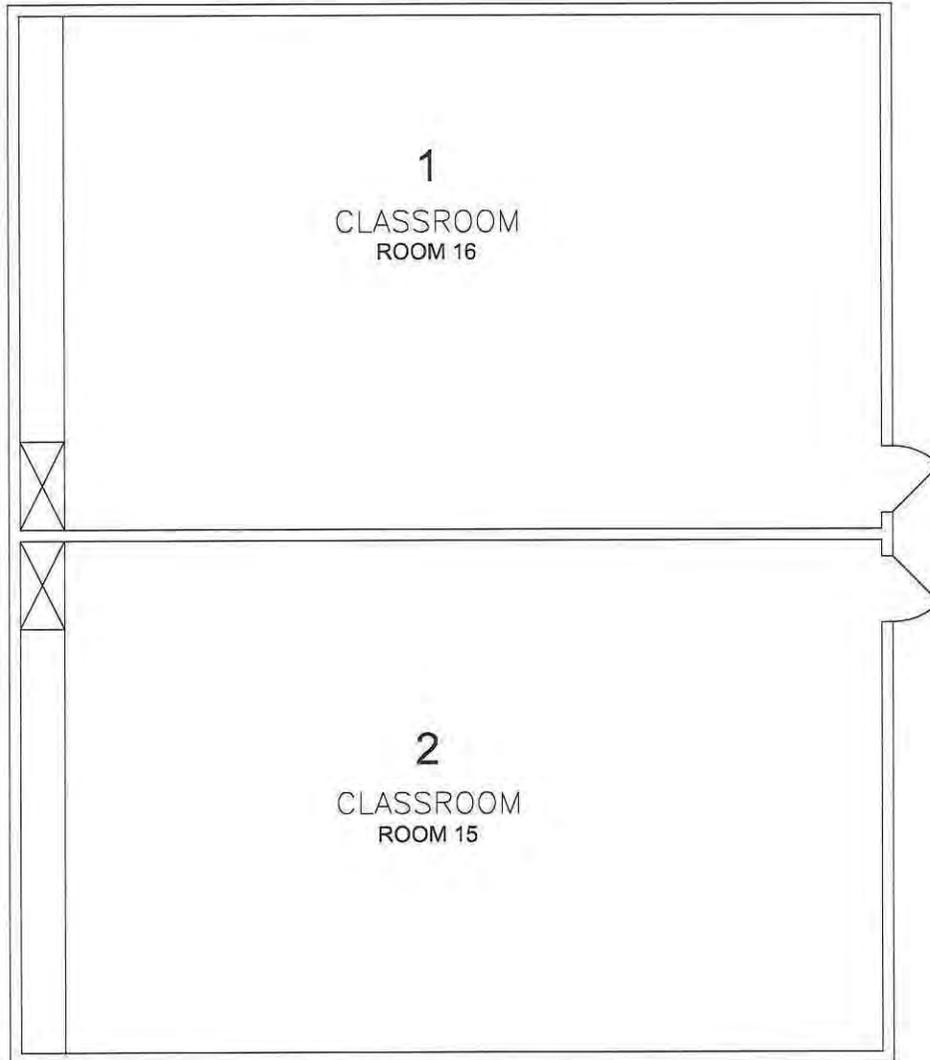
DATE: 10/15/14

1A (Existing)

2A (Proposed)

3A (Final)

PAGE 5



Building E - (1,920 s.f.)

DEPARTMENT OF EDUCATION DIAGRAM OF FACILITIES

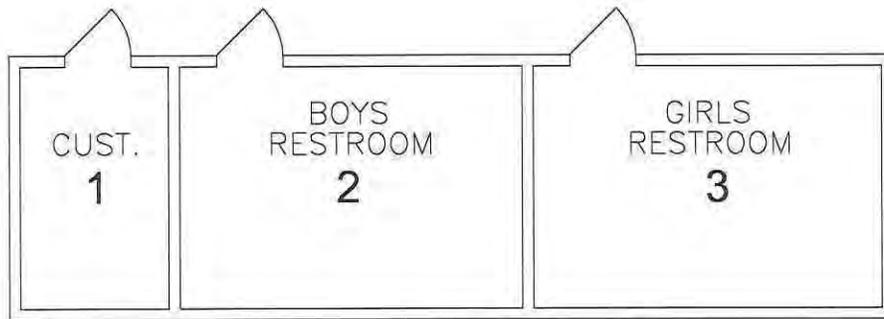
DATE: 10/15/14

1A (Existing)

2A (Proposed)

3A (Final)

PAGE 6



Building F (480 s.f.)

DEPARTMENT OF EDUCATION DIAGRAM OF FACILITIES

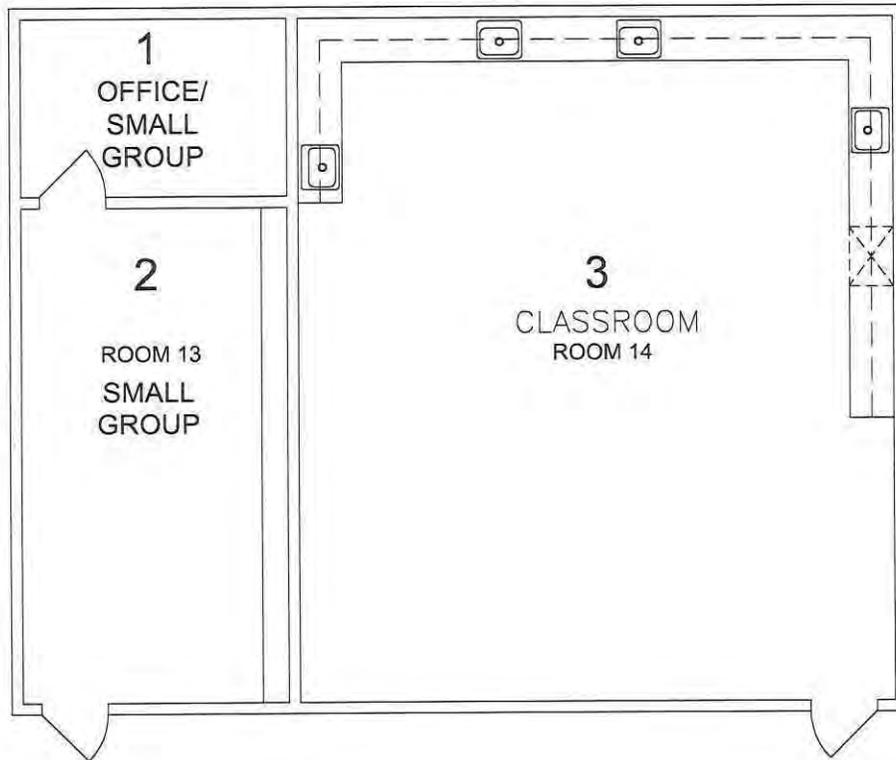
DATE: 10/15/14

1A (Existing)

2A (Proposed)

3A (Final)

PAGE 7



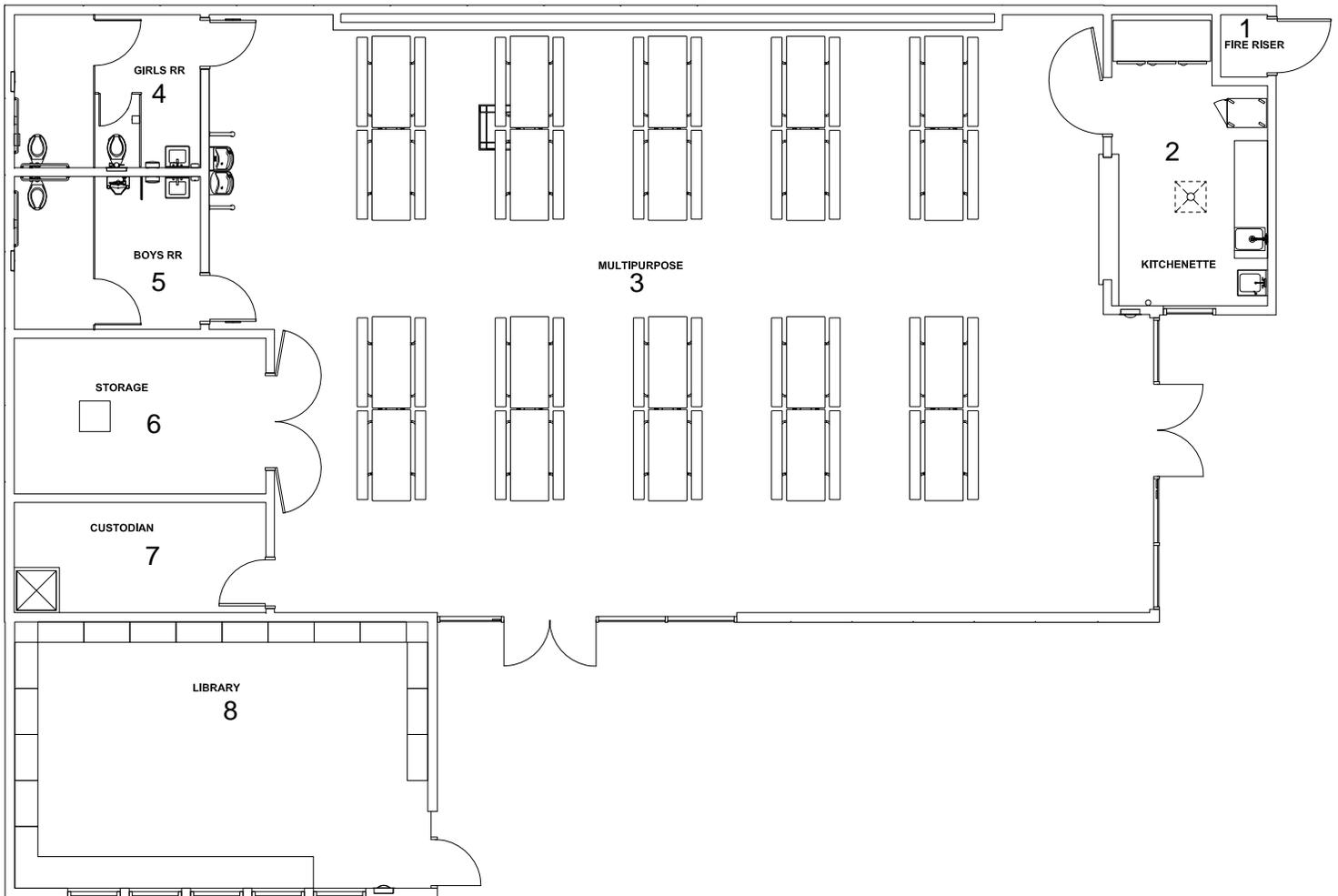
Building G (1,296 s.f.)

DEPARTMENT OF EDUCATION DIAGRAM OF FACILITIES

DATE: 11/10/25

- 1A (Existing)
- 2A (Proposed)
- 3A (Final)

PAGE 8

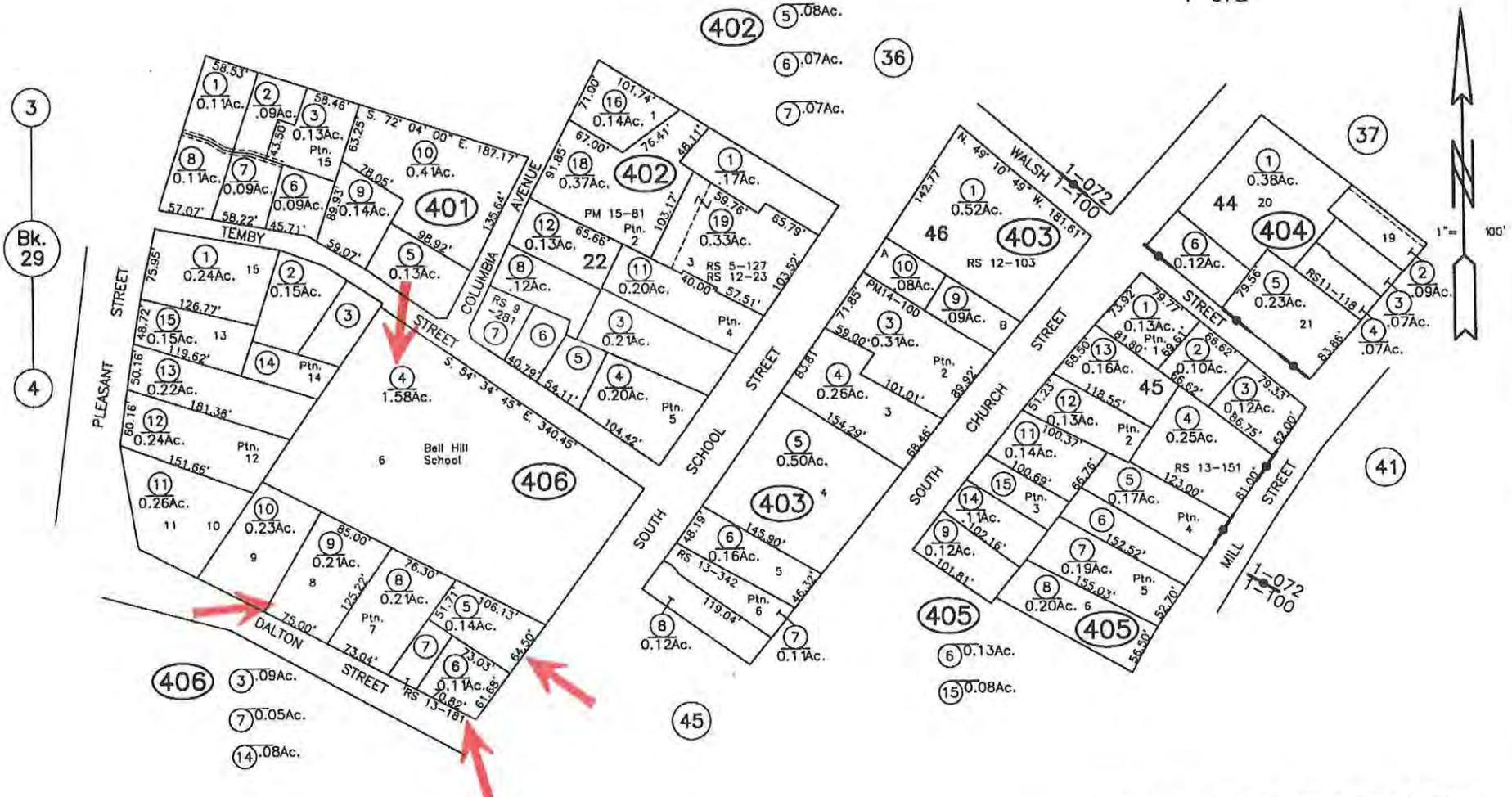


Multi-Use Bldg. (3,650 s.f.)

CITY OF GRASS VALLEY

Tax Area Code
1-100
1-072

8-40



ASSESSOR'S PARCEL MAP
 This map was prepared for assessment purposes only. No liability is assumed for the accuracy of data shown. Assessor's parcels may not comply with local lot-split or building site ordinances.

