

SAN YSIDRO SCHOOL DISTRICT

Long-Range Facilities Master Plan

Updated: May 2007



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San Ysidro School District
Long-Range Facilities Master Plan

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Section 1: Introduction

Purpose

The purpose of the Long Range Facilities Master Plan is to provide the Governing Board, District staff, and the community with a tool which can be used to identify future school facilities needs of the district based on enrollment projections; as well as assess the condition of existing facilities and plan for modernization and renovation. It is a comprehensive document designed to provide the user with a "one stop" source of information. It is also a Board adopted policy statement about how current and future school facilities will support the educational program. This document is intended to be updated at least annually as relevant information regarding changes in enrollment, facilities conditions, and planned housing development becomes available.

General Information

The San Ysidro School District, founded in 1887, encompasses a little less than 29 square miles in South San Diego County adjacent to the Mexican Border and serves approximately 5,500 students in Preschool through Grade 8 in five elementary schools (grades PreK-6), one K-8 school, one middle school (grades 7 and 8), and one Child Development Center. The District operates with an annual general fund budget of approximately \$40 million, 285 certificated employees, and 190 classified employees all dedicated to providing its students with the knowledge, wisdom, and skills necessary to achieve greatness in life.

The District and the community are proud of the many fine programs offered to all children. Technology is a key component in the District's educational program with each school operating a Library Media Center with a computer lab and Middle school students accessing two additional computer labs. There is also an extensive special education program, a well-designed Biliteracy model for identified Limited English Proficient students, and other programs such as School Improvement, Title I for economically disadvantaged students, Migrant Education, and Gifted and Talented Education.

Mission Statement

This document is intended to provide direction and purpose to the District's facilities plans in order to achieve its mission which is: "To provide an educational environment in which all students succeed."

The Community

The coastal community of San Ysidro is located 15 miles south of San Diego and lies adjacent to the United States-Mexico International Border. Often described as "The Gateway to Mexico", San Ysidro attracts a tremendous number of tourists annually,

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making it the busiest border crossing in the world.

The residents are predominantly Hispanic/Latino, but the community is enriched with a multicultural population comprised of Filipinos, African-Americans, Asians, Caucasians, and American Indians. Most of the land extending eastward from the heart of the community is being developed or awaiting development.

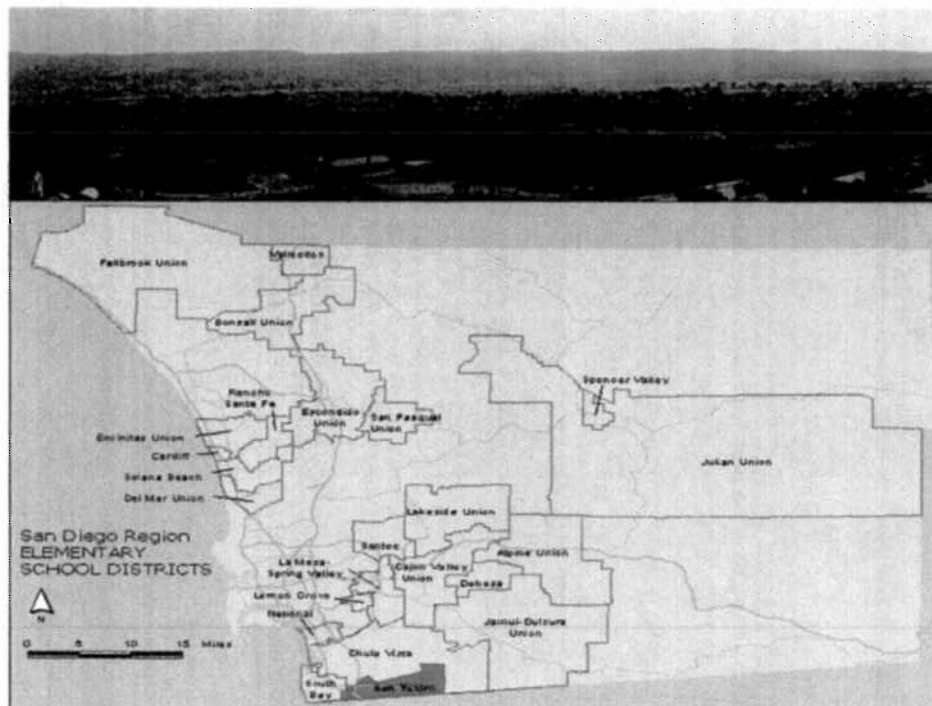
San Ysidro's location and near perfect year-round climate offers outstanding recreational activities for ocean, mountain and desert enthusiasts. Popular pastimes include boating, fishing, and attending professional sports games. The world famous San Diego Zoo, Sea World, LegoLand and the San Diego Wild Animal Park are located nearby. Cultural opportunities include art galleries, museums, and theaters in an area with a rich historical background.

Housing is easily obtainable in the city or in several nearby communities. Many universities, community colleges, and private colleges are within easy driving distance.

The District is just less than 29 square miles and has an established area that is 3 square miles. The established area is defined by Highway 905 to the north, Interstate 5 and Interstate 805. Otay Mesa is the growing and developing area. It is defined as the area east of 805 and north and south of 905.

San Ysidro School District feeds into the Sweetwater Union High School District and the Southwestern Community College District.

The picture below shows the District in its regional context.



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The figure below shows the extent of the District boundaries. The Tijuana River Valley Estuary is on the western edge as is a portion of highway 805. The Otay River Valley and Otay Lakes region is north of the District, and eastern boundaries extend to the foothills just beyond the second border entry. The international border is the southern border of the District:



Organizational Structure

The District's organizational structure consists of a Governing Board and Administrative Team of Cabinet members as depicted below:

Governing Board



President
Paul Randolph



Vice President
Saundra (Sandy)
Lopez



Clerk
Jean Romero



Member
Yolanda Hernandez

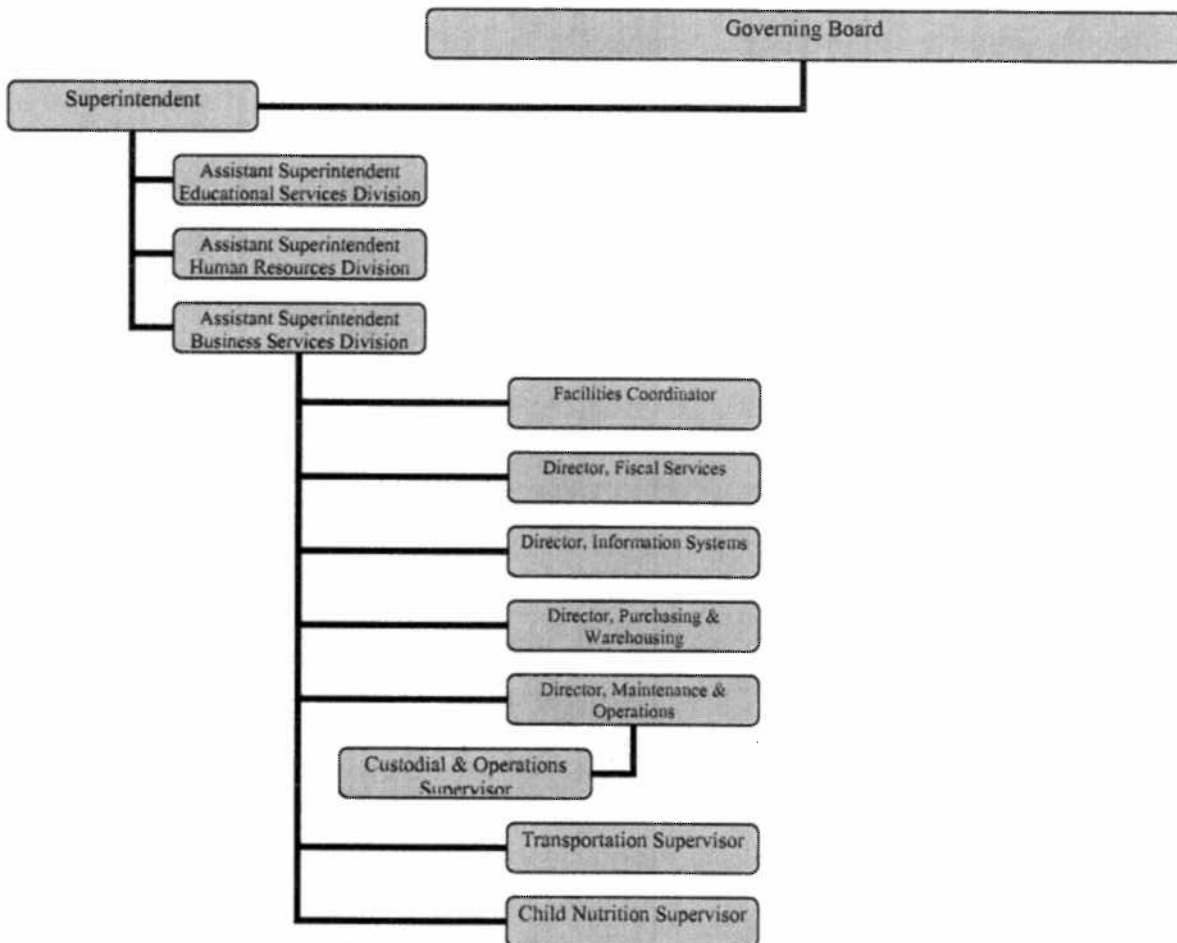


Member
Raquel Marquez-
Maden

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Administrative Team

The District's administrative team is composed of a Superintendent and three Assistant Superintendents each responsible for a division. One Assistant Superintendent is responsible for Educational Services, another is responsible for Human Resources, and the third is responsible for Business Services. The Long Range Facilities Master Plan update falls under the purview of the Business Services Division depicted in the following organizational chart:



Business Services Division

The Business Services Division is composed of seven departments dedicated to providing quality service to its customers; the students, staff, and community of San Ysidro. These departments are:

- Child Nutrition
- Fiscal Services
- Facilities
- Information Technology

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- Maintenance and Operations
- Purchasing
- Transportation

The team is never satisfied with the way things are. Instead, the team members believe in making small, incremental improvements to the way business is done in response to customer needs and expectations. The reason the Business Services Division exists is to support staff and students in every way possible with the following actions:

- Manage District finances to promote fiscal health and flexibility.
- Build and maintain safe, secure, clean, and functional facilities.
- Serve healthy and good tasting food in a pleasant and appealing environment.
- Transport students to and from school in a safe, pleasant, efficient, and punctual manner.
- Procure and deliver quality goods and services at the times they are needed.
- Provide quality technology tools that improve learning and productivity.

Business Services continually endeavors to improve its quality by focusing on “Sustaining Life with CPR”. CPR stands for 3 actions:

- **C = Connect People** – We believe in taking actions and behaving in ways that connect people to us, each other, and the mission of the District. We believe that connected people are motivated to accomplish extraordinary things.
- **P = Practice Discipline** – We believe in conducting ourselves in a disciplined manner. This means consistently following procedures and good business practices, “being there” on time and when needed, and continually improving.
- **R = Remove Barriers** – We believe in removing the barriers that hinder people from being able to do their jobs effectively and accomplish the goals of the organization.

Educational Services Division

The Educational Services Division is composed of several departments and functions all dedicated to supporting schools to accomplish the District’s mission. These departments and functions include:

- State and Federal Projects
 - Title I for economically disadvantaged students
 - Title II Teacher Quality
 - Title III Immigrant Education and Limited English Proficiency
 - Title IV Innovative Education
 - Gifted and Talented Education (GATE)
 - AVID
 - School Improvement

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○ CBET

- Special Education
- Instructional Technology
- Pupil Services
- Assessment
- Bilingual Education
- Supplemental Instructional Programs

Human Resources Division

The Human Resources Division is responsible for ensuring the District has the motivated and productive staff necessary to accomplish its mission. Functions include:

- Recruitment of highly qualified teachers and other certificated personnel
- Hiring of classified staff
- Maintenance of salary schedules
- Development of job descriptions
- Ensuring coverage of positions by substitutes for employee absences
- Credential and college unit verification and renewal
- Oversight of performance evaluation process

Section 2: Educational Program

Educational Environment

Every school district operates in an educational environment created in part by the policies of local, state, and federal agencies. The planning of new schools needs to take into account the impact of these policies.

- **NCLB:** No Child Left Behind (NCLB) is the reform effort passed into law on January 8, 2002 and is built on four (4) principles: accountability for results, more choices for parents, greater local control and flexibility, and an emphasis on doing what works based on scientific research. NCLB measures student achievement (Adequate Yearly Progress) based on state adopted standards. Schools not hitting their annual targets are afforded the opportunity for assistance to improve student performance. Under the NCLB Act, the District is required to provide additional options to students who are attending schools not hitting their annual targets over successive years. These schools are designated as Program Improvement. The first option, Supplemental Educational Services, allows parents to take advantage of outside educational contractors, such as Sylvan Learning Center. The second option, Choice Transfer, allows parents to request for their children to attend Non-Program Improvement schools in the District and be transported there using Title I funds. The District currently has 38 students attending Sunset Elementary and 82 students attending Ocean View Hills under this option, causing these schools to be filled to capacity and necessitating provision of portable classrooms to handle the excess.
- **California State Standards:** Working with No Child Left Behind, the State of California has established standards for student achievement in all basic subject areas. The state has mandated testing in these areas, and the results are used to determine if schools are making progress. As a result, state standards have become a focal point for the curriculum and the instructional program. Many classroom activities are designed to help students meet the California State Standards.
- **English Language Learners:** Located along the United States-Mexico border, the San Ysidro School District serves a predominantly Latino population, many of whom do not speak English as their first language. As such, bi-literacy is an important goal of the District and a significant component of the instructional program.

Program Description

The San Ysidro School District provides Pre-Kindergarten through eighth grade education to regular education and special education students. The following table identifies the schools, their addresses, and the grades served:

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Table 4.1
San Ysidro School District Schools

<u>School</u>	<u>Address</u>	<u>Grades Served</u>
Beyer School	2312 East Beyer Blvd	Pre K – 6 th
Sunset School	3825 Sunset Lane	Pre K – 6 th
Smythe School	1880 Smythe Avenue	Pre K – 6 th
La Mirada School	222 Avenida de la Madrid	Pre K – 6 th
Willow School	226 Willow Road	Pre K – 6 th
San Ysidro Middle School	4345 Otay Mesa Road	7 th – 8 th
Ocean View Hills School	4919 Del Sol Boulevard	Pre K – 8 th
Child Development Center	1880 Smythe Avenue	Pre K
Sunset Preschool Center	3825 Sunset Lane	Pre K
Community Day Center: District Office	4350 Otay Mesa Road	4 th – 8 th

The district operates on a traditional single-track calendar with 180 days of instruction for grades K-8 and conducts numerous specialized programs to meet individual student needs. These include:

- **Preschool:** Preschool classes are offered at all the elementary schools and at Ocean View Hills School for 3 and 4 year olds, with preference given to 4 year olds. The program is licensed by the State and the facilities meet the criteria of Title 22 of the California Code of Regulations providing 35 square feet of classroom space per child, 75 square feet of play area per child, an adequate number of restrooms, play apparatus, and shade structures or shade trees. The purpose of the preschool program is to prepare children in language development and provide them with the social skills they will need for Kindergarten. A new 3 classroom Preschool Building was added to Sunset and a 1 classroom Preschool Building was added to Ocean View Hills in April 2007.
- **Child Development Center:** The District has a Child Development Center adjacent to Smythe Elementary School that serves approximately 200 pre-school students.
- **Community Day School:** In 2006, the District started a Community Day School (CDS) program to meet the needs of students having difficulty coping in a regular classroom. The new CDS program will be housed in a 1,820 square foot relocatable building at the District Office serving 10 – 15 students who need a specialized program for academic and behavioral success.
- **K-3 Class Size Reduction:** The District has implemented Class Size Reduction for grades Kindergarten through 3rd grade at all elementary schools and Ocean View Hills, limiting the number of children per classroom to an average of 20 to 21.84.
- **Kindergarten:** Kindergarten is offered at all the elementary schools for children who are 5 years of age, or will be as of December 2nd of the school year in which they start. The Kindergarten program prepares children for reading and

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mathematics instruction they will receive in later grades. It also prepares them for social development and interaction with other students and adults. The classrooms meet the requirements of Title 5 of the California Code of Regulations with at least 1,350 square feet of space, or at least 44 square feet per student. The facilities have age appropriate play structures, storage, and proximate access to bathroom facilities.

- **Regular Education for 1st – 8th Grades:** Loading of all classrooms is established in an employment agreement between the Union representing Certificated staff (SYEA) and the School District. This agreement establishes class size for fourth through eighth grade at an average of 31 students per room. The District has structured its 1st-8th grade curriculum to meet the framework adopted by the State Board of Education in the following four core areas: mathematics, science, history-social science and reading/language arts. To facilitate the educational delivery system, all schools offer computer based educational software programs such as Accelerated Math and Accelerated Reader. Standard classrooms for 1st through 8th grade are 960 square feet in size.
- **Specialized Labs:** Most schools have specialized labs dedicated to certain topics such as computers, arts, or science with approximately 1,300 square feet of space.
- **Arts:** The arts are important to the district and each school has a multi-purpose building that has a stage platform for small theater and music performances. San Ysidro Middle School has a professional quality theater complex that is commonly called the San Ysidro Middle Multi-Cultural Center or MCC.
- **After School Programs:** The District offers after school programs such as the 6 to 6 program operated by Harmonium and the YMCA. Typically, these programs are held in the multi-purpose room or some other large room area. Approximately 60 to 80 students are served at each school site.
- **Gifted and Talented (GATE):** The GATE program inspires and prepares gifted and talented students to strengthen their unique abilities and talents. Activities are offered within the regular school day, during spring and summer intersession periods, and through part-time grouping during regular extended day programs.
- **Extended Day Program:** Each school operates intervention programs after school to target students at risk of, or recommended for, retention; or those needing additional academic assistance to improve their scores on standardized tests.
- **Intersession:** Special Education offers an extended year program to special needs students for an additional 20 days of instruction during Spring and/or Summer breaks at selected schools. Enrichment programs are also offered to GATE Gifted and Talented Education) students during Spring Break.
- **Special Education:** Special Education Services are provided using Special Day Classes (SDC), Resource Specialist Program (RSP), and supplemental services such as psychological, health, speech, adaptive P.E., and occupational therapy. All schools provide classrooms for students with special needs. According to the requirements of Title 5 the Resource Specialist Program (RSP) is taught in rooms with at least 200 square feet of area and is often held in a standard 960 square foot classroom. Every school has at least two Special Day Class (SDC) classrooms

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where severely and non-severely handicapped students receive instruction. Whenever possible, students with special needs are housed in classrooms with at least 1,080 square feet of space. The following table identifies the classrooms for students with special needs for each school:

Table 4.2
Classrooms for Students with Special Needs

<u>School</u>	<u>SDC Rooms</u>	<u>RSP</u>
Beyer Elementary	3	1
La Mirada Elementary	4	1
Smythe Elementary	3	1
Sunset Elementary	1	0
Willow Elementary	2	1
San Ysidro Middle School	2	1
<u>Ocean View Hills (K-8)</u>	<u>2</u>	<u>1</u>
Total	17	6

Teaching Strategies

Teachers in the San Ysidro School District use a wide variety of teaching strategies. One goal of the planning and design process is to provide space, furniture, and equipment that facilitates the most commonly used teaching strategies. Students are often at their individual station doing individual work or participating in a whole-class activity. At other times, teachers may use other learning strategies, including the following:

- **Focus Walls:** Teachers typically create focus walls that contain instructional materials on a specific topic. While they vary in size, they usually occupy 40-60 square feet of wall space. The teacher may use the Focus Walls as a backdrop for a presentation or as a place for students to work in small groups. Each classroom may have up to four or five Focus Walls.
- **Learning Stations:** Certain areas of the classroom may be established as work centers for small groups. Learning Centers often use tables and chairs set against a wall.
- **Team Teaching:** Teachers within grade levels may team teach, with one teacher covering one subject and the other covering a different subject. Entire classes may move from one room to the next to receive instruction. Close proximity of classrooms with easy visual supervision helps students and teachers during transition periods.
- **Grouping:** Teachers often group and re-group students based on achievement levels. Groups may include students from more than one class. Spaces for small groups to work together and ease of movement between classrooms make grouping and re-grouping of students easier.
- **Technology:** Teachers often make use of technology in designing learning activities. Teacher technology includes ways to use computers and audio-video

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materials for whole-class activities. Students also access computers within the classroom or in adjacent spaces on an individual or small group basis.

- **Bi-literacy:** The District uses two sets of textbooks in key subject areas, one in English and one in Spanish. The requirement for textbook and materials storage within the bilingual classroom is greater than for the typical classroom.

Educational Specifications

The creating of realistic educational specifications is an important and necessary step in the development of school facilities. The major goals achieved through the process include the following:

1. To establish basic standards for architects and educators to follow when planning new facilities.
2. To provide design standards that are responsive to the functioning of current and future educational activities.
3. To ensure a level of equity in the design of new schools.
4. To establish a level of quality in the facility to ensure a minimum of 40-year life expectancy.
5. To minimize maintenance requirements.
6. To obtain a better teaching and learning environment.
7. To ensure that the school meets the California Department of Education guidelines.

The District has developed standards to deliver the best educational environment possible. These standards are included in the table on the following page:

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Table 4.3
Educational Standards

Category	Description	Measurement	Quantity
Teaching Stations:			
Kindergarten	Classroom [20:1 CSR]	1,350 sq. ft.	1 per 20 students
Kindergarten Play Yard	Play Yard	1,500 sq. ft./rm	75 sq. ft. / student
Kinder Play Set	Playground Equipment	Ages 5-12 min	1 set
Kindergarten Restroom	Boys & Girls Toilets	Plumbing Code	Varies
Grades 1-3 Classroom	Classroom	960 sq.ft.	1 per 20 students
Grades 4-8 Classroom	Classroom	960 sq.ft.	1 per 31 students
Special Day Classroom	Non-Severe Students	960 sq. ft.	1 per site minimum
Special Day Classroom	Severe Students	1,080 - 1,400 sq. ft.	1 per site minimum
Fine Arts Lab	Lab Classroom	1,200 sq. ft.	1 per site
Science Lab	Lab Classroom	1,300 sq. ft.	1 per site with 7 th or 8 th grades
Computer Lab	Lab Classroom	960 sq. ft.	1 per site minimum
Administration/Other Areas:			
Library / Media Center	Library/Media Center	5,200 sq. ft.	1 per site
Custodian Main Office	Office/Work Room	350 sq. ft. min.	1 per site
Custodian Storage	Storage Room	150 – 200 sq. ft.	Varies
Teacher Supply Room	Storage Room	350 sq. ft. min.	1 per site
Electrical Room	Electrical Room	100 sq. ft. min.	Varies
Mechanical Room	Mechanical Room	100 sq. ft. min.	Varies
Telephone/Data/Comm.	Communications Rm	100 sq. ft. min.	Varies
MDF Room	Main Distribution	350 sq.ft. min.	1 per site
Administration Area	Admin/workroom	3,970 sq. ft. min.	1 per site
Multipurpose Room	Gym/Cafe/MP	4,000 sq. ft. min.	1 per site
Stage	Supportive of theater performances. Ample ancillary space for costume storage and change.	1,200 sq. ft. min.	1 per site
Kitchen	Kitchen	700 sq. ft. min	1 per site
Technology:			
Data Drops	Data Outlets:		16 per room
	Teacher		4 per classroom
	Class Computers spanning at least 2 walls		12 per classroom
A/C Power			-Sufficient for computers -1 above ceiling for projector -1 for SMART Board at front

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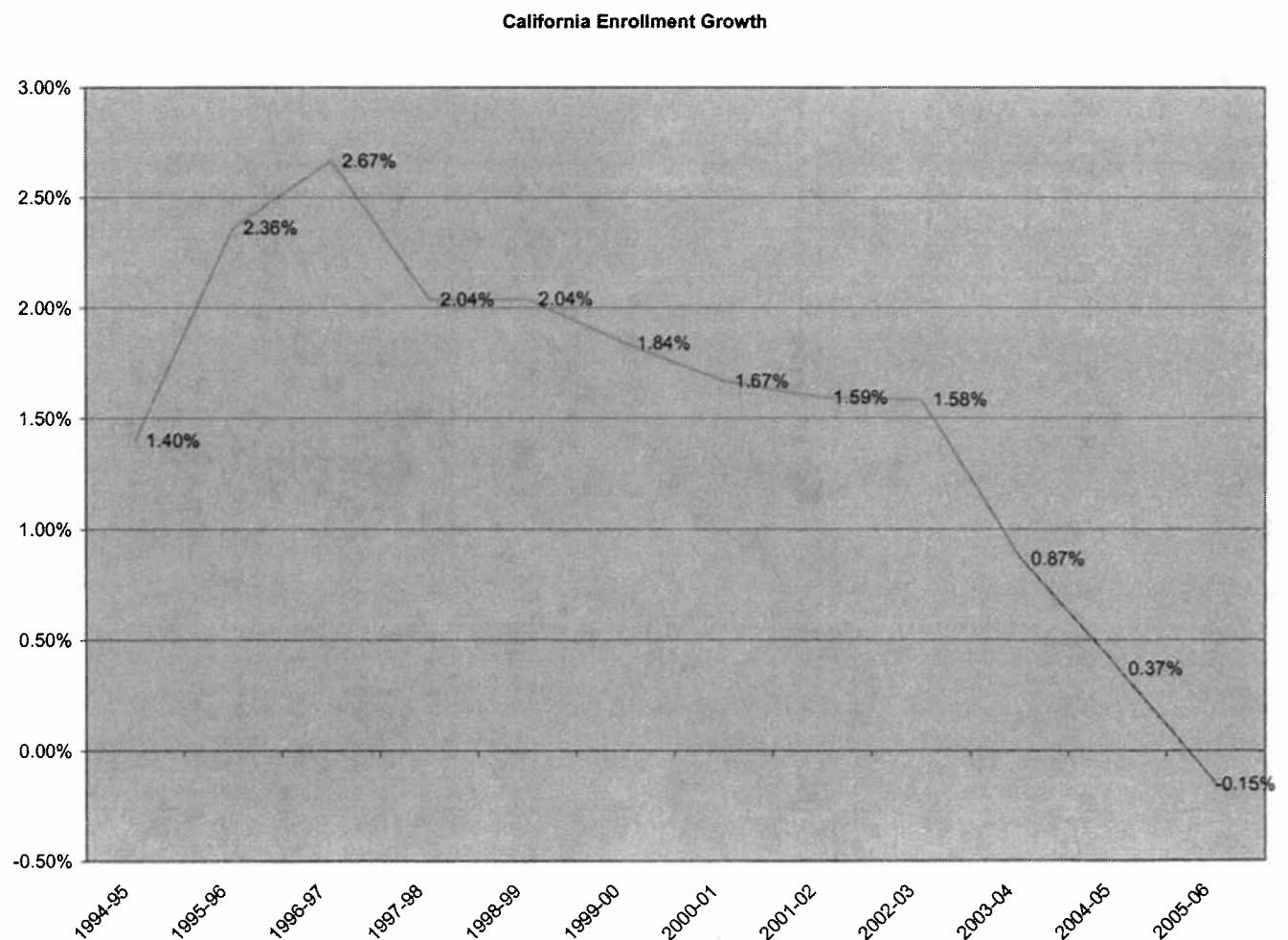
Instructional Tools	Color Printer		1 per classroom
	SMART Board		1 per classroom
	Ceiling mounted Projector		1 per classroom
	Docu-cam		1 per classroom
	Classroom sound system with ceiling mounted speakers and wireless mic		1 per classroom
	Cable TV		1 per classroom
	Connectivity		1 per building (MP/Library)
IDF	Intermediate Dist.	8 Clsrms/IDF	1 per office
Outside Storage:			
Field Storage Bldg	Landscape Storage	200 sq. ft. min	1 per site
Fine Arts Storage Bldg	Costume/Theater Storage	200 sq. ft. min	1 per site

Section 3: Demographics

Student Population

For more than 15 years, student enrollment in California had been steadily increasing. However, around 2000 the State began seeing a drop in enrollment growth and in 2005-06 there was an overall decline for the first time in over 20 years. The chart below depicts enrollment growth trends for the State of California:

Chart 2.1
California Enrollment Growth



Currently over 50% of the Districts across the State are experiencing declining enrollment as shown in the table below:

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Table 2.1
California Declining Enrollment

Description	Counties		Districts		Schools	
	Count	%	Count	%	Count	%
Declining	39	67.24%	594	56.79%	5378	58.02%
No Change	1	1.72%	13	1.24%	209	2.25%
Increasing	18	31.03%	439	41.97%	3682	39.72%
Total	58	100.00%	1046	100.00%	9269	100.00%
<5% Decline	37	94.87%	412	69.36%	2720	50.58%
5% to 20% Decline	2	5.13%	161	27.10%	2203	40.96%
>20%, <50% Decline	0	0.00%	19	3.20%	386	7.18%
>=50% Decline	0	0.00%	2	0.34%	69	1.28%

* Source: 2004-05 to 2005-06 CBEDS reports from California Department of Education

The San Ysidro School District experienced a decline in enrollment during the 2005-06 school year but further analysis indicates that this may have been an anomaly. The district experienced growth in 2006-07 that cancelled out the decline in 2005-06 and development data indicates a significant growth pattern during the next 30 years. The charts on the following page depict historical enrollment and growth trends for the District over the last 9 years:

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Chart 2.2
San Ysidro School District Historical Enrollment

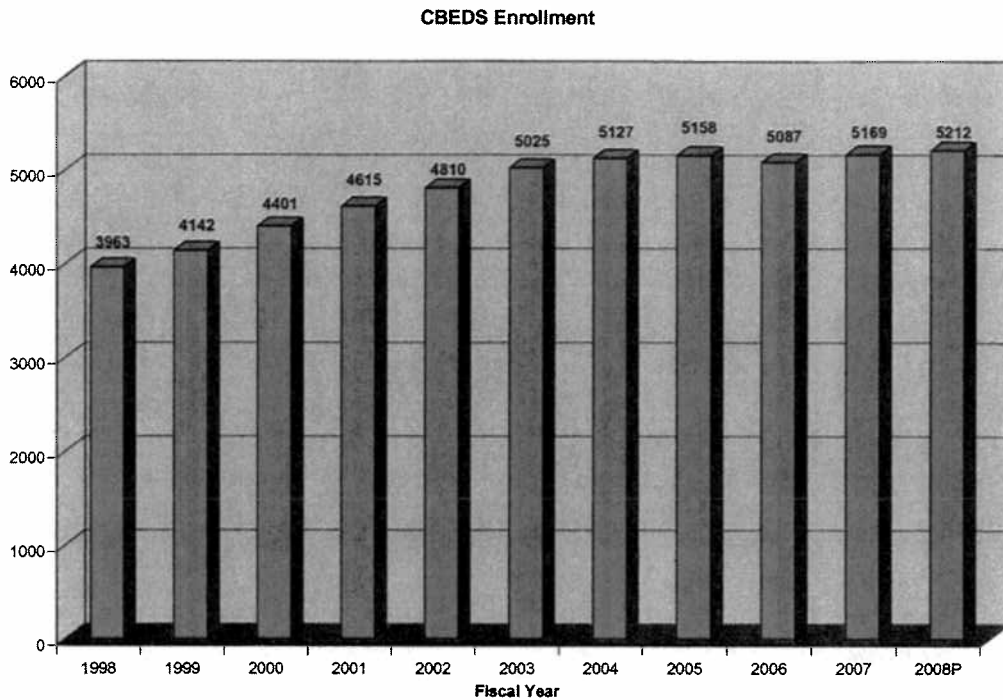
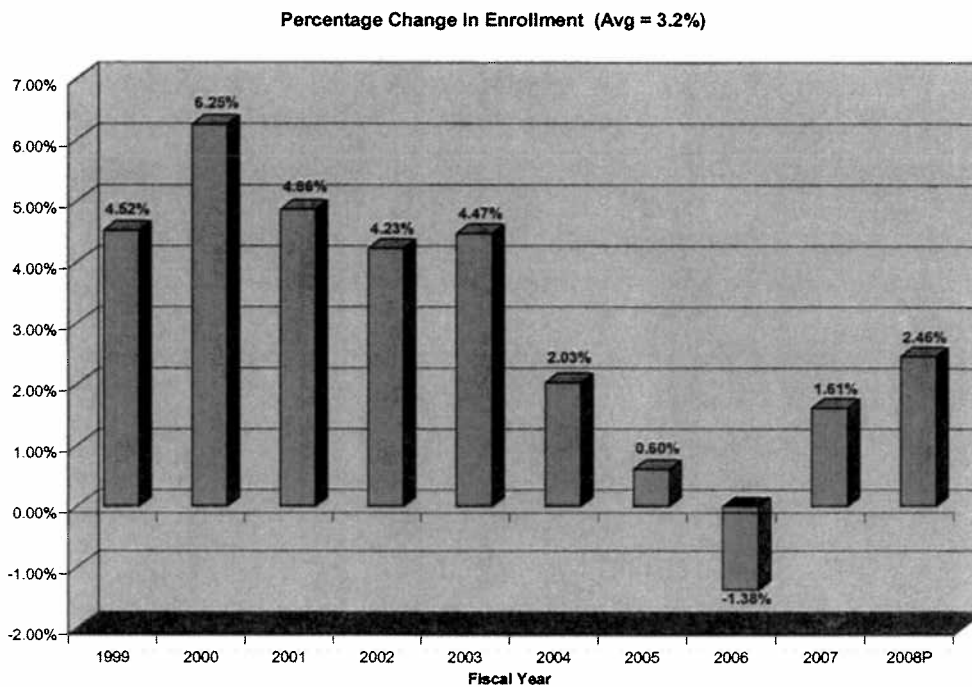


Chart 2.3
San Ysidro School District Historical Enrollment Growth



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Approximately 90 percent of the students in San Ysidro are of Hispanic decent and the next highest ethnic group is Filipino comprising approximately 4%. The following table identifies the District's ethnicity as compared to the rest of the county:

Table 2.2
Students by Ethnicity

<u>Description</u>	<u>SYSD Enrollment</u>	<u>District %</u>	<u>County%</u>
American Indian	4	0.1	0.9
Asian	48	0.9	5.2
Pacific Islander	5	0.1	0.9
Filipino	202	4.0	4.7
Hispanic (non White)	4,586	90.2	42.7
White	109	2.1	36.4
African American	124	2.4	7.3
Multiple/No Response	9	0.2	1.9

Source: California Department of Education – 2005-2006 Data Year

The district is ethnically diverse. The number of students that are of Hispanic origin is almost double that of the county. The number of White students is 34 percent less than the rest of the county. The number of African American students is approximately 5 percentage points lower than that of the county.

Growth Forecasting Model

Another purpose of this DEMOGRAPHICS section is to analyze the need for and the use of existing and future educational facilities. The source for projected dwellings is the San Diego Association of Governments (SANDAG) *2030 Cities/County Forecast* dated February 3, 2004. This data source is used because it is an officially recognized forecasting model which is used by the county's governing agencies: 18 cities and the county of San Diego. The 2030 forecast is prepared collaboratively by all the governing jurisdictions and the County of San Diego. It is not adopted by the SANDAG board until all 18 cities and the county concurs with the numbers. The forecast is based on the adopted general and community plans within each city, and for the unincorporated area, based on the (December 2002) San Diego County GP2020 update.

The 2030 Cities/County Forecast can be analyzed by city, by zip code area, by census tract, and by school district area. The district wide data is very useful for a macro analysis of the District, and is often used for developer fee justification analysis. However, the data is too comprehensive at that level and not very useful for identifying specifically where development may occur. For purposes of this report, the census data boundaries were matched with the individual school boundaries so that each school's unique forecast could be identified. The following table identifies the individual schools and their respective census tract numbers. It should be noted that Beyer and San Ysidro Middle Schools share the same census tract, as does Smythe and La Mirada.

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Table 2.3
Census Tract Identification by School Attendance Area

<u>School</u>	<u>Census Tract Number</u>
Beyer & San Ysidro Middle	100.15
Smythe & La Mirada	100.05
Sunset	100.13
Willow	100.09
Ocean View Hills	100.14

A multi-step process is used to determine the projected development. It is:

1. Develop a 2005 Base Line Data Point
 - a. Use the 2000-2005 Housing and Population Data from Census/SourcePoint
 - b. Use the October 2005 CBEDS enrollment count
2. Calculate the student capacity of each school
 - a. Standard classrooms are loaded at 30 students per classroom
 - b. Special Education classrooms are loaded at 12 students per classroom
 - c. Physical Education classes are loaded at 55 students per room
3. Determine the Student Generation Rate (SGR) for each school
 - a. Divide the 2005 housing count by the CBEDS enrollment
4. Identify the number of projected dwellings for each school
 - a. Use the 2030 Cities/County Forecast prepared for each school census tract
5. Determine the projected enrollment: 2005 through 2030 for each school
 - a. Multiply the projected dwelling unit count by the SGR
6. Compare the Projected Enrollment with the School's Capacity
7. Determine the Number of New Classrooms Needed to House Students
 - a. Divide the number of unhoused students by 30.

Established Area of District

The San Diego Association of Governments (SANDAG) projections for the 2030 Forecast are used to identify detailed growth patterns within the established area of the District. The Census Tract data is used because that information aligns closely with the established attendance area boundaries for the individual schools. The exception is Smythe and La Mirada Schools. They share the same census tract so the projections are divided equally among each school. The SANDAG 2030 Housing Forecast for the Census Tracts that contain Ocean View Hills School and the Otay Mesa **were not** used in

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this master plan update, because the City of San Diego is in the process of entertaining 3 proposed alternative development patterns for this area. Therefore, Otay Mesa is addressed as a separate subsection within this plan.

The following table identifies the anticipated new development in the established portion of the District:

Table 2.4
Projected Housing Development by School In Established Area of District

<u>School</u>	<u>2000 to 2010</u>	<u>2010 to 2020</u>	<u>2020 to 2030</u>
Beyer	Otay Mesa	Otay Mesa	Otay Mesa
Smythe & La Mirada ¹	16 Units	93 Units	36 Units
Sunset	86 Units	170 Units	0 Units
Willow	0 Units	0 Units	589 Units
Ocean View Hills	Otay Mesa	Otay Mesa	Otay Mesa
Established Area Total	102	263	625

Notes 1. Smythe and La Mirada share the same census tract

2. San Ysidro Middle School serves grades 7-8 for all schools except Ocean View Hills; therefore, the combined data for census tracts 100.15, 100.05, 100.13 and 100.09 are used to determine the projected development for SYMS.

Source: 2030 Cities/County Forecast & 200-2005 Housing & Population Data: SourcePoint

Table 2.4 reveals that development within the Census tracts that serve Smythe and La Mirada will be very low, the Sunset attendance area will have moderate growth after 2010, and Willow should experience greater growth between 2020 and 2030.

Projected Students

The District prepared a student generation rate study. The student generation rate is the number of students that can reasonably be expected to come from a dwelling unit. Student generation rates were applied to projected dwellings so that an estimated total number of students resulting from new development could be determined. The following table shows the estimated number of new students within the established area of the District:

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Table 2.5

Projected New Students by School In Established Area of District

<u>School</u>	<u>2000 to 2010</u>	<u>2010 to 2020</u>	<u>2020 to 2030</u>
Beyer	Otay Mesa	Otay Mesa	Otay Mesa
Smythe & La Mirada ¹	6	42	16
Sunset	33	65	0
Willow	0	0	239
Ocean View Hills	Otay Mesa	Otay Mesa	Otay Mesa
Established Area Total	39	107	255

Notes 1. Smythe and La Mirada share the same census tract

3. San Ysidro Middle School serves grades 7-8 for all schools except Ocean View Hills; therefore, the combined data for census tracts 100.15, 100.05, 100.13 and 100.09 are used to determine the projected development for SYMS.

Source: 2030 Cities/County Forecast & 2004-2005 Housing & Population Data: SourcePoint

Table 2.5 reveals that Smythe, La Mirada, and Sunset should experience little growth in the next twenty five years. Willow should experience little to no growth within the next 10 to 15 years, and then increase by about 50 students per year during the 10-year period between 2020 and 2030.

Developing Area of District: Otay Mesa

The remaining 25 square miles of area within the District, Otay Mesa, is where the remaining developable land is located. In June 2006 the City of San Diego, the governing agency with jurisdiction over the land development process, decided that it would process three community plan alternatives simultaneously. These three alternatives range from a low of 17,989 dwellings to a high of 27,403 dwellings resulting in a need to house between 6,673 and 10,588 new students. The following table identifies the three alternatives to the Otay Mesa Community Plan Update and the corresponding student impact:

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Table 2.6
Projected New Students by School In The Growing Area of the District

Description	Single Family Detached	Single Family Attached (Sale)	Multi Family Attached (Rent)	Total
Expected Dwelling Units– Alt 1	3,768	14,142	4,714	22,624
Total = 24,885				
Expected Dwelling Units– Alt 2	3,767	16,031	5,344	25,142
Total = 27,403				
Expected Dwelling Units– Alt 3	3,368	9,270	3,090	15,728
Total = 17,989				

Description	Single Family Detached	Single Family Attached (Sale)	Multi Family Attached (Rent)	Total
K-6 Student Generation Rate	.3556	.2887	.4107	Total
7-8 Student Generation Rate	.1072	.0822	.1317	
Expected Students – Alt 1	1,744	5,245	2,557	9,546
Expected Students – Alt 2	1,743	5,946	2,898	10,588
Expected Students – Alt 3	1,559	3,438	1,676	6,673

Section 4: Existing Facilities

General Information

The San Ysidro School District has seven (7) schools that serve elementary and middle school aged children. It operates a childcare center that is adjacent to Smythe Elementary School and has a District Educational Center. The Educational Center is where the District's administrative offices, the warehouse, and the transportation center are located. The District maintains over 470,000 square feet of building area and almost 5 million square feet of grounds – including landscaped slopes, landscaped areas, walkways and play fields, excluding inaccessible or unused areas. Table 3.1 identifies each facility, its age, its building area, and its grounds area.

Table 3.1A
San Ysidro Facilities

<u>Facility</u>	<u>Year Constructed</u>	<u>Building Area</u>	<u>Fields & Hard Courts</u>	<u>Total Grounds (w/ Fields)</u>
Beyer School	1958	37,977	79,746	398,930
La Mirada School	1973	42,126	210,421	454,458
Smythe School	1971	49,922	156,676	557,740
Sunset School	2003	77,110	130,489	185,992
Willow School	1960	46,959	251,765	426,103
San Ysidro Middle ¹	1978	95,622	364,163	1,497,803
<u>Ocean View Hills</u>	<u>2005</u>	<u>98,703</u>	<u>229,574</u>	<u>772,497</u>
Schools Subtotal		448,419	1,422,834	4,293,523
Child Dev'p. Cntr.	1991 – 1997	10,600	N/A	67,808
District Office ²	1978	17,149	N/A	494,245
Warehouse/Transportation And Maintenance				
Grand Total	1958 through 2005	476,168	1,422,834	4,855,576

Notes:

1. Approximately 747,504 square feet (17 acres) of the site is on steep slopes and not accessible.
2. Approximately 217,800 (5 acres) square feet of the site is vacant and not used by the district

Table 3.1B identifies the number of permanent and portable classrooms available and used at each of the District's 7 schools:

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Table 3.1B
Room Utilization by School

<u>Facility</u>	<u>Permanent Classrooms</u>	<u>Portable Classrooms</u>	<u>Total Classrooms</u>	<u>Classrooms Used</u>
Beyer School	16	16	32	23
La Mirada School	22	5	27	26
Smythe School	32	3	35	34
Sunset School	32	0	32	32
Willow School	17	18	35	30
San Ysidro Middle	41	9	50	45
Ocean View Hills	40	0	40	40
Total	200	51	251	230

Source: March 2, 2007 Enrollment Report / SYSD Business Services Division

Table 3.1C identifies the assessor parcel identification number for each school facility and the total area within each parcel. The assessor parcel maps can be found in the appendix.

Table 3.1 C
Assessor Parcel Number Identification
By School and By Facility

<u>Facility</u>	<u>Assessor Parcel Number</u>	<u>Property Area (Acres)</u>
Beyer School	638-170-14	10.03
La Mirada School	638-170-06;07;08	11.4
Smythe School	638-010-59	13.95
Sunset School	638-010-59	6.04
Willow School	666-180-64;65	10.86
San Ysidro Middle	638-170-68	36.58
Ocean View Hills	645-040-54	20
Schools Subtotal		108.82
Child Dev'p. Cntr.	638-010-59	1.8
District Office		11.74
Warehouse/Transportaion And Maintenance	638-070-69	

The condition of the schools varies with a few excellent, some fair, and some needing improvement. Two of the schools, Sunset Elementary and Ocean View Hills, are new facilities and in excellent condition. Four of the remaining schools are in need of modernization, and the school board has determined that Willow School is to be replaced.

The District has limited resources for facilities modernization, reconstruction, and new construction and therefore must target dollars to maximize results and abate deteriorating

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conditions. Additionally, the limited funds must be directed towards improvements where the existing facility conditions require upgrades so that the educational program may be effectively delivered. For example, Class Size Reduction required the placement of many portables because lowering the loading standard of 30:1 to 20:1 in grades Kindergarten through Third grade increased demands on classroom capacity. Another example is technology in the classroom. Technology upgrades often require electrical, Heating Air Conditioning and Ventilation (HVAC), and security upgrades.

To target funds to the most needed areas, the District uses The United States Army Corps of Engineers system for determining the condition of a facility known as the Facilities Condition Index (FCI). The index is the ratio of the cost to make significant improvements; known as the "backlog of major repairs", divided by the current replacement cost of the facility. Finally, using this index, the agency that owns the facilities is responsible for setting the parameters for building replacement or renovation. Generally, if the resulting index is greater than 10 percent, then the building is a candidate for major renovation or replacement.

The following table is the Facilities Condition Index prepared by the Facilities Division for the District's Schools.

Facilities Condition Index: FCI

San Ysidro School District: 2006

School	Grades Served	Existing Building Area in Square Feet	Site Area in Acres	Williams Assessment Telacu Findings ¹	ADA Assessment Disability Access Consultants, Inc	Backlog of Major Repairs (Telacu + ADA)	Estimated Replacement Cost (\$255/sf) ¹	Facilities condition Index: Backlog / Replacement Rating ³
Beyer Elementary	K-5	51,405	10.03	\$675,400	\$386,489	\$1,061,889	\$12,080,175	8.79 Fair
La Mirada Elementary	K-5	40,700	11.4	\$633,000	\$277,236	\$910,236	\$9,564,500	9.52 Fair to Poor
Smyth Elementary	K-5	48,562	13.95	\$365,000	\$228,177	\$593,177	\$11,412,070	5.20 Good to Fair
Child Development Center ²	Pre-K	14,152	1.88	\$106,369	\$271,520	\$377,889	\$3,325,720	11.36 Poor
Sunset Elementary	K-5	71,791	6	\$0	\$171,979	\$171,979	\$16,870,885	1.02 Good
Willow Elementary	K-5	48,699	10.66	\$1,037,000	\$171,979	\$1,208,979	\$11,444,265	10.56 Poor
Ocean View Hills	K-8	101,970	20	\$0	\$150,452	\$150,452	\$23,962,950	0.63 Good
San Ysidro Middle School	7-8	95,112	36.58	\$2,000,000	\$345,325	\$2,345,325	\$22,351,320	10.49 Poor
District Office ²	N/A	16,000	11.74	\$248,845	\$101,692	\$350,537	\$3,760,000	9.32 Fair to Poor
				\$5,065,614	\$2,104,849	\$7,170,463	\$114,771,885	

Note 1: The replacement cost was derived by using the Ocean View Hills cost of \$24 million 24 million dollars divided by 101,970 square feet is a cost of \$235 dollars per s.f.. The 2004/05 cost was then escalated at 4% per year for 2 years

Note 2: Williams did not require the assessment of CDC, Ocean View Hills, or Sunset, so an average cost per square foot for major maintenance was used by comparing similar schools costs from Telacu.

Note 3: Rating: National Association
Of College and University
Business Officers

Under 5 Good Condition
5-10 Fair condition
Over 10 Poor Condition



The Facilities Condition Index demonstrates that the Child Development Center and Willow School are prime candidates for significant repair or replacement. San Ysidro

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Middle School also has a high FCI index. This is caused by the significant cost to repair damage to the Boys and Girls Physical Education Building. Unfortunately, geologic conditions at the school have caused the building's foundation to crack. Stop gap measures have been taken to make the building safe, and the District is keeping a close watch, via a geotechnical engineering company, to stay ahead of the problem. If it were not for the PE building problem, the school would have a much lower FCI.

Evaluation Systems

The District uses a variety of methods to continually evaluate the condition of its facilities and address upkeep, modernization, and new construction. These methods include:

- **Facility Walk Throughs:** In the Spring of 2005, the Assistant Superintendent of Business initiated quarterly walk-throughs of all the District's schools. The walks include the school site principal, the Assistant Superintendent of Business, the Maintenance Director, the Operations Supervisor, and the Facilities Planning Coordinator. The purpose of the walk is to allow the school site to raise any facilities issue on the site so that it can be quickly reviewed and, if possible, resolved. After a walk-through is conducted, an issues log is developed for each school so that needed repairs are followed up on and funding is identified for future improvements. The walks occur on a quarterly basis so that there is constant follow up with the school site.
- **Williams Assessment:** As a result of the settlement of the William's lawsuit, the State instituted procedures whereby all facilities for schools in Deciles 1 and 2 based on 2005 API figures would be evaluated by a licensed contractor. This assessment was conducted for 5 of the District's 7 schools in 2005 and the results are as follows:

Table 3.1 D
Campus Wide Cost Summary to Maintain Functionality

Year	Willow	Smythe	San Ysidro Middle	La Mirada	Beyer	Yearly Total
2005/06	\$1,037,000.00	\$365,000.00	\$2,523,400.00	\$657,625.00	\$675,400.00	5,258,425.00
2006/07	\$659,000.00	\$373,500.00	\$757,846.00	\$371,600.00	\$974,250.00	3,136,196.00
2007/08	\$422,800.00	\$751,500.00	\$200,200.00	\$397,000.00	\$573,300.00	2,344,800.00
2008/09	\$371,000.00	\$582,000.00	\$ 0.00	\$401,500.00	\$271,000.00	1,625,500.00
2009/10	\$889,000.00	\$288,400.00	\$1,138,882.00	\$261,500.00	\$167,400.00	2,745,182.00
Average	\$375,760.00	\$482,080.00	\$924,065.60	\$417,845.00	\$532,270.00	\$3,022,020.60

Source: San Ysidro School Facilities Needs Assessment Report; TELACU Construction 3/14, 2006

- **Williams County Evaluations:** As a result of the settlement of the William's lawsuit, County Offices of Education must also conduct annual evaluations of facilities for schools in Deciles 1 and 2 based on 2005 API figures. No emergency repairs were identified in the specified categories. However, several maintenance issues were identified and have been addressed.
- **Americans With Disabilities Act Review:**

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The Americans with Disabilities Act (ADA) represents a significant breakthrough in civil liberties legislation aimed at bringing equity to the disabled. The act, signed into law by President Bush in 1992, requires public and private employers with more than 50 employees to review their programs, services, and facilities and identify practices, processes, and physical impediments in their organizations that restrict access, or participation, by a disabled person. The scope of the ADA covers employment practices, public notices, public meetings, and physical characteristics of facilities.

The San Ysidro School District has already adjusted its personnel policies and practices to comply with the ADA, and this section identifies steps the District has taken to comply with Title II of the act. The act specifically states that any renovation or new construction that occurs after January 26, 1992 must meet the handicapped accessibility requirements of the California Building Code and the Americans with Disabilities Act Accessibility Guidelines (ADAAG). The modernization projects of Beyer School, Willow School, and the former Sunset School all met those requirements. Additionally, every new construction project undertaken by the District, namely the new Smythe classrooms, the San Ysidro Middle School Multi-Cultural Complex, the new Sunset School, the Ocean View Hills School, numerous relocatable projects, and the two preschool projects at Sunset and Ocean View Hills School meet CBC and ADAAG.

In January 2005 the District retained the services of Disability Access Consultants, Inc. to survey every district facility for compliance with the ADA. The following characteristics at every site were reviewed:

- | | | |
|------------------------------------|-----------------------------------|--------------------------------------|
| • Program Services and Activities | • Elevators | • Choir & Band Rooms |
| • Parking | • Platform Lifts | • Libraries |
| • Passenger Loading Zones | • Stairs | • Commons/ Lunch Areas |
| • Curbs, Curb Ramps and Crosswalks | • Doors | |
| • Path of Travel | • School Offices | • Assembly Rooms |
| • Ramps | • Work Stations | • Playgrounds & Outdoor Sports Areas |
| | • Visual & Audible Communications | • Areas of Rescue |
| | • Restrooms | • Emergency Services |
| | • Drinking Fountains | |

Disabilities Access Consultants, Inc. prepared a hard copy report, over 400 pages in length, which identifies areas in the District's schools and offices that either meet ADA or need additional work to substantially comply with ADA. The

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company also provided the District with the software needed to manage and track its progress made in complying with the act.