NOTE: Assessor's Block Numbers Shown in Ellipses
 Assessor's Parcel Numbers Shown in Circles
 1-1-07 Assessor's Map Bk. 8 -Pg.40
 1-1-08 County of Nevada, Calif.
 2006

GRASS VALLEY TOWNSITE

NW 9/06

DIVISION OF THE STATE ARCHITECT
Summary of DSA Certification

BELL HILL ACADEMY						
DSA Application		Building	Status of Certificaiton		Scope	Tracking of Certification Status
DSA Number	DSA Date	Building Identification	Closed with Certificaiton	Closed without Certification	Project Scope as identified on DSA tracker/card	Status/Comments/ DSA Close Letter Type if not #1
02-7693	3/23/1950	Bldg. A	x		Bell Hill School	
02-14772	2/14/1957	Bldg. B	x		Kindergarten Bldg.	
02-28065	8/10/1966	Bldg. C		x	2-30x32 Clasm. Bldg. (Modulux)	
02-31460	11/6/1968	Bldg. D	x		Construction-Classroom-Library Bldg.	
02-104473	6/13/2002	Bldg. D		x	Construction of Office Bldg. (Relocatable)	#3-Close of File w/o Certification - Exceptions
02-109321	1/29/2008	Bldg. G	x		Construction of 1 Classroom Bbuilding (Relocatable)	
02-48373	5/27/1987	Bldg. E	x		Construction 9 Classroms - 2 @ Bell Hill	#2-Certified per Ed Code 17315 (b) 6/8/17
02-57365	5/22/1992	Bldg. F	x		Construction of Restroom Bldg. (Relocatable)	
02-113218	9/17/2013	Play Apparatus	Unclosed		Construction of 1-Site Improvement; 2-play ground area	
02-101943	6/13/2000	Modernization-Bldg. A,B, C, D, E	x		Alterations to C.R./K.G. Bldg., Library/Teachers Workroom Bldg., & C.R.	
02-118128	1/31/2020	Multi-Use Bldg.	x		Alterations to 1-Administration Building, 1-Site Improvement/ retaining wall; Construction of 1-Multi-purpose Building	
02-121518	1/11/2024	Site	x		Construction of 1-Solar Array	
02-121939	4/10/2024	Site	x		Construction of 1-Backup Generator and Automatic Transfer Switch	
02-123016	5/25/2025	Modernization-Bldg. C, D, E, F	Unclosed		Alterations to 1-Toilet Building F, 3-Classroom Buildings C, D, and E	
			10	2		

Appendix B

Grass Valley Charter School

<u>Document</u>	<u>Pages</u>
School Facility Inventory Worksheet	2
Area Allocation	2
School Site Plan	1
Building Floorplans	2
School Parcel Map	2
Summary of DSA Certification	1

SCHOOL FACILITY INVENTORY WORKSHEET

School District:	Grass Valley School District
School Name:	Grass Valley Charter School at Hennessey
School Address:	225 South Auburn Road, Grass Valley, CA 95945
County:	Nevada
School CDS Code:	6111140

School Type:	Elementary
Grade Level:	K-8
Enrollment:	521
Status:	Open
Energy Use:	316,730 (Annual kWh) (2017)

Assessor's Parcel Number:	08-411-04 (4.65)
	08-472-02 (3.14)
Acres:	7.79

BUILDING DATA			DIVISION OF THE STATE ARCHITECT					FACILITY INFORMATION							CAPACITY			
Room Number	Current Use	Grade Level	Building	Original		Modernization		Permanent		Portable		No. of Stories	Portable Serial No.	Square Feet / Building	Square Feet / Classroom	Current	District	State
				DSA Number	DSA Date	DSA Number	DSA Date	Building	Classroom	Building	Classroom							
1	Classroom	Pre-K	North						1					951	12		25	
2	Classroom	Pre-K	Wing -	02-5674	5/28/1948	02-47406	3/16/1987	1	1			1		4,896	942	12	25	
3	Classroom	K/1	New			02-122883	3/19/2025		1					984	25		25	
4	Classroom	K/2							1					998	24		25	
5	Classroom	K/3							1					1,003	12		25	
6	Classroom	K/4	North						1					1,042	12		25	
7	Classroom	2/3	Wing -	02-3022	8/31/1939	02-47406	3/16/1987	1	1			1		10,044	968	24	25	
8	Classroom	2/3	Old			02-122883	3/19/2025		1					975	24		25	
9	Classroom	2/3							1					982	24		25	
10	Classroom	2/3							1					966	24		25	
11	Classroom	DS							1					898			25	
12	Classroom	4/5							1					831	24		25	
13	Classroom	Lab							1					865			25	
14	Classroom	4/5							1					854	24		25	
15	Classroom	4/5							1					937	24		25	
16	Classroom	4/5							1					775	24		25	
17	Classroom	8	South						1					864	25		27	
18	Classroom	6	Wing -	02-1192	4/21/1939	02-407406	3/16/1987	1	1			1		31,112	867	21	25	
19	Classroom	8				02-117269	5/3/2019		1					826	25		27	
20	Classroom	6				02-121818	3/13/2024		1					828	22		25	
21	Classroom	7				02-122883	3/19/2025		1					829	23		27	
22	Classroom	RSP							1					870			25	
23	Classroom	7							1					812	23		27	
-	Serv. Kit.	-												-			-	
-	MP Room	-												-			-	
-	Library	-												-			-	

SCHOOL FACILITY INVENTORY WORKSHEET

School District:	Grass Valley School District
School Name:	Grass Valley Charter School at Hennessey
School Address:	225 South Auburn Road, Grass Valley, CA 95945
County:	Nevada
School CDS Code:	6111140

School Type:	Elementary
Grade Level:	K-8
Enrollment:	521
Status:	Open
Energy Use:	316,730 (Annual kWh) (2017)

Assessor's Parcel Number:	08-411-04 (4.65)
	08-472-02 (3.14)
Acres:	7.79

BUILDING DATA			DIVISION OF THE STATE ARCHITECT				FACILITY INFORMATION							CAPACITY				
Room Number	Current Use	Grade Level	Building	Original		Modernization		Permanent		Portable		No. of Stories	Portable Serial No.	Square Feet / Building	Square Feet / Classroom	Current	District	State
				DSA Number	DSA Date	DSA Number	DSA Date	Building	Classroom	Building	Classroom							
24	PPIP	Charter	PPIP	02-66123	12/13/1996	02-117269	5/3/2019			1		1	9-96-DH-9672A,B	960	-			-
25	PPIP	Charter	PPIP	02-69449	11/10/1997	02-117269	5/3/2019			1		1	9-97-DH-97101A,B	960	-			-
-	Preschool	Dist.	Preschool	02-50617	8/10/1988	02-117269	5/3/2019			1		1		960	-			-
26	Classroom	Sci Lab									1		07-90-DH-502.11A,B		960	27		25
27	Classroom	BS/AS									1		07-90-DH-502.10A,B		960	28		25
28	Classroom	BS/AS	Portable								1		07-90-DH-502.9A,B		960	28		25
29	Classroom	Other	Wing	02-54149	7/6/1990	02-117269	5/3/2019			7	1	1	07-90-DH-502.8A,B	6,720	960			27
30	Classroom	Art									1		07-90-DH-502.7A,B		960			27
31	Classroom	Math									1		07-90-DH-502.6A,B		960			25
32	Classroom	Math		02-103408	7/10/2001						1		08-01-DH--0160A,B		960			25
-	FRC	FRC	Family												-			-
			Resource Center	02-43311	3/2/1981						1	1		1,800				
	Shade Structure			02-110847	6/11/2009													
	Shade Structure			02-107920	7/10/2007													
	Play Apparatus			02-117269	5/3/2019													
	Solar Panel Structure			02-121519	2/15/2024													
TOTAL								3	23	11	7			57,452	27,587	511	0	762

Type	Classroom
Permanent Classrooms	23
Portable Classrooms	7
Total	30

Type	Sq. Feet
Permanent Classrooms	20,867
Portable Classrooms	6,720
Total	27,587

**AREA ALLOCATION - GRASS VALLEY CHARTER SCHOOL at HENNESSEY
2025**

**TABLE 1
California Longitudinal Pupil Achievement Data System (CALPADS)**

California Department of Education Recommended Standard		Total Pupils Times Square Footage	School % compared to CDE Standard (Col. 5/Col. 3)	Totals for School Site	Summary of School Buildings and Square Footage Breakdown of each Building per CDE Recommended Categories												
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	
CDE Typical Allocation for Construction of School Facilities for an Elementary School	Square Feet per Pupil	Square Footage Allocation	% of Area Allocation	Total Classrooms and Square Footage	Bldg North Wing - Old	Bldg North Wing - New	Bldg South Wing	Bldg 26-32									
CALPADS Enrollment* (October enrollment count)		515		30	7	3	13	7									
Classrooms	Blended square footage due to K-8 Configuration of school	17,010	162%	27,587	6,934	2,877	11,056	6,720									
Small Group Rooms		1,235	23%	279			279										
Library		1,341	99%	1,331			1,331										
Multi-Purpose/Kitchen/Gym		5,089	93%	4,732			4,732										
Office		1,545	161%	2,483			2,483										
Exterior Covered Walk/Corridor		3,090	389%	12,034	2,668	1,333	8,033										
Toilets		1,651	161%	2,651	414	651	1,586										
Storage/Custodial/Heater Room		1,651	101%	1,675	28	35	1,612										
TOTAL		32,612	162%	52,772	10,044	4,896	31,112	6,720	0								

*2016/17 CALPADS Enrollment

**TABLE 1A
Site Acreage Based Upon Enrollment**

Site Requirements for Grades K-6*	Acreage	% of Site Acreage
Recommended	14.70	
Actual	7.79	52.99%

*Guide to School Site Analysis and Development, 2000 Edition, CDE

Note: Site Acreage based upon CALPADS enrollment

**AREA ALLOCATION - GRASS VALLEY CHARTER SCHOOL at HENNESSEY
2025**

**TABLE 2
State Loading Standard**

California Department of Education Recommended Standard		Total Pupils Times Square Footage	School % compared to CDE Standard (Col. 5/Col. 3)	Totals for School Site	Summary of School Buildings and Square Footage Breakdown of each Building per CDE Recommended Categories												
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	
CDE Typical Allocation for Construction of School Facilities for an Elementary School	Square Feet per Pupil	Square Footage Allocation	% of Area Allocation	Total Classrooms and Square Footage	Bldg North Wing - Old	Bldg North Wing - New	Bldg South Wing	Bldg 26-32									
State Loading Standard* (24 CR x 25=600)+(6 CR x 27=162)=762		762		30	7	3	13	7									
Classrooms	Blended square footage due to K-8 Configuration of school	25,194	109%	27,587	6,934	2,877	11,056	6,720									
Small Group Rooms		1,824	15%	279			279										
Library		1,986	67%	1,331			1,331										
Multi-Purpose/Kitchen		7,602	62%	4,732			4,732										
Office		2,286	109%	2,483			2,483										
Exterior Covered Walk/Corridor		4,572	263%	12,034	2,668	1,333	8,033										
Toilets		2,448	108%	2,651	414	651	1,586										
Storage/Custodial/Heater Room		2,448	68%	1,675	28	35	1,612										
TOTAL		48,360	109%	52,772	10,044	4,896	31,112	6,720	0								

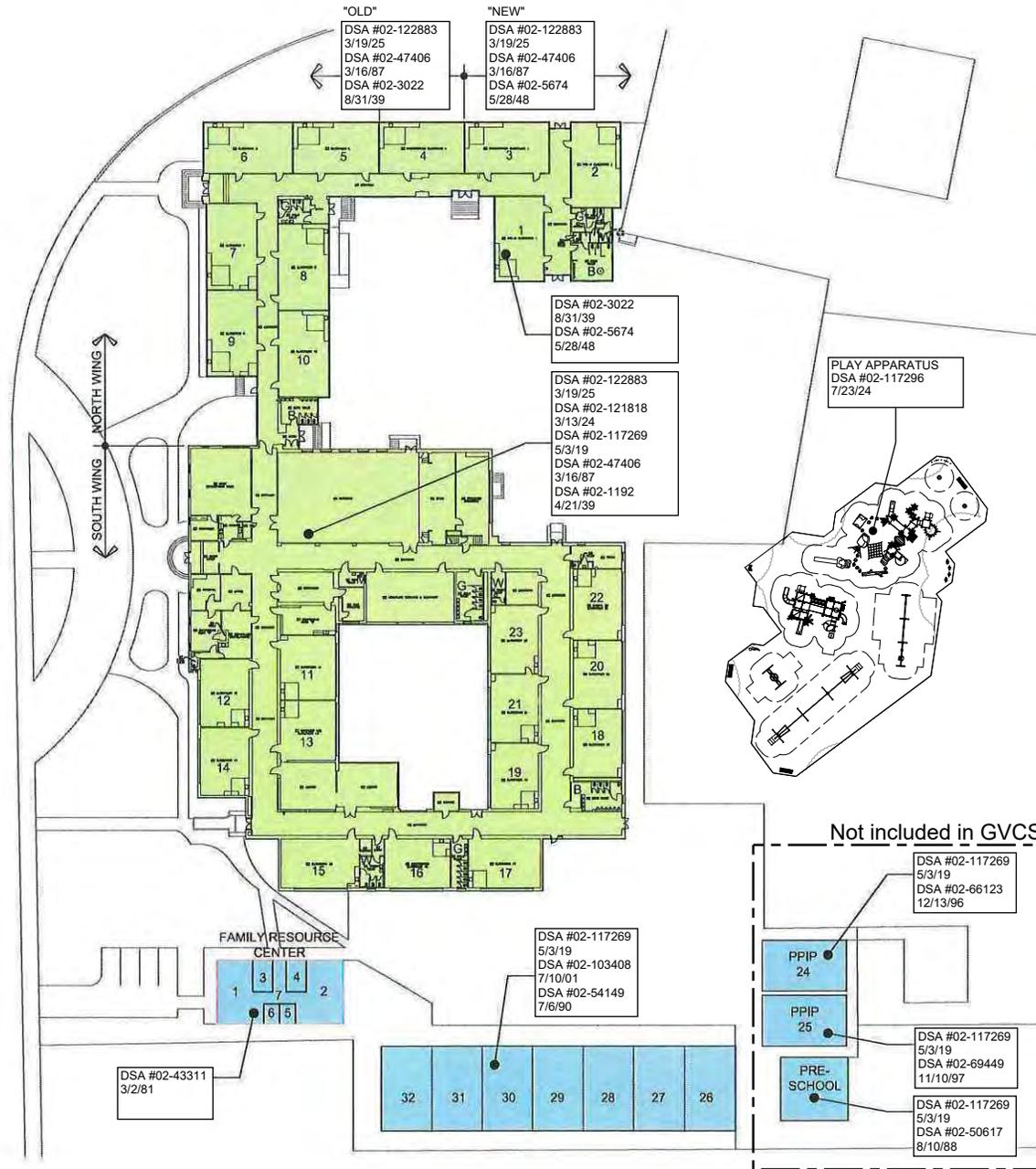
*State Loading Standard of 25 students per classroom for K-6 and 27 students per classroom for 7-8 as established under the State School Facility Program

**TABLE 2A
Site Acreage Based Upon Enrollment**

Site Requirements for Grades K-6*	Acreage	% of Site Acreage
Recommended	17.10	
Actual	7.79	45.56%

*Guide to School Site Analysis and Development, 2000 Edition, CDE

Note: Site Acreage based upon State Loading Standard established under the State School Facility Program



"OLD" DSA #02-122883 3/19/25
 DSA #02-47406 3/16/87
 DSA #02-3022 8/31/39

"NEW" DSA #02-122883 3/19/25
 DSA #02-47406 3/16/87
 DSA #02-5674 5/28/48

DSA #02-3022 8/31/39
 DSA #02-5674 5/28/48

DSA #02-122883 3/19/25
 DSA #02-121818 3/13/24
 DSA #02-117269 5/3/19
 DSA #02-47406 3/16/87
 DSA #02-1192 4/21/39

PLAY APPARATUS
 DSA #02-117296 7/23/24

DSA #02-43311 3/2/81

DSA #02-117269 5/3/19
 DSA #02-103408 7/10/01
 DSA #02-54149 7/6/90

DSA #02-117269 5/3/19
 DSA #02-66123 12/13/96

DSA #02-117269 5/3/19
 DSA #02-69449 11/10/97

DSA #02-117269 5/3/19
 DSA #02-50617 8/10/88

Legend

- PERMANENT
- PORTABLE CLASSROOMS

- G = GIRLS STUDENT TOILET
- B = BOYS STUDENT TOILET
- W = WOMEN STAFF TOILET
- M = MEN STAFF TOILET
- U = UNISEX STAFF TOILET



Grass Valley School District
 10840 Gilmore Way
 Grass Valley, CA 95945

**Grass Valley Charter School
 Site Plan**

11/6/25
Persinger Architects



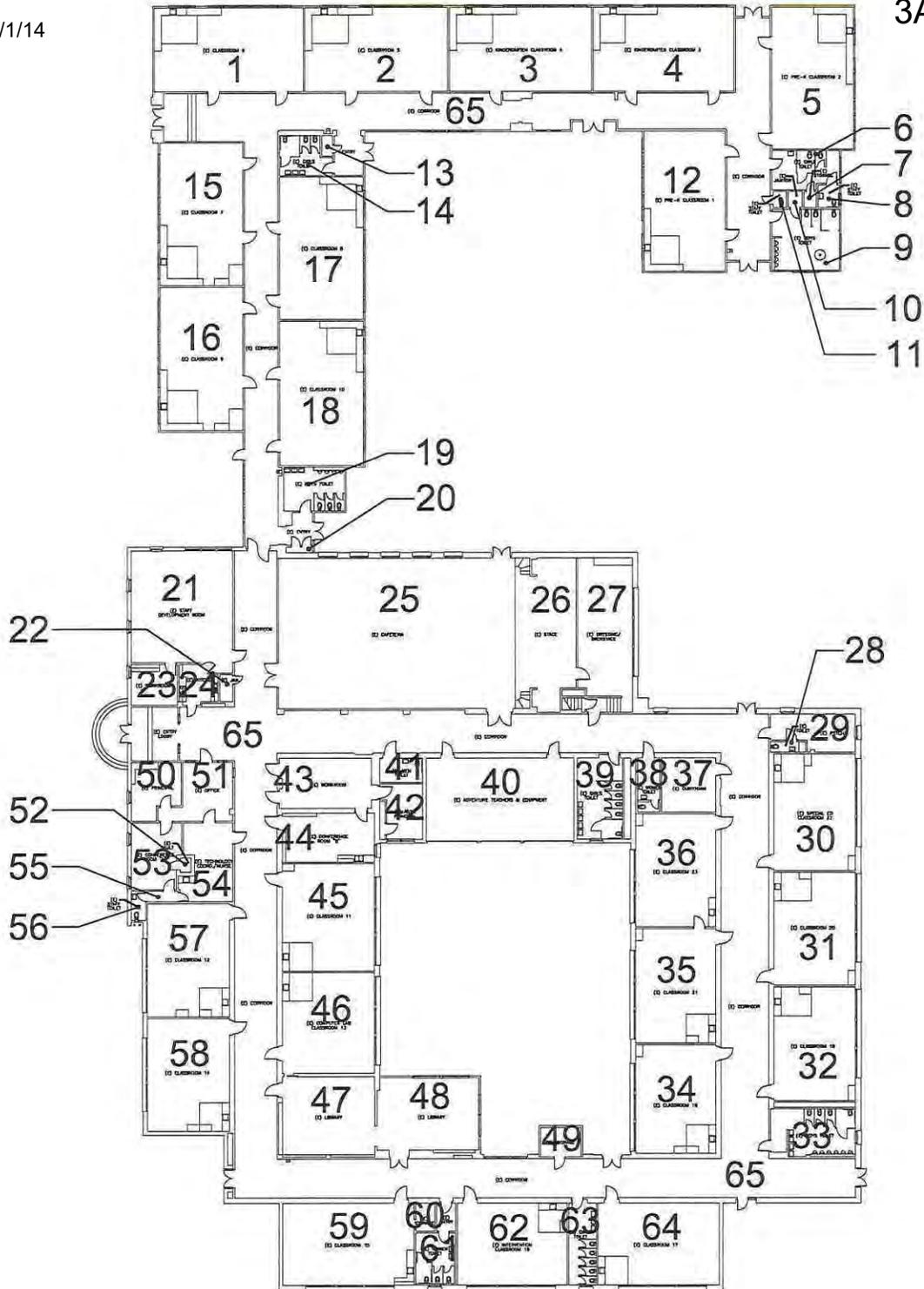
3510 Coon Hollow Rd.
 Placerville, CA 95667
 kbrainerd@ksbarch.com 530.295.9371

DEPARTMENT OF EDUCATION DIAGRAM OF FACILITIES

DATE: 3/1/14

- 1A (Existing)
- 2A (Proposed)
- 3A (Final)

PAGE 1



School Building - (46,052 s.f.)