It is important to note that, although the report is comprehensive in that all spaces were evaluated, the District need only provide reasonable accommodations. For example, if the report identifies several restrooms that need to be renovated to meet ADAAG, not all of them may need to be retrofitted so long as accessible restrooms are available.

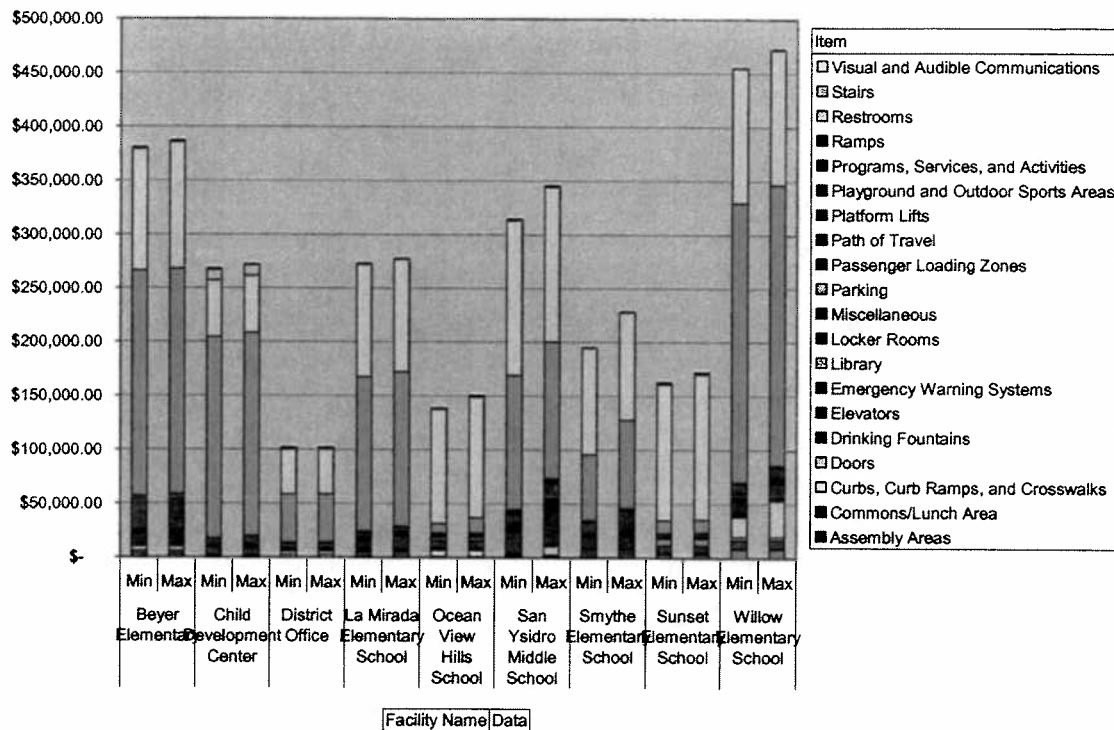
The following table identifies the findings of the study:

<u>School</u>	<u>Estimated ADA Upgrades Cost</u>
Beyer Elementary	\$386,489.00
La Mirada Elementary	\$277,236.00
Smythe & CDC	\$499,697.00
Sunset Elementary	\$171,979.00
Willow Elementary	\$171,979.00
Ocean View Hills	\$150,452.00
San Ysidro Middle	\$345,325.00
<u>District Office</u>	<u>\$101,692.00</u>
Total	\$2,104,849.00

Note 1: The assessment was done on the interim Ocean View Hills (trailer) school. In January 2006, that school was abandoned when the new Ocean View Hills School was ready for occupancy.

The chart on the following page identifies the costs for each school by area of concern:

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Understanding that there is limited funding to improve facilities, the District uses the following methodology in making ADA improvements:

Highest Priority:

If a school site has an immediate need for handicapped accessibility the maintenance department will respond as quickly as possible to provide the necessary accommodations. For example, hardware is changed out, ramps may be provided, or bathrooms renovated as needed.

New Construction / Reconstruction or Renovation

All new construction or renovation projects will identify a reasonable path of travel from the parking lot to the classrooms or offices, and handicapped upgrades will be made along that path of travel. Additionally, new or renovated facilities will comply with ADA requirements.

Deferred Maintenance and Major Maintenance Planning

All major maintenance projects, including Deferred Maintenance where appropriate, will comply with ADA requirements. Project budget(s) are increased to make the upgrades possible.

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Section 5: Facility Needs

New Facilities

In Section 3 the projected development for the established and the developing areas of the District was addressed. In the established area Sunset School will need 2 to 3 additional classrooms to meet the growth anticipated to occur between 2020 and 2030. Willow School will need 1 to 2 new classrooms per year starting in 2020 and extending through 2030 to meet the expected development in that area. La Mirada, Smythe and San Ysidro Middle School should not need any new classrooms.

The Ocean View Hills area north of 905 is currently served by Ocean View Hills K-8 school which is at capacity and will require an estimated 7 additional portables in 2007-08. This area of Otay Mesa continues to grow and an additional school is needed immediately. The table below depicts the estimated number of additional classrooms needed to handle student growth generated by the final two housing developments planned for this area:

Table 5.1
Estimated Classroom Need for Ocean View Hills Area

Estimated						K-6			7-8		
Developer	Description	Start	Complete	Type	# of Units	Rate	Students	Classrms	Rate	Students	Classrms
Pardee	Unit 6	3Q 2008	2Q 2010	Single Family Detached	0	0.3556	0	0.00	0.1072	0	0.00
				Single Family Attached	1572	0.2887	454	19.25	0.0822	129	4.99
				Multi-Family Attached	0	0.4107	0	0.00	0.1317	0	0.00
				Total	1572		454	19.25		129	4.99
Pardee	Cal Terr 13,14	1Q 2007	1Q 2008	Single Family Detached	0	0.3556	0	0.00	0.1072	0	0.00
				Single Family Attached	642	0.2887	185	7.84	0.0822	53	2.05
				Multi-Family Attached	0	0.4107	0	0.00	0.1317	0	0.00
				Total	642		185	7.84		53	2.05
Project Totals					2214		639	27.09		182	7.05
District Total										821	34.14

The District is currently planning construction of School #8 near the Ocean View Hills K-8 school to handle this growth and occupancy is expected in August 2009.

New housing construction in Otay Mesa will bring about a need for additional classrooms at Beyer and between 6 and 10 additional schools with 6,000 to 10,000 new students anticipated to enter the district over a 30-year period. The number of schools needed depends on the type of school configuration chosen by the District and each configuration requires a different number of constructed schools and a varying amount of dedicated land.

There are several important factors to be considered in determining the best school configuration for the Otay Mesa area and these factors must be balanced to achieve maximum flexibility and minimum cost. There are essentially 4 factors to consider:

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- How much in facilities funds is available to direct towards both new construction and modernization of existing facilities? Maximization of facilities funds promotes sufficiency for both goals.
- How many schools need to be constructed? Fewer schools mean less use of facilities funds for new construction leaving more for modernization of existing schools. Also, fewer schools reduce operational costs. However, there is a tipping point where schools with too many students find it difficult to manage and control the large population.
- How much land must be dedicated and purchased? More acreage dedicated for public services means less available for residential development thus reducing the need for public services. Also, more land for schools requires more use of facilities funds leaving less for modernization.

Three school configuration options are being considered and each has advantages, disadvantages, and varying degrees of effect on the above considerations:

- **Traditional Model** – 750 - 850 student Kindergarten through 6th grade schools with promoted 6th graders entering a nearby 1,200 student 7th through 8th grade middle school. This requires construction of the largest number of schools and the use of the largest land acreage of the 3 options.
- **Complete K-8 Model** – All schools constructed to operate as an independent K-8 school. This requires construction of the least number of schools but uses more acreage than the 3rd option. Furthermore, generation of students from new development may not support this type of configuration, since 900 to 1,000 7th and 8th graders are needed to fill a middle school whereas an elementary school can operate effectively with 550 - 850 students.
- **Paired Model** – One school in a small geographic area constructed as an elementary school and one constructed as a K-8 school. This pairing allows flexibility in loading the schools depending on the grade levels generated from developments in the area so as to maximize classroom space. It also minimizes the amount of land needed for schools, thus reducing costs.

The following table shows the various options and correlated land acquisition required depending upon which option is used.

Table 5.2
Estimated Facilities Need in Developing Area

Description	Alt 1	Alt 2	Alt 3
Expected Dwelling Units	22,624	25,142	15,728
# of Schools - Traditional Model	11.79	13.10	8.29
# of Acres – Traditional Model	137.90	152.90	96.40

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# of Schools – All K-8, 1200, 2 story	7.95	8.82	5.56
# of Acres – All K-8, 1200, 2 story	127.30	141.20	89.00
# Of Schools – Pairing, 2-Story	9.80	10.90	6.80
# of Acres – Pairing, 2-Story	117.50	130.30	82.10

The traditional model would require between 8 and 13 schools and between 96 and 153 acres of land. If all K-8 schools were desired, then the District would need to construct between 6 and 9 schools and acquire between 89 and 141 acres of land. If the paired concept is followed then the District would need to construct between 7 and 11 schools and acquire between 82 and 130 acres of land. The most cost effective solution for the District is the paired concept with two story schools. Sunset Elementary is operating as a 2- story school and has been extremely successful as such.

Modernization of Existing Facilities

In 1997/1998 Senate Bill 50 established the Leroy F. Greene State School Facilities Program. Through that program, funding for modernization is based on the number of eligible student grants a district may have. The program also established shared funding whereby the state grant comprised eighty percent of eligible costs and the local agency was required to provide twenty percent. That was later changed to a sixty percent state match and a forty percent local contribution. If a local agency could demonstrate that it could not provide all or a portion of its local obligation, then hardship funds could be applied towards the local agency's contribution.

Currently, the state is considering increasing the shared funding to fifty percent state and fifty percent local. At the present time, however, no legislation has been approved to make that change.

As of January 2007 the State Allocation Board, the legislative body responsible for the dissemination of state school construction dollars, authorized an increase in funding to \$3,262 for each elementary student grant and \$3,450 for each middle school student grant. Additionally, grants for severely disabled students were raised to \$10,391 per grant and \$6,953 per non-severe student.

Permanent school buildings over 25 years of age and portable buildings over 20 years of age are eligible for modernization. There is a formal eligibility application process, but in its simplest form the total building area (square feet) of buildings which meet the age requirements is divided by the entire building area of a school. The total number of classrooms within eligible buildings are counted and loaded with students at either 25 students per classroom if the school is an elementary school, or 27 students per classroom if the school is a middle school. A modernization grant is applied to each eligible

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student. If there is more eligible building area than classrooms, then the district has an option of using a ratio of the area of eligible buildings multiplied by the total school building area. The resulting factor is then multiplied by the most current CBEDS enrollment count certified by the state producing the amount of modernization grants eligible at that school site.

San Ysidro Middle School serves as a good example of determining the modernization grants by using the alternative method. The school has a total of 95,112 square feet of building area. Because some of the buildings were modernized in 1993, and therefore not eligible for additional state dollars until the year 2018, only 31,308 square feet is in buildings that are eligible for modernization dollars and there are only 7 classrooms in those buildings. The 7 rooms are loaded at 27 students per room thus yielding 189 modernization grants. The result is approximately \$652,000. However, the ratio of eligible building area to total building area is 0.33. That factor multiplied by the 2005/06 CBEDS results in 341 eligible grants. The estimated total amount of state funding with this option increases to approximately \$1.2 million dollars.

As of March 2007, the District could have an estimated 1,686 modernization grants resulting in approximately \$6,069,519 of state funding. Each school must have its own separate modernization application, and the building area and CBEDS numbers will be adjusted at the time of the application. The following is the estimated modernization of funding available for all the district's schools as of March 2007:

Table 5.3
Potential Modernization Eligibility by School

<u>School</u>	<u>Estimated State \$</u>	<u>Estimated Local Match</u>	<u>Total Funds (Min.)</u>
Beyer Elementary	\$570,850	\$380,567	\$951,417.00
La Mirada Elementary	\$1,631,000	\$1,087,333	\$2,718,333.00
Smythe Elementary	\$1,631,000	\$1,087,333	\$2,718,333.00
Willow Elementary	\$1,060,150	\$706,767	\$1,766,917.00
<u>San Ysidro Middle School</u>	<u>\$1,176,519</u>	<u>\$784,346</u>	<u>\$1,960,865.00</u>
Total All Sites	\$6,069,519.00	\$4,046,346.00	\$10,115,865.00

Beyer Elementary, Willow Elementary, and San Ysidro Middle School have lower funding eligibility because certain buildings on these schools were modernized with state funds in 1993. That started the 20 and 25 year building life cycles for eligibility all over again. Sunset Elementary was modernized in 1993 but in 2002 and 2003 the existing school was removed and replaced, thus making it ineligible for modernization funding. Ocean View Hills School was constructed in 2005 and is also ineligible.

The following table identifies which buildings and classrooms are eligible for modernization.

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Table 5.4
Potential Modernization Eligibility by School

<u>School</u>	<u>Building</u>	<u>Rooms</u>
Beyer Elementary	Bldgs. G & H	Lib.;22-24, 5-7
La Mirada Elementary	Bldgs, A,B,C & D	MP/Caf.; Rooms 1 - 20
Smythe Elementary	Bldgs. A,B,C & D	MP/Caf.; Rooms 1 - 20
Willow Elementary	Bldgs, & E (relas)	Rms. 16 - 27
San Ysidro Middle School	Bldgs, F, G & H	Old Kitchen; Lib, 701-707

Modernization Plan

Modernization needs of existing facilities will be addressed as follows:

- **Willow:** Designated for demolition and complete reconstruction by the Governing Board. Completion of the new school is scheduled for August 2009.
- **Beyer:** Projected to be modernized and expanded to handle growth in the western portion of the Otay Mesa area south of 905 sometime in 2010.
- **San Ysidro Middle School:** To be scheduled for modernization when local funds from GO bonds are available to match State funding.
- **Smythe:** To be scheduled for modernization when local funds from GO bonds are available to match State funding.
- **La Mirada:** To be scheduled for modernization when local funds from GO bonds are available to match State funding.

Construction Delivery Methods

There are several delivery methods available to the district for constructing or modernizing facilities. Each is described and depicted below:

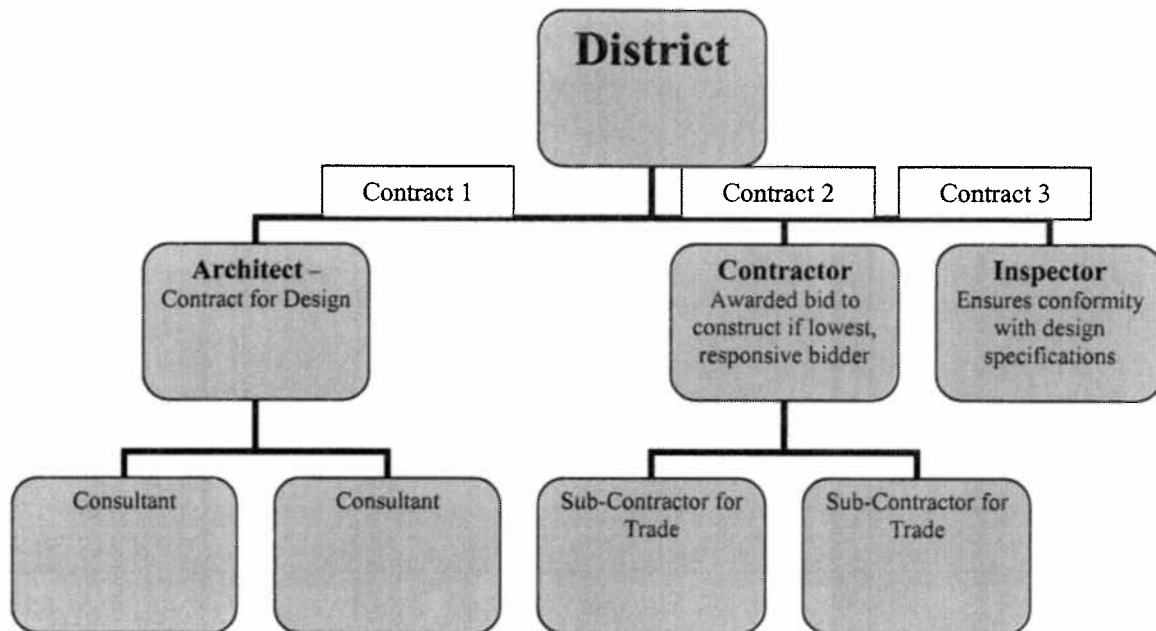
- **Traditional Bid:** District contracts with Architect to design project, follows the competitive bid process, then awards bid to contractor as lowest responsive bidder to build and act as General Contractor.
- **Agency Construction Manager:** District contracts with Architect to design project and Construction Manager to act as District's agent to provide advice and services. Construction manager does not directly perform design or construction work; assists but does not guarantee delivery. District contracts with contractor to build.
- **Construction Manager At Risk:** District contracts with Architect to design project and Construction Manager to deliver project within a Guaranteed Maximum Price. Construction manager acts as consultant in design and development phases, but as the equivalent of a general contractor during construction phase. CM typically subcontracts for all trade work.

San Ysidro School District
Long-Range Facilities Master Plan

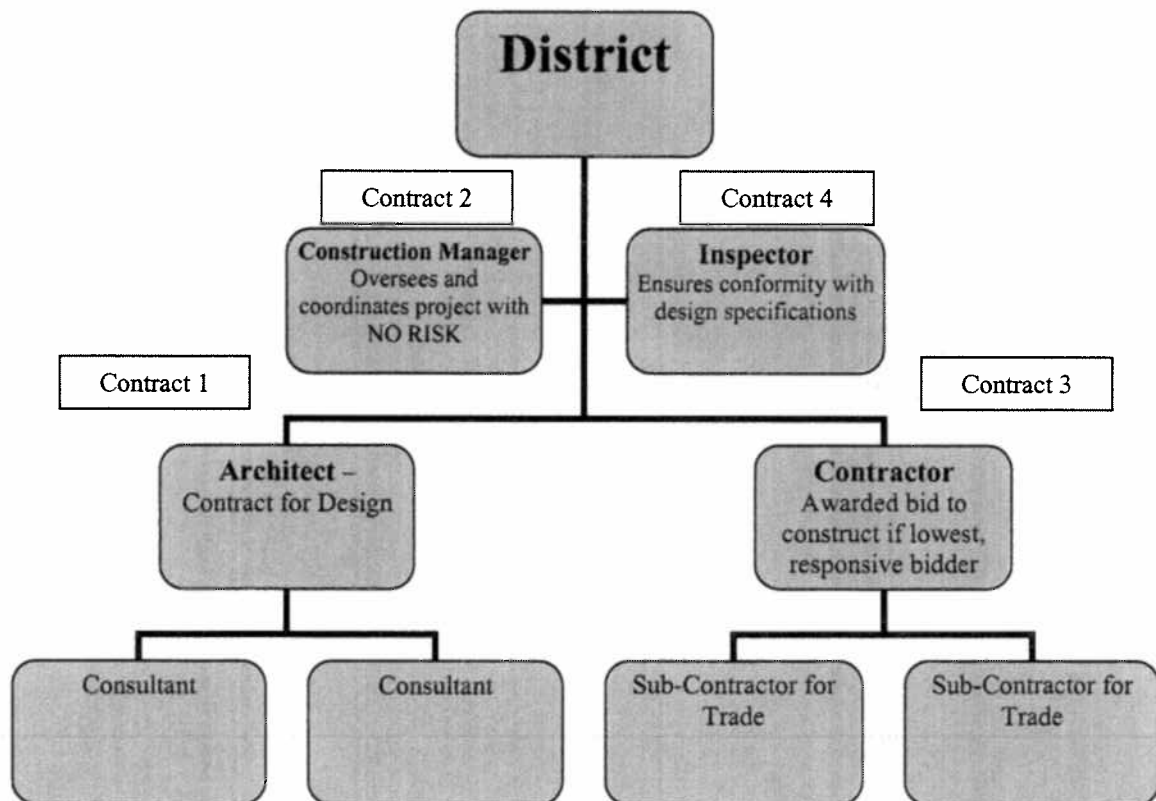
- **Multi-Prime Construction Manager:** District contracts with Architect to design project and Construction Manager to oversee and coordinate the project. Bids are distributed and awarded by trade, thus creating multiple “general contractors” each responsible for their own portion of the work. District contracts with each individual prime contractor separately.
- **Design-Build:** Under Education Code section 17250.2 for projects exceeding \$10 million, District can contract with one entity to design and build project if the Board makes written findings indicating that use of this method will reduce comparable project costs, expedite the project’s completion, or provide features not achievable through the traditional design-bid-build method.
- **Lease/Leaseback:** Under Education Code section 17406, District can contract with a Lease/Leaseback entity without advertising for bids to lease property currently owned by the district to the entity for the purpose of construction of a building or buildings upon the subject property, with title to the subject property and the buildings vesting with the district at the expiration of the lease. Lease payments are made to the entity for the value of improvements on the property.

San Ysidro School District
Long-Range Facilities Master Plan

TRADITIONAL BID:

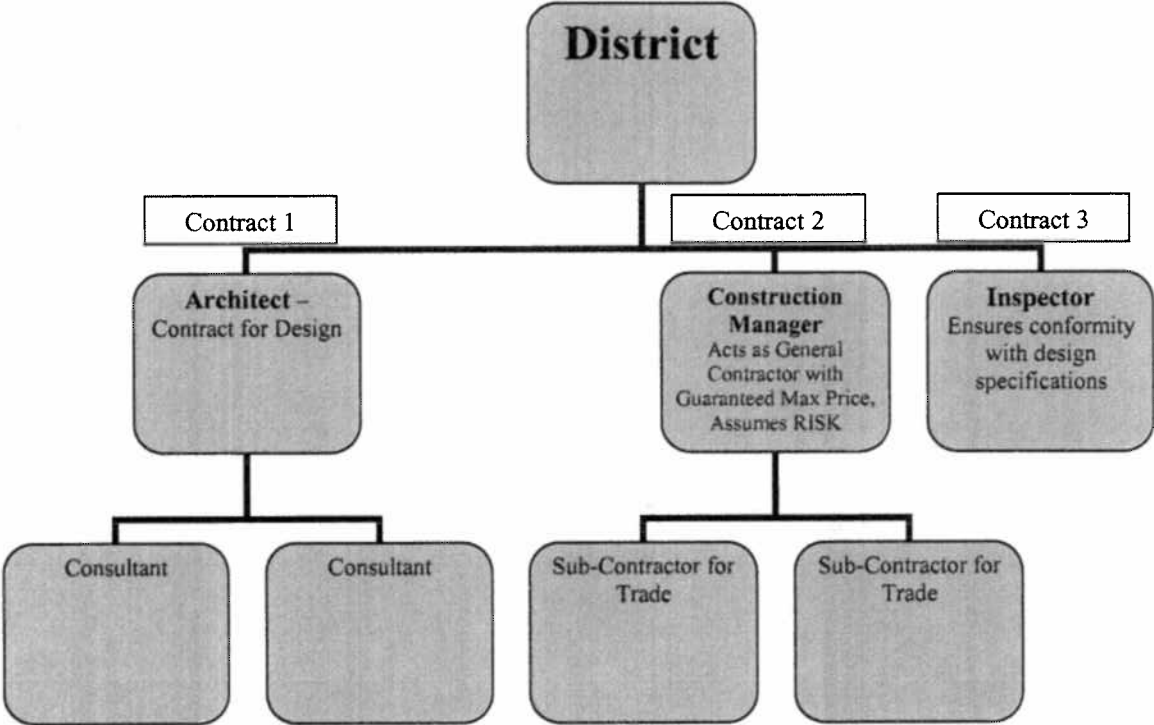


AGENCY CONSTRUCTION MANAGER:



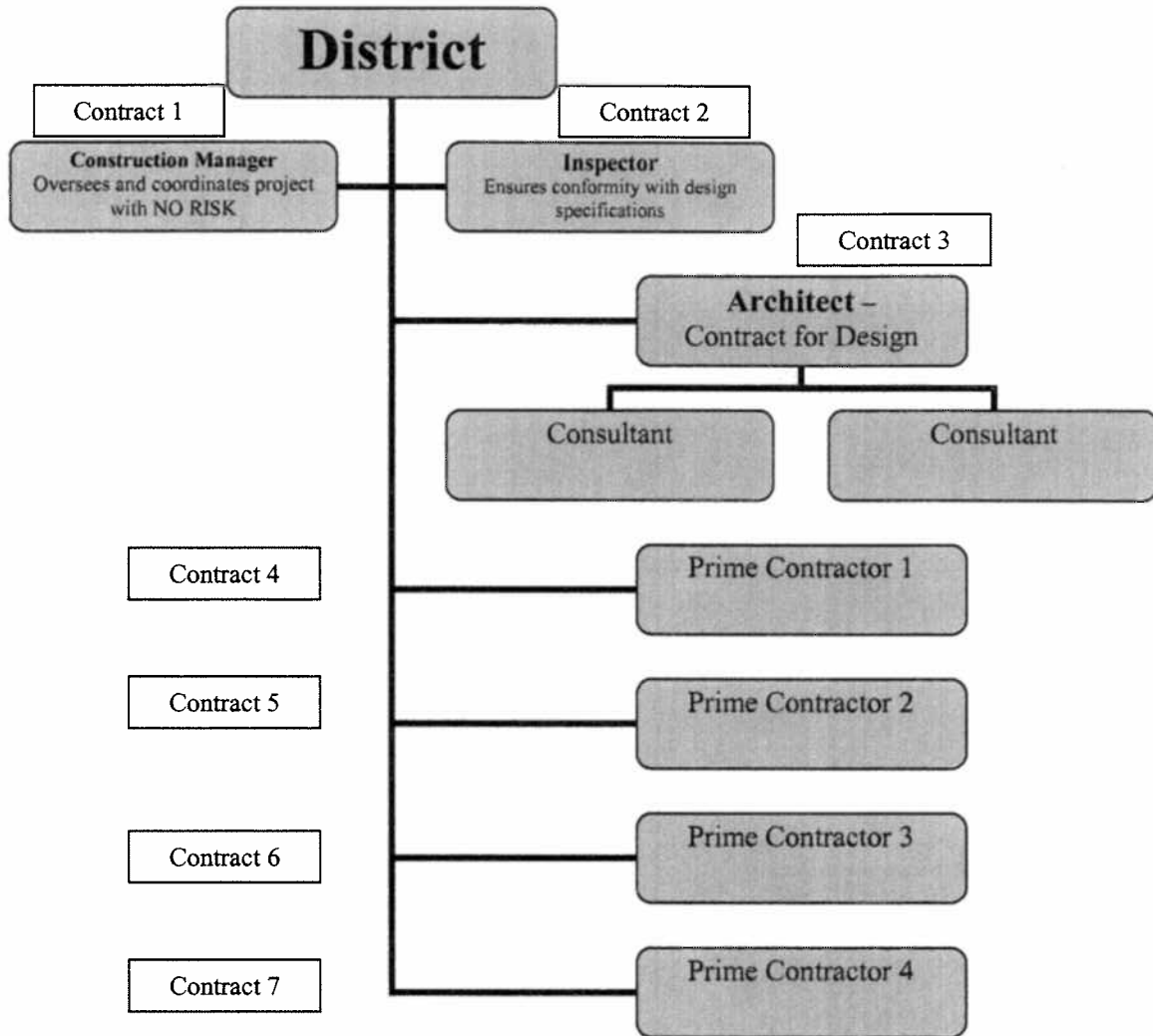
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CONSTRUCTION MANAGER AT RISK:



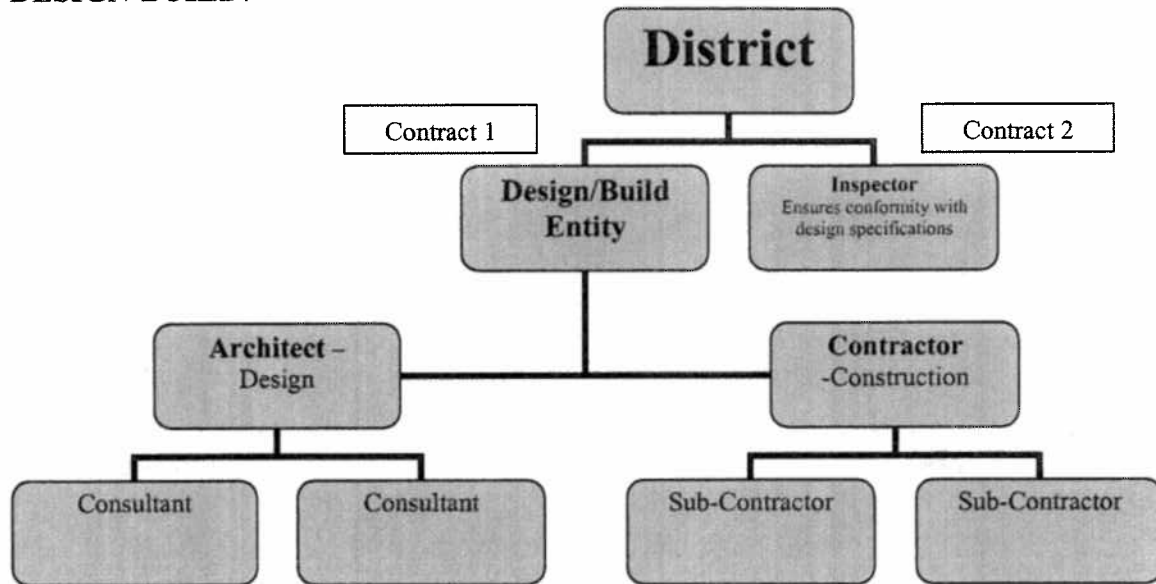
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MULTI-PRIME CONSTRUCTION MANAGER:

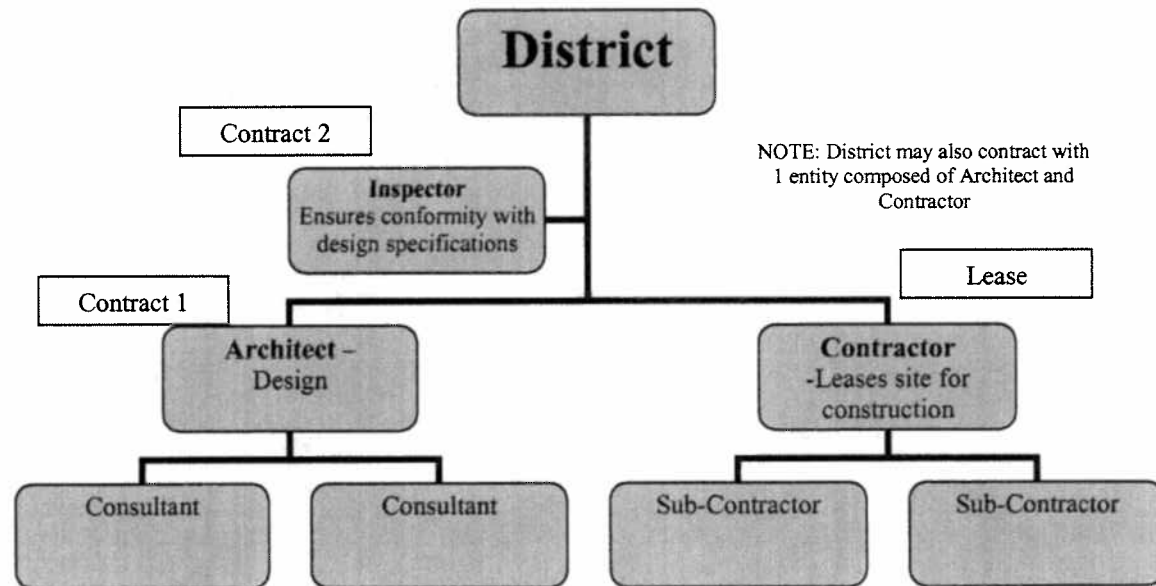


San Ysidro School District
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DESIGN-BUILD:



LEASE/LEASEBACK:



Recent and future projects are listed below along with their construction delivery method:

1997 - New classrooms at Smythe Elementary →	Traditional Bid
2001 - Reconstruction of Sunset Elementary →	Traditional Bid
2005 - Construction of Ocean View Hills K-8 School →	Multi-Prime- Construction Manager
2009 - Reconstruction of Willow Elementary School →	Lease/Leaseback
2009 - Construction of School #8 →	Lease/Leaseback

Section 6: Resources

Financial

The District has several funding sources available to pay for the maintenance, modernization, or construction of its facilities. These include the following:

- **Maintenance and General Upkeep** of existing facilities:
 - *Routine Restricted Maintenance Account*
 - 3% of General Fund expenditures set aside each year
 - \$1.2 million annually

Each fiscal year, the District is required to transfer the equivalent of 3% of the total of projected Unrestricted and Restricted expenditures and financing uses in the Adopted Budget into a Routine Restricted Maintenance Account. There is no requirement to update this amount for actual expenditures at year end. If the amount is not used, it must be carried forward into future years, thus serving as a savings account to address facility maintenance issues into the future. Negative carry-overs are not allowed, so if a District spends more on maintenance than is in the fund, an additional amount must be transferred into the account to “zero it out” for that year. The intent for this account is to hold districts accountable for keeping their facilities in proper operating condition, since the State contributes substantial amounts to the construction and modernization of them.

Funds in this account are to be used to pay for labor, supplies, materials, equipment, staff development, and contracted services for annual, on-going projects attributable to keeping building facilities in good repair and proper operating condition. The main differentiation of expenditures in this category is that they are for MAINTENANCE and NOT OPERATIONS. The California School Accounting Manual provides some insight:

MAINTENANCE = Activities involved in repairing, restoring, or renovating school property, including grounds, buildings, site improvements, building fixtures, and service systems.

OPERATIONS = Activities concerned with keeping the physical plant clean and ready for daily use. They include operating the heating, lighting, and ventilation systems, trash collection, caring for grounds, and other housekeeping activities that are repeated on a daily, weekly, monthly, or seasonal basis.

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Long-Range Facilities Master Plan

Generally then, expenditures in this category would pertain to maintenance of EXISTING buildings and building systems including walls, doors, flooring, windows, fencing, concrete, asphalt, insulation, plumbing, heating, air conditioning, ventilation, fire alarms, playgrounds, electrical, water and sewer. They would not include expenditures for mowing, fertilizing, tree-trimming, landscaping installation, gardening, and general cleaning or for upgrades, enhancements or additions to buildings. Ed Code 17070.755 states that a priority for these funds is to "ensure that facilities, including, but not limited to; restroom facilities for pupils, are functional and that they meet local hygiene standards generally applicable to public facilities." Subsequent rulings on this matter have determined that general cleaning and stocking of restrooms would not be included in this category.

Allowable expenditures in this category would be:

- 1) Salaries and Benefits
 - a. Director of Maintenance – for the portion of time devoted to Maintenance
 - b. Office Staff – for the portion of time devoted to providing assistance and service to Maintenance staff
 - c. Maintenance Workers
 - 2) Office Supplies needed to provide support to the above staff.
 - 3) Maintenance Supplies needed to complete work orders including tools, plumbing supplies, paint and brushes, nails, etc.
 - 4) Contracted Services to perform facilities maintenance projects.
 - 5) Staff Development for the above staff.
 - 6) Purchase of equipment, and supplies for equipment, for Maintenance staff including trucks, vans, power equipment both mobile and for shop, lifts, etc.
 - 7) Deferred Maintenance Match
- *Deferred Maintenance*
- ½ of 1% of General Fund expenditures transferred to Deferred Maintenance Fund each year to match State contribution
 - \$200,000 annual District Match PLUS \$200,000 annual State Match

The Deferred Maintenance Fund is used to set aside funds for major repair or replacement of EXISTING school building components. These projects are considered to be ones that do not occur on an annual, on-going basis. Each year, the District transfers into this fund the maximum amount designated by the CDE (California Dept of Education) and OPSC (Office of Public School Construction). The State then matches this amount with its apportionment, subject to various deficits. Projects and associated

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Long-Range Facilities Master Plan

expenditures in this category must be documented on a 5 Year Deferred Maintenance plan, which is updated every year, and generally pertain to the repair or renovation of the following building systems and components:

- 1) Floor Covering
 - a. Carpeting
 - b. Asphalt and Vinyl Tile
 - c. Hardwood Floors
- 2) Painting
 - a. Interior
 - b. Exterior stucco, masonry, wood, and metal trim
- 3) Electrical and Communication
 - a. Panels and boards
 - b. Signal systems, including fire alarms and public address
 - c. Conductors and cables
- 4) Classroom Lighting (bulb replacement not allowed)
 - a. Substandard or obsolete incandescent lighting
 - b. Fixtures
- 5) Roofing
 - a. Large sections or whole buildings (must be like kind)
 - b. Flashings, gutters, and downspouts
 - c. Ceiling Tiles
- 6) Plumbing
 - a. Piping within boundaries
 - b. Underground gas, water
 - c. Sewer, leech fields
 - d. Well replacement
- 7) Heating, Ventilation, Air Conditioning
 - a. Gas Fired unvented wall heaters
 - b. Boilers
 - c. Piping
 - d. Individual heating units except gas-fired wall heaters
 - e. Central AC systems
 - f. Individual AC systems
 - g. Cafeteria and automotive fume exhaust systems
- 8) Wall Systems
 - a. Doors including hardware
 - b. Window assemblies
 - c. Indoor gym bleachers that pull out from wall
 - d. Siding
 - e. Attached restroom partitions
- 9) Paving
 - a. Asphalt – slurry coat or seal
 - b. Concrete
- 10) Underground Toxic Tank – removal or cleanup

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11) Asbestos

- a. Inspection, sampling, and analysis
- b. Removal or encapsulation when friable

- **Modernization, Renovation, or Enhancement** of existing facilities:
 - *Proceeds from Issuance of General Obligation Bonds*
 - 1997 voter approved authorization for up to \$250 million
 - Outstanding debt limited to 1.25% (2.15% with waiver expiring September 2009) of Assessed Valuation of all property within District boundaries.
 - Debt serviced with general property taxes
 - *Proceeds from Issuance of Certificates of Participation*
 - Debt issued and serviced by Special Taxes (i.e. Mello-Roos taxes) collected on properties within Community Facilities Districts (CFDs) setup for this purpose. There are currently 3 CFDs within the school district.
 - *Proceeds from Issuance of Qualified Zone Academy Bonds (QZABs)*
 - Interest free bonds issued by educational entities used for specified purposes and purchased by financial institutions for tax benefits available from the Federal Government.
 - \$5 million of QZABs was issued by the District in 2005 of which \$3 million was earmarked for modernization.
 - *State Modernization Funds*
 - Per student grant amounts available from the State and funded by State issued bonds.
 - *Redevelopment Agency Funds*
 - The County of San Diego established a redevelopment agency for the San Ysidro Community, and when that occurred the assessed value of the land at the time was set as a base line and future tax revenues directed to the District were frozen at that limit. State law does allow for some of the incremental tax growth to be directed back to the District. The District receives a limited amount of funding annually, approximately \$100,000 to \$250,000, which can be directed towards capital projects.
- **Construction Or Provision of New Facilities For Growth or Replacement:**
 - *Developer Fees*

California law permits school districts to impose fees, charges, or dedications on new residential and commercial development projects located within the boundaries of the school district. The authority for imposing such fees is derived from Senate Bill (SB) 50, which became fully effective on November 4, 1998. It provides for three levels of statutory fees. The first is the existing statutory fee, referred to as "Level 1", found in Government Code section 65995. To levy these fees school districts must conduct a Fee Justification Study that demonstrates a reasonable relationship or "nexus" between the use of the fees and the types of developments on which the fees are imposed.

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Long-Range Facilities Master Plan

SB 50 also established a basis for additional fees if certain criteria are met. The second or “Level 2” fee – referred to in the legislation as a “supplemental” fee – is the equivalent of the statutory fee, plus an additional amount that, when taken together, are assumed under state standards to equal roughly 50% of a district’s actual facilities needs (Government Code 65995.5). The final “Level 3” fee, which is roughly 100% of a district’s need as established under the state standards, can be imposed only if state funds are no longer available. To levy Level 2 or Level 3 fees, school districts must conduct a Needs Analysis projecting the number of unhoused students generated by new residential units, calculate existing capacity, identify school facilities to be constructed to accommodate new growth, and list other local sources of income that could be used to finance school construction.

The District currently levies Level 2 fees in the amount of \$4.44 per square foot pursuant to a Needs Analysis approved on November 13, 2006.

- *Proceeds from Issuance of General Obligation Bonds (explained above)*
- *Proceeds from Issuance of Certificates of Participation (explained above)*
- *State Facilities Program funding for new construction*
 - Per unhoused student grant amounts available from the State and funded by State issued bonds.
- *Other Developer Mitigation Funding*
 - Developers planning large residential developments may also enter into additional Mitigation Agreements with the school district to provide funding mechanisms to support needed schools that would not be provided by normal Developer Fees.
- *Redevelopment Agency Funds (explained above)*

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Long-Range Facilities Master Plan

Each of the funding sources available for facilities has specific requirements and limitations on the types of expenditures for which the funds can be used. The table below depicts some of those restrictions:

Table 6.1
Limitations On Facility Funds

Description	Fund 21 GO Bonds	Fund 25 Dev Fees	Fund 35 State Facilities Program	Fund 49 COPS From CFDs	Fund 6 Redev Agency Funds	Fund 6 QZAB Funds
New construction of schools	X	X	X	X	X	
New construction DO/Warehouse	X			X		
Renovation/Modernization of existing schools	X		X	X	X	X
Renovation/Modernization of existing DO/Warehouse	X			X		
Portables/Expansion for Enrollment Growth		X			X	
Consultants/Contracted Services related to new construction or modernization	X	X	X	X	X	X
Consultants/Contracted Services for financial and legal advice and services related to facilities and preparing reports on funds.	X	X		X		
New furniture and equipment in newly constructed/provided facilities		X	X	X	X	X
New technology in newly constructed/provided facilities		X		X	X	X
Salaries/Benefits for district employees providing work directly attributable to construction or modernization.		X				
Salaries/Benefits for district employees providing work directly attributable to moving into new facilities or preparing for occupancy.						
Salaries/Benefits for district employees providing work to collect proceeds and manage funds.		Up to 3%				
Supplies directly attributable to construction or modernization						
Supplies directly attributable to moving into new facilities or preparing new facilities for occupancy.						

San Ysidro School District
Long-Range Facilities Master Plan

Available funding for each of the major resources available to the District is as follows:

Financing Method	Measure	Amount
General Obligation Bonds From Prop Tax	July 1, 2006 Assessed Valuation	\$3,821,649,419
	July 1, 2007 Est Assessed Valuation	\$4,280,247,350
	Est Increase in assessed valuation	12.00%
	Bonding capacity at 2.15% waiver	\$92,025,318
	Less: GO Bonds outstanding	\$56,024,363
	Additional borrowing capacity	\$36,000,955
	Max allowed under 1997 Prop C	\$250,000,000

Financing Method	Measure	Amount
Community Facilities Districts From Spec Tax	Annual Special Taxes Levied 2006-07	\$1,883,061
	Less: Administrative Expenses	\$94,375
	Less: Delinquent taxes estimate (7%)	\$131,814
	Available to service debt	\$1,656,872
	Less: Annual debt service on COPS	\$1,497,617
	Available for addtl debt service	\$159,255
	Estimated addtl debt issue (30 year, 4%)	\$2,753,850

San Ysidro School District
Long-Range Facilities Master Plan

Financing Method	Measure	Amount
State Facility Program- New Construction	Elementary Student Eligibility	68
	Grant Amount Per Elementary Student	\$7,082
	Total Elementary Grants Available	\$481,576
	Middle School Student Eligibility	0
	Grant Amount Per Middle Schl Student	\$7,490
	Total Middle School Grants Available	\$0
	Total State Funding Available	\$481,576

Financing Method	Measure	Amount
State Facility Program- Modernization	Elementary Student Eligibility	1,500
	Grant Amount Per Elementary Student	\$3,262
	Total Elementary Grants Available	\$4,893,000

Financing Method	Measure	Amount
State Facility Program- Modernization	Middle School Student Eligibility	341
	Grant Amount Per Middle School Student	\$3,450
	Total Middle School Grants Available	\$1,176,519

San Ysidro School District
Long-Range Facilities Master Plan

The following funding plan has been developed for construction of school #8 in the Ocean View Hills area and reconstruction of Willow Elementary:

As Of: 12/18/2006			
Type	Description	Year	Amount
Sources	Remaining GO Bond Funds	2006	8,604,173
	Remaining State Facilities Program Funds	2006	239
	Remaining QZAB Funds	2006	3,000,000
	Remaining Redevelopment Agency Funds	2006	182,732
	New Redevelopment Agency Funds	2007	100,000
	Available from Developer Fees	2006	150,000
	Available in COPS Fund - CFD #1	2006	1,006,642
	Available in COPS Fund - CFD #2	2006	148,767
	Available in COPS Fund - CFD #3	2006	203,728
	*Series E GO Bond Proceeds	2007	35,800,000
	*Additional COPS Proceeds from Refinancing	2007	0
	*COPS 2007 Issue	2007	0
	State Modernization Funds for Willow	2007	994,175
	*Due from City of San Diego For Excess Costs on Joint Use Fld	2007	500,000
	State Facilities Program Funding for Land	2007	0
	State Facilities Program Funding for Construction	2007	0
	Interest For Funds on Deposit	2007	994,832
	*Sale of Land North of DO	2007	0
	Total Sources		51,685,287
Uses	Remaining payments on OVH K-8 construction	2006	582,604
	OVH Joint Use Field	2006	151,887
	Demo of K-8 Interim Site	2006	56,265
	Construction of OVH preschool building	2006	412,364
	District portion of Sunset preschool building	2007	250,000
	Willow rebuild	2009	0
	Expand OVH K-8	2009	0
	School #8	2009	0
	Modernization/Expansion of Beyer	2011	0
	Total Uses		1,453,120
	Surplus/(Deficit)		50,232,167
* Source is tentative			

Funding for the Beyer School modernization and upgrade is expected to come from a combination of state modernization funds, local bond proceeds, and from new community facilities district (CFD) special taxes. The new facilities district(s) will be created to accommodate classroom needs resulting from growth in the Otay Mesa area.

Funding for the new schools on the Otay Mesa is expected to come from a combination of state new construction grants, local CFD special taxes, and from general obligation bond proceeds that have not already been pledged to the modernization needs of the other schools.

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Long-Range Facilities Master Plan

The District's General Obligation bonding capacity is contingent upon Assessed Valuation of property within its boundaries. The table on the following page depicts the history and projected future growth of Assessed Valuation and bonding capacity at 1.25% of Assessed Valuation (Education Code 15102) and 2.15% (the District's current limit under a State Board of Education Waiver granted pursuant to Education Code 33050 in September 2004 and expiring September 10, 2009). This table assumes a Series E issue of GO Bonds in October 2007 equal to \$36 million:

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Long-Range Facilities Master Plan

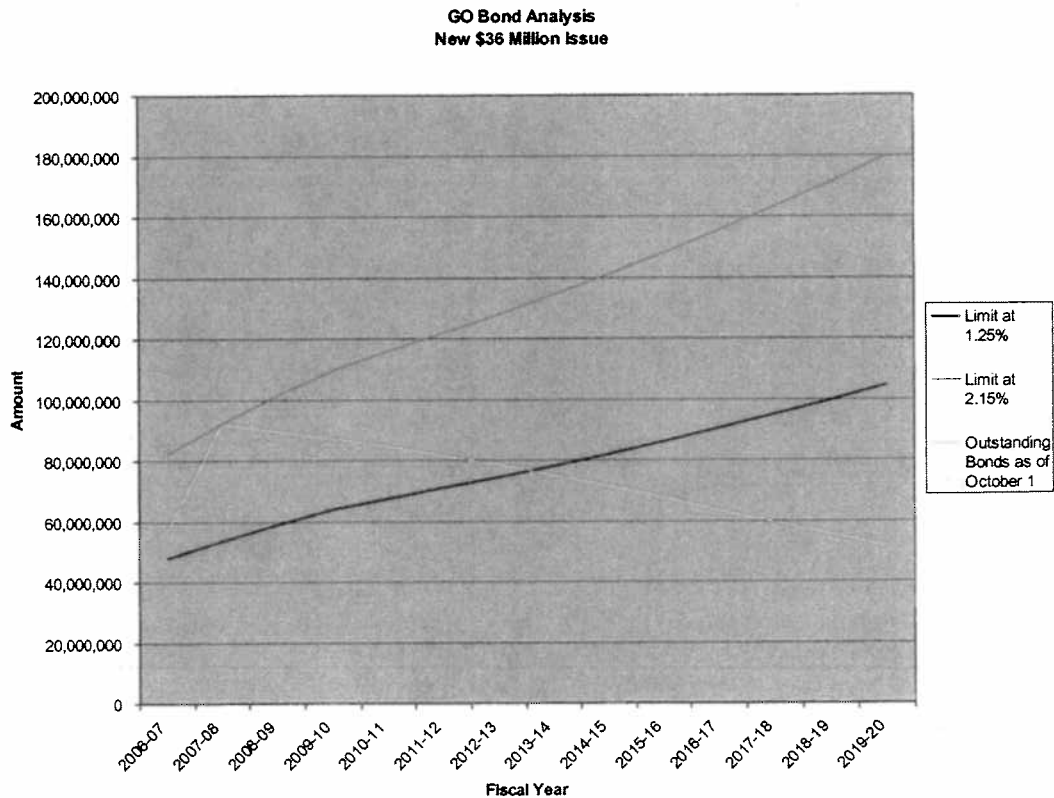
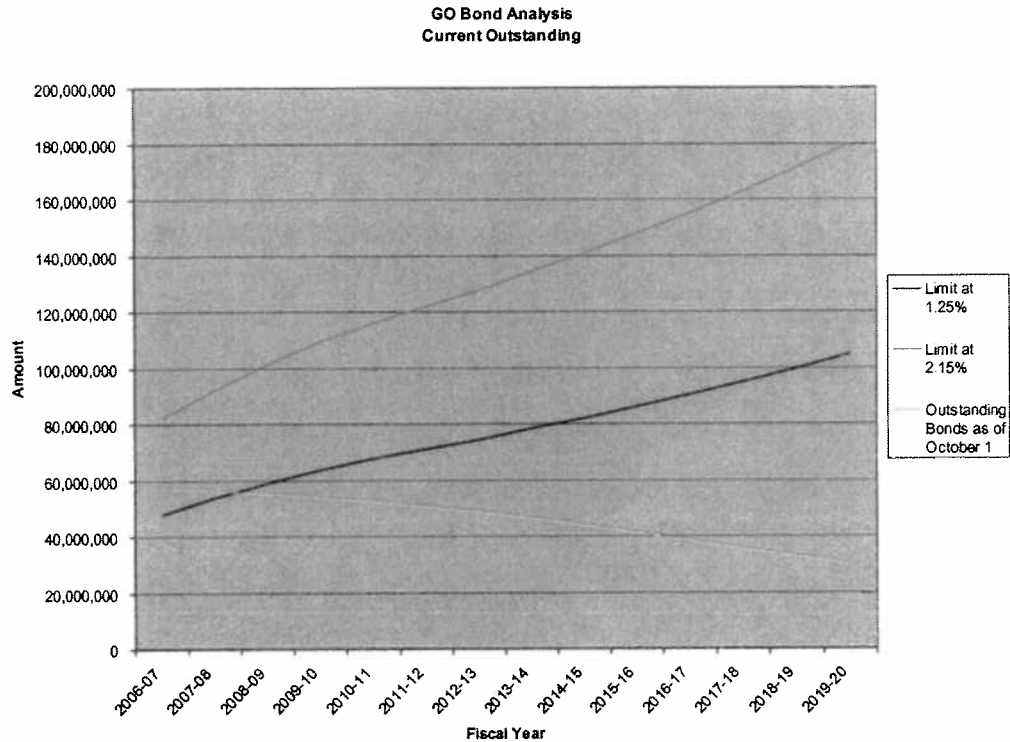
Table 6.2
Historical and Projected Assessed Valuation and Bonding Capacity