DEPARTMENT OF EDUCATION DIAGRAM OF FACILITIES

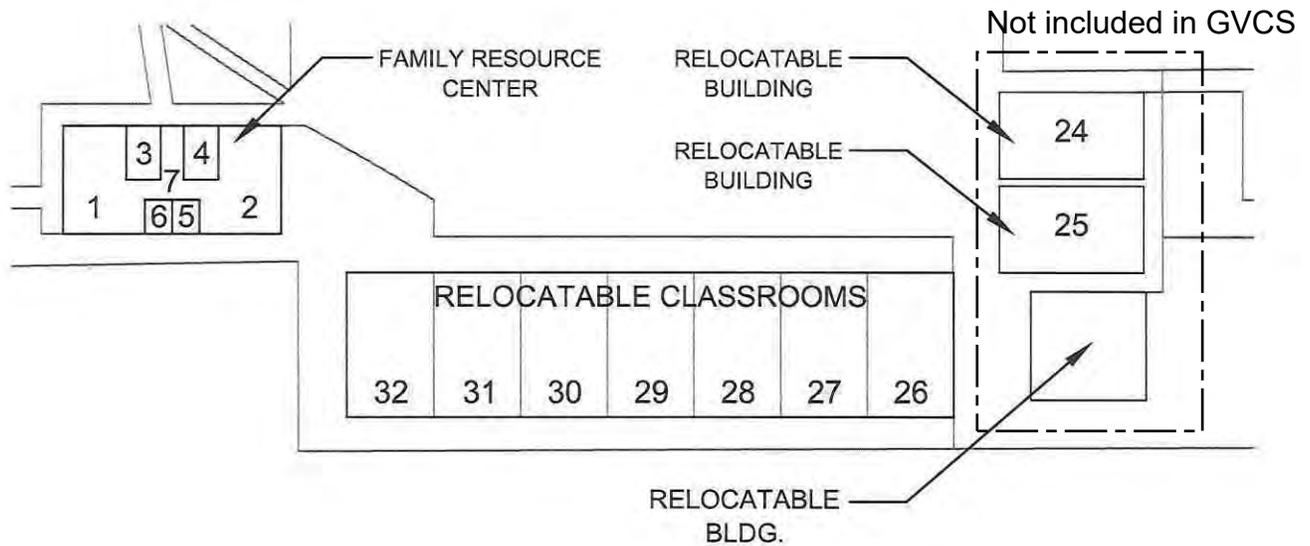
DATE: 3/1/14

1A (Existing)

2A (Proposed)

3A (Final)

PAGE 2



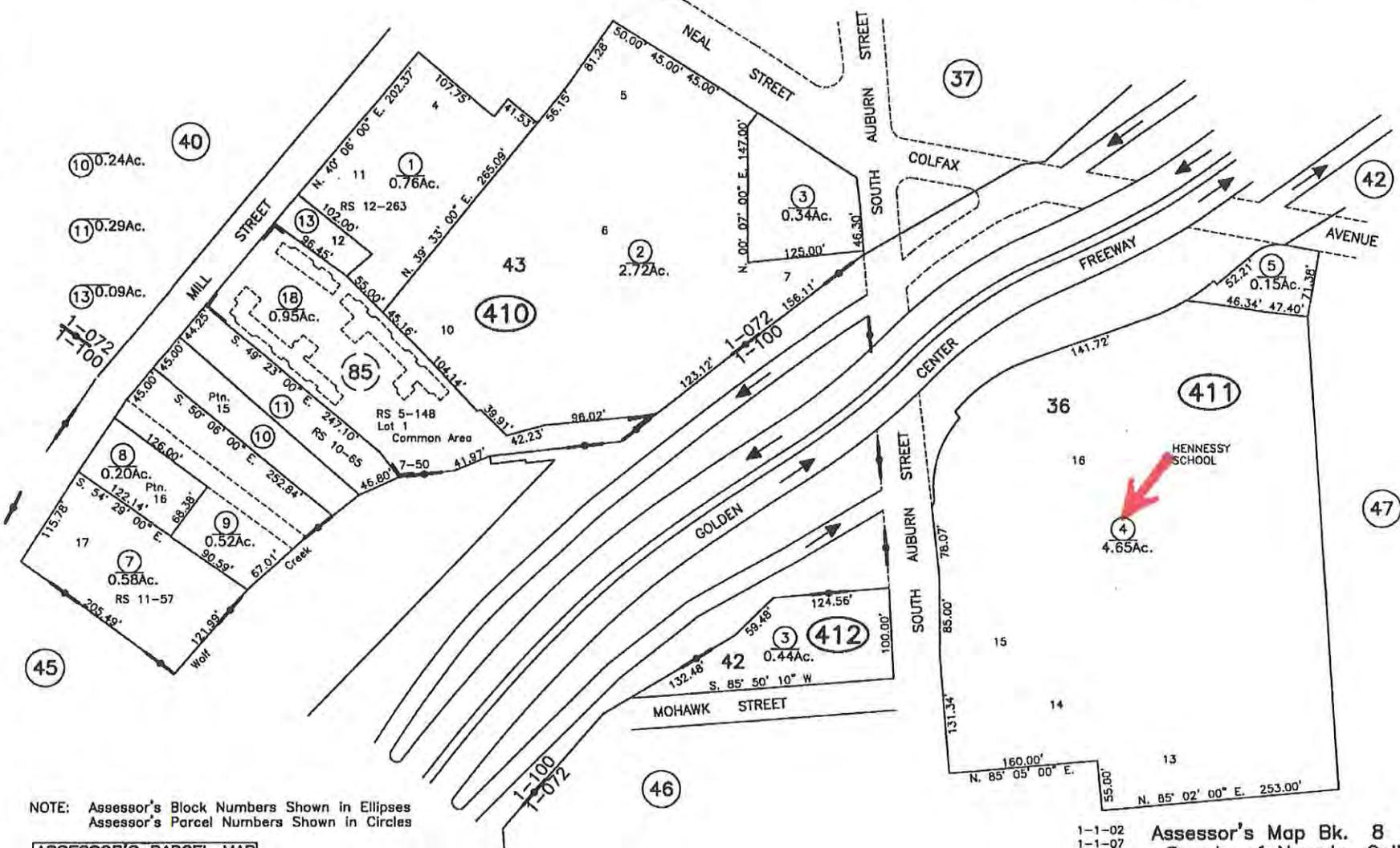
Family Resource Center. (1,800 s.f.)

Relocatable Classrooms (6,720 s.f.)

CITY OF GRASS VALLEY

Tax Area Code 1-072

8-41



NOTE: Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

ASSESSOR'S PARCEL MAP
 This map was prepared for assessment purposes only. No liability is assumed for the accuracy of data shown. Assessor's parcels may not comply with local lot-split or building site ordinances.

GRASS VALLEY TOWNSITE
MILL STREET CONDOMINIUMS SUB. Bk. 7, Pg. 50

1-1-02
1-1-07
Assessor's Map Bk. 8 -Pg. 41
County of Nevada, Calif.
2001

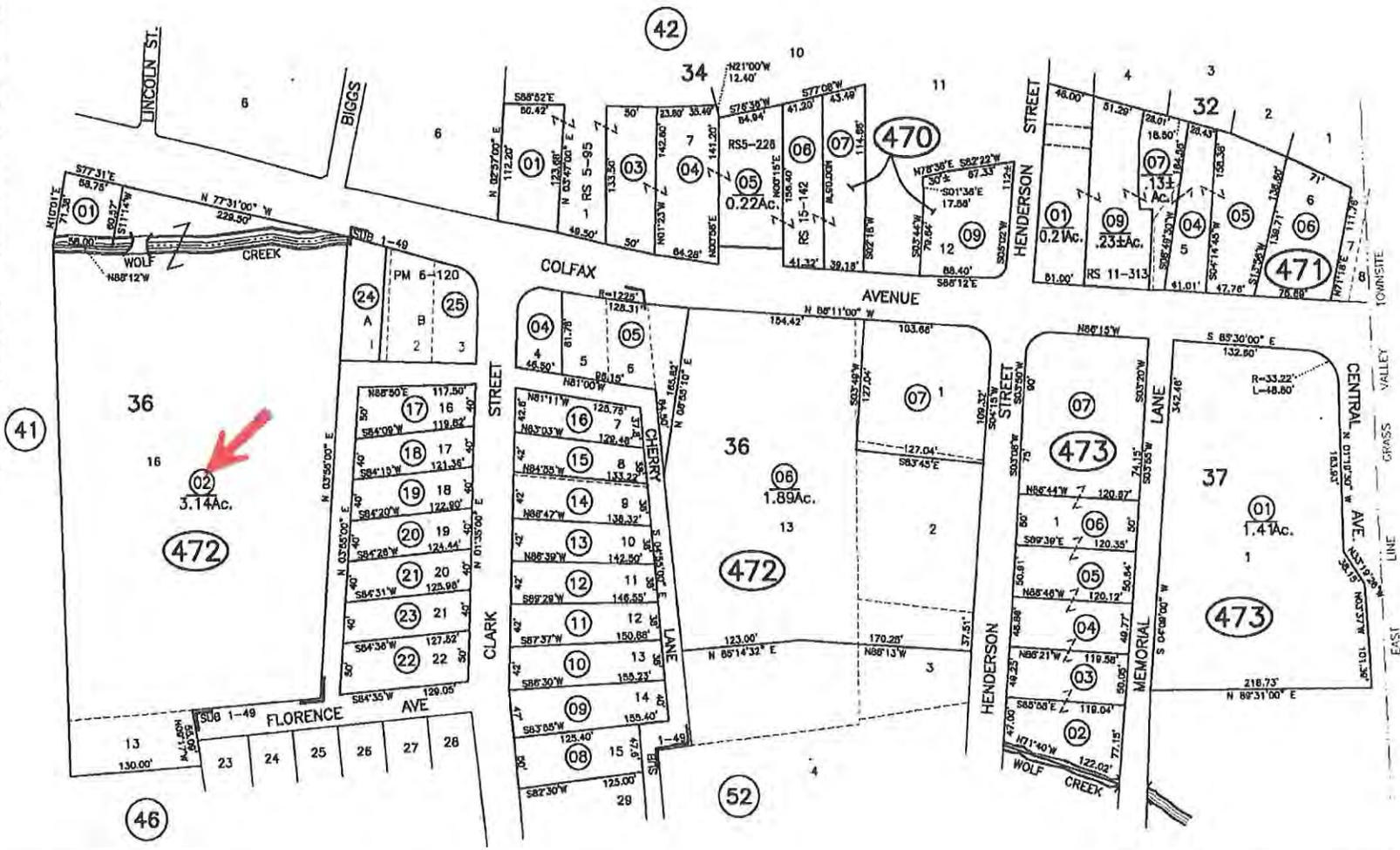
NW 9/01

PTN SE 1/4 SEC 27, T. 16 N., R. 8 E., M.D.B. & M.
CITY OF GRASS VALLEY

Tax Area Code
01-072

8-47

Description: Nevada, CA Assessor Map 8.47 Page: 1 of 1



Bk. 09
28

ASSESSOR'S PARCEL MAP
This map was prepared for assessment purposes only. No liability is assumed for the accuracy of data shown. Assessor's parcels may not comply with local lot-split or building site ordinances.

GRASS VALLEY TOWNSITE
COLUMBIA GARDENS TRACT SUB. Bk. 1, Pg. 49

3-1-80
3-1-82
3-1-83
3-1-85
3-1-88

Assessor's Map Bk. 8 -Pg.47
County of Nevada, Calif.
1962

LAST UPDATE: 4-2-14

AAG 4/12

DIVISION OF THE STATE ARCHITECT
Summary of DSA Certification

GRASS VALLEY CHARTER SCHOOL						
DSA Application		Building	Status of Certificaiton		Scope	Tracking of Certification Status
DSA Number	DSA Date	Building Identification	Closed with Certificaiton	Closed without Certification	Project Scope as identified on DSA tracker/card	Status/Comments/ DSA Close Letter Type if not #1
02-5674	5/28/1948	North Wing - New	x		Hennessey Elem. - Addition	
02-3022	8/31/1939	North Wing - Old	x		Grass Valley Elem. Hennessey - Addition	
02-1192	4/21/1939	South Wing	x		Grass Valley Elementary School	
02-66123	12/13/1996	PIIP	x		Construction of one Classroom Bldg. (Relocatable)	
02-69449	11/10/1997	PIIP	x		Construction of Classroom Bldg. (Relocatable)	#2-Certified per Ed Code 17315 (b) 10/30/17
02-50617	8/10/1988	Preschool	x		Alts. To Child Care Bldg. (Relocatable)	
02-54149	7/6/1990	Portable Wing	x		Construction of Eleven Classroom Buildings (Relocatable) (6 @ Hennessey)	#2-Certificate of Compliance without Receipt of All Documents
02-43311	3/2/1981	Family Resource Center	x		Nevada County Supt of Schools - Exceptional School Facility	
02-110847	6/11/2009	Shade Structure	x		Hennessey Es (grass Valley Sd) Shade Struc	
02-107920	7/10/2007	Shade Structure		x	Construction of Shade Structure	Void/Canceled Date: 1/11/2012
02-47406	3/16/1987	Modernization of North Wing-New, North Wing-Old, South Wing	x		Alters. To cr-auditorium-office build & cr bldg.	#2-Certified per Ed Code 17315 (b) 10/30/17
02-103408	7/10/2001	Portable (Rm 32)	x		Const of 1 Clsrm Bldg. (Relocatable)	
02-117269	5/3/2019	South Wing, Portable Wing, PPIP, Preschool	x		Alterations to 10-Classroom Buildings (Relocatable), 1-Multi-Use Building	
02-121519	2/15/2024	Site	x		Construction of 2-Solar Panel Structures	
02-121818	3/13/2024	South Wing	x		Alterations to 1-Multi Purpose Building	
02-121942	4/10/2024	Site	Unclosed		Construction of 1-Backup Generator and Automatic Transfer Switch	60 Day Letter Date: 10/24/2025 60 Day Exp. Date: 12/23/2025
02-122883	3/19/2025	Modernization of North Wing-New, North Wing-Old, South Wing	Unclosed		Alterations to 1-Classroom / Multi-Use Building	
			13	1		

Appendix C

Lyman Gilmore Middle School

<u>Document</u>	<u>Pages</u>
School Facility Inventory Worksheet	2
Area Allocation	2
School Site Plan	1
Building Floorplans	12
School Parcel Map	1
Summary of DSA Certification	1

SCHOOL FACILITY INVENTORY WORKSHEET

School District:	Grass Valley School District
School Name:	Lyman Gilmore Middle School
School Address:	10837 Rough & Ready Hwy., Grass Valley, CA 95945
County:	Nevada
School CDS Code:	6027122

School Type:	Middle
Grade Level:	5-8
Enrollment:	453
Status:	Open
Energy Use:	272,351 (Annual kWh) (2017)

Assessor's Parcel Number:	29-030-02 (35.09)
	29-030-16 (14.22)
Acres:	49.31 (shared)

BUILDING DATA			DIVISION OF THE STATE ARCHITECT				FACILITY INFORMATION						CAPACITY					
Room Number	Current Use	Grade Level	Building	Original		Modernization		Permanent		Portable		No. of Stories	Portable Serial No.	Square Feet / Building	Square Feet / Classroom	Current	District	State
				DSA Number	DSA Date	DSA Number	DSA Date	Building	Classroom	Building	Classroom							
A-1	Classroom	6							1						875	18		25
A-7	Classroom	5	Bld. A-2	02-29325	8/22/1967	02-101942	6/26/2000	1	1			1		4,835	885	18		25
A-8	Classroom	6		02-39803	11/5/1976	02-117970	2/26/2020		1						875	18		25
-	Administration	-				02-122854	3/4/2025											
A-3	Classroom	5							1						778	18		25
A-4	Classroom	5	Bld. A-1	02-42637	9/4/1981	02-101942	6/26/2000	1	1			1		4,480	895	18		25
A-5	Classroom	5				02-122854	3/4/2025		1						895	18		25
A-6	Classroom	5							1						928	18		25
-	Multi-Purpose	-	Bld. A-3	02-29325	8/25/1967	02-101942	6/26/2000	-				1		7,646				
-	Band Room	5-8				02-117970	2/26/2020		1						1,244	18		25
-	Music Room	5-8	Bld. A-3	02-39803	11/5/1976	02-101942	6/26/2000	1	1			1		2,292	1,008	18		27
	Lockers Room	-	Bld. A-4	02-30541	5/15/1967	02-101942	6/26/2000	1				1		3,298				
B-1	Classroom	5-8							1						1,308	18		27
B-2	Classroom	6							1						919	18		25
B-6	Classroom	7-8	Bld. B-1	02-29325	8/25/1967	02-101942	6/26/2000	1	1			1		6,683	1,204	19		27
-	Student Center					02-117970	2/26/2020											
B-7	Before & After Program	-				02-122854	3/4/2025		1						1,048	0		25
Lib.	Library	-	Bld. B-2	02-29325	8/25/1967	02-101942	6/26/2000	1				1		3,535				
						02-117970	2/26/2020											
-	Wrestling		Bld. C	02-39803	11/5/1976	02-101942	6/26/2000	-				1		4,596				
C-1	SDC	-							1						885	7		13
C-2	SDC	-							1						707	7		13
C-3	Classroom	7							1						883	19		27
C-4	Classroom	7							1						883	19		27
C-5	Small Group		Bld. C	02-29325	8/25/1967	02-101942	6/26/2000	1						8,420				
C-6/C-7	Classroom	8				02-117970	2/26/2020		1						1,764	19		27

SCHOOL FACILITY INVENTORY WORKSHEET

School District:	Grass Valley School District
School Name:	Lyman Gilmore Middle School
School Address:	10837 Rough & Ready Hwy., Grass Valley, CA 95945
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	29-030-16 (14.22)
Acres:	49.31 (shared)

BUILDING DATA			DIVISION OF THE STATE ARCHITECT				FACILITY INFORMATION							CAPACITY				
Room Number	Current Use	Grade Level	Original		Modernization		Permanent		Portable		No. of Stories	Portable Serial No.	Square Feet / Building	Square Feet / Classroom	Current	District	State	
			Building	DSA Number	DSA Date	DSA Number	DSA Date	Building	Classroom	Building								Classroom
C-8	Classroom	6				02-122854	3/4/2025		1					864	19		25	
C-9	Classroom	7							1					864	19		27	
C-10	SDC	-							1					864	8		13	
D-1	Classroom	6							1					876	19		25	
D-3	Classroom	8							1					1,401	19		27	
D-5/D-8	Classroom	5-8	Bld. D	02-29325	8/25/1967	02-101942	6/26/2000	1	1		1		6,316	2,024	19		27	
D-6	Classroom	7/8				02-122854	3/4/2025		1					876	19		27	
D-7	Computer Lab	5-8							1					862	19		25	
E-1	Classroom	5-8	Bld. E1	02-54217	6/8/1990	-	-			1	1	1	07-90-DH-544.4A&.4B	960	960	19	27	
E-2	Classroom	8	Bld. E2	02-54217	6/8/1990	-	-			1	1	1	07-90-DH-544.6A&.6B	960	960	19	27	
E-3	Classroom	6/7	Bld. E3	02-54217	6/8/1990	-	-			1	1	1	07-90-DH-544.3A&.3B	960	960	19	27	
E-4	Classroom	8	Bld. E4	02-54217	6/8/1990	-	-			1	1	1	07-90-DH-544.5A&.5B	960	960	19	27	
E-5	Classroom	8	Bld. E5	02-54217	6/8/1990	-	-			1	1	1	07-90-DH-544.2A&.2B	960	960	19	27	
E-6	Dance Studio	P.E.	Bld. E6	02-54217	6/8/1990	-	-			1		1	07-90-DH-544.1A&.1B	960				
E-7	SDC/NCOE		Bld. E7	02-101520	8/20/1999	-	-			1	1	1	11-99-DH-9973.A&.B	960	960	0	25	
	Pump House	-	Pump House	02-29325	8/25/1967	02-101942	6/26/2000											
						02-117970	2/26/2020											
	Safe Route to School			02-112104	10/13/2011													
	Solar Panel Structure			02-121521	9/18/2023													
	Play Structure			02-122715	7/23/2024													
	Sport Lighting			02-123505	9/25/2025													
TOTAL								8	26	7	6			58,821	32,375	524	0	794

Type	Classroom
Permanent Classrooms	26
Portable Classrooms	6
Total	32

Type	Sq. Feet
Permanent Classrooms	26,615
Portable Classrooms	5,760
Total	32,375

**AREA ALLOCATION - LYMAN GILMORE MIDDLE SCHOOL
2025**

**TABLE 1
California Longitudinal Pupil Achievement Data System (CALPADS)**

California Department of Education Recommended Standard		Total Pupils Times Square Footage	School % compared to CDE Standard (Col. 5/Col. 3)	Totals for School Site	Summary of School Buildings and Square Footage Breakdown of each Building per CDE Recommended Categories												
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	
CDE Typical Allocation for Construction of School Facilities for an Elementary School	Square Feet per Pupil	Square Footage Allocation	% of Area Allocation	Total Classrooms and Square Footage	Bldg A1	Bldg A2	Bldg A3	Bldg A4	Bldg B1	Bldg B2	Bldg C	Bldg D	Bldg E1 - E7				
CALPADS Enrollment* (October enrollment count)		497		32	4	3	2	0	4	0	8	5	6				
Classrooms	37	18,389	175%	32,151	3,496	2,635	2,252		4,479		7,714	6,039	5,536				
Small Group Rooms	2	994	93%	921						153	706		62				
Library	3	1,491	114%	1,706						1,706							
Multi-Purpose Type II	3	1,491	0%	0													
Multi-Purpose/Kitchen	7	3,479	0%	0													
Gym	7	3,479	299%	10,414			6,390	288			2,776		960				
Shower/Locker	4	1,988	110%	2,192				2,192									
Office	3	1,491	291%	4,346		1,481	150	296	1,069	1,236			114				
Toilets	4	1,988	104%	2,074	340	228		388	516		602						
Storage/Custodial/Heater Room	4	1,988	167%	3,329	644	399	1,146	134	619		62	277	48				
Exterior Covered/Locker/Shelter	6	2,982	57%	1,688		92				440	1,156						
TOTAL	80	39,760	148%	58,821	4,480	4,835	9,938	3,298	6,683	3,535	13,016	6,316	6,720	0	0	0	

*2016/17 CALPADS Enrollment

**TABLE 1A
Site Agerage Based Upon Enrollment**

Site Requirements for Grades K-6*	Agerage	% of Site Agerage
Recommended	11.60	
Actual	49.31	425.09%

*Guide to School Site Analysis and Development, 2000 Edition, CDE

Note: Site Agerage based upon CALPADS enrollment

**AREA ALLOCATION - LYMAN GILMORE MIDDLE SCHOOL
2025**

**TABLE 2
State Loading Standard**

California Department of Education Recommended Standard		Total Pupils Times Square Footage	School % compared to CDE Standard (Col. 5/Col. 3)	Totals for School Site	Summary of School Buildings and Square Footage Breakdown of each Building per CDE Recommended Categories												
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	
CDE Typical Allocation for Construction of School Facilities for an Elementary School	Square Feet per Pupil	Square Footage Allocation	% of Area Allocation	Total Classrooms and Square Footage	Bldg A1	Bldg A2	Bldg A3	Bldg A4	Bldg B1	Bldg B2	Bldg C	Bldg D	Bldg E1 - E7				
State Loading Standard* (14CRx25=350)+(15CRx27=405)+(3CR*13=39)=794		794		32	4	3	2	0	4	0	8	5	6				
Classrooms	37	29,378	109%	32,151	3,496	2,635	2,252		4,479		7,714	6,039	5,536				
Small Group Rooms	2	1,588	58%	921						153	706		62				
Library	3	2,382	72%	1,706						1,706							
Multi-Purpose Type II	3	2,382	0%	0													
Multi-Purpose/Kitchen	7	5,558	0%	0													
Gym	7	5,558	187%	10,414			6,390	288			2,776		960				
Shower/Locker	4	3,176	69%	2,192				2,192									
Office	3	2,382	182%	4,346		1,481	150	296	1,069	1,236			114				
Toilets	4	3,176	65%	2,074	340	228		388	516		602						
Storage/Custodial/Heater Room	4	3,176	105%	3,329	644	399	1,146	134	619		62	277	48				
Exterior Covered/Locker/Shelter	6	4,764	35%	1,688		92				440	1,156						
TOTAL	80	63,520	93%	58,821	4,480	4,835	9,938	3,298	6,683	3,535	13,016	6,316	6,720	0	0	0	

*State Loading Standard of 25 students per classroom for K-6 and 27 students per classroom for 7-8 and 13 students per special day classroom as established under the State School Facility Program

**TABLE 2A
Site Acentage Based Upon Enrollment**

Site Requirements for Grades K-6*	Acentage	% of Site Acentage
Recommended	15.30	
Actual	49.31	322.29%

*Guide to School Site Analysis and Development, 2000 Edition, CDE

Note: Site Acentage based upon State Loading Standard established under the State School Facility Program



Grass Valley School District
10840 Gilmore Way
Grass Valley, CA 95945

Lyman Gilmore Middle School Site Plan

Legend

- MODERNIZATION
DSA # 101942
6/26/2000
- PORTABLE
CLASSROOMS

- G = GIRLS STUDENT TOILET
- B = BOYS STUDENT TOILET
- W = WOMEN STAFF TOILET
- M = MEN STAFF TOILET
- U = UNISEX STAFF TOILET



11/6/25
Persinger Architects



3510 Coon Hollow Rd.
Placerville, CA 95667
kbralnerd@ksbrarch.com 530.295.9371

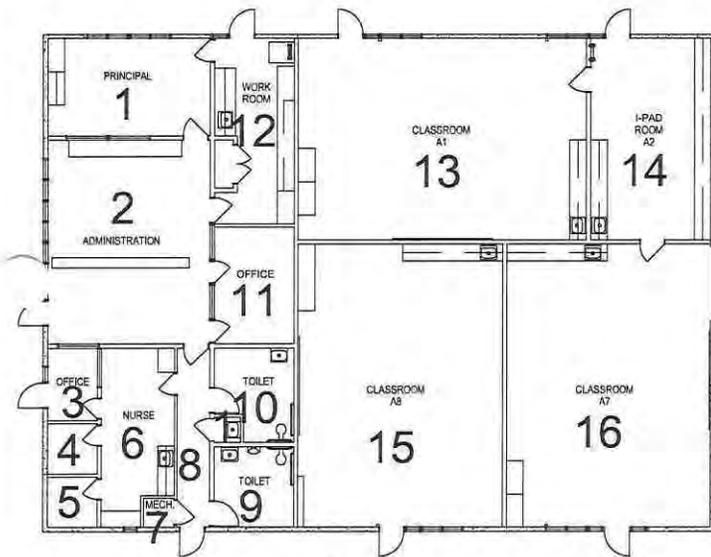
DEPARTMENT OF EDUCATION

DIAGRAM OF FACILITIES

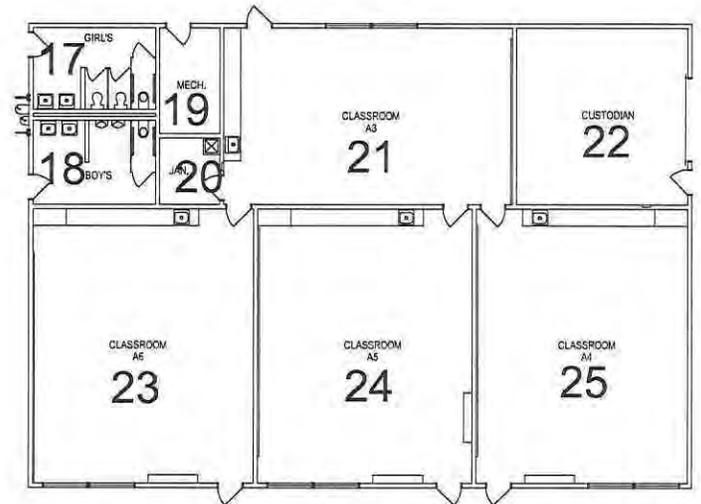
DATE: 7/27/15

- 1A (Existing)
- 2A (Proposed)
- 3A (Final)

PAGE 1



Building A2 - (4,835 s.f.)



Building A1 - (4,480 s.f.)

Building A1 & A2 - (9,315 s.f.)

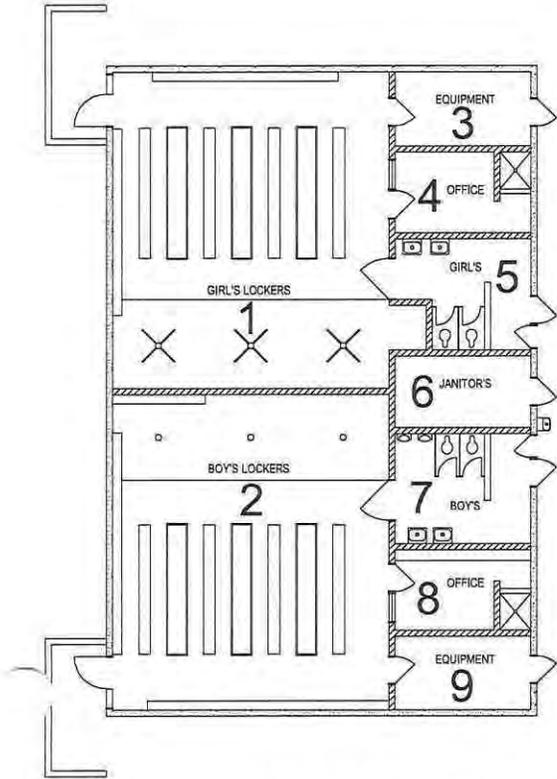
DEPARTMENT OF EDUCATION

DIAGRAM OF FACILITIES

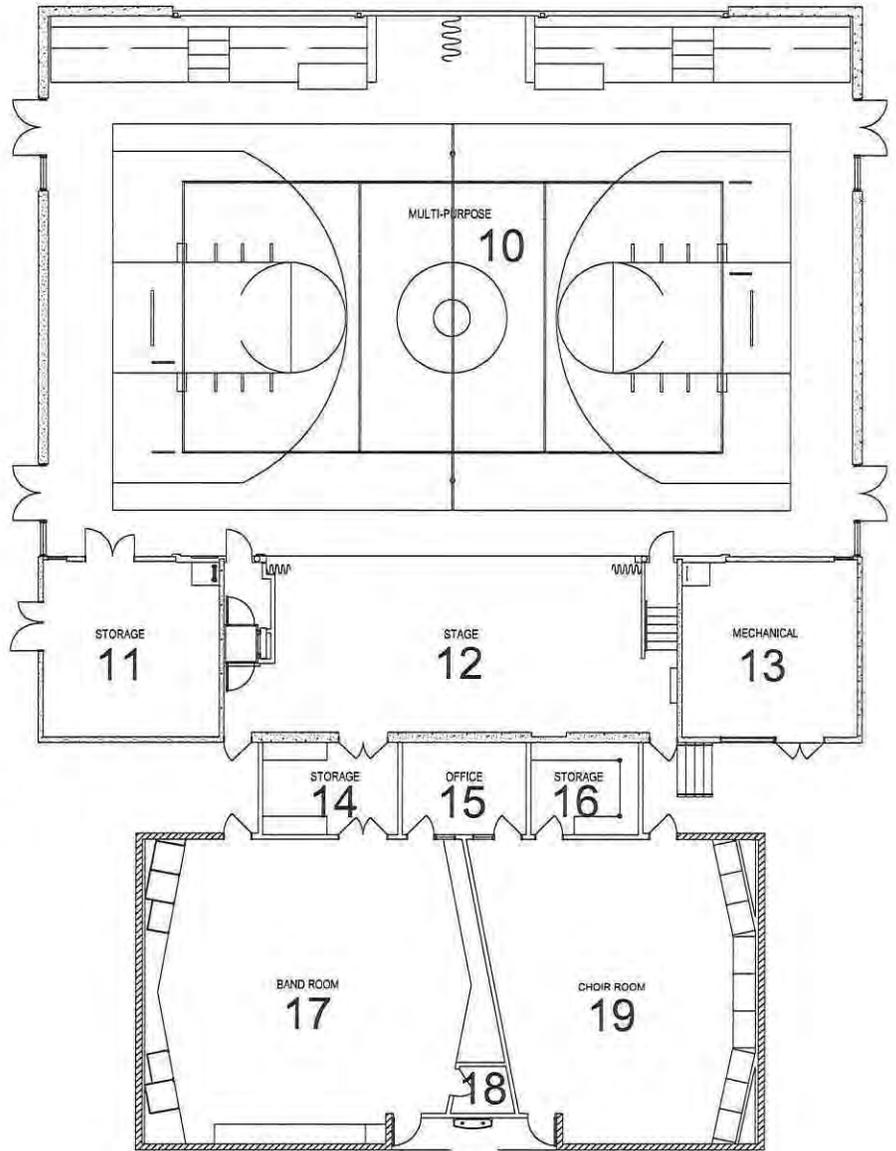
DATE: 7/27/15

- 1A (Existing)
- 2A (Proposed)
- 3A (Final)

PAGE 2



Building A4 - (3,298 s.f.)



Building A3 - (9,938 s.f.)