Fiscal Year	Assessed Valuation	Growth	Bond Limit at 1.25%	Bond Limit at 2.15%	Outstanding Bonds as of October 1	Addtl Borrowing Capacity at 1.25%	Addtl Borrowing Capacity at 2.15%
1979-80	145,969,536		1,824,619	3,138,345	0	1,824,619	3,138,345
1980-81	182,540,288	25.05%	2,281,754	3,924,616	0	2,281,754	3,924,616
1981-82	211,126,846	15.66%	2,639,086	4,539,227	0	2,639,086	4,539,227
1982-83	253,540,819	20.09%	3,169,260	5,451,128	0	3,169,260	5,451,128
1983-84	289,595,614	14.22%	3,619,945	6,226,306	0	3,619,945	6,226,306
1984-85	307,240,593	6.09%	3,840,507	6,605,673	0	3,840,507	6,605,673
1985-86	344,116,556	12.00%	4,301,457	7,398,506	0	4,301,457	7,398,506
1986-87	407,699,968	18.48%	5,096,250	8,765,549	0	5,096,250	8,765,549
1987-88	530,597,193	30.14%	6,632,465	11,407,840	0	6,632,465	11,407,840
1988-89	595,361,326	12.21%	7,442,017	12,800,269	0	7,442,017	12,800,269
1989-90	716,356,885	20.32%	8,954,461	15,401,673	0	8,954,461	15,401,673
1990-91	897,293,290	25.26%	11,216,166	19,291,806	0	11,216,166	19,291,806
1991-92	989,420,487	10.27%	12,367,756	21,272,540	0	12,367,756	21,272,540
1992-93	1,037,606,996	4.87%	12,970,087	22,308,550	0	12,970,087	22,308,550
1993-94	1,060,396,307	2.20%	13,254,954	22,798,521	0	13,254,954	22,798,521
1994-95	951,032,166	-10.31%	11,887,902	20,447,192	0	11,887,902	20,447,192
1995-96	927,605,640	-2.46%	11,595,071	19,943,521	0	11,595,071	19,943,521
1996-97	914,308,618	-1.43%	11,428,858	19,657,635	0	11,428,858	19,657,635
1997-98	905,190,616	-1.00%	11,314,883	19,461,598	10,590,000	724,883	8,871,598
1998-99	997,060,336	10.15%	12,463,254	21,436,797	10,345,000	2,118,254	11,091,797
1999-00	1,177,208,474	18.07%	14,715,106	25,309,982	10,090,000	4,625,106	15,219,982
2000-01	1,405,551,839	19.40%	17,569,398	30,219,365	9,825,000	7,744,398	20,394,365
2001-02	1,676,219,792	19.26%	20,952,747	36,038,726	9,550,000	11,402,747	26,488,726
2002-03	1,949,017,595	16.27%	24,362,720	41,903,878	19,150,000	5,212,720	22,753,878
2003-04	2,332,972,301	19.70%	29,162,154	50,158,904	18,780,000	10,382,154	31,378,904
2004-05	2,717,226,062	16.47%	33,965,326	58,420,360	34,250,000	(284,674)	24,170,360
2005-06	3,178,506,456	16.98%	39,731,331	68,337,889	57,784,363	(18,053,032)	10,553,526
2006-07	3,821,649,419	20.23%	47,770,618	82,165,463	56,994,363	(9,223,745)	25,171,100
2007-08	4,280,247,349	12.00%	53,503,092	92,025,318	92,024,363	(38,521,271)	955
2008-09	4,708,272,084	10.00%	58,853,401	101,227,850	89,694,363	(30,840,962)	11,533,487
*2009-10	5,084,933,851	8.00%	63,561,673	109,326,078	87,184,363	(23,622,690)	22,141,715
2010-11	5,390,029,882	6.00%	67,375,374	115,885,642	84,479,363	(17,103,989)	31,406,279
2011-12	5,659,531,376	5.00%	70,744,142	121,679,925	81,564,363	(10,820,221)	40,115,562
2012-13	5,942,507,945	5.00%	74,281,349	127,763,921	78,419,363	(4,138,014)	49,344,558
2013-14	6,239,633,342	5.00%	77,995,417	134,152,117	75,029,363	2,966,054	59,122,754
2014-15	6,551,615,009	5.00%	81,895,188	140,859,723	71,374,363	10,520,825	69,485,360
2015-16	6,879,195,760	5.00%	85,989,947	147,902,709	67,439,363	18,550,584	80,463,346
2016-17	7,223,155,548	5.00%	90,289,444	155,297,844	63,209,363	27,080,081	92,088,481
2017-18	7,584,313,325	5.00%	94,803,917	163,062,736	59,386,517	35,417,400	103,676,219
2018-19	7,963,528,991	5.00%	99,544,112	171,215,873	55,406,102	44,138,010	115,809,771
2019-20	8,361,705,441	5.00%	104,521,318	179,776,667	51,265,362	53,255,956	128,511,305

*Waiver expires.

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The graph below depicts the relationship of Bonding Capacity based on Assessed Valuation to Outstanding General Obligation Bonds before and after the \$36 million issue contemplated for October 2007:



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Long-Range Facilities Master Plan

Community Facilities Districts

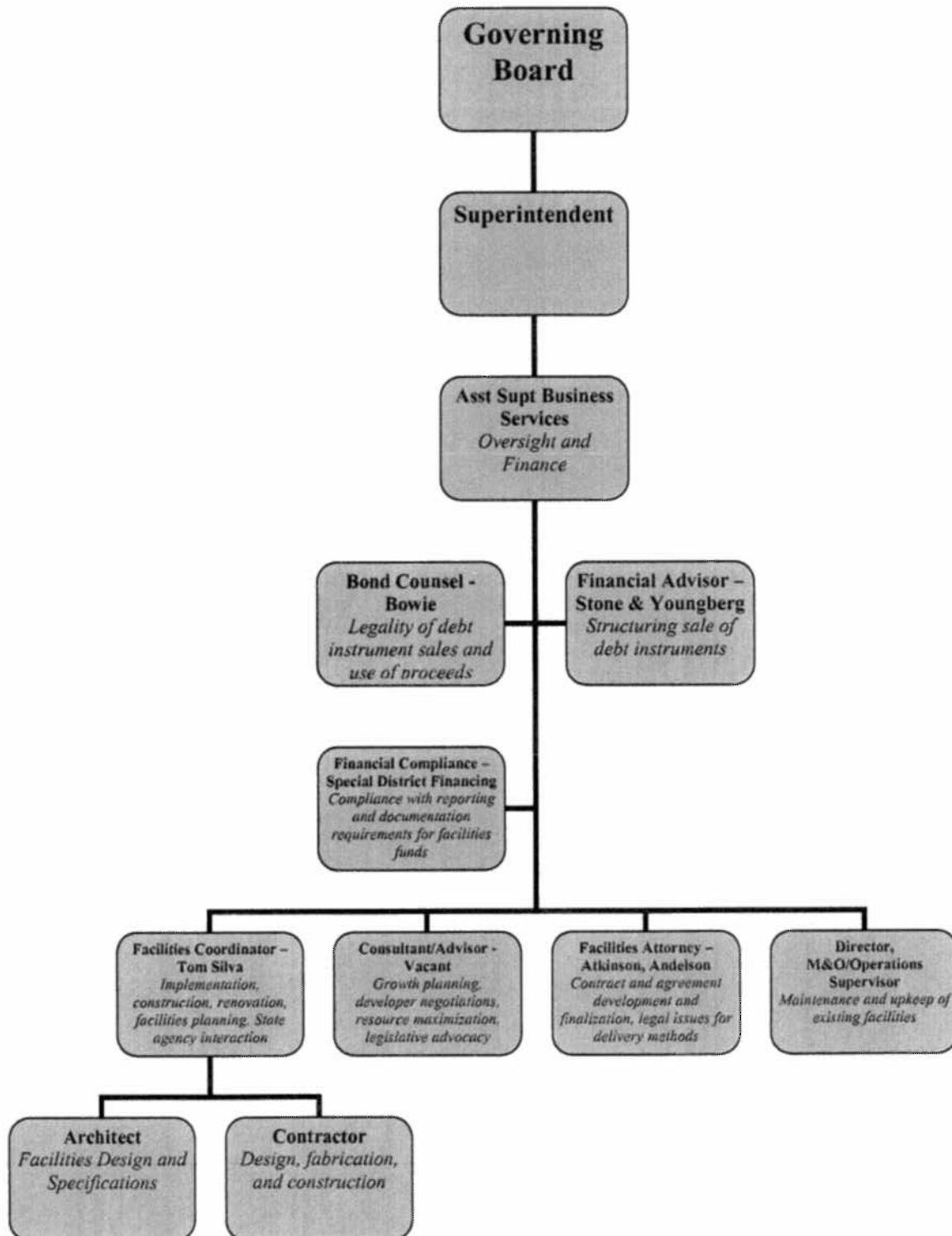
Below is a map showing the 3 Community Facilities Districts established within the school district's boundaries:



San Ysidro School District
Long-Range Facilities Master Plan

Facility Team

To adequately address facility needs, the District has assembled a team of experts as depicted in the organization chart below:



Section 7: Implementation Plan & Timelines

Current Construction Projects

The District has already started the planning and programming necessary for the removal and reconstruction of Willow School and for the construction of School Number 8 under a Lease/Leaseback delivery method. The goal is to have the plans into the Division of State Architect by the Fall of 2007 and for the classrooms to be substantially complete by the end of August 2009.

To solicit feedback from stakeholders and incorporate their ideas into designs and specifications, the District has scheduled forums and meetings as follows:

Project	Group	Date	Time	Purpose	Participants
Both	District Focus Group – District Office	March 13, 2007	8:00am–4:30pm Rotating	To obtain generalized input on design considerations for Special Ed, Child Nutrition, Technology, Transportation, M&O, Preschool, and After School Programs.	District staff assigned to specified areas.
Willow	New School Committee – District Office	-March 19, 2007 -April 17, 2007 -May 1, 2007	5pm – 7pm	To obtain input from staff and community members on current conditions and design considerations pertaining to the site and building layout.	-2 Board Members -Principal -2 parents or community members -2 teachers -1 other staff member -1 student -Police Rep -Fire Rep -Business Operations Managers -Cabinet -Facilities Coordinator

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	Teacher and Staff Focus Groups – School	March 22, 2007 June 5, 2007	8:00am–3:00pm Rotating	To obtain input from teachers and staff on design specifications needed for interior of buildings and site layout.	-Teacher representatives -Other staff as deemed appropriate by Principal.
	Community Forum – School Auditorium	April 18, 2007	6:00 pm	To obtain input from parents and community members on current conditions and design specifications for consideration.	-Open
	PTA Forum– School	TBA		To inform parents of progress and obtain feedback and input.	-Open
School #8	New School Committee – District Office	-March 21, 2007 -April 19, 2007 -April 30, 2007	5pm – 7pm	To obtain input from staff and community members on current conditions and design considerations pertaining to the site and building layout.	-2 Board Members -Principal -2 parents or community members -2 teachers -1 other staff member -1 student -Police Rep -Fire Rep -Business Operations Managers -Cabinet -Facilities Coordinator
	Teacher and Staff Focus Groups – School	March 20, 2007 June 7, 2007	8:00am–3:00pm Rotating	To obtain input from teachers and staff on design specifications needed for interior of buildings and site layout.	-Teacher representatives -Other staff as deemed appropriate by Principal.

San Ysidro School District
Long-Range Facilities Master Plan

	Community Forum – School Auditorium	*April 23, 2007	6:00 pm	To obtain input from parents and community members on current conditions and design specifications for consideration.	-Open
	PTA Forum– School	TBA		To inform parents of progress and obtain feedback and input.	-Open
Both	Board Updates and Workshops	April 11, 2007 *May 9, 2007 May 17, 2007	6pm	To inform the Board of progress on the projects and obtain input and feedback for design specifications.	-Board -Cabinet
Both	Presentation of Final Reference Workbook to Board	June 14, 2007	6pm	To present the final reference workbook to the Board for consideration.	-Board -Cabinet

The following tentative timeline is established for reconstruction of Willow Elementary and Construction of School #8:

Task/Action	Estimated Start	Duration	Note
LLB Entity selection	January 2007	1 month	
Board approval	February 2007	1 day	
Negotiate PRELIMINARY contracts	February 2007	1 month	
Seek SBE Waiver extension	January 2007	3 months	
Program, plan, design, concept	Mar 2007	1 month	Convene committees and Public Forums
Develop construction documents	Apr 2007	6 months	
Issue Series E GO Bonds	Oct 2007	1 month	
DSA review & approval	Oct 2007	6 months	
Finalize Guaranteed Max Price and Negotiate FINAL	Dec 2007	1 month	

San Ysidro School District
Long-Range Facilities Master Plan

Contract

LLB team bids construction	Mar 2008	2 months
Construction	May 2008	14 months
FF&E procurement & move-in	July 2009	1 months
School in new buildings	August 2009	

Otay Mesa New Construction

Table 6.1
New Construction Implementation Plan
2006/07 through 2015/16

New Construction Implementation Plan Master Plan Update 2007				
Year 1: 2006/07	Willow & School No 8			
	Planning	Architecture	DSA	Construction
	2/07 to 6/7	6/7 to 11/07	12/07 to 4/08	4/08 to 8/09
<hr/>				
Year 2: 2007/08	Beyer Modernization and New Classrooms			
	Planning	Architecture	DSA	Construction
Year 3: 2008/09	3/08 to 6/08	6/08 to 12/08	12/08 to 5/09	6/09 to 8/10
<hr/>				
Year 4: 2009/10	New School Otay Mesa 1			
	Planning	Architecture	DSA	Construction
	3/10 to 6/10	6/10 to 12/10	12/10 to 4/11	5/11 to 8/12
<hr/>				
Year 5: 2010/11	New School Otay Mesa 2			
	Planning	Architecture	DSA	Construction
Year 6: 2011/12	12/10 to 3/11	3/11 to 11/11	12/11 to 3/12	4/12 to 6/13
<hr/>				
Year 7: 2012/13	New School Otay Mesa 3			
	Planning	Architecture	DSA	Construction
	12/11 to 3/12	3/12 to 9/12	10/12 to 3/13	4/13 to 6/14
Year 8: 2013/14	New School Otay Mesa 4			
Year 9: 2014/15	Planning	Architecture	DSA	Construction
	1/13 to 4/13	4/13 to 12/13	1/14 to 5/14	6/14 to 8/14
<hr/>				
Year 10: 2015/16	New School Otay Mesa 5			
	Planning	Architecture	DSA	Construction
	1/14 to 4/14	4/14 to 10/14	10/14 to 2/15	3/15 to 6/16

Section 8: Appendix

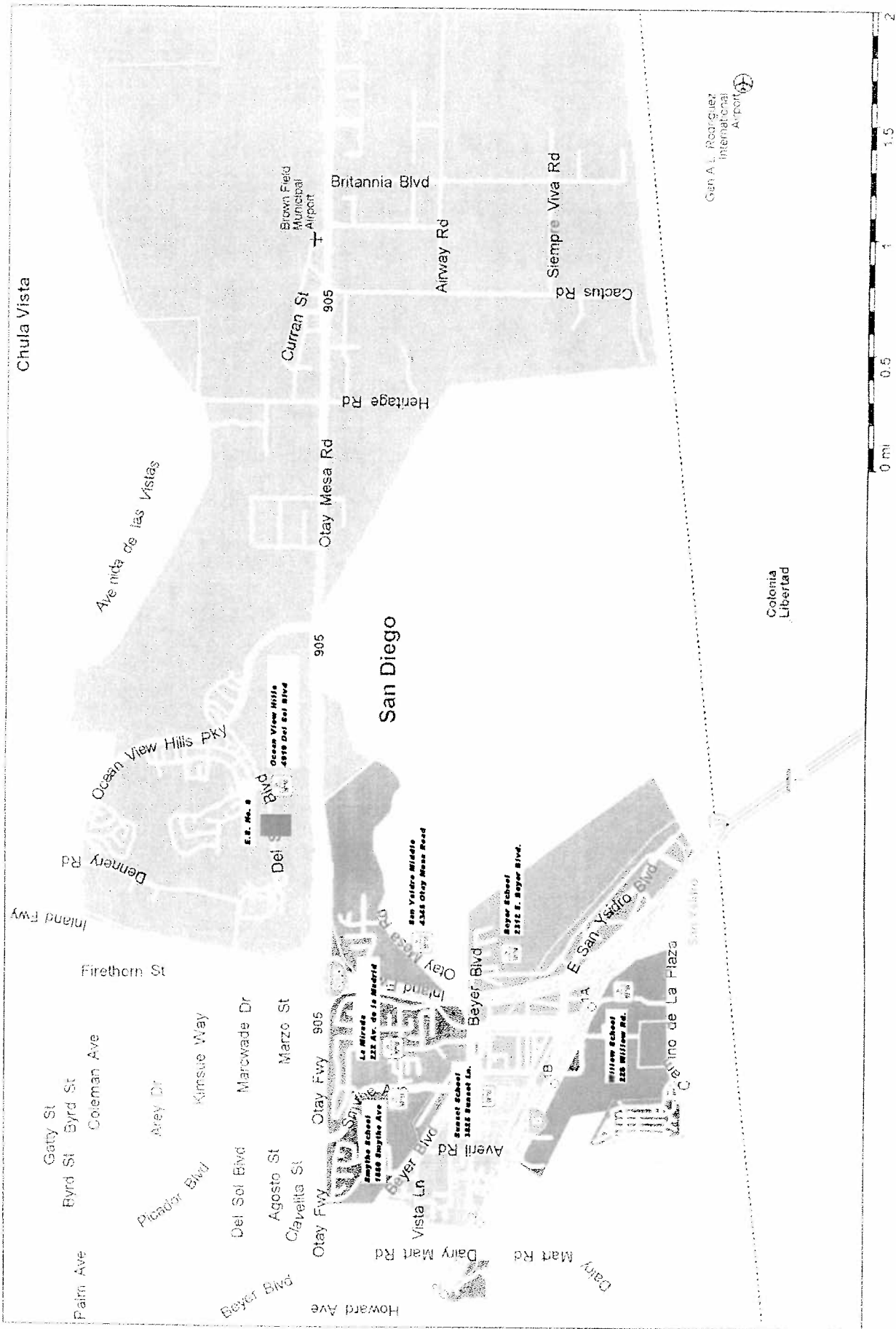
- **Boundary Map**
- **Site Maps**
- **Assessor Parcel Maps**
- **Williams Assessment Consultant Report**

Boundary Map

San Ysidro School District



District Attendance Boundaries

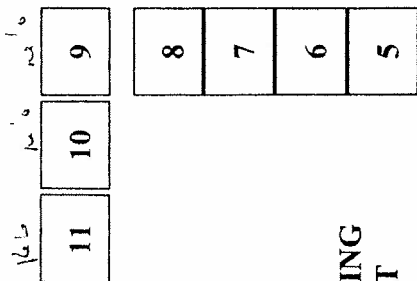
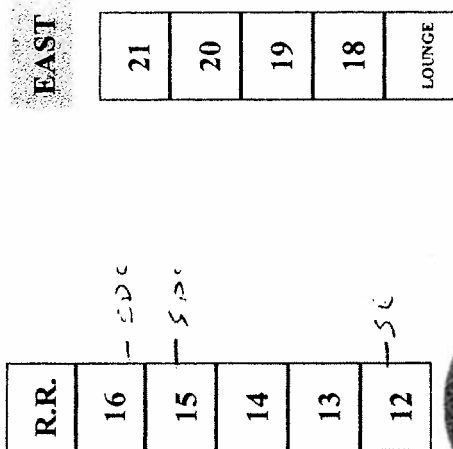
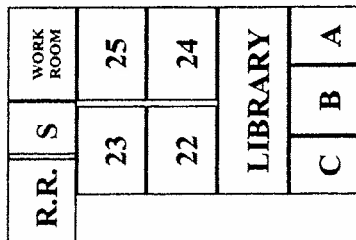
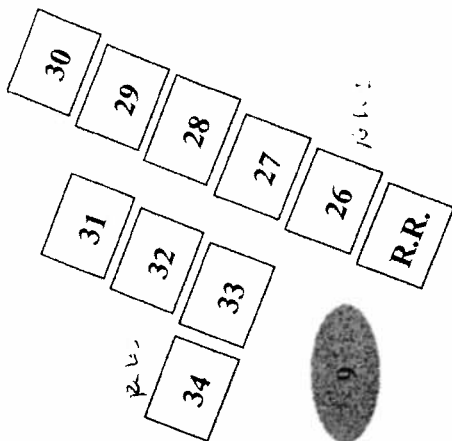


Site Maps

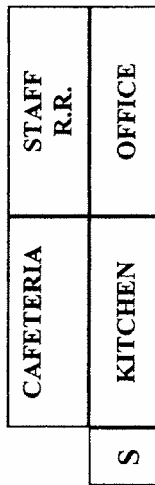
BEYER SCHOOL MAP

Fire Drill/Earthquake Disaster

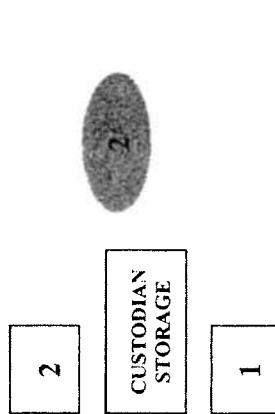
PLAYGROUND/FIELD



PARKING LOT



PARKING LOT



Students in Rms. 1-4 go to the North side and to Filoi Avenue

S=Custodian Storage
R.R.=Rest Rooms
Building

Students in Rms. 5-34 go to the East side of the playground field.

S O U T H

WEST

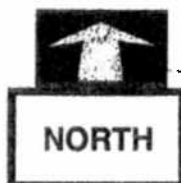
Room #	2005-06 School Year	Teacher	Grade
1	Herrera, Georgina	K - AM	K - AM
1	Garcia, Sandra	K - PM	K - PM
2	Wright, Whitney	K - AM	K - AM
2	Tsutsun, Georgina	K - PM	K - PM
3	-	-	-
4	Whitehead, Dinorah	AM - Preschool	1
5	-	-	-
6/7	Lozano, Antonia	AM - Preschool	AM - Preschool
6/7	Lopez, Ernestina	PM - Preschool	PM - Preschool
8	Early Childhood Program	-	-
9	Cervantes, Silvia	2	2
10	Rodriguez-Guzman, Sandra	2	2
11	Hernandez, Carolina	2	2
12	Vasquez, Mario	4-6 SDC	4-6 SDC
13	Hernandez, Josephine	2	2
14	Lagarda, Elud	1	1
15	Nisson, Kimberly	4-6 SDC	4-6 SDC
16	Jennifer Srisouraj	1-4 SDC	1-4 SDC
17	Teacher's Lounge	-	-
18	-	-	-
19	Chavez, Lorena	3	3
20	Parilla, Leonor	5	5
21	Loeiza, Yvonne	5	5
22	Zuazo-Torres, Maria A.	K-6 RSP	K-6 RSP
23	Hammam-Casillas, Ana	1	1
24	Intervention Room	-	-
25	Portillo, Maggi	1	1
26	Mack, Sherr	6	6
27	Estrella, Melissa	5	5
28	Bedoya, Dina	6	6
29	Aguilar, Adriana	6	6
30	Coates, Rosa	4	4
31	Schmitz, Veronica	3	3
32	Padilla, Mary	3	3
33	Mohi, Caitlin	4	4
34	Munoz, Janeth	4	4

LA MIRADA ELEMENTARY SCHOOL

Room 28 Mr. Hermsm, MENG
Room 27 Mr. Mercado, MENG/SEI
Room 26 Ms Leon, MENG/SEI
Room 25 Mr. Ramos, MENG/SEI
Room 24 Ms Manley, MENG/SEI
Room 23 Ms Lozano, SDC, MENG/SEI

Room 29 Ms Segura, SDC/Bil.