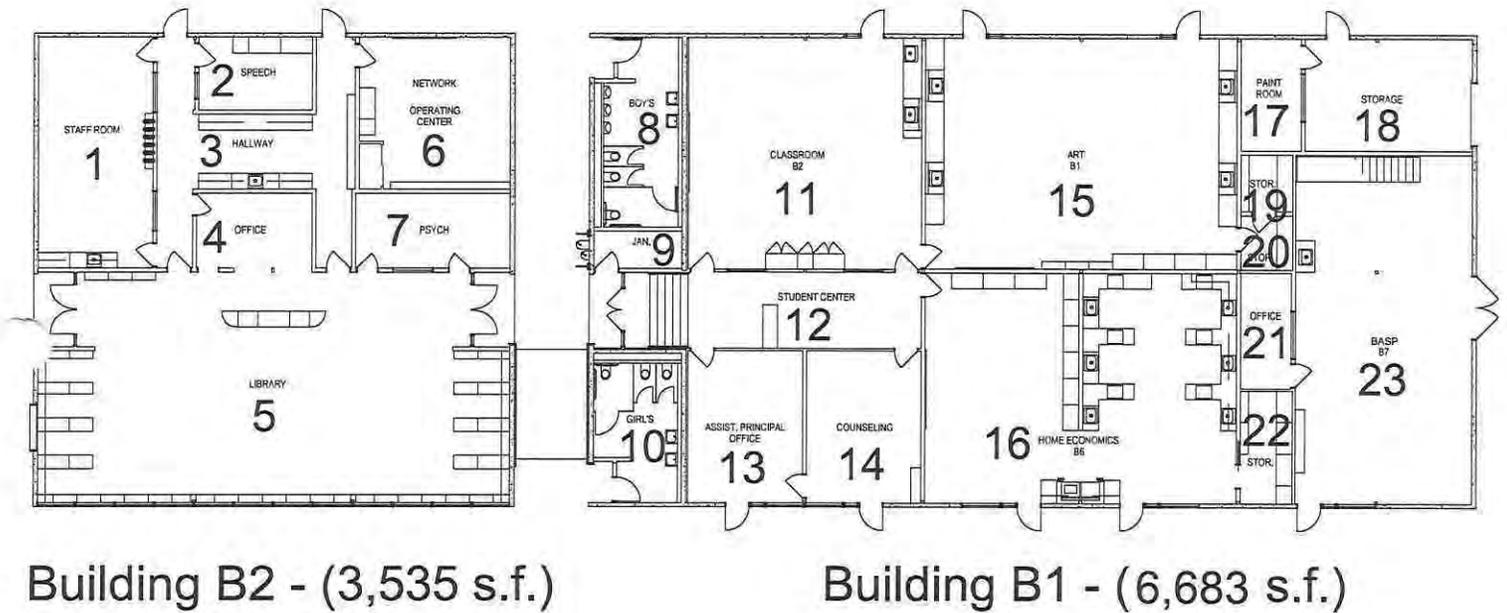
Building A3 & A4 - (13,236 s.f.)

DEPARTMENT OF EDUCATION DIAGRAM OF FACILITIES

DATE: 7/27/15

- 1A (Existing)
- 2A (Proposed)
- 3A (Final)

PAGE 3



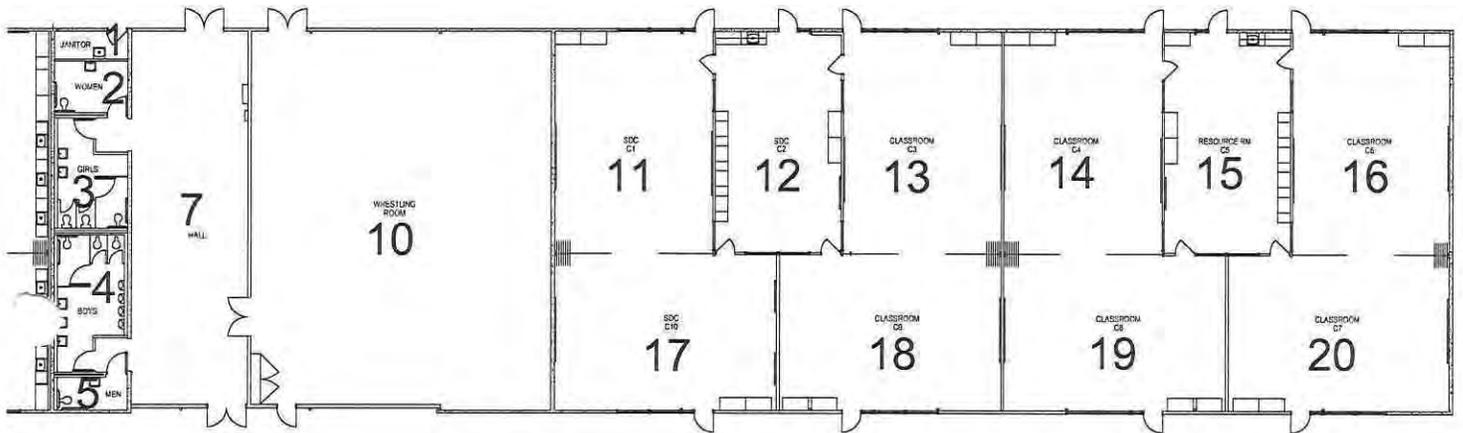
Building B1 & B2 - (10,218 s.f.)

DEPARTMENT OF EDUCATION DIAGRAM OF FACILITIES

DATE: 7/27/15

- 1A (Existing)
- 2A (Proposed)
- 3A (Final)

PAGE 4



Building C - (13,016 s.f.)

DEPARTMENT OF EDUCATION DIAGRAM OF FACILITIES

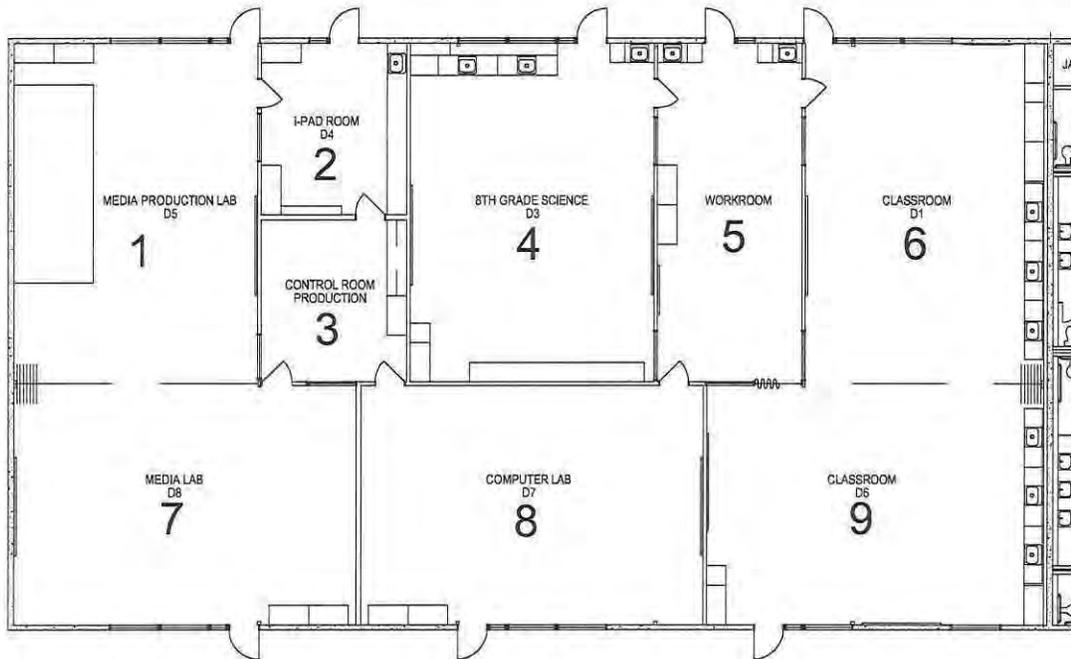
DATE: 7/27/15

1A (Existing)

2A (Proposed)

3A (Final)

PAGE 5



Building D - (6,316 s.f.)

DEPARTMENT OF EDUCATION DIAGRAM OF FACILITIES

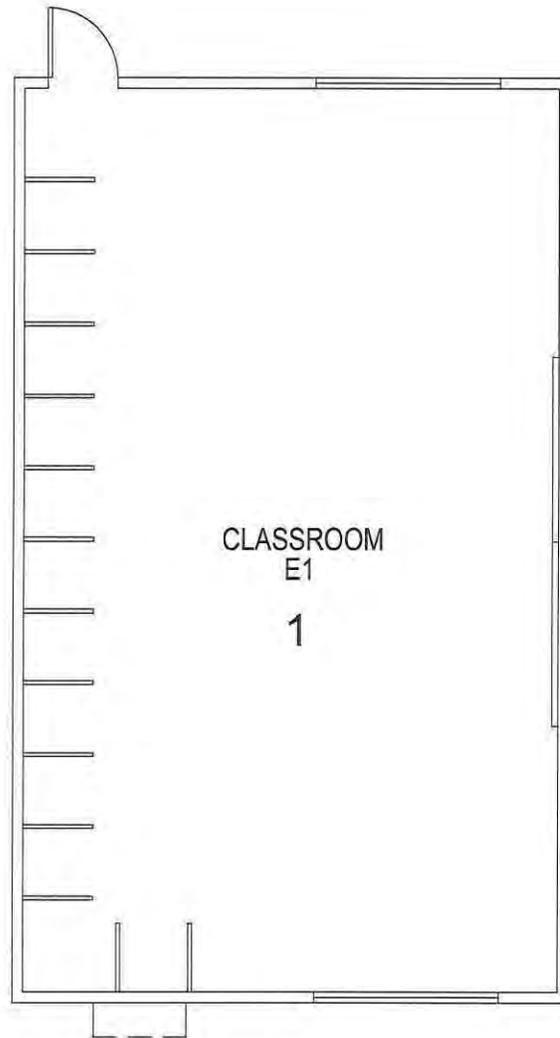
DATE: 7/27/15

1A (Existing)

2A (Proposed)

3A (Final)

PAGE 6



Building E1 - (960 s.f.)

DEPARTMENT OF EDUCATION DIAGRAM OF FACILITIES

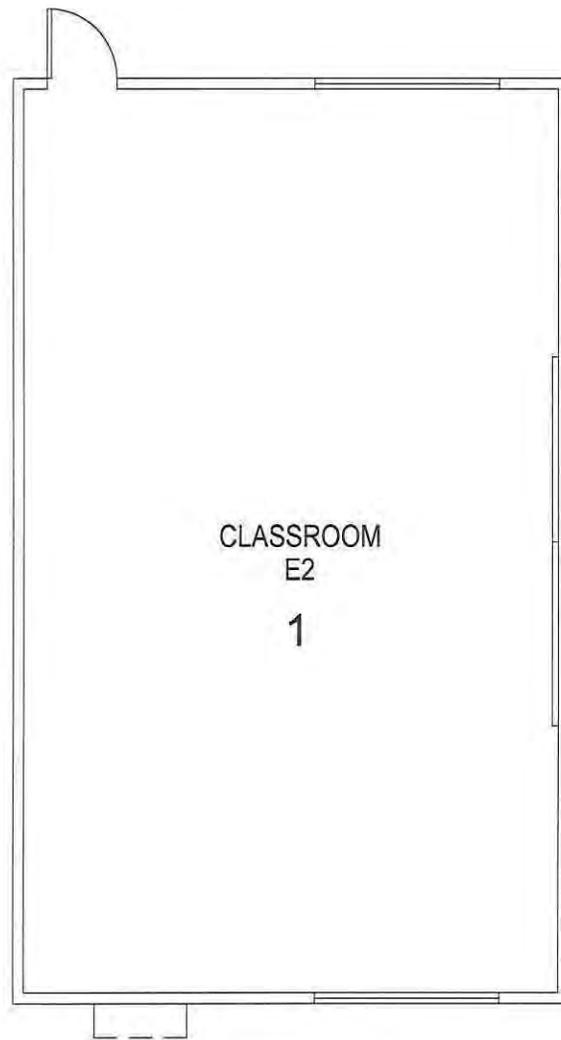
DATE: 7/27/15

1A (Existing)

2A (Proposed)

3A (Final)

PAGE 7



Building E2 - (960 s.f.)

DEPARTMENT OF EDUCATION DIAGRAM OF FACILITIES

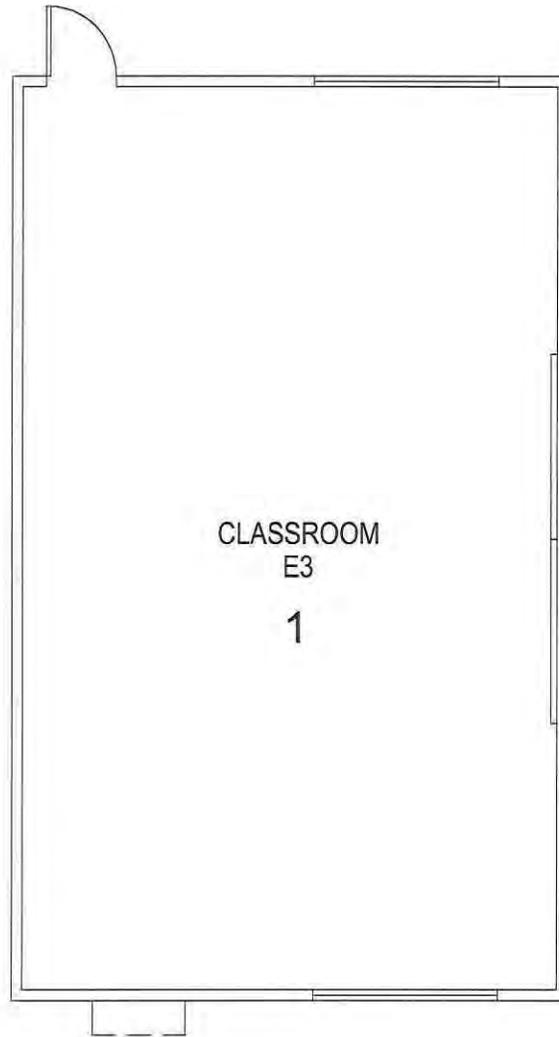
DATE: 7/27/15

1A (Existing)

2A (Proposed)

3A (Final)

PAGE 8



Building E3 - (960 s.f.)

DEPARTMENT OF EDUCATION DIAGRAM OF FACILITIES

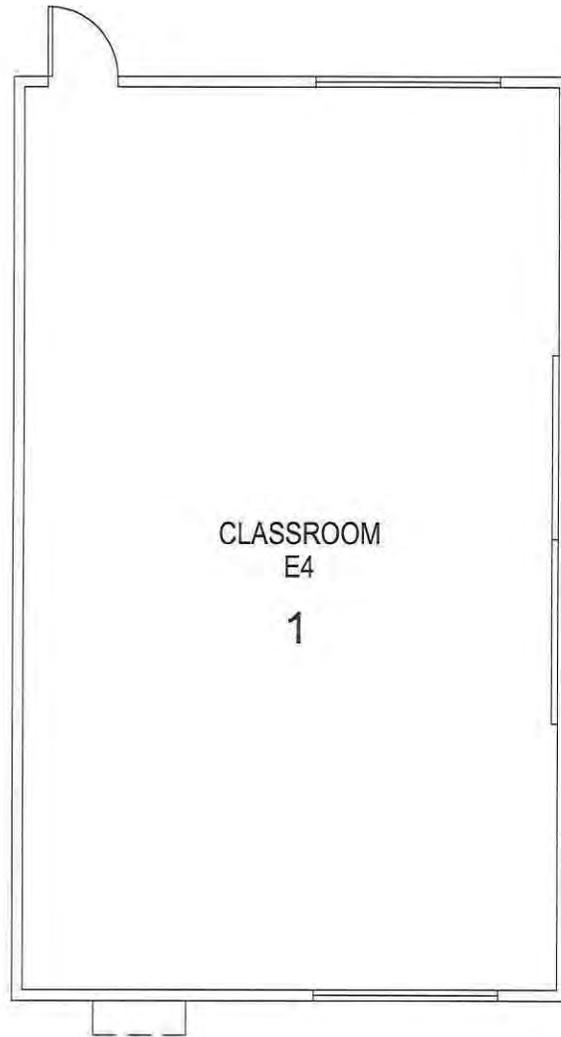
DATE: 7/27/15

1A (Existing)

2A (Proposed)

3A (Final)

PAGE 9



Building E4 - (960 s.f.)

DEPARTMENT OF EDUCATION DIAGRAM OF FACILITIES

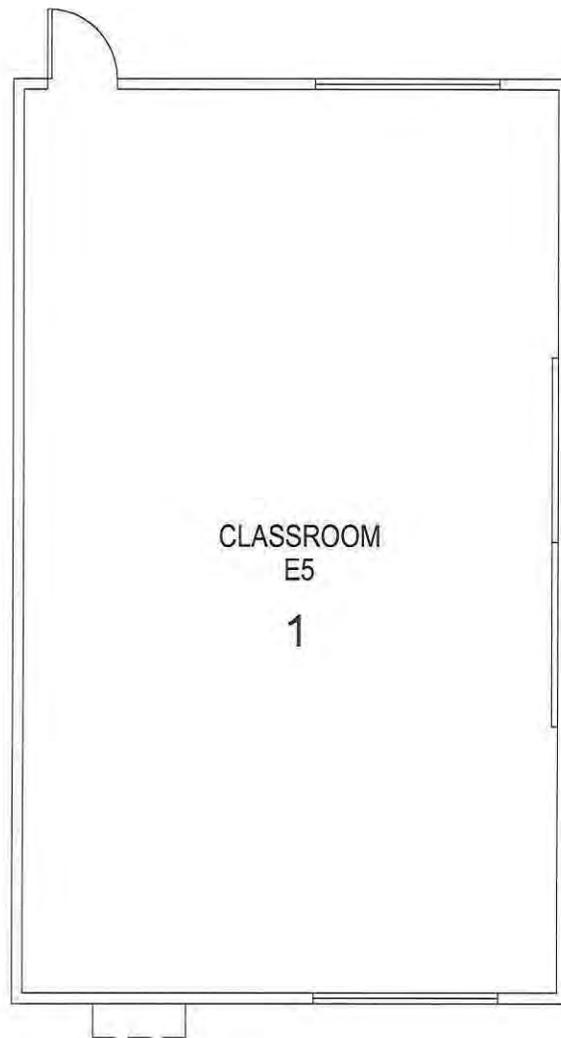
DATE: 7/27/15

1A (Existing)

2A (Proposed)

3A (Final)

PAGE 10



Building E5 - (960 s.f.)

DEPARTMENT OF EDUCATION DIAGRAM OF FACILITIES

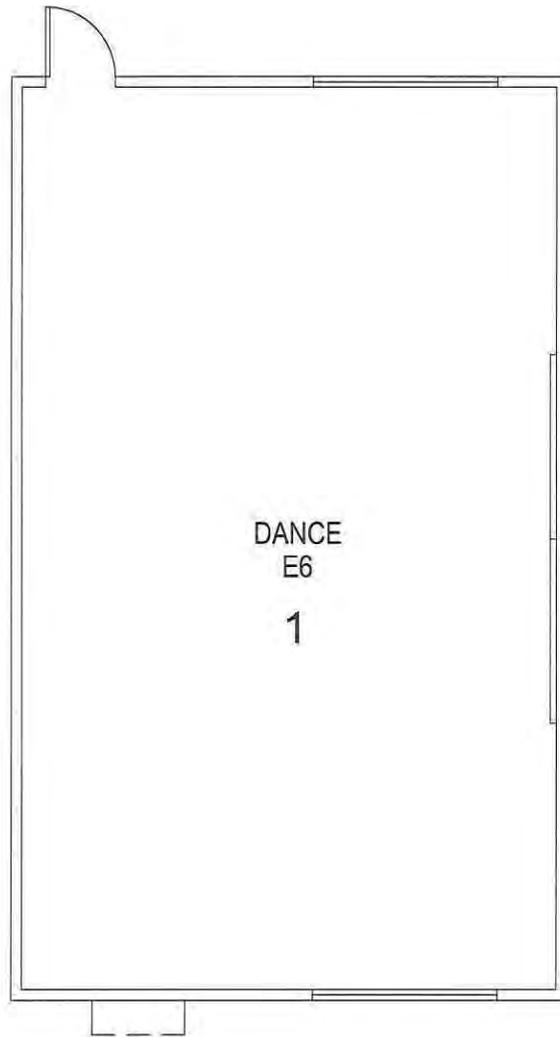
DATE: 7/27/15

1A (Existing)

2A (Proposed)

3A (Final)

PAGE 11



Building E6 - (960 s.f.)

DEPARTMENT OF EDUCATION DIAGRAM OF FACILITIES

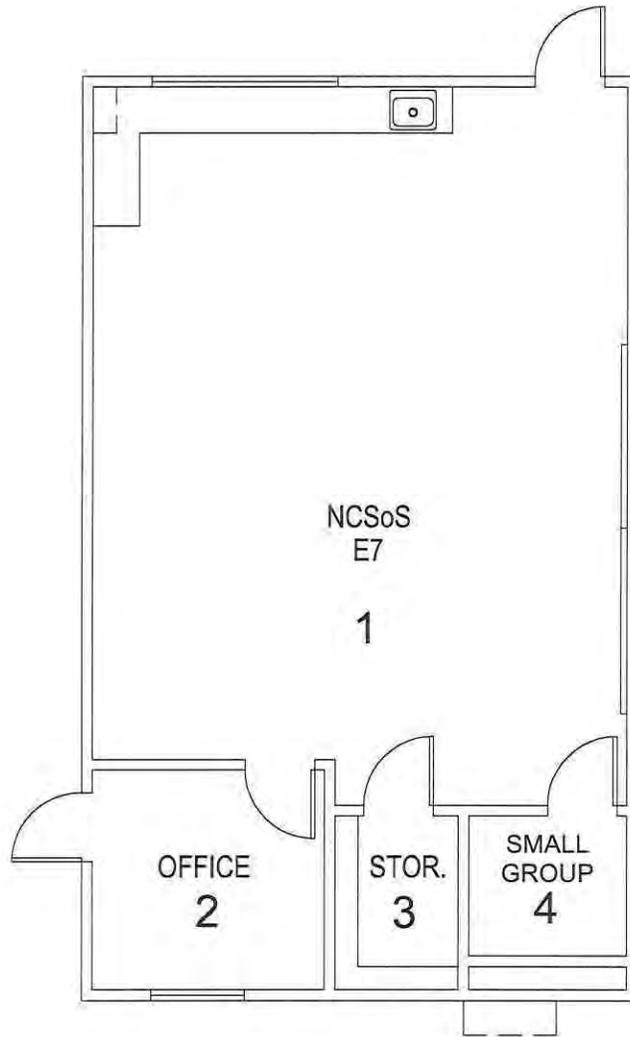
DATE: 7/27/15

1A (Existing)

2A (Proposed)

3A (Final)

PAGE 12

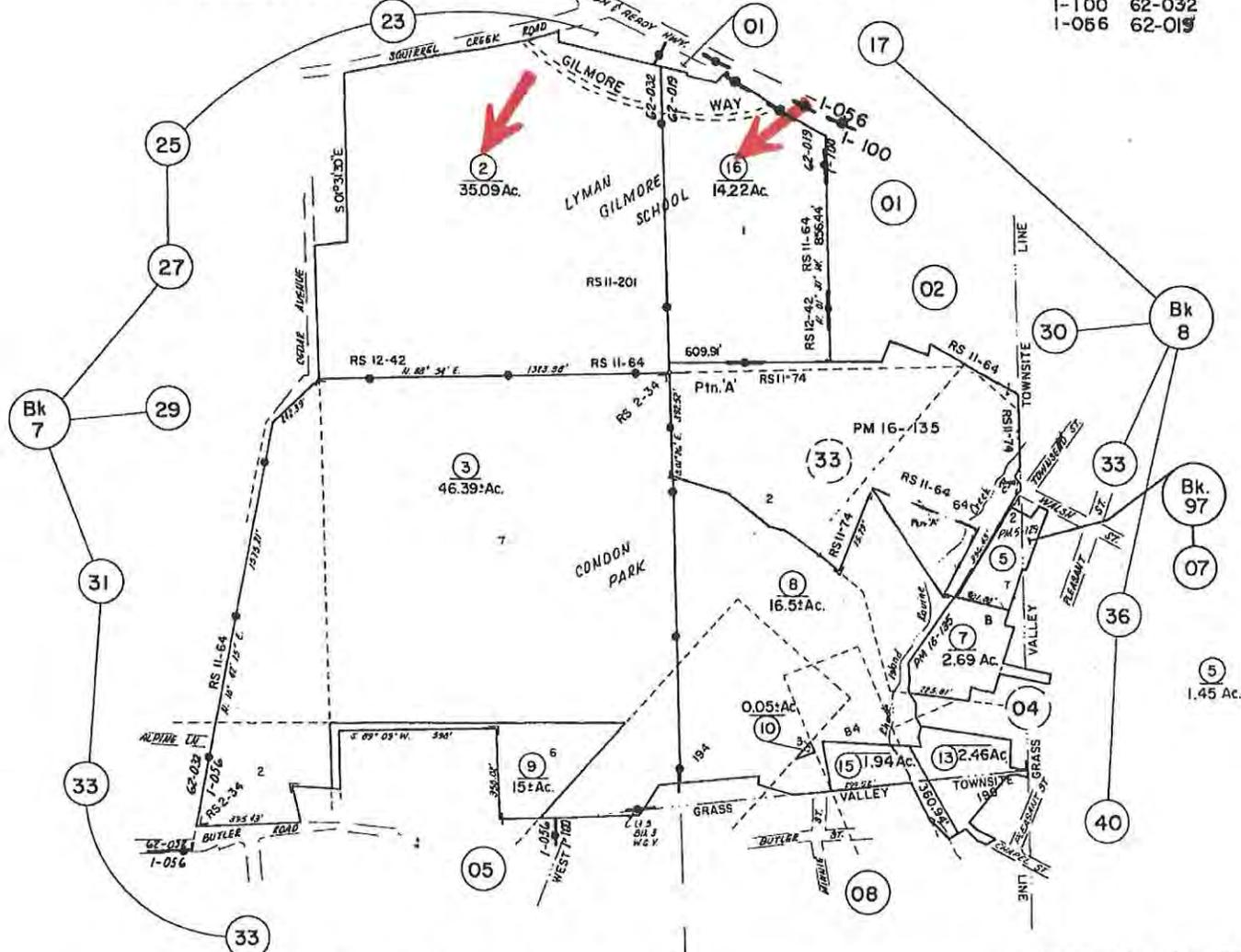


Building E7 - (960 s.f.)

Ptn Sec's 27 & 28, T. 16 N., R. 8 E., M.D.B. & M.

Tax Area Code
 1-100 62-032
 1-056 62-019

29 03
 (family pla 8-17)
 (family 8-18)
 (family 8-73)



GRASS VALLEY ANNEX No. 20 RS Bk. 2 Pg. 34
 GRASS VALLEY ANNEX No. 30-A RS. Bk. 11 Pg. 74

Assessor's Map Bk. 29 - Pg. 03

County of Nevada, Calif.

ASSESSOR'S PARCEL MAP
 This map was prepared for assessment purposes only. No liability is assumed for the accuracy of data shown. Assessor's parcels may not comply with local lot-split or building site ordinances.

1982	3-1-95	3-1-96
	3-1-94	1-1-97
	3-1-93	1-1-98
	3-1-92	1-1-99
	3-1-91	1-1-01

28 27
 33 34

APR 82 67

DIVISION OF THE STATE ARCHITECT
Summary of DSA Certification

LYMAN GILMORE MIDDLE SCHOOL						
DSA Application		Building	Status of Certificaiton		Scope	Tracking of Certification Status
DSA Number	DSA Date	Building Identification	Closed with Certificaiton	Closed without Certification	Project Scope as identified on DSA tracker/card	Status/Comments/ DSA Close Letter Type if not #1
02-29325	8/25/1967	Bldg. A-2, A-3, B-1, B-2, C, D, Pump House	x		Const. of Admin, M.P. Lib-Art, and two clsrm Bldgs.	
02-39803	11/5/1976	Bldg. A-2, A-3, C	x		Altrs. To Admin-Cr.Bldg, Locker-play area, addition to M.P. Bldg.	
02-42637	9/4/1981	Bldg. A-1	x		Const. of cr. Bldg.	
02-30541	5/15/1968	Bldg A-4	x		Const. of Shower-Locker Bldg.	
02-54217	6/8/1990	Bldg. E1 - E6	x		Construction of six classroom buildings (Relocatable)	#2-Certificate of Compliance without Receipt of All Documents
02-101520	8/20/1999	Bldg. E7	x		Construction of Classroom Building (Relocatable)	
02-112104	10/13/2011	Safe Route to School	x		Construction of 1-Safe Route to School	Access Compliance Only. The project is closed and no more documents are required. 5/3/19 (DJD)
02-101942	6/26/2000	Modernization of Bldg. A-1-4, B-1, B-2, C, D, Pump House	x		Construction of Alterations to Admin. Bldg., Library bldg., 4 C.R. bldgs, Locker bldg, and Multi-Purpose Bldg.	#2-Certification & Close of File Per EDU Code 17315(b) OR 81147(b)
02-117970	2/26/2020	Modernization of Bldg. A-2, A-3, B-1, B-2, C, D, Pump House	x		Alterations to 1-Locker Building, 4-Classroom Buildings, 7-Classroom Buildings (Relocatable), 1-Music Building, 1-Multi-purpose Building	
02-121521	9/18/2023	Site	x		Construction of 2-Ground-mounted Solar Panel Systems	
02-121940	4/10/2024	Site	Unclosed		Construction of 1-Backup Generator and Automatic Transfer Switch	
02-122715	7/23/2024	Play Structure	x		Construction of 1-Site Improvement	
02-122854	3/4/2025	Modernization of Bldg. A-1, A-2, B-1, C, D	Unclosed		Alterations to 5-Classroom Buildings A-1, A-2, B-1, C & D	60 Day Letter Date: 11/3/2025 60 Day Exp. Date: 1/2/2026
02-123505	9/25/2025	Site	Unclosed		Construction of 4-Sport Light Poles	
			11	0		

Appendix D

Margaret G. Scotten Elementary School

<u>Document</u>	<u>Pages</u>
School Facility Inventory Worksheet	2
Area Allocation	2
School Site Plan	1
Building Floorplans	9
School Parcel Map	1
Summary of DSA Certification	1

SCHOOL FACILITY INVENTORY WORKSHEET

School District:	Grass Valley School District
School Name:	Margaret G. Scotten Elementary School
School Address:	10821 Squirrel Creek Rd., Grass Valley, CA 95945
County:	Nevada
School CDS Code:	6106157

School Type:	Elementary
Grade Level:	K-4
Enrollment:	346
Status:	Open
Energy Use:	273,278 (Annual kWh) (2017)

Assessor's Parcel Number:	29-030-02 (35.09)
	29-030-16 (14.22)
Acres:	49.31 (shared)

BUILDING DATA			DIVISION OF THE STATE ARCHITECT				FACILITY INFORMATION							CAPACITY				
Room Number	Current Use	Grade Level	Building	Original		Modernization		Permanent		Portable		No. of Stories	Portable Serial No.	Square Feet / Building	Square Feet / Classroom	Current	District	State
				DSA Number	DSA Date	DSA Number	DSA Date	Building	Classroom	Building	Classroom							
-	Administration	-	Bld. A	02-49058	10/23/1987	02-117268	5/17/2019	1				1		3,858				
L1	Classroom	K							1						813	21		25
L2	Classroom	K							1						813	21		25
L3	Classroom	1	Bld. Lib	02-49058	10/23/1987	02-117268	5/17/2019	1	1			1		6,644	813	20		25
L4	Small Group														813	-		-
L5	Computer Lab	Lab							1						842	-		-
Lib.	Library	-																
-	Multi-Purpose	-	Bld. MP	02-49058	10/23/1987	02-117268	5/17/2019	1				1		5,160				
A1	Classroom	3								1	1	1	10-87-DH-802.2D,E,F	864	864	18		25
A2	Classroom	3	Bld. A1-	02-48716	6/25/1987	02-117268	5/17/2019	1		1	1	1	10-87-DH-802.2A,B,C	3,856	864	18		25
A3	Classroom	3	A4							1	1	1	10-87-DH-802.1D,E,F	864	864	18		25
A4	Classroom	3								1	1	1	10-87-DH-802.1A,B,C	864	864	18		25
B1	Classroom	K								1	1	1	10-87-DH-802.3A,B,C	864	864	21		25
B2	Classroom	K	Bld. B1-	02-48716	6/25/1987	02-117268	5/17/2019	1		1	1	1	10-87-DH-802.3D,E,F	3,856	864	21		25
B3	Classroom	1	B4							1	1	1	10-87-DH-802.4A,B,C	864	864	20		25
B4	Classroom	2								1	1	1	10-87-DH-802.4D,E,F	864	864	23		25
C1	Classroom	4								1	1	1		960	960	22		25
C2	Classroom	3								1	1	1		960	960	18		25
C3	Classroom	4	Port. C1	02-48373	4/15/1987	02-117268	5/17/2019			1	1	1		960	960	22		25
C4	Classroom	4	-C7							1	1	1		960	960	22		25
C5	Classroom	1								1	1	1		960	960	21		25
C6	Classroom	1								1	1	1		960	960	20		25
C7	Classroom	TK								1	1	1		960	960	20		25
D1	Classroom	4								1	1	1	6-98-DH-9839,4A,4B	960	960	22		25
D2	Office-SASP	-	Bld. D1	02-100295	4/8/1998	02-117268	5/17/2019			1		1	6-98-DH-9839,3A,3B	960				
D3	RSP/Speech	-	-D4							1		1	6-98-DH-9839,2A,2B	960				

SCHOOL FACILITY INVENTORY WORKSHEET

Page 2 of 2

2025

School District:	Grass Valley School District
School Name:	Margaret G. Scotten Elementary School
School Address:	10821 Squirrel Creek Rd., Grass Valley, CA 95945
County:	Nevada
School CDS Code:	6106157

School Type:	Elementary
Grade Level:	K-4
Enrollment:	346
Status:	Open
Energy Use:	273,278 (Annual kWh) (2017)

Assessor's Parcel Number:	29-030-02 (35.09)
	29-030-16 (14.22)
Acres:	49.31 (shared)

BUILDING DATA			DIVISION OF THE STATE ARCHITECT				FACILITY INFORMATION						CAPACITY					
Room Number	Current Use	Grade Level	Building	Original		Modernization		Permanent		Portable		No. of Stories	Portable Serial No.	Square Feet / Building	Square Feet / Classroom	Current	District	State
				DSA Number	DSA Date	DSA Number	DSA Date	Building	Classroom	Building	Classroom							
D4	Small Group	-								1		1	6-98-DH-9839,1A,1B	960	960	-		25
D5	Classroom	2								1	1	1		960	960	23		25
D6	Classroom	2	Bld. D5	02-54149	7/6/1990	02-117268	5/17/2019			1	1	1		960	960	23		25
D7	Classroom	2	-D9							1	1	1		960	960	24		25
D8	Classroom	3/4								1	1	1		960	960	24		25
D9	Classroom	K-2								1	1	1	07-90-DH-502.5B15A	960	960	20		25
-	Eagle Nest	-	Eagle Nest	02-100472	2/24/1999					1				960				
-	Shade Structure			02-104896	10/16/2003													
-	Shade Structure			02-107871	7/10/2007													
	Solar Panel Structure			02-121520	9/18/2023													
	Play Apparatus			02-122718	7/11/2024													
TOTAL								5	4	25	21			39,694	24,446	500	0	625