Playground
structure



FIELD

Room 22 Romero, Resource Ctr.
Room 21 Ms Jovano. SDC, MENG/SEI

Faculty
Restrooms

Girls Restroom	Boys Restroom
-------------------	------------------

Girls Restroom	Boys Restroom
-------------------	------------------

Room 20 Ms Castro, MENG/SEI	Room 16 Ms Jaurequi, Bil/SEI
Room 19 Ms Hughes MENG/SEI	Room 15 Ms Loomis, MENG/SEI
Room 18 Ms Campos Bil.	Room 14 Ms Rosario, Bil.
Room 17 Ms Rubio, Bil.	Room 13 Ms Agnas, MENG/SEI

Room 12 Mr. Padilla, SDC, MENG/SEI	Room 10 Ms Schoenfeld, MENG/SEI
Room 11 Ms Cisneros, MENG/SEI	Room 9 Ms Valarezo, Bil.
Library/Computer lab.	
Lounge/ Office/ Nurse/RR	

Room 8 Ms Stevens, MENG/SEI	Room 4 Ms Miana, MENG/SEI
Room 7 Ms Ghods, Bil.	Room 3 Ms Ruiz, Bil
Room 6 Ms Alvidrez, MENG/SEI	Room 2 Ms Tapia, Pre-sch.
Room 5 Ms Bermea/Oband o, Bil.	Room 1 Ms Carac./Krend, MENG/SEI

STAGE	
Kitchen	CAFETERIA

FLAG
PARKING

San Ysidro School District Smythe Elementary

Designated Parking Lot

UNIT "C"

F 33	F
IDF 31	F 35



UNIT "F"

F 20	F 16
IDF 17	F 15



UNIT "E"

F 12	F 6
IDF 11	F 5

UNIT "H"

36 24
35 23

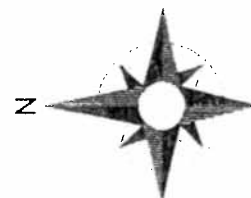
34 22
33 21

UNIT "B"

20 32	16 24
19 31	15 23
18 30	14 22
17 29	13 21

IDF
Cafeteria
UNIT "A"

Kitchen



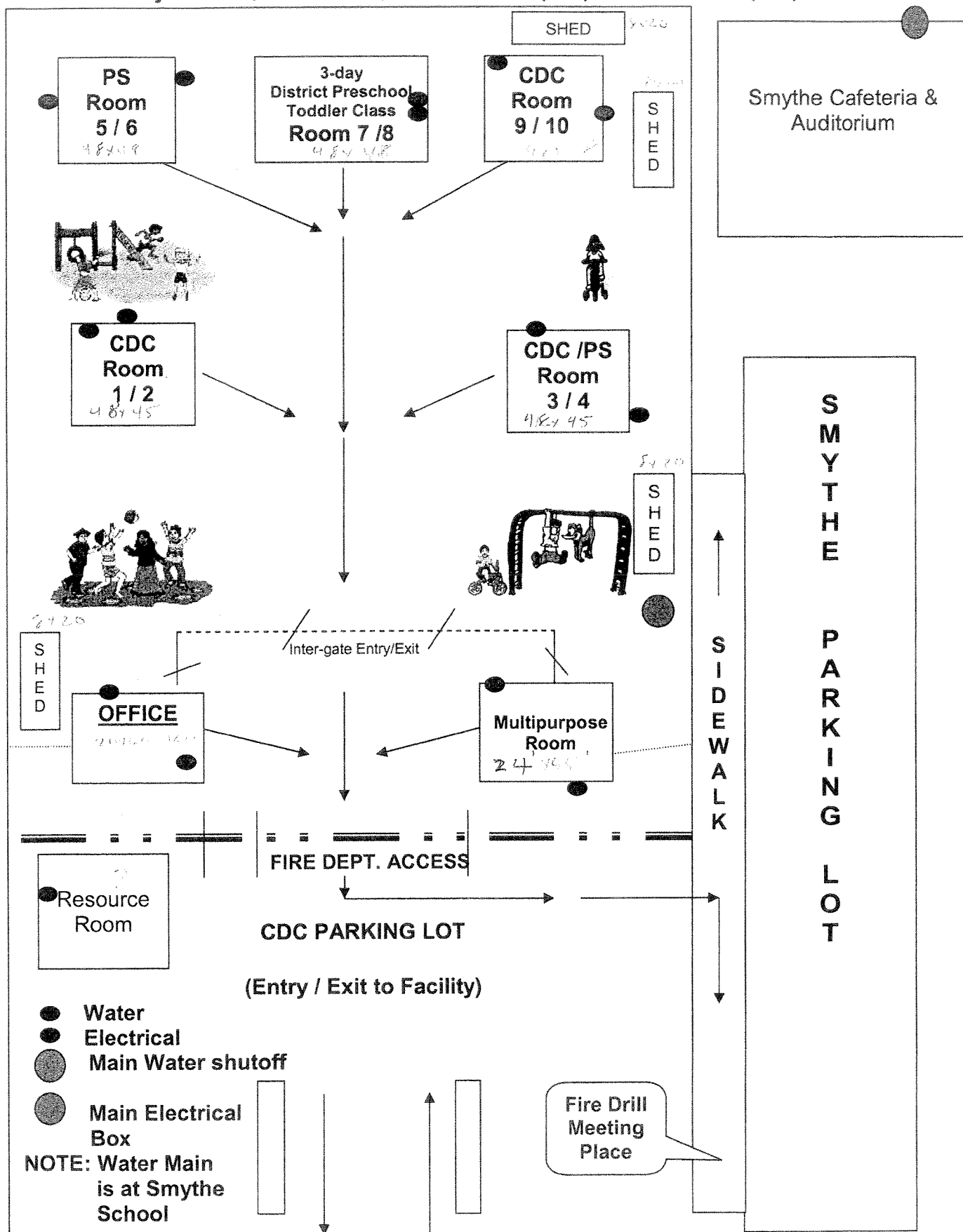
UNIT "D"

8 10	4
7 9	3
6 8	2
5 7	1

UNIT "G"

Libr	IDF	RSP
Workroom	Office	

San Ysidro School District √ Child Development Center
1880 Smythe Ave., San Ysidro, CA 92173 √ (619) 428-2352 OR (619) 690-4807

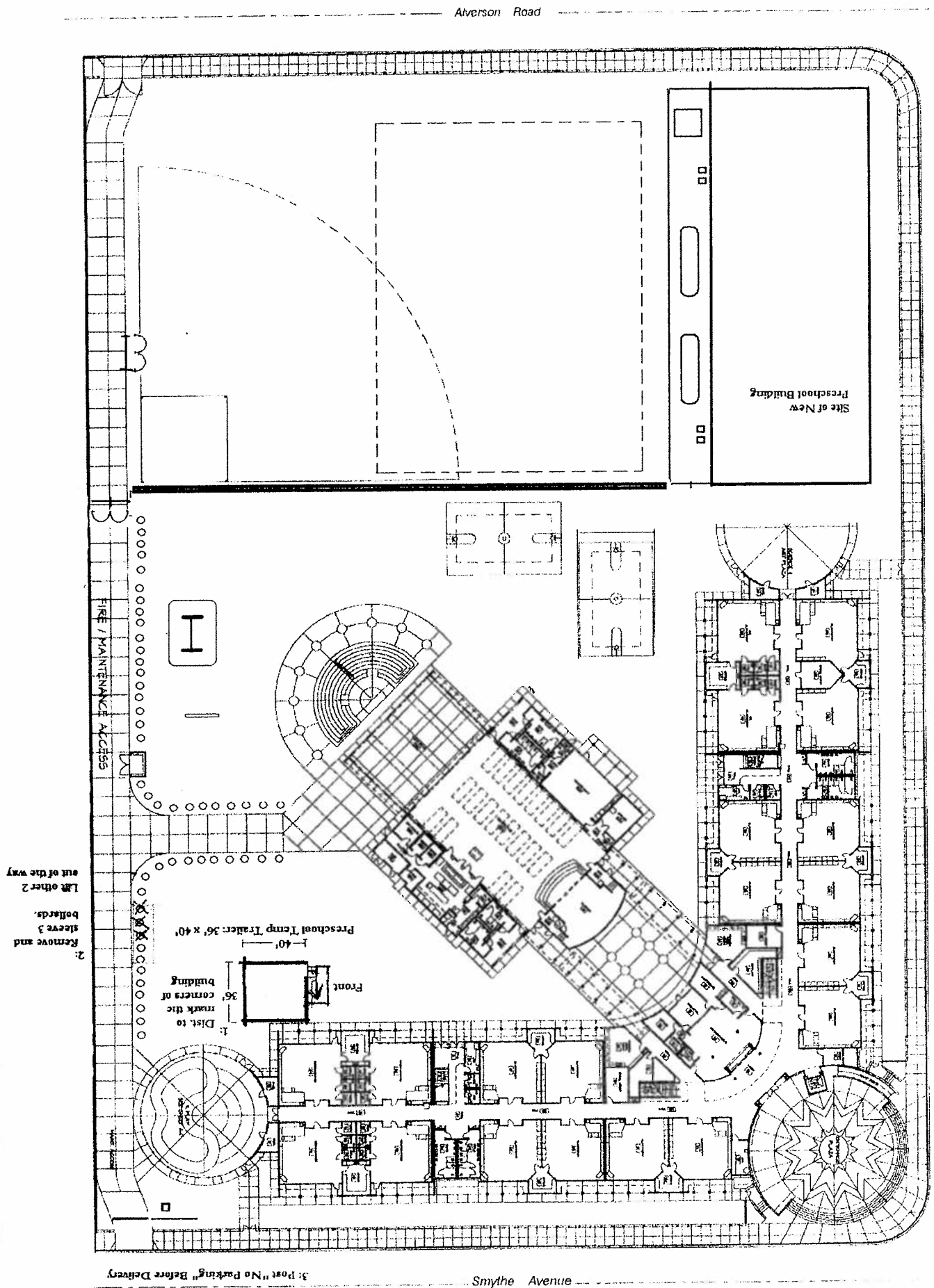


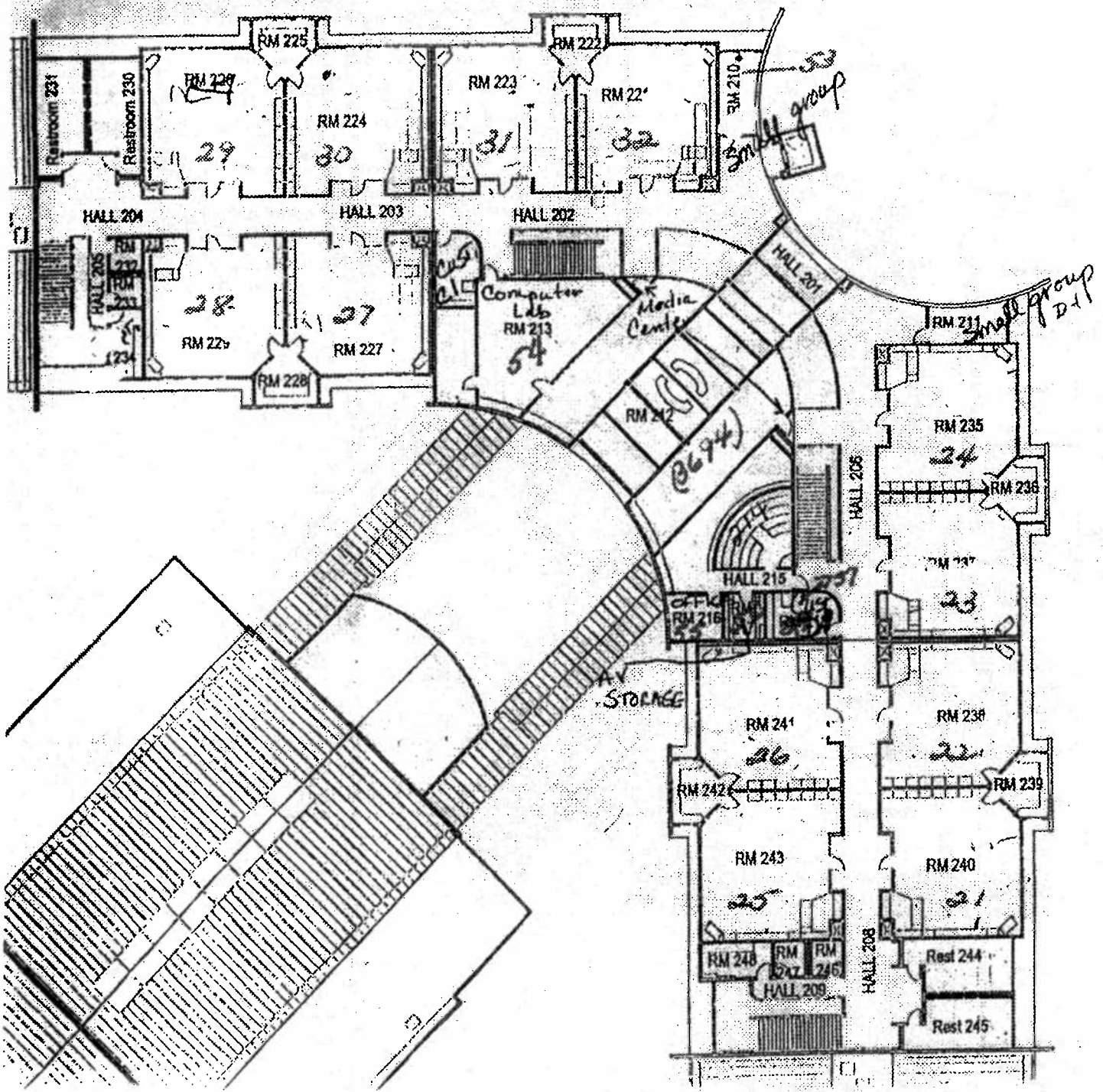
SMYTHE AVENUE

DIAGRAM OF BUILDING AREAS

SUNSET ELEMENTARY SCHOOL

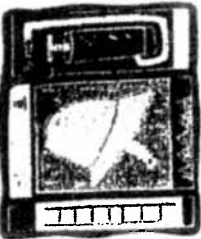
SAN YSIDRO, CALIFORNIA





* - water
 O - electrical
 X - GAS





506
T-3
T-5
T-6
304



A Parking Lot

B

701 Plaza Comunitaria

702 Science Lab

703 Bertrando 8-class ISS

ASB STORE

501	502	503	504	505
Bautista	Loz	Wallace	Camale	ASB
McDaniel	OASIS	OASIS	OASIS	Albino
509	508	507	506	505

PE Lockers

Grant Pitts
Boys 201

Cannaghan Douching
Girls 203

Basketball Courts

C

802 Library

801 Reading Lab

800 Office

803 Computer Center

804

Private Sign Plaza

Hand Room
Receptionist

Kitchen

SYMS Multicultural Complex

Cafeteria

301	302	303	304	305	306
Roberts	Blue	Podruga	Loch	Emery	Emery
310	309	308	307	306	305
Rubin	Lozada	Alvarez	Emery	Emery	Emery

401	402	403	404	405
Delgado	Nears	Sherman	Rachlin	Lopez
410	409	408	407	406
Calderon	Calderon	Sanchez	Sarabia	Correa

Castillo Field Storage

Enclosed Courts

SYMS - FIRE DRILL ROUTE

Soccer Field

D

E

PARKING LOT

Received 11/3/84

1 Knezevic
2 Garcia, R



OCEAN VIEW HILLS / 2005-2006

3 Corona Brijandez
4 Riddick & Aguilar
5 Vazquez & Espinola

6B Psych.	6A
--------------	----

CAFETERIA

K 1st 2nd 3rd RESTROOM	
7 Villanueva	8 RSP Henry

10 Fuerte	11 / 12 PE
9 Franco-Lpz	

14 OFFICE
15 Puga
16 Redondo
17 Gonzalez
18 Ocampo

23 Godoy	2 nd & 5 th RESTROOM
22 LOUNGE	
21 LIBRARY	24 COMPUTER LAB
20 Heinz	25 Gonzales
19 Rago	26 Rivera

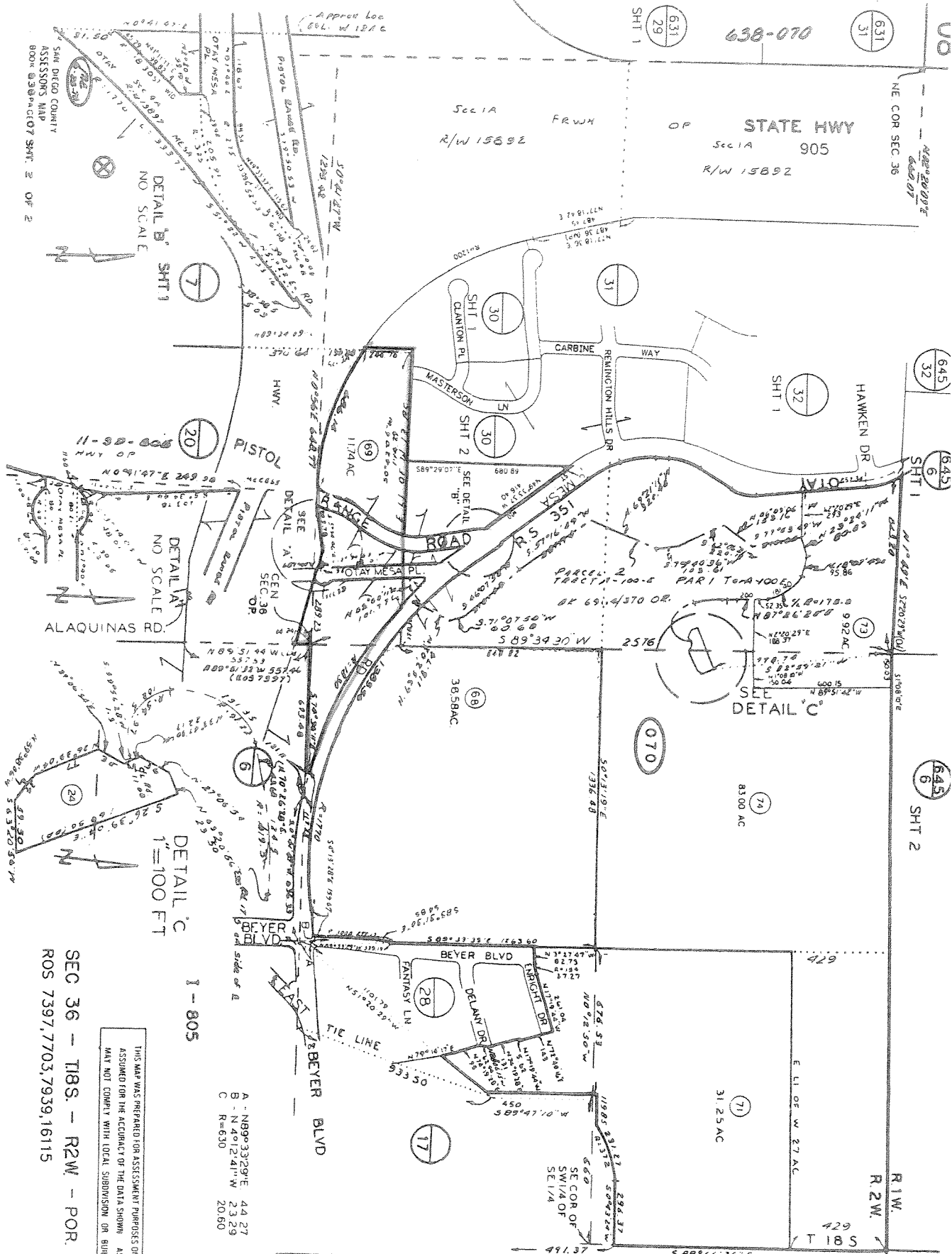
7 th 3 rd RESTROOM	
30 ASB	31 Ferguson
29 Campos	32 Garvey
28 Wallace	33 Garcia, R
27 Viramontes	34 Randolph

40	39 Chaisongkram	38 Delgado	37 Dias	36 Holter	35 De Leon
----	--------------------	---------------	------------	--------------	---------------

Name	Rm	Grd
Aguilar	4	K
Bajardes	3	Pre
Campos	29	8
Chaisongkram	39	4
Corona	3	Pre
De Leon	35	2
Delgado	38	6
Dias	37	
Espinola	5	K
Ferguson	31	7
Franco-Lopez	9	1
Fuente	10	2
Garcia, E	33	7
Garcia, R	2	1
Garvey	32	8
Godoy	23	2
Gonzales	25	3
Gonzalez	17	3
Heinz	20	3
Henry	8	RSP
Holter	36	6
Knezevic	1	1
Ocampo	18	4
Puga	15	5
Rago	19	SE
Randolph	34	7
Redondo	16	4
Riddick	4	K
Rivera	26	2
Vazquez	5	K
Villanueva	7	1
Viramontes	27	5
Wallace	28	3
	40	



Assessor Parcel Maps



SEC 36 - T18S. - R2W. - POR.
 ROS 7397, 7703, 7939, 16115

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 ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSORS
 MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING JUD

1 - 805

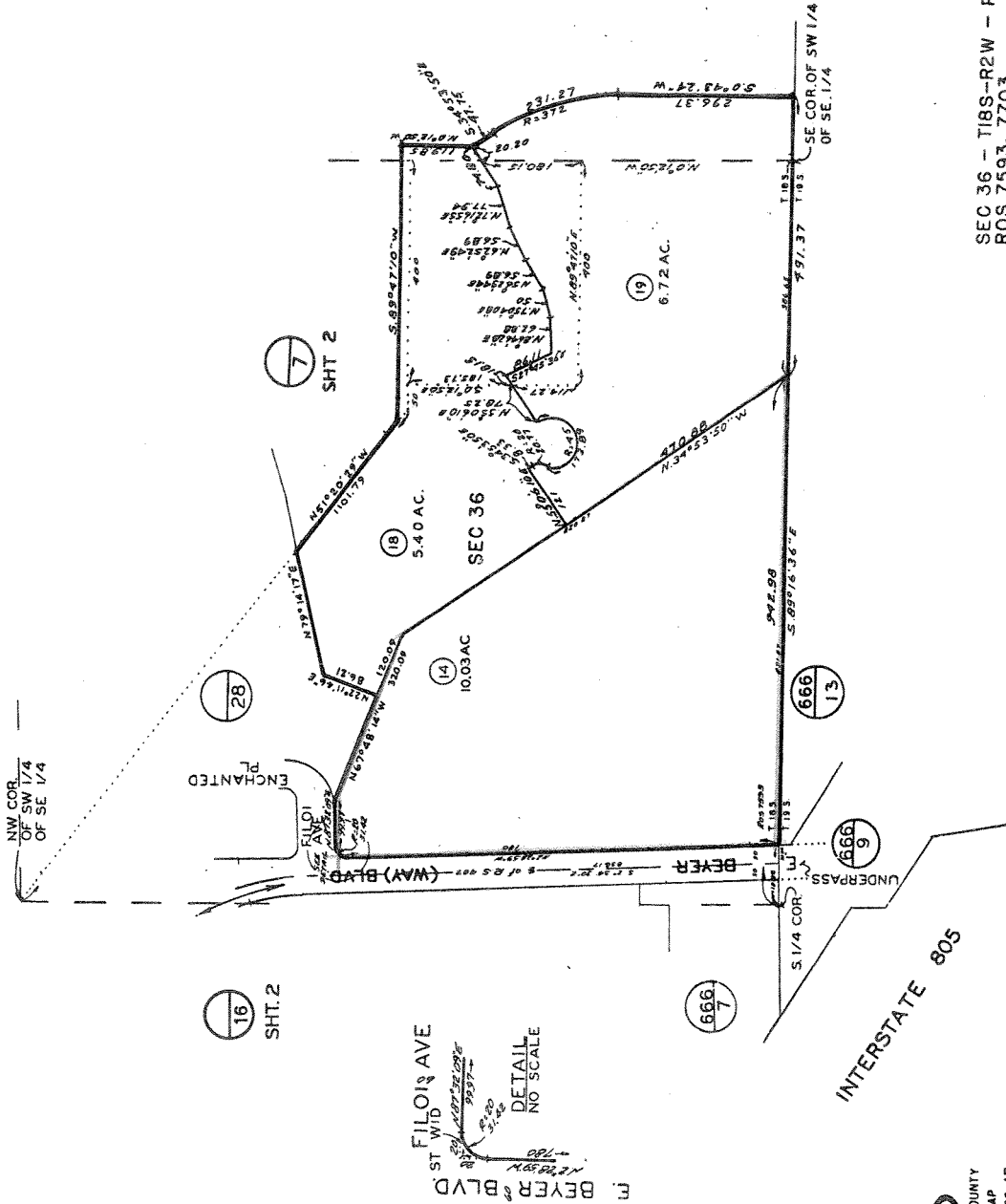
A - N89°33'29"E 44.27
 B - N40°27'41"W 23.29
 C - R=630 20.60

CHANGES	
BLK	OLD NEW/CUT
070	65 67 74 3480
070	66 70 69 70 CMC
070	68 70 69 70 CMC
070	69 70 69 70 CMC
070	70 70 69 70 CMC
070	71 70 69 70 CMC
070	72 70 69 70 CMC
070	73 70 69 70 CMC
070	74 70 69 70 CMC
070	75 70 69 70 CMC
070	76 70 69 70 CMC
070	77 70 69 70 CMC
070	78 70 69 70 CMC
070	79 70 69 70 CMC
070	80 70 69 70 CMC
070	81 70 69 70 CMC
070	82 70 69 70 CMC
070	83 70 69 70 CMC
070	84 70 69 70 CMC
070	85 70 69 70 CMC
070	86 70 69 70 CMC
070	87 70 69 70 CMC
070	88 70 69 70 CMC
070	89 70 69 70 CMC
070	90 70 69 70 CMC
070	91 70 69 70 CMC
070	92 70 69 70 CMC
070	93 70 69 70 CMC
070	94 70 69 70 CMC
070	95 70 69 70 CMC
070	96 70 69 70 CMC
070	97 70 69 70 CMC
070	98 70 69 70 CMC
070	99 70 69 70 CMC
070	100 70 69 70 CMC

District Office

638-07
 SHT 2 OF 2
 1"=400'

CHANGES	
BLK OLD	NEW/CUT
15	160073 3903
16	160073 3903
17	160073 3903
18	160073 3903
19	160073 3903
20	160073 3903
21	160073 3903
22	160073 3903
23	160073 3903
24	160073 3903
25	160073 3903
26	160073 3903
27	160073 3903
28	160073 3903
29	160073 3903
30	160073 3903
31	160073 3903
32	160073 3903
33	160073 3903
34	160073 3903
35	160073 3903
36	160073 3903
37	160073 3903
38	160073 3903
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41	160073 3903
42	160073 3903
43	160073 3903
44	160073 3903
45	160073 3903
46	160073 3903
47	160073 3903
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49	160073 3903
50	160073 3903
51	160073 3903
52	160073 3903
53	160073 3903
54	160073 3903
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75	160073 3903
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85	160073 3903
86	160073 3903
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88	160073 3903
89	160073 3903
90	160073 3903
91	160073 3903
92	160073 3903
93	160073 3903
94	160073 3903
95	160073 3903
96	160073 3903
97	160073 3903
98	160073 3903
99	160073 3903
100	160073 3903



Beyer School

SEC 36 - T18S-R2W - POR SE 1/4
ROS 7593, 7703

SAN DIEGO COUNTY
ASSESSOR'S MAP
BOOK 630 PAGE 17 MAPPED FOR ASSESSMENT PURPOSES ONLY

72
1st = 400.