Type	Classroom
Permanent Classrooms	4
Portable Classrooms	21
Total	25

Type	Sq. Feet
Permanent Classrooms	10,193
Portable Classrooms	12,480
Total	22,673

AREA ALLOCATION - MARGARET G. SCOTTEN ELEMENTARY SCHOOL
2025

TABLE 1
California Longitudinal Pupil Achievement Data System (CALPADS)

California Department of Education Recommended Standard		Total Pupils Times Square Footage	School % compared to CDE Standard (Col. 5/Col. 3)	Totals for School Site	Summary of School Buildings and Square Footage Breakdown of each Building per CDE Recommended Categories											
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
CDE Typical Allocation for Construction of School Facilities for an Elementary School	Square Feet per Pupil	Square Footage Allocation	% of Area Allocation	Total Classrooms and Square Footage	Bldg Admin	Bldg Lib	Bldg MP	Bldg A1-A4	Bldg B1-B4	Bldg C1-C7	Bldg D1-D4	Bldg D5-D9				
CALPADS Enrollment* (October enrollment count)		501		25	0	4	0	4	4	7	1	5				
Classrooms	32	16,032	141%	22,531		3,281		3,456	3,456	6,720	960	4,658				
Small Group Rooms	2.5	1,253	440%	5,511	740	1,091		400	400		2,880					
Library	2.5	1,253	96%	1,204		1,204										
Multi-Purpose/Kitchen	7	3,507	128%	4,500			4,500									
Office	3	1,503	161%	2,426	2,426											
Exterior Covered Walk/Corridor	6	3,006	217%	6,525	695	1,910	744	622	622	846	484	602				
Toilets	3	1,503	117%	1,753	267	972	372					142				
Storage/Custodial/Heater Room	3	1,503	47%	709	325	96	288									
TOTAL	59	29,559	153%	45,159	4,453	8,554	5,904	4,478	4,478	7,566	4,324	5,402	0	0	0	0

*2016/17 CALPADS Enrollment

TABLE 1A
Site Acreage Based Upon Enrollment

Site Requirements for Grades K-6*	Acreage	% of Site Acreage
Recommended	6.40	
Actual	49.31	770.47%

*Guide to School Site Analysis and Development, 2000 Edition, CDE

Note: Site Acreage based upon CALPADS enrollment

AREA ALLOCATION - MARGARET G. SCOTTEN ELEMENTARY SCHOOL
2025

TABLE 2
State Loading Standard

California Department of Education Recommended Standard		Total Pupils Times Square Footage	School % compared to CDE Standard (Col. 5/Col. 3)	Totals for School Site	Summary of School Buildings and Square Footage Breakdown of each Building per CDE Recommended Categories											
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
CDE Typical Allocation for Construction of School Facilities for an Elementary School	Square Feet per Pupil	Square Footage Allocation	% of Area Allocation	Total Classrooms and Square Footage	Bldg Admin	Bldg Lib	Bldg MP	Bldg A1-A4	Bldg B1-B4	Bldg C1-C7	Bldg D1-D4	Bldg D5-D9				
State Loading Standard* (10 Classrooms x 25 per room = 250)		625		25	0	4	0	4	4	7	1	5				
Classrooms	32	20,000	113%	22,531		3,281		3,456	3,456	6,720	960	4,658				
Small Group Rooms	2.5	1,563	353%	5,511	740	1,091		400	400		2,880					
Library	2.5	1,563	77%	1,204		1,204										
Multi-Purpose/Kitchen	7	4,375	103%	4,500			4,500									
Office	3	1,875	129%	2,426	2,426											
Exterior Covered Walk/Corridor	6	3,750	174%	6,525	695	1,910	744	622	622	846	484	602				
Toilets	3	1,875	93%	1,753	267	972	372					142				
Storage/Custodial/Heater Room	3	1,875	38%	709	325	96	288									
TOTAL	59	36,875	122%	45,159	4,453	8,554	5,904	4,478	4,478	7,566	4,324	5,402	0	0	0	0

*State Loading Standard of 25 students per classroom as established under the State School Facility Program

TABLE 2A
Site Acreage Based Upon Enrollment

Site Requirements for Grades K-6*	Acreage	% of Site Acreage
Recommended	8.50	
Actual	49.31	580.12%

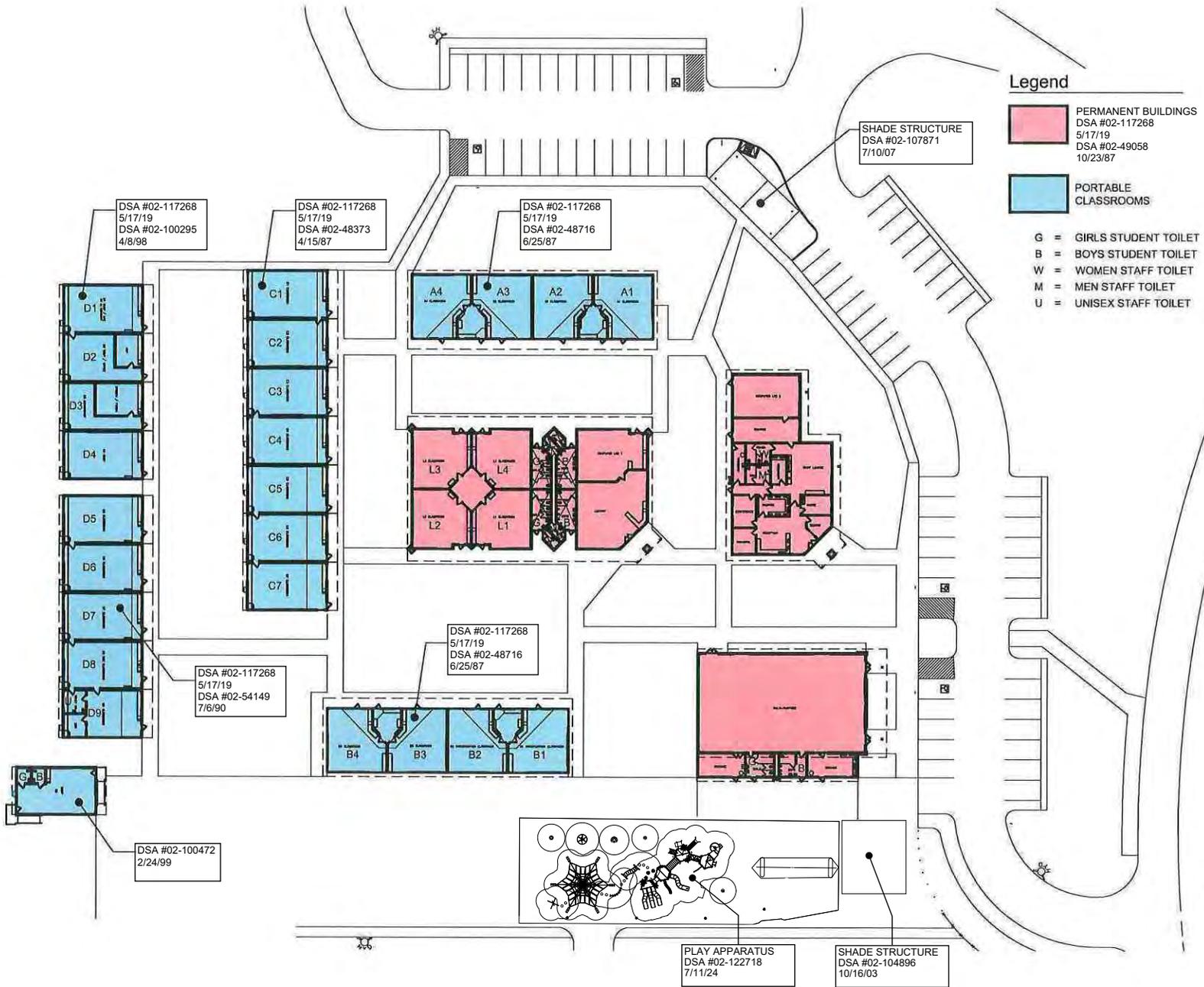
*Guide to School Site Analysis and Development, 2000 Edition, CDE

Note: Site Acreage based upon State Loading Standard established under the State School Facility Program



Grass Valley School District
10840 Gilmore Way
Grass Valley, CA 95945

Margaret Scotten Elementary School Site Plan



11/6/25
Persinger Architects



3510 Coon Hollow Rd.
Placerville, CA 95667
kbralnerd@ksbrarch.com 530.295.9371

DEPARTMENT OF EDUCATION DIAGRAM OF FACILITIES

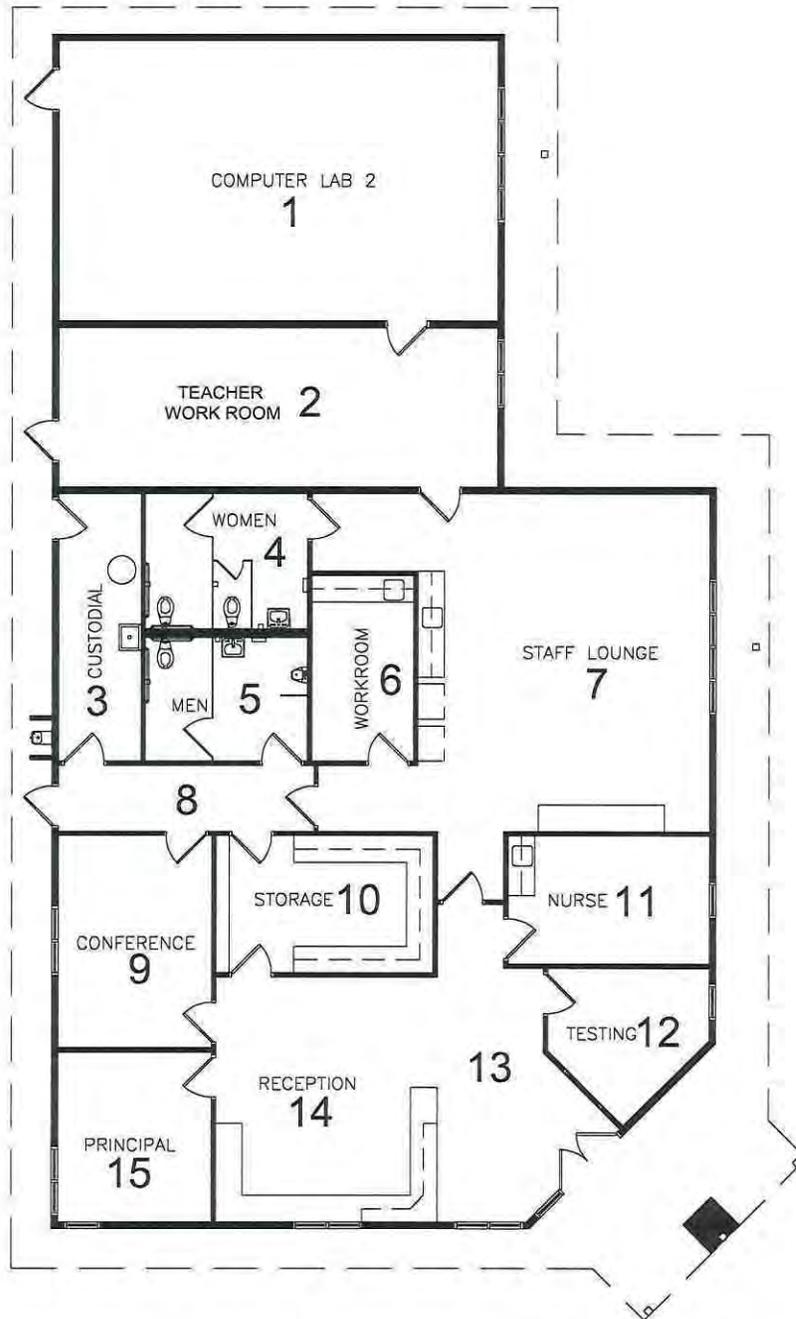
DATE: 1/15/15

1A (Existing)

2A (Proposed)

3A (Final)

PAGE 1



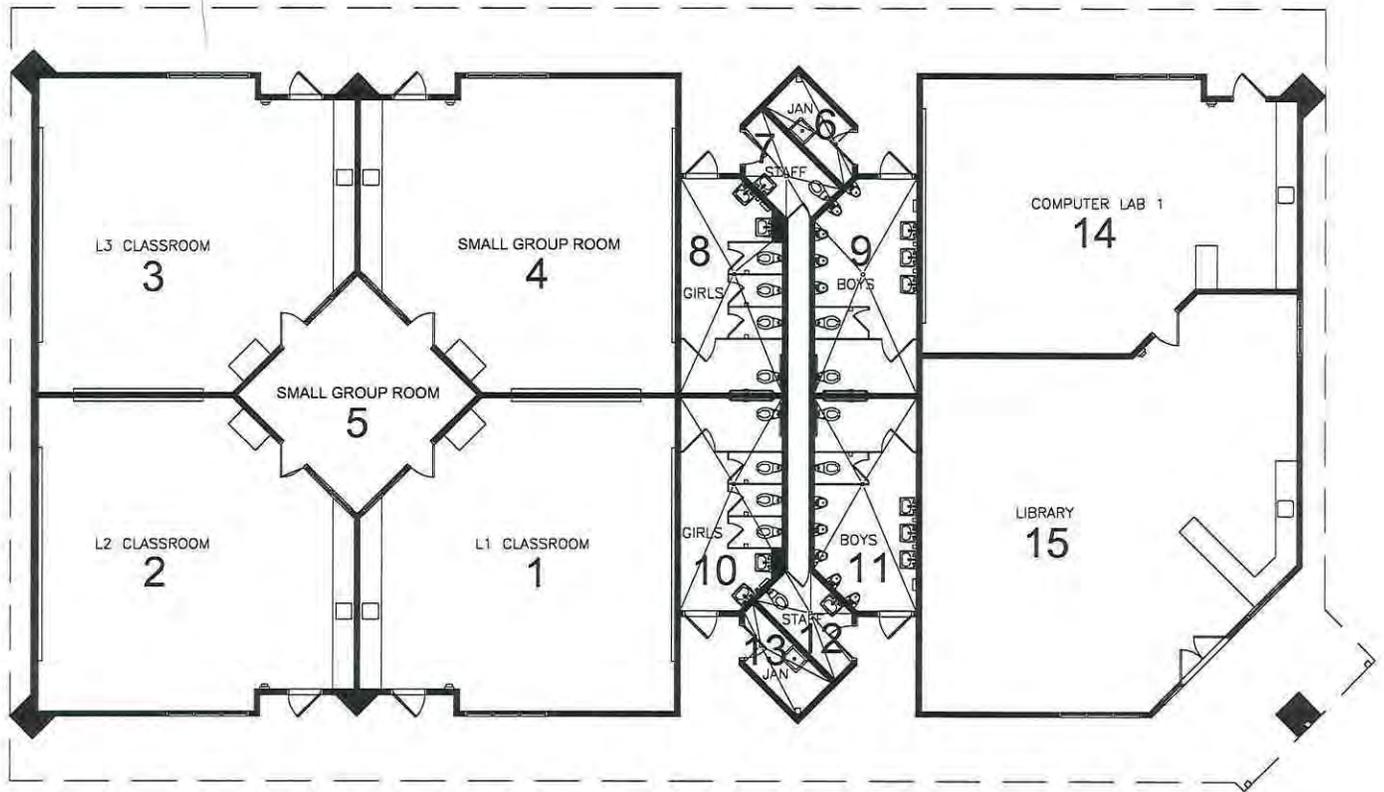
Admin Building - (3,858 s.f.)

DEPARTMENT OF EDUCATION DIAGRAM OF FACILITIES

DATE: 1/15/15

- 1A (Existing)
- 2A (Proposed)
- 3A (Final)

PAGE 2



Library / Classroom Building - (6,644 s.f.)

DEPARTMENT OF EDUCATION DIAGRAM OF FACILITIES

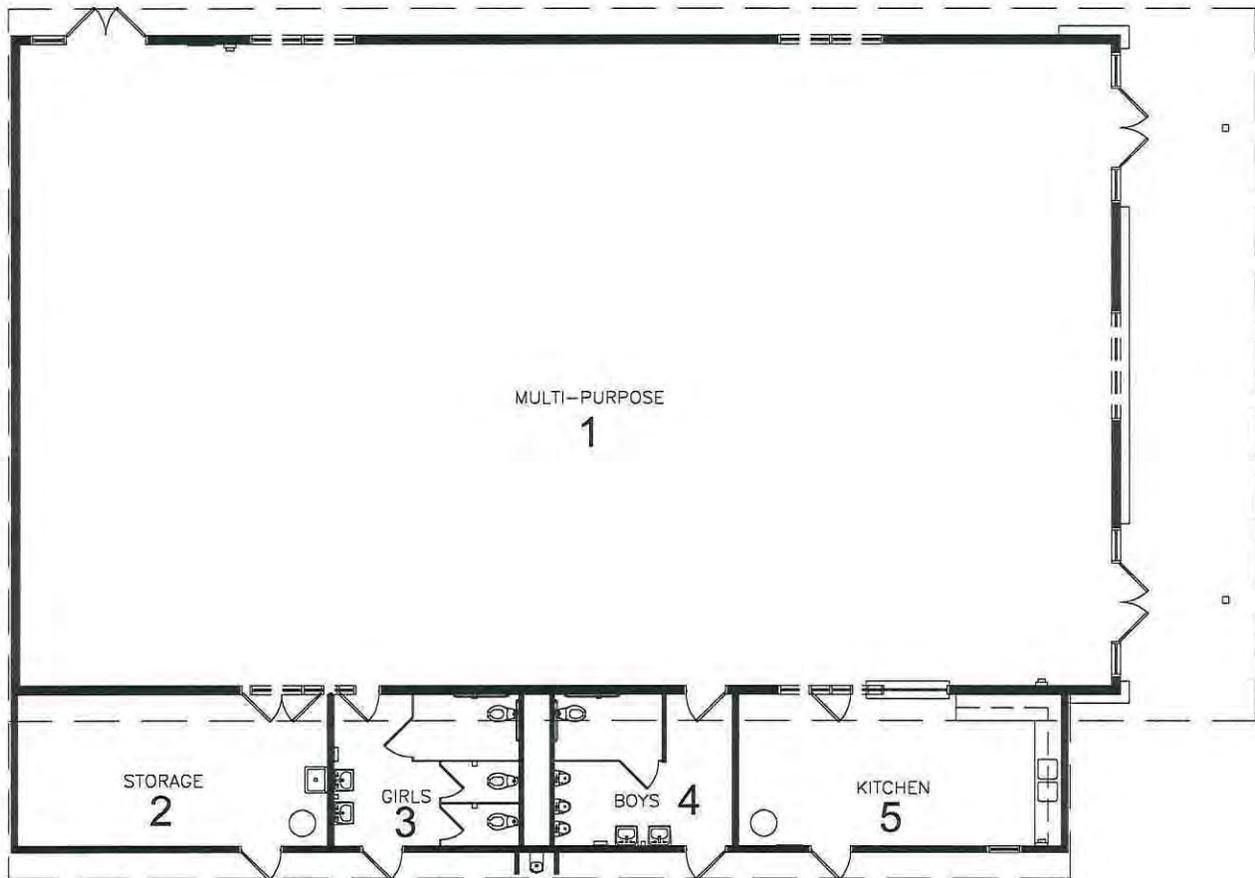
DATE: 1/15/15

1A (Existing)

2A (Proposed)

3A (Final)

PAGE 3



Multi-Purpose Building - (5,160 s.f.)

DEPARTMENT OF EDUCATION DIAGRAM OF FACILITIES

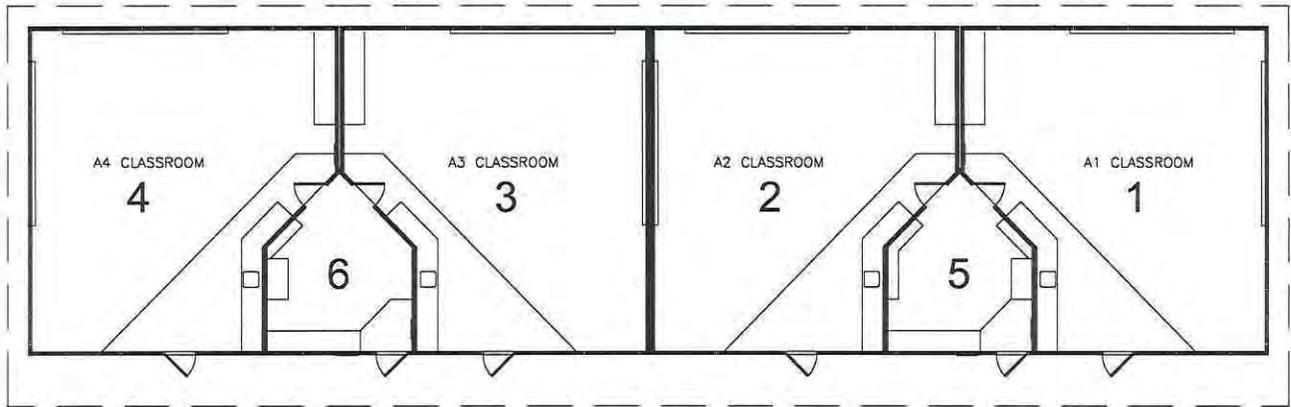
DATE: 1/15/15

1A (Existing)

2A (Proposed)

3A (Final)

PAGE 4



Portable Buildings A1 thru A4 - (3,856 s.f.)

DEPARTMENT OF EDUCATION DIAGRAM OF FACILITIES

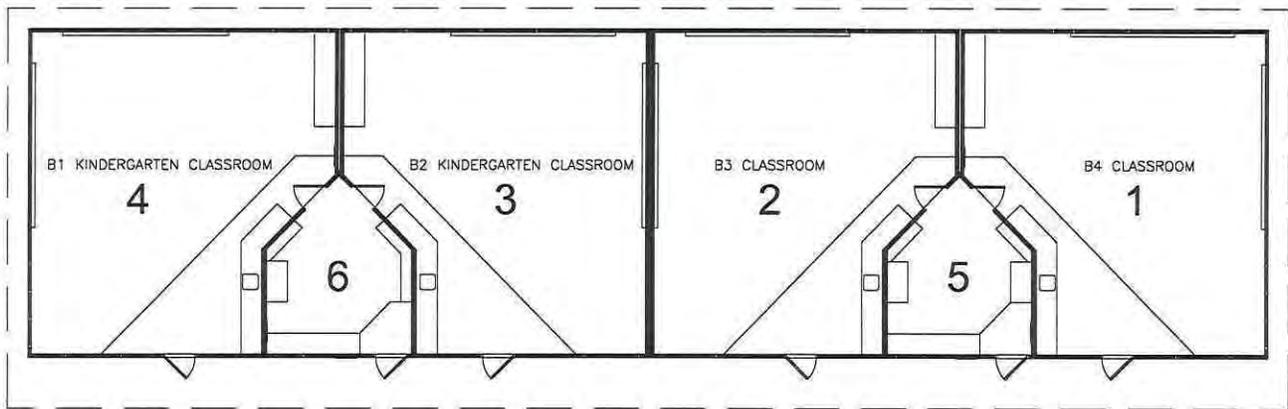
DATE: 1/15/15

1A (Existing)

2A (Proposed)

3A (Final)

PAGE 5



Portable Buildings B1 thru B4 - (3,856 s.f.)

DEPARTMENT OF EDUCATION DIAGRAM OF FACILITIES

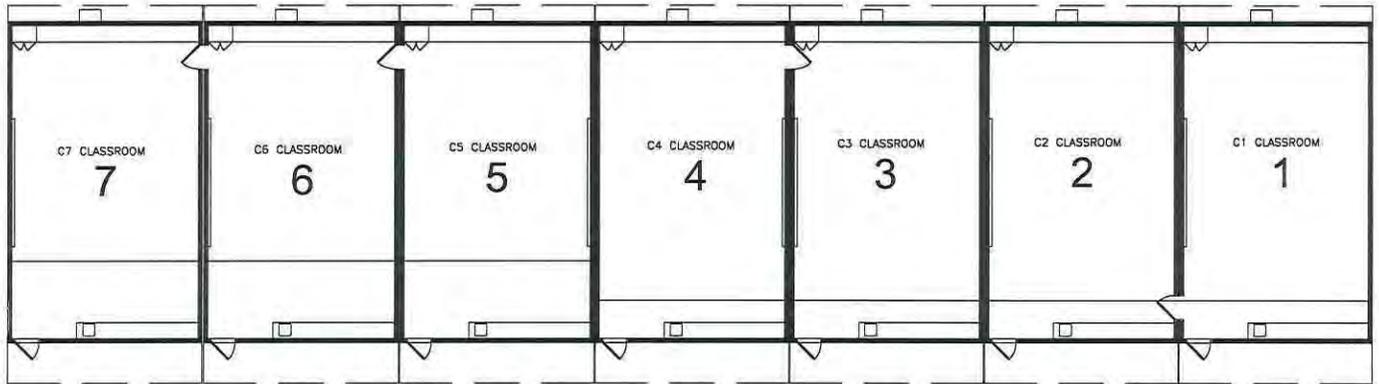
DATE: 1/15/15

1A (Existing)

2A (Proposed)

3A (Final)

PAGE 6



Portable Buildings C1 thru C7 - (6,720 s.f.)

DEPARTMENT OF EDUCATION DIAGRAM OF FACILITIES

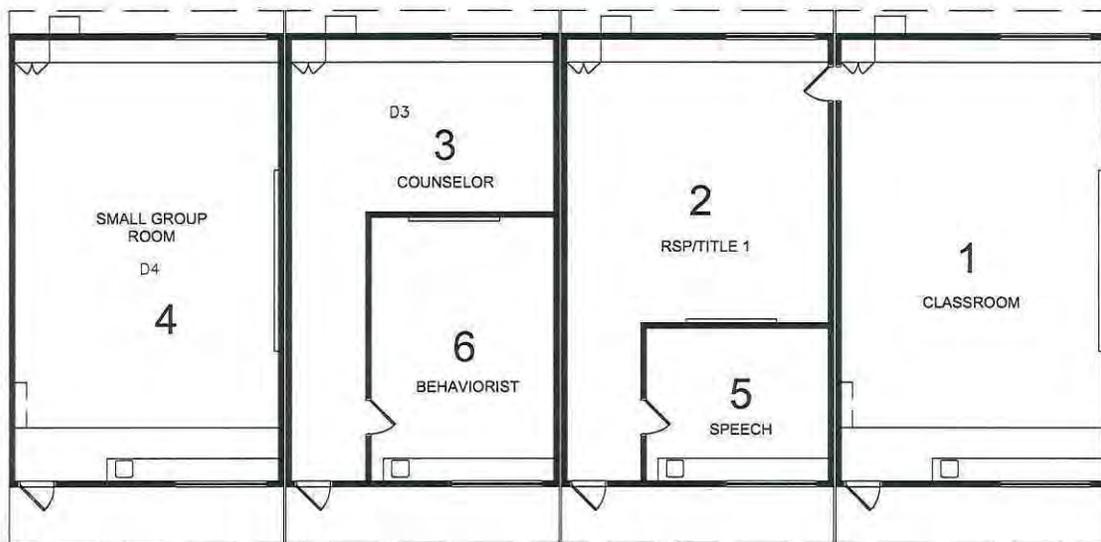
DATE: 1/15/15

1A (Existing)

2A (Proposed)

3A (Final)

PAGE 7



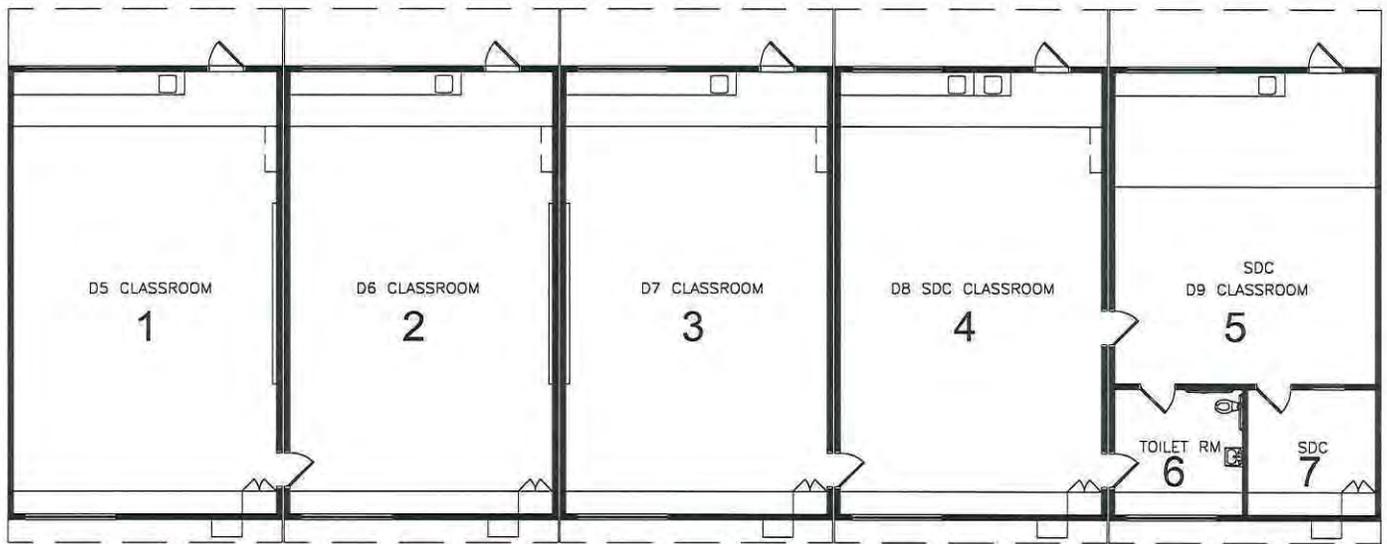
Portable Buildings D1 thru D4 - (3,840 s.f.)

DEPARTMENT OF EDUCATION DIAGRAM OF FACILITIES

DATE: 1/15/15

- 1A (Existing)
- 2A (Proposed)
- 3A (Final)

PAGE 8



Portable Buildings D5 thru D9 - (4,800 s.f.)

DEPARTMENT OF EDUCATION DIAGRAM OF FACILITIES

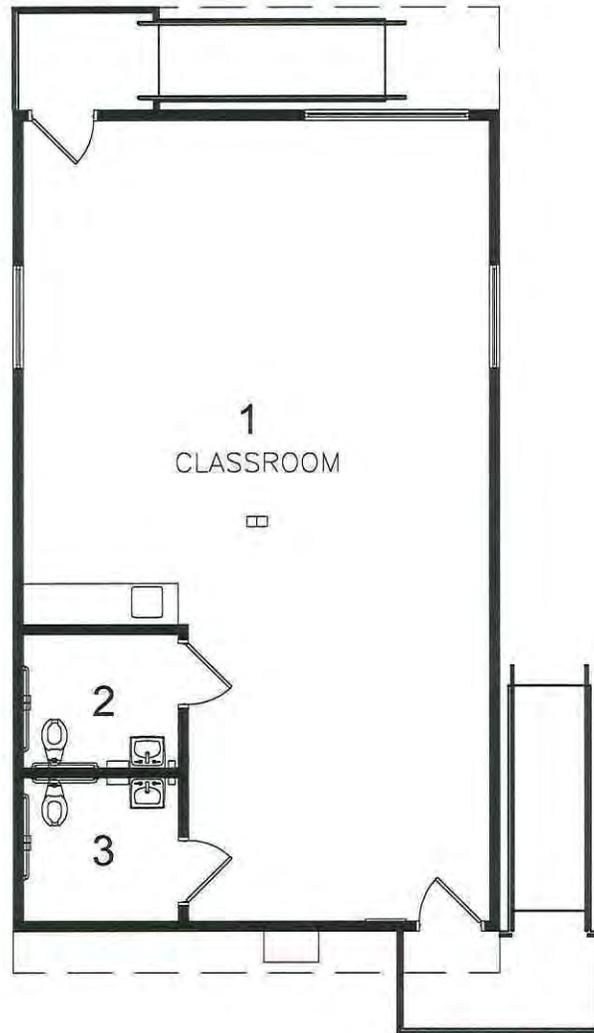
DATE: 1/15/15

1A (Existing)

2A (Proposed)

3A (Final)

PAGE 9



Eagles Nest Portable - (960 s.f.)

DIVISION OF THE STATE ARCHITECT
Summary of DSA Certification

MARGARET G. SCOTTEN ELEMENTARY						
DSA Application		Building	Status of Certificaiton		Scope	Tracking of Certification Status
DSA Number	DSA Date	Building Identification	Closed with Certificaiton	Closed without Certification	Project Scope as identified on DSA tracker/card	Status/Comments/ DSA Close Letter Type if not #1
02-49058	10/23/1987	Bldg. A, Lib, MP	x		Cons of admin bldg., classroom/library bldg. and Multi-Use bldg.	#2-Certified per Ed Code 17315 (b) 6/8/17
02-48716	6/25/1987	Bldg. A1 - A4; B1 - B4	x		Const. of four clsrm bldg. (Relocatable)	Close Letter 2
02-48373	4/15/1987	Port. C1 - C7	x		Const. of 9 CR bldgs. (7 @ Scotten Elem.)	#2-Certified per Ed Code 17315 (b) 6/8/17
02-100295	4/8/1998	Bldg. D1 - D4	x		Const. of Four Clsrm. Bldgs. (Relocatable)	
02-54149	7/6/1990	Bldg. D5 - D9	x		Construction of eleven classroom buildings (5 @ Scotten)	#2-Certificate of Compliance without Receipt of All Documents
02-100472	2/24/1999	Eagle Nest	x		Alterations of Classroom Building (Relocatable)	
02-104896	10/16/2003	Shade Structure	x		Construction of Shade Structrure	#2-Certification & Close of File Per EDU Code 17315(b) OR 81147(b)
02-107871	7/10/2007	Shade Structure	x		Construction of Shade Structrure	#2-Certification & Close of File Per EDU Code 17315(b) OR 81147(b)
02-48427	9/26/1988	Site Development	x		Construction of Site Development	#2-Certificate of Compliance without Receipt of All Documents
02-117268	5/17/2019	Modernization of MP, A, Lib, B, C, D	x		Additions to 1-Multi-purpose Building; Alterations to 2-Classroom Buildings (Relocatable), 1-Multi-purpose Building, 1-Administration Building, 4-Classroom Buildings, 1-Classroom / Library Building	
02-121520	9/18/2023	Site	x		Construction of 2-Ground-mounted Solar Panel Systems	
02-121941	4/10/2024	Site	Unclosed		Construction of 1-Backup Generator and Automatic Transfer Switch	60 Day Letter Date: 10/29/2025 60 Day Exp. Date: 12/28/2025
02-122718	7/11/2024	Play Apparatus	x		Construction of 1-Site Improvement Playground Structure	
			12	0		