438-070

La Mirada School

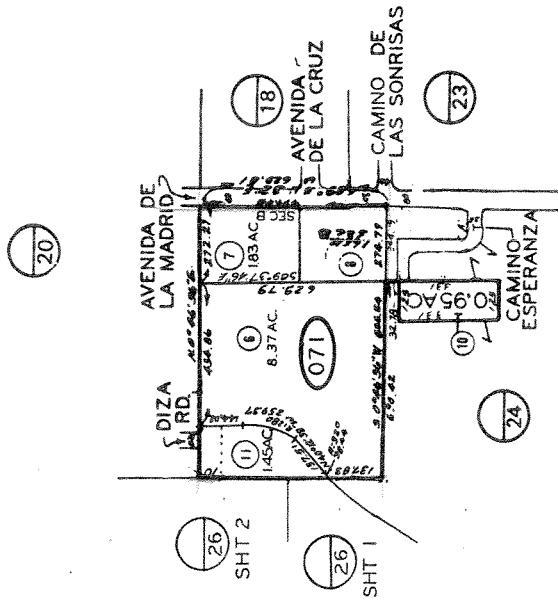
ME
8-208-75

SAN DIEGO COUNTY
ASSESSOR'S MAP
BOOK 638 PAGE 07
SHT. 1

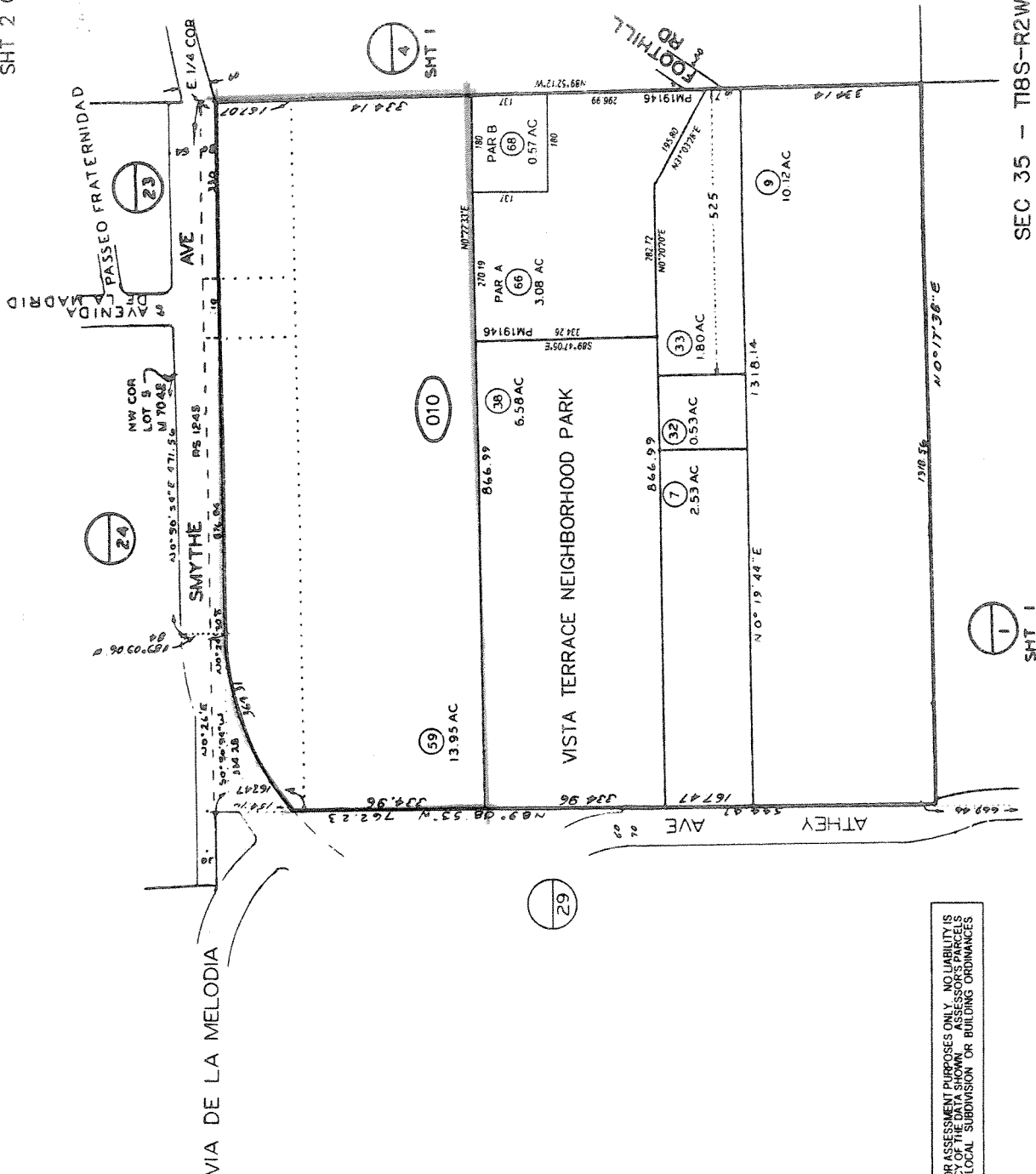
PAGE 07
SHIT. 1 OF 2

MAP
PAGE 07
SHIT. 1 OF 2

SEC 36 - T18S - R2W - POR. NW. 1/4
ROS 7397,7703,7939



CHANGES		
BLK	OLD NEW YR CUT	
0711	078- VARIABLES L-10 A-8	76 1006d
0711	A-8 SAME	77 5509
0711	L-3 3	78 234
0711	64.5	81 2147
	9	80-81 179
		COUNT

[illegible]

SEC 35 - T8S-R2W -- POR NE 1/4
ROS 719,8025,15829

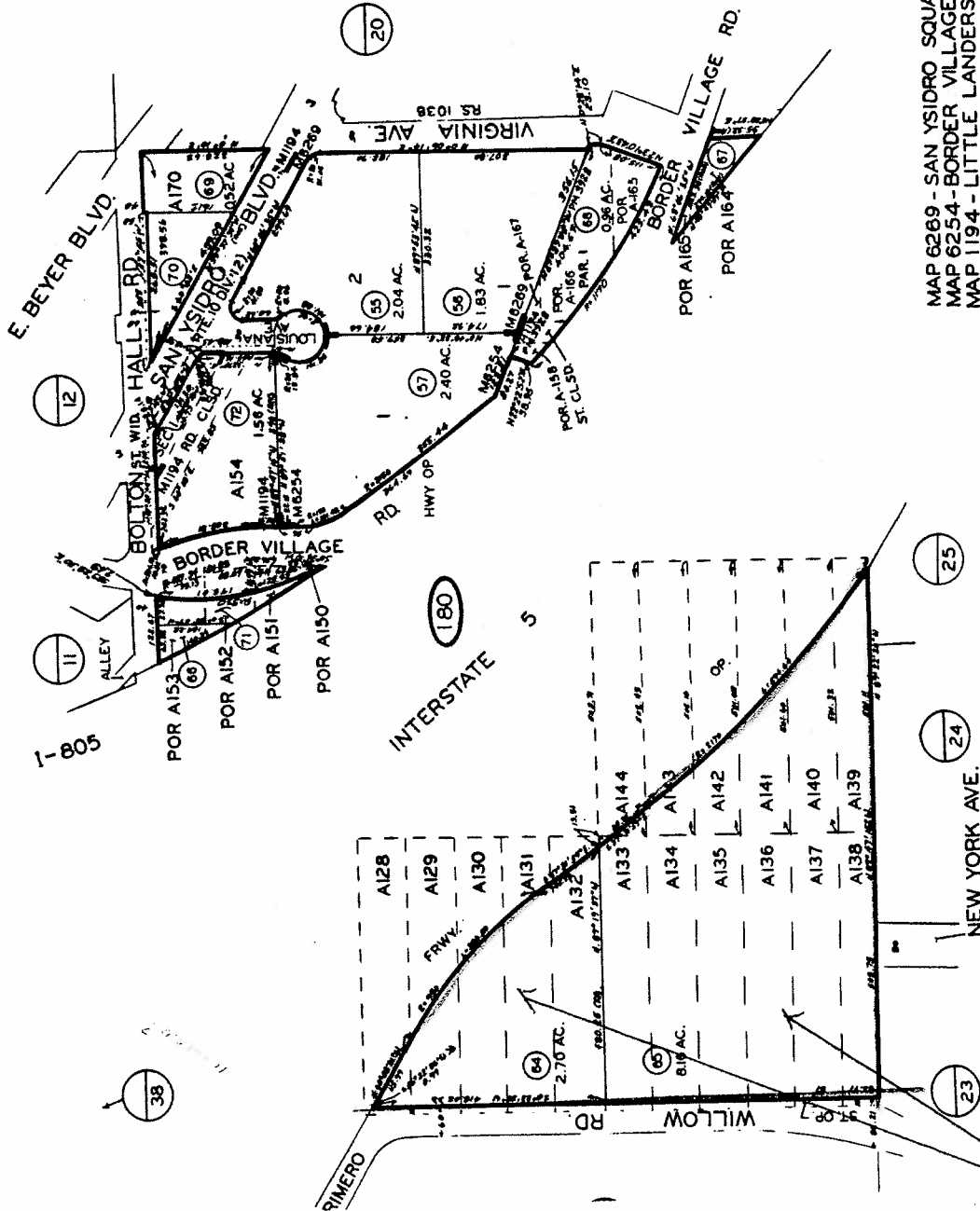
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SAN DIEGO COUNTY
ASSESSOR'S MAP
BOOK 638 PAGE 01 SHT 2 OF 2

Smythe School

11-10-12 B

CHANGES	
BLK	OLD NEW YR CUT
67	74 477E
68	74 2880
69	74 1341
70	74 1341
71	74 1341
72	74 1341
73	74 1341
74	74 1341
75	74 1341
76	74 1341
77	74 1341
78	74 1341
79	74 1341
80	74 1341
81	74 1341
82	74 1341
83	74 1341
84	74 1341
85	74 1341
86	74 1341
87	74 1341
88	74 1341
89	74 1341
90	74 1341
91	74 1341
92	74 1341
93	74 1341
94	74 1341
95	74 1341
96	74 1341
97	74 1341
98	74 1341
99	74 1341
100	74 1341



MAP 6269 - SAN YSIDRO SQUARE
 MAP 6254 - BORDER VILLAGE
 MAP 1194 - LITTLE LANDERS ADD NO. 1 - SAN YSIDRO
 SEC 1 - T19S-R2W - POR
 ROS 5406, 9158, 12836

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WILLOW ELEMENTARY SCHOOL
 A.P.N.'S: 666-180-64&65

Willow School

SAN DIEGO COUNTY
 ASSESSOR'S MAP
 BOOK 066 PAGE 18

NE. COR. SEC. 36

STATE HWY

50

26951 N

San Ysidro Middle School

DETAILS
STILL

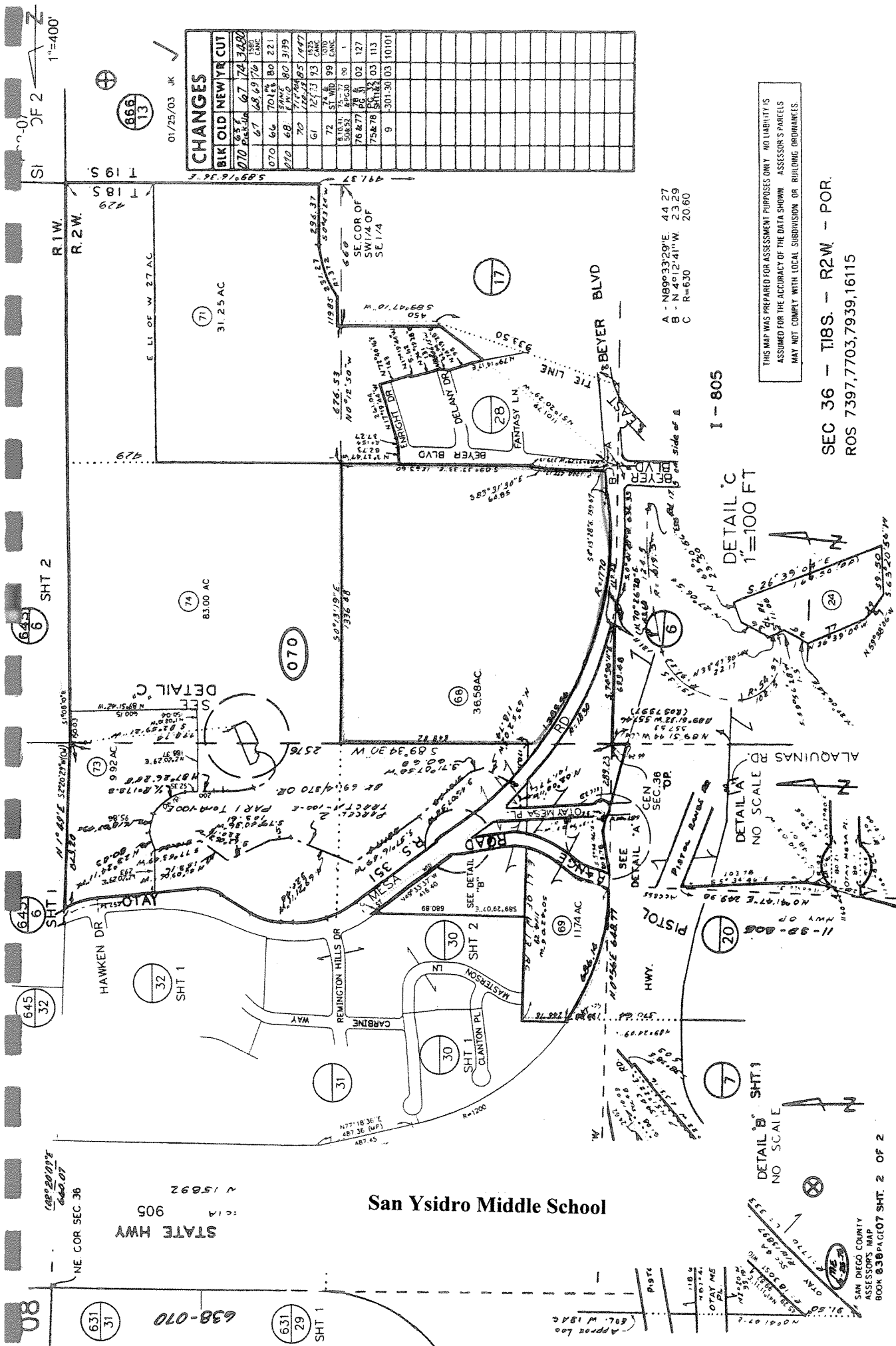
DETAIL OF
NO SCALE

SAN DIEGO COUNTY
ASSESSOR'S MAP
BOOK 030 PAGE 07

ASSESSORS MAP
BOOK 030 PAGE 07 SHT. 2 OF 2

SEC 36 - T18S. - R2W. - POR.
ROS 7397,7703,7939,16115

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[illegible]

CHANGES

BLK	OLD	NEW	YR	CUT
040	1942D	A2	CHANGE	77
040	26 155	37		3662
	2P	1000		4734
	29	380	50	122
	31	39	96	1127
	945 39	40 41 42	99	1150
	372 39	43 44	95	76
	43	50	99	4719
	13 42A	44 45A	100	130
	43	46	100	5012
	45 47	48 49	100	5012
	206 44	POR	100	195
	21 4	22 100		195
	47	50 57	02	67
	48	58 59	02	1369
	40	48 49 50	02	1369
	48 49	PC	03	122
	34 43 44	51 54	05	2072
	16 48	55 58	06	1330
	15 51			

H. N77°00'08"W 97.26
I. N81°54'58"W 70.00
J. N64°54'06"W 59.56
K. N73°57'46"W 91.89
L. N74°59'35"W 94.74

A	130.58
B	R=20 32.33
C	R=454 197.61
D	85.34
E	31.24
F	R=546 252.92
G	R=20 29.02

CEN SEC-

Ocean View Hills School

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SEC 30-T18S-R1W -- S 1/2
ROS 6980, 8101, 9843, 10518, 11841, 16064, 16894

SAN DIEGO COUNTY
ASSESSOR'S MAP
BOOK 645 PAGE 136



11/14/2005 ESW

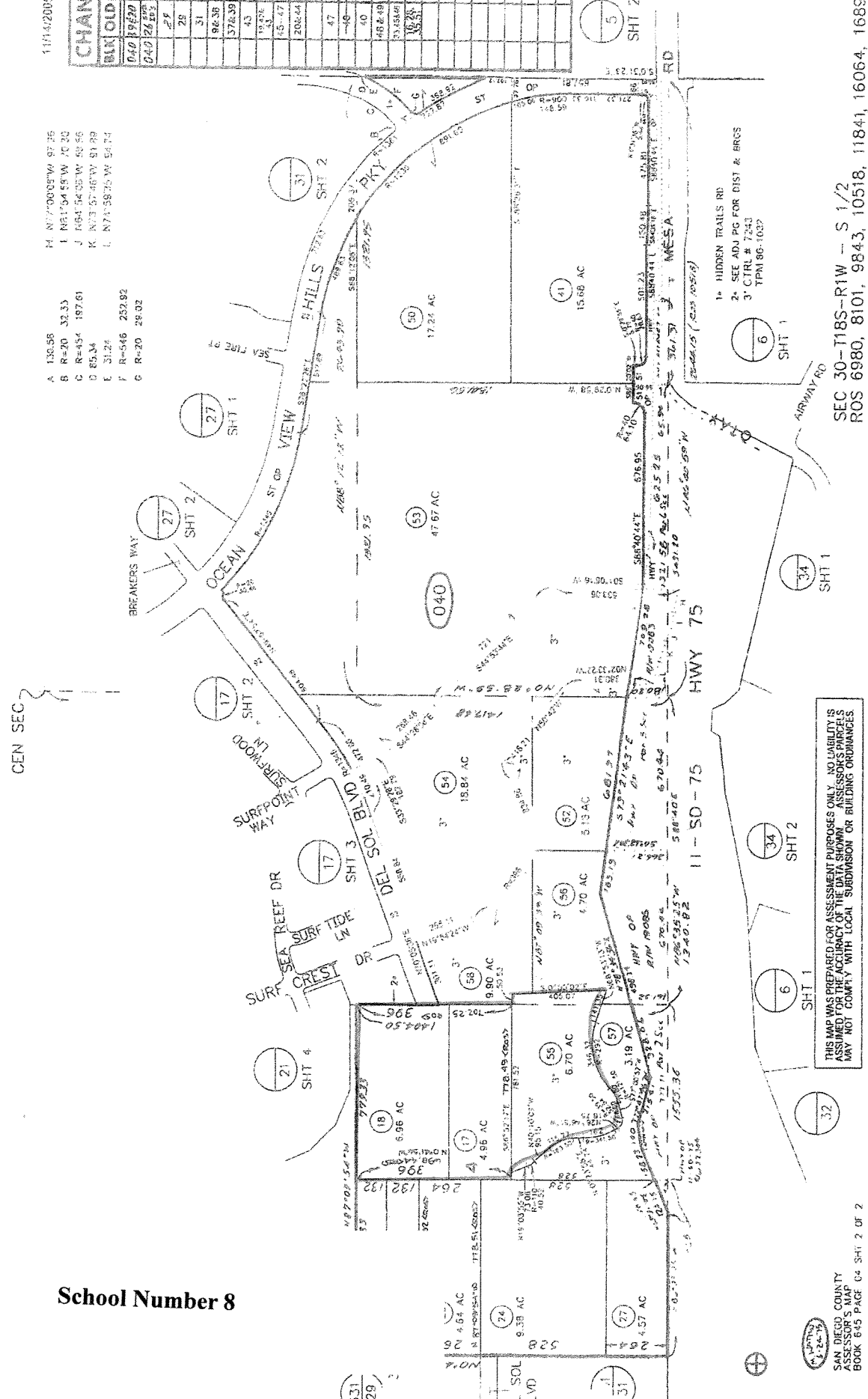
School Number 8

- A 130.58
- B R=20 32.33
- C R=45 187.61
- D 85.34
- E 31.24
- F R=546 252.92
- G R=20 29.02

- H N77°00'57"W 97.26
- I N61°54'55"W 70.20
- J N64°54'03"W 59.56
- K N73°57'46"W 51.29
- L N71°58'25"W 54.74

CHANGES	BLK	OLD	NEW	CUT
040	19420	26	177	1546
040	126	57	177	1542
28	177	177	177	177
29	177	177	177	177
31	177	177	177	177
36	38	10	41	99
37	38	10	41	99
38	38	10	41	99
39	38	10	41	99
40	38	10	41	99
41	38	10	41	99
42	38	10	41	99
43	38	10	41	99
44	38	10	41	99
45	38	10	41	99
46	38	10	41	99
47	38	10	41	99
48	38	10	41	99
49	38	10	41	99
50	38	10	41	99
51	38	10	41	99
52	38	10	41	99
53	38	10	41	99
54	38	10	41	99
55	38	10	41	99
56	38	10	41	99
57	38	10	41	99
58	38	10	41	99
59	38	10	41	99
60	38	10	41	99
61	38	10	41	99
62	38	10	41	99
63	38	10	41	99
64	38	10	41	99
65	38	10	41	99
66	38	10	41	99
67	38	10	41	99
68	38	10	41	99
69	38	10	41	99
70	38	10	41	99
71	38	10	41	99
72	38	10	41	99
73	38	10	41	99
74	38	10	41	99
75	38	10	41	99
76	38	10	41	99
77	38	10	41	99
78	38	10	41	99
79	38	10	41	99
80	38	10	41	99
81	38	10	41	99
82	38	10	41	99
83	38	10	41	99
84	38	10	41	99
85	38	10	41	99
86	38	10	41	99
87	38	10	41	99
88	38	10	41	99
89	38	10	41	99
90	38	10	41	99
91	38	10	41	99
92	38	10	41	99
93	38	10	41	99
94	38	10	41	99
95	38	10	41	99
96	38	10	41	99
97	38	10	41	99
98	38	10	41	99
99	38	10	41	99
100	38	10	41	99

CEN SEC



THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN HEREON. THE USER MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

SAN DIEGO COUNTY
ASSESSOR'S MAP
BOOK 645 PAGE 04 SHT 2 OF 2

SEC 30-T18S-R1W - S 1/2
ROS 6980, 8101, 9843, 10518, 11841, 16064, 16894

#3

Williams Assessment Consultant Report



Beyer Elementary



EXECUTIVE SUMMARY

Beyer Elementary School
2312 East Beyer Boulevard
San Ysidro, CA 92173

In accordance with Williams versus State of California legislation (SB-6), a Facility Needs Assessment was conducted in San Ysidro School District, at Beyer Elementary School on June 10, 2005. TELACU Construction Management Inc. Senior Assessor's, Dr. Harold Courter and Rod Sprecher performed the assessment. This assessment included a physical inspection of the school site, review of documentation related to construction, modernization and maintenance, and input from the Maintenance Electrician, Director Maintenance and Operations and Principal.

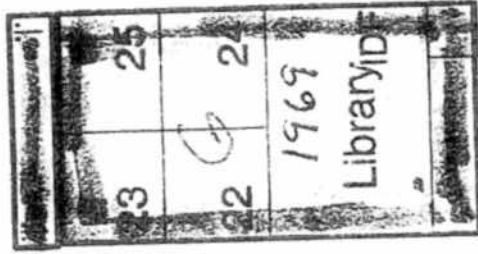
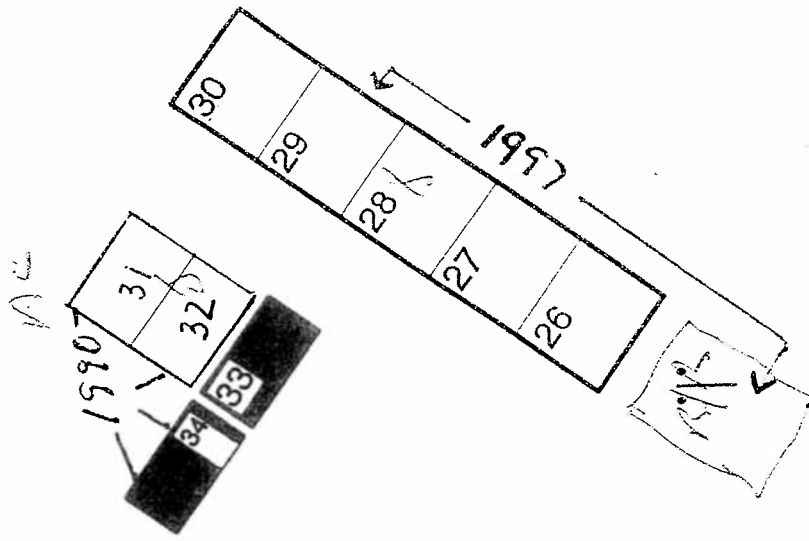
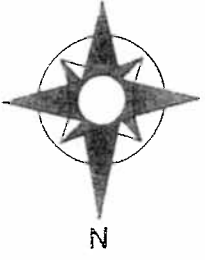
Beyer Elementary School was constructed in 1957. The administration/multipurpose building and 14 classrooms were constructed (buildings A through E). In 1969, buildings G, a library, and 4 classrooms were completed. In 1970, (building F) two classrooms were completed. In 1971, building H, two classrooms were added to the site. The preceding makes up all of the school permanent buildings. In 1989, 4 relocatable classrooms were added to the school site followed by 9 classrooms and a toilet facility in 1990.

In 1993, the school was modernized. This modernization includes a partial electrical upgrade, new T bar ceiling and light, painting, ADA compliance improvements in some of the restrooms and miscellaneous fire and life safety items. The modernization was in buildings A through E.

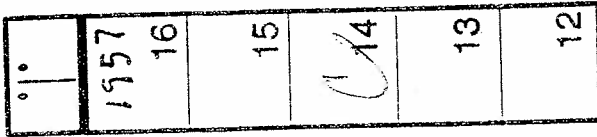
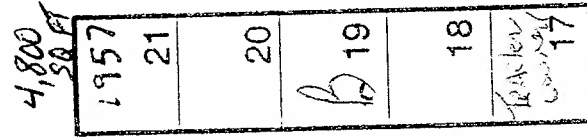
This school is in need of repairs in order to improve or maintain functionality. The sewer and storm drain need to be replaced. The classroom-ceiling tile is in need of repair. The roof to the entire school needs to be replaced. The classrooms need new lights, drop ceiling, new carpet and windows. The restrooms need to be remodeled. Campus wide, the school needs exterior and interior painting. The asphalt and concrete are in need of repair. The school needs an electrical upgrade and new fire alarm system. In building B, there is a crack extending down the foundation. The entire site needs to be ADA accessible. The relocatable buildings are 1989 and 1990 version. The roofs gutters, and down spouts need to be replaced. The windows need to be replaced. The carpet is worn. The wall mounted HVAC Bard units are worn. Building ramps are worn out. The lighting is beyond useful life.

The Facility Needs Assessment for Beyer Elementary School overall five-year cost to maintain functionality is estimated at \$2,661,350.

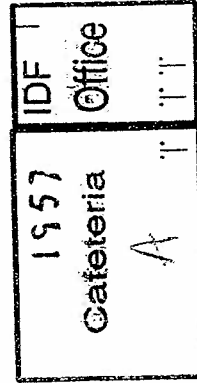
San Ysidro School District Beyer School



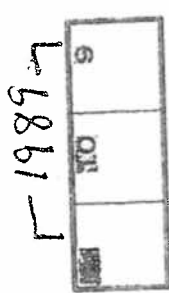
6,825
SQ FT



5,430
SQ FT



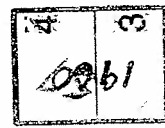
5,490 SQ FT



960
SQ FT



2,560



1,920
SQ FT



4,030
SQ FT

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LEA NAME: San Ysidro Elementary	LEA CODE: 68379	COUNTY: San Diego
SCHOOL NAME: Beyer Elementary	NA IDENTIFICATION NUMBER: NA/68379-001	

PART II - FACILITY INVENTORY

Building Inventory

Building Name	Leased/Owned	Construction Type	Square Footage	Year of Construction	Year of Modernization	State Funded Modernization	Facility Type	Classrooms					
								K-6	7-8	9-12	Non-Severe	Severe	
Unit A	Owned	Permanent	5490	1957	1993	Yes	Multipurpose Administration	0	0	0	0	0	V
Unit B	Owned	Permanent	4800	1957	1993	Yes	Classrooms	5	0	0	0	0	V
Unit C	Owned	Permanent	5430	1957	1993	Yes	Classrooms	5	0	0	0	0	V
Unit D	Owned	Permanent	4030	1957	1993	Yes	Classrooms	2	0	0	0	0	V
Unit E	Owned	Permanent	1920	1957	1993	Yes	Classrooms	2	0	0	0	0	V
Unit F	Owned	Permanent	4030	1970			Classrooms	2	0	0	0	0	V
Unit G	Owned	Permanent	6825	1969			Classrooms Other	4	0	0	0	0	V
Unit H	Owned	Permanent	2560	1971			Classrooms	2	0	0	0	0	V
Unit I	Owned	Portable	3840	1989			Classrooms	4	0	0	0	0	V
Unit J	Owned	Portable	12480	1990			Classrooms	9	0	0	0	0	V


Portable Classrooms Summary

Year of Construction	Number of Classrooms
1989	4
1990	9

Pupil Capacity

K-6	7-8	9-12	Non-Severe	Severe	Total
875	0	0	0	0	875

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LEA NAME: San Ysidro Elementary	LEA CODE: 68379	COUNTY: San Diego
SCHOOL NAME: Beyer Elementary	NA IDENTIFICATION NUMBER: NA/68379-001	

PART IV - FIVE-YEAR COSTS TO MAINTAIN FUNCTIONALITY - SUMMARY

Five-Year Cost Summary							
Building	2005/2006	2006/2007	2007/2008	2008/2009	2009/2010	Total Estimate	
Campus-wide	\$547,000.00	\$370,000.00	\$195,000.00	\$150,000.00	\$125,000.00	\$1,387,000.00	View/Edit
Unit A	\$0.00	\$51,750.00	\$40,000.00	\$30,000.00	\$14,400.00	\$136,150.00	View/Edit
Unit B	\$0.00	\$98,500.00	\$8,000.00	\$0.00	\$12,000.00	\$118,500.00	View/Edit
Unit C	\$30,000.00	\$73,000.00	\$17,000.00	\$0.00	\$0.00	\$120,000.00	View/Edit
Unit D	\$6,400.00	\$42,000.00	\$30,000.00	\$25,000.00	\$0.00	\$103,400.00	View/Edit
Unit E	\$0.00	\$0.00	\$72,800.00	\$0.00	\$0.00	\$72,800.00	View/Edit
Unit F	\$0.00	\$72,800.00	\$0.00	\$0.00	\$0.00	\$72,800.00	View/Edit
Unit G	\$0.00	\$19,200.00	\$84,000.00	\$66,000.00	\$16,000.00	\$185,200.00	View/Edit
Unit H	\$0.00	\$51,000.00	\$36,000.00	\$0.00	\$0.00	\$87,000.00	View/Edit
Unit I	\$92,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$92,000.00	View/Edit
Unit J	\$0.00	\$196,000.00	\$90,500.00	\$0.00	\$0.00	\$286,500.00	View/Edit

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LEA NAME: San Ysidro Elementary	LEA CODE: 68379	COUNTY: San Diego
SCHOOL NAME: Beyer Elementary	NA IDENTIFICATION NUMBER: NA/68379-001	

PART IV - FIVE-YEAR COSTS TO MAINTAIN FUNCTIONALITY - DETAIL

Cost Estimate for Building: Campus-wide

Five-Year Costs to Maintain Functionality						
	2005/2006	2006/2007	2007/2008	2008/2009	2009/2010	Total Estimate
Roofing	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00	\$250,000.00
Framing	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Flooring	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Siding	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Windows	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Doors	\$25,000.00	\$50,000.00	\$50,000.00	\$0.00	\$0.00	\$125,000.00
Painting	\$0.00	\$150,000.00	\$75,000.00	\$0.00	\$0.00	\$225,000.00
Potable/Drinking Water	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Sewer	\$0.00	\$70,000.00	\$0.00	\$0.00	\$0.00	\$70,000.00
Gas	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Lighting	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Electrical	\$350,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$350,000.00
HVAC/HV	\$50,000.00	\$50,000.00	\$20,000.00	\$0.00	\$0.00	\$120,000.00
Fire & Life Safety	\$40,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$40,000.00
Security	\$32,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$32,000.00
Accessibility	\$0.00	\$0.00	\$0.00	\$100,000.00	\$0.00	\$100,000.00
Playground & Field Areas	\$0.00	\$0.00	\$0.00	\$0.00	\$75,000.00	\$75,000.00
Other	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Cost Estimate	\$547,000.00	\$370,000.00	\$195,000.00	\$150,000.00	\$125,000.00	\$1,387,000.00

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LEA NAME: San Ysidro Elementary	LEA CODE: 68379	COUNTY: San Diego
SCHOOL NAME: Beyer Elementary	NA IDENTIFICATION NUMBER: NA/68379-001	

PART V - NECESSARY REPAIRS

Repair Item Number	Building Components	Location	Deficiency Description	Repair Description	Repair Estimate
1	Roofing	Campus-wide	Roofing Worn	Replace	50,000.00
2	Doors	Campus-wide	Doors worn out	Replace	25,000.00
3	Electrical	Campus-wide	Insufficient	Replace	350,000.00
4	HVAC	Campus-wide	Nonfunctioning	Replace	50,000.00
5	Safety	Campus-wide	Fire Alarm Non-Functional	Replace	40,000.00
6	Security	Campus-wide	nonexistent	install	32,000.00
7	Water	Unit C	Drinking fountain rusted out	Replace	30,000.00
8	Flooring	Unit D	Flooring worn out	Replace	6,400.00
9	Lighting	Unit I	Insufficient candle power	Replace	36,000.00
10	Accessibility	Unit I	Ramps worn out	Replace	20,000.00
11	Other	Unit I	Ceiling worn out	Replace	36,000.00

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La Mirada Elementary



San Ysidro School District

La Mirada Elementary

1990

29

28
27
26
25
24
23

1990

UNIT "B"

22
21

1997



UNIT "A"

20	16
19	15
18	14
17	13

UNIT "B"

12	10
11	9
Library / DF / PSP	
Lounge	
Office	

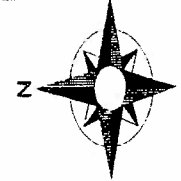
UNIT "C"

8	4
7	3
6	2
5	1

UNIT "D"

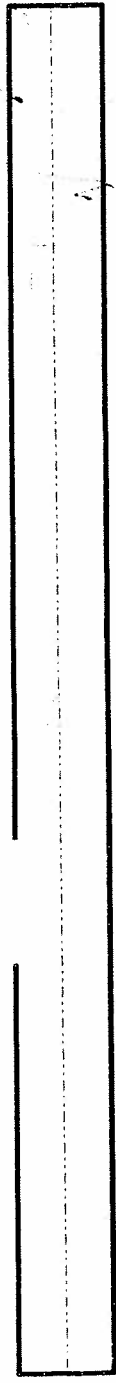
IDF
Cafeteria
1972

Kitchen



Designated Parking Lot

Parking Lot



EXECUTIVE SUMMARY

La Mirada Elementary School
222 Avenida De La Madrid
San Ysidro, CA 92173

In accordance with Williams versus State of California legislation (SB-6), a Facility Needs Assessment was conducted in San Ysidro School District, at La Mirada Elementary School on June 8th, 2005. TELACU Construction Management, Inc. Senior Assessor's Dr. Harold Courter and Rod Sprecher performed the assessment. This assessment included a physical inspection of the school site, review of documentation related to construction, modernization and maintenance, and input from the Custodian, District Electrician and Principal.

La Mirada Elementary School was constructed in 1972. The administration office, lounge, library, multipurpose room/cafeteria and 20 classrooms were constructed. In 1990, 9 relocatable buildings and a restroom facility were added to the school site.

Since 1972, the roof to the permanent buildings has been replaced, various rooms have been recarpeted; blacktop surfaces repaved and various parts of the school have received in house painting. This school has not been modernized.

The facility is in need of repairs in order to improve or maintain functionality. The electrical system needs to be upgraded. The sewer line needs to be replaced. The classrooms need new T bar ceiling and lights. The carpet and VCT (vinyl composition tiling) in the classrooms need to be replaced. The entire site needs exterior and interior painting and new windows. The storm drains need to be replaced. In Building 5, room 4 has a crack in the floor slab along with cracking of the interior walls. The freestanding breeze way overhangs are beyond their useful life. The site needs to be made ADA accessible. The school needs ADA compliant: door, restrooms, ramps, drinking fountains, sinks and signage. The relocatable buildings are in need of repair. Areas showing signs of aging are: roofs, HVAC, light fixtures, acoustical ceiling, carpet, doors, windows, painting, sinks and ramps.

The Facility Needs Assessment for La Mirada Elementary School overall five-year cost to maintain functionality is estimated at \$2,089,225.

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LEA NAME: San Ysidro Elementary	LEA CODE: 68379	COUNTY: San Diego
SCHOOL NAME: La Mirada Elementary	NA IDENTIFICATION NUMBER: NA/68379-002	

PART II - FACILITY INVENTORY

Building Inventory													
Building Name	Leased/Owned	Construction Type	Square Footage	Year of Construction	Year of Modernization	State Funded Modernization	Facility Type	Classrooms					
								K-6	7-8	9-12	Non-Severe	Severe	
Unit A	Owned	Permanent	5670	1972			Multipurpose	0	0	0	0	0	Vie
Unit B	Owned	Permanent	7526	1972			Classrooms	8	0	0	0	0	Vie
Unit C	Owned	Permanent	10228	1972			Classrooms Other	4	0	0	0	0	Vie
Unit D	Owned	Permanent	8236	1972			Classrooms	8	0	0	0	0	Vie
Unit E	Owned	Portable	8640	1990			Classrooms	8	0	0	0	0	Vie
Unit F	Owned	Portable	400	1990			Other	0	0	0	0	0	Vie

Portable Classrooms Summary

Year of Construction	Number of Classrooms
1990	8

Pupil Capacity

K-6	7-8	9-12	Non-Severe	Severe	Total
700	0	0	0	0	700

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LEA NAME: San Ysidro Elementary	LEA CODE: 68379	COUNTY: San Diego
SCHOOL NAME: La Mirada Elementary	NA IDENTIFICATION NUMBER: NA/68379-002	

PART III - USEFUL LIFE OF MAJOR BUILDING SYSTEMS

Please note: The entries included in this part of the needs assessment will be listed in the order they are entered.

Building	Building System	Sub-System	Elements/Materials	Useful Life Remaining (Years)
Campus-wide	Exterior Envelope	Windows	Glass and Glazing	3
Campus-wide	Interior Systems	Wall Finishes	Painted Gypsum Wallboard	2
Campus-wide	Interior Systems	Wall Finishes	Other	3
Campus-wide	Interior Systems	Flooring	Carpet	2
Campus-wide	Interior Systems	Flooring	VCT	4
Campus-wide	Plumbing	Waste Piping	Cast Iron	1
Campus-wide	Electrical Equipment	Lighting	Fixtures	5
Campus-wide	Electrical Equipment	Power	Other	1
Campus-wide	Electrical Equipment	Low-Voltage Systems	Other	3
Campus-wide	Mechanical	Heating Ventilation and Air Conditioning (HVAC)	Multi Zone Package Roof-Top Unit (Electric Heat/DX Cool)	1
Unit B	Exterior Envelope	Siding	Lath and Plaster	5
Unit D	Structural	Foundation	Concrete	1
Unit E	Roofing	Roofing	Sheet Metal Roofing	4
Unit E	Roofing	Flashing and Sheet Metal	Gutters	4
Unit E	Exterior Envelope	Exterior Doors	Doors	3
Unit E	Exterior Envelope	Windows	Glass and Glazing	3
Unit E	Interior Systems	Wall Finishes	Other	4
Unit E	Interior Systems	Flooring	Carpet	2
Unit E	Interior Systems	Ceilings	Lay-In Acoustical Tile	2
Unit E	Plumbing	Water Piping	Other	4
Unit E	Electrical Equipment	Lighting	Fixtures	2
Unit E	Mechanical	Heating Ventilation and Air Conditioning (HVAC)	Wall Mounted Heat Pump (Electric Heat/Electric Cool)	3
Unit F	Roofing	Roofing	Sheet Metal Roofing	5
Unit F	Interior Systems	Wall Finishes	Other	5
Unit F	Electrical Equipment	Lighting	Fixtures	5
Unit B	Plumbing	Plumbing Fixtures	Not Applicable - it is not necessary to specify the element/material type of this sub-system	4
Unit E	Structural	Floor Framing	Other	5

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LEA NAME: San Ysidro Elementary	LEA CODE: 68379	COUNTY: San Diego
SCHOOL NAME: La Mirada Elementary	NA IDENTIFICATION NUMBER: NA/68379-002	

PART IV - FIVE-YEAR COSTS TO MAINTAIN FUNCTIONALITY - SUMMARY

Five-Year Cost Summary							
Building	2005/2006	2006/2007	2007/2008	2008/2009	2009/2010	Total Estimate	
Campus-wide	\$397,625.00	\$225,000.00	\$350,000.00	\$140,000.00	\$187,500.00	\$1,300,125.00	View/Edit
Unit A	\$0.00	\$0.00	\$15,000.00	\$0.00	\$0.00	\$15,000.00	View/Edit
Unit B	\$0.00	\$0.00	\$0.00	\$60,000.00	\$10,000.00	\$70,000.00	View/Edit
Unit C	\$0.00	\$0.00	\$5,000.00	\$0.00	\$0.00	\$5,000.00	View/Edit
Unit D	\$250,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$250,000.00	View/Edit
Unit E	\$10,000.00	\$146,600.00	\$27,000.00	\$201,500.00	\$45,000.00	\$430,100.00	View/Edit
Unit F	\$0.00	\$0.00	\$0.00	\$0.00	\$19,000.00	\$19,000.00	View/Edit

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LEA NAME: San Ysidro Elementary	LEA CODE: 68379	COUNTY: San Diego
SCHOOL NAME: Smythe Elementary	NA IDENTIFICATION NUMBER: NA/68379-004	

PART II - FACILITY INVENTORY

Building Inventory													
Building Name	Leased/Owned	Construction Type	Square Footage	Year of Construction	Year of Modernization	State Funded Modernization	Facility Type	Classrooms					
								K-6	7-8	9-12	Non-Severe	Severe	
Unit A	Owned	Permanent	5658	1971			Multipurpose	0	0	0	0	0	Vie
Unit B	Owned	Permanent	7526	1971			Classrooms Other	8	0	0	0	0	Vie
Unit C	Owned	Permanent	9088	1971			Classrooms	4	0	0	0	0	Vie
Unit D	Owned	Permanent	8236	1971			Classrooms Other	8	0	0	0	0	Vie
Unit E	Owned	Permanent	4738	1999			Classrooms	4	0	0	0	0	Vie
Unit F	Owned	Permanent	4738	1999			Classrooms	4	0	0	0	0	Vie
Unit G	Owned	Permanent	4738	1999			Classrooms	4	0	0	0	0	Vie
Unit H	Owned	Portable	3840	1991			Classrooms	4	0	0	0	0	Vie

Portable Classrooms Summary

Year of Construction Number of Classrooms
1991 4

Pupil Capacity

K-6 7-8 9-12 Non-Severe Severe Total
900 0 0 0 0 900

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LEA NAME: San Ysidro Elementary	LEA CODE: 68379	COUNTY: San Diego
SCHOOL NAME: Smythe Elementary	NA IDENTIFICATION NUMBER: NA/68379-004	

PART IV - FIVE-YEAR COSTS TO MAINTAIN FUNCTIONALITY - SUMMARY

Five-Year Cost Summary							
Building	2005/2006	2006/2007	2007/2008	2008/2009	2009/2010	Total Estimate	
Campus-wide	\$352,200.00	\$308,500.00	\$619,000.00	\$550,000.00	\$250,000.00	\$2,079,700.00	View/Edit
Unit A	\$0.00	\$0.00	\$5,000.00	\$0.00	\$0.00	\$5,000.00	View/Edit
Unit B	\$0.00	\$0.00	\$5,000.00	\$0.00	\$0.00	\$5,000.00	View/Edit
Unit C	\$0.00	\$0.00	\$5,000.00	\$0.00	\$0.00	\$5,000.00	View/Edit
Unit D	\$0.00	\$0.00	\$5,000.00	\$0.00	\$0.00	\$5,000.00	View/Edit
Unit E	\$0.00	\$0.00	\$0.00	\$0.00	\$12,800.00	\$12,800.00	View/Edit
Unit F	\$0.00	\$0.00	\$0.00	\$0.00	\$12,800.00	\$12,800.00	View/Edit
Unit G	\$0.00	\$0.00	\$0.00	\$0.00	\$12,800.00	\$12,800.00	View/Edit
Unit H	\$12,800.00	\$65,000.00	\$112,500.00	\$32,000.00	\$0.00	\$222,300.00	View/Edit

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LEA NAME: San Ysidro Elementary	LEA CODE: 68379	COUNTY: San Diego
SCHOOL NAME: Smythe Elementary	NA IDENTIFICATION NUMBER: NA/68379-004	

PART V - NECESSARY REPAIRS

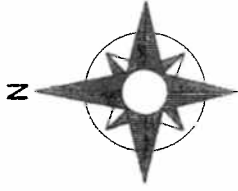
Repair Item Number	Building Components	Location	Deficiency Description	Repair Description	Repair Estimate		
1	Flooring	Campus-wide	worn out	replace	17,200.00		
2	Sewer	Campus-wide	Sewer line worn	Replace	225,000.00		
3	HVAC	Campus-wide	Non-Functioning	Repair	110,000.00		
4	Flooring	Unit H	worn out	replace	12,800.00		

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Willow Elementary



San Ysidro School District Willow Elementary



UNIT "K"

31	29
30	28

1997

20	21	22	23	UNIT "C"	19
D				Roof	
C	16	17	18		

1991

Library	11	UNIT "E"	15
	12	Roof	workroom
Office	IDF	Lounge	

UNIT "H" 1992

24	25	26
UNIT "I"		
27		

UNIT "J"

32	33	34	35	36
37				38

1998

leased

UNIT "J"

39	40	41

1990

Designated Parking Lot

UNIT "F" 1990

9/10	7/8

1990	UNIT "C"	4	5	6

IDF	Cafeteria
UNIT "A"	1460

1990	UNIT "B"	1	2	3

EXECUTIVE SUMMARY

Willow Elementary School
226 Willow Road
San Ysidro, CA 92173

In accordance with Williams versus State of California legislation (SB-6), a Facility Needs Assessment was conducted in San Ysidro School District, at Willow Elementary School on June 7th, 2005. TELACU Construction Management, Inc. Senior Assessor's Dr. Harold Courter and Rod Sprecher performed the assessment. This assessment included a physical inspection of the school site, review of documentation related to construction, modernization and maintenance, and input from the Director Maintenance and Operations, Electrician and school Principal.

Willow Elementary School was constructed in 1960. The multipurpose room/cafeteria and 6 classrooms were constructed. In 1968, an administration/classroom building was added. In 1971, 9 classrooms were constructed. The preceding makes up all of the permanent facilities. Since 1967 relocatable buildings have been added as follows:

- 1967 4 Classrooms;
- 1989 2 Classrooms;
- 1990 3 Classrooms;
- 1997 4 Classrooms; and
- 1998 7 Classrooms.

In 1993 buildings A, B, and C were partially modernized. This modernization included a partial electrical upgrade, installation of air conditioning and remodeling of the kitchen.

The facility is in need of repairs in order to improve or maintain functionality. The original buildings are 45 years old and have outlived their useful life. Campus wide, the school is in need of a new roof on the permanent buildings along with replacement of the downspouts and gutters. The electrical system needs to be upgraded and the signal system replaced. The potable water line needs to be replaced. Lighting both internally and externally is in need of replacement. The drop ceilings and lights in the classrooms need to be replaced. The asphalt and concrete are cracked and past their useful life. Storm drain system is beyond its useful life. The campus has also experienced problems with gophers and skunks. The relocatable buildings are in need of repair. Areas of repair are: roofs, HVAC, light fixtures, carpet, acoustical ceiling, and ramps.

The Facility Needs Assessment for Willow Elementary School overall five-year cost to maintain functionality is estimated at \$2,513,900.



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LEA NAME: San Ysidro Elementary	LEA CODE: 68379	COUNTY: San Diego
SCHOOL NAME: Willow Elementary	NA IDENTIFICATION NUMBER: NA/68379-005	

PART II - FACILITY INVENTORY

Building Inventory												
Building Name	Leased/Owned	Construction Type	Square Footage	Year of Construction	Year of Modernization	State Funded Modernization	Facility Type	Classrooms				
								K-6	7-8	9-12	Non-Severe	Severe
Unit A	Owned	Permanent	3480	1960	1993	Yes	Classrooms Multipurpose	1	0	0	0	0
Unit B	Owned	Permanent	2940	1960	1993	Yes	Classrooms Multipurpose	3	0	0	0	0
Unit C	Owned	Permanent	3304	1960	1993	Yes	Classrooms Multipurpose	3	0	0	0	0
Unit D	Owned	Portable	1920	1967			Classrooms	2	0	0	0	0
Unit E	Owned	Permanent	7800	1968			Classrooms Administration	3	0	0	0	0
Unit G	Owned	Permanent	8775	1971			Classrooms	8	0	0	0	0
Unit H	Owned	Portable	3840	1989			Classrooms	4	0	0	0	0
Unit I	Owned	Portable	6720	1998			Classrooms	7	0	0	0	0
Unit J	Owned	Portable	2880	1990			Classrooms	3	0	0	0	0
Unit K	Owned	Portable	3840	1997			Classrooms	4	0	0	0	0

Portable Classrooms Summary

Year of Construction Number of Classrooms

1967	2
1989	4
1998	7
1990	3
1997	4

Pupil Capacity

K-6	7-8	9-12	Non-Severe	Severe	Total
950	0	0	0	0	950

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LEA NAME: San Ysidro Elementary	LEA CODE: 68379	COUNTY: San Diego
SCHOOL NAME: Willow Elementary	NA IDENTIFICATION NUMBER: NA/68379-005	

PART III - USEFUL LIFE OF MAJOR BUILDING SYSTEMS

Please note: The entries included in this part of the needs assessment will be listed in the order they are entered.

Building	Building System	Sub-System	Elements/Materials	Useful Life Remaining (Years)
Unit D	Roofing	Roofing	Built-Up Roofing	3
Unit D	Roofing	Flashing and Sheet Metal	Gutters	3
Unit D	Exterior Envelope	Exterior Doors	Doors	3
Unit D	Exterior Envelope	Windows	Glass and Glazing	3
Unit D	Interior Systems	Wall Finishes	Painted Gypsum Wallboard	2
Unit D	Interior Systems	Flooring	Carpet	2
Unit D	Interior Systems	Ceilings	Lay-In Acoustical Tile	2
Unit D	Plumbing	Plumbing Fixtures	Not Applicable - it is not necessary to specify the element/material type of this sub-system	2
Unit D	Electrical Equipment	Lighting	Fixtures	2
Unit H	Roofing	Roofing	Built-Up Roofing	5
Unit H	Interior Systems	Wall Finishes	Painted Gypsum Wallboard	5
Unit H	Interior Systems	Flooring	Carpet	1
Unit H	Interior Systems	Ceilings	Lay-In Acoustical Tile	1
Unit H	Electrical Equipment	Lighting	Fixtures	1
Unit I	Exterior Envelope	Exterior Doors	Doors	5
Unit I	Exterior Envelope	Windows	Frames	5
Unit I	Interior Systems	Wall Finishes	Paneling	4
Unit I	Interior Systems	Flooring	Carpet	3
Unit J	Roofing	Roofing	Built-Up Roofing	1
Unit J	Exterior Envelope	Exterior Doors	Doors	4
Unit J	Exterior Envelope	Windows	Frames	4
Unit J	Interior Systems	Wall Finishes	Other	4
Unit J	Interior Systems	Ceilings	Lay-In Acoustical Tile	4
Unit J	Electrical Equipment	Lighting	Fixtures	4
Unit K	Roofing	Roofing	Built-Up Roofing	4
Unit K	Exterior Envelope	Exterior Doors	Doors	3
Unit K	Exterior Envelope	Windows	Frames	4
Unit K	Interior	Wall Finishes	Other	3

	Systems			
Unit K	Interior Systems	Flooring	Carpet	4
Campus-wide	Roofing	Roofing	Built-Up Roofing	0
Campus-wide	Exterior Envelope	Exterior Doors	Hardware	4
Campus-wide	Exterior Envelope	Windows	Frames	3
Campus-wide	Interior Systems	Wall Finishes	Other	2
Campus-wide	Interior Systems	Flooring	Carpet	2
Campus-wide	Interior Systems	Ceilings	Lay-In Acoustical Tile	0
Campus-wide	Interior Systems	Interior Doors	Doors	4
Campus-wide	Plumbing	Plumbing Fixtures	Not Applicable - it is not necessary to specify the element/material type of this sub-system	3
Campus-wide	Plumbing	Water Piping	Other	0
Campus-wide	Plumbing	Waste Piping	Cast Iron	0
Campus-wide	Electrical Equipment	Lighting	Fixtures	0
Campus-wide	Electrical Equipment	Power	Panel and Breakers	2
Campus-wide	Electrical Equipment	Building Transformer	Dry Type	2
Campus-wide	Electrical Equipment	Low-Voltage Systems	Telephone	0
Campus-wide	Electrical Equipment	Low-Voltage Systems	CCTV	0
Campus-wide	Electrical Equipment	Low-Voltage Systems	Security Alarm	0
Campus-wide	Electrical Equipment	Low-Voltage Systems	Other	3
Unit D	Exterior Envelope	Siding	Other	2
Unit J	Mechanical	Heating Ventilation and Air Conditioning (HVAC)	Wall Mounted Heat Pump (Electric Heat/Electric Cool)	5

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SCHOOL NAME: Willow Elementary	NA IDENTIFICATION NUMBER: NA/68379-005	

PART IV - FIVE-YEAR COSTS TO MAINTAIN FUNCTIONALITY - SUMMARY

Five-Year Cost Summary							
Building	2005/2006	2006/2007	2007/2008	2008/2009	2009/2010	Total Estimate	
Campus-wide	\$815,000.00	\$494,000.00	\$351,000.00	\$301,000.00	\$0.00	\$1,961,000.00	View/Edit
Unit A	\$0.00	\$0.00	\$5,000.00	\$0.00	\$0.00	\$5,000.00	View/Edit
Unit B	\$0.00	\$0.00	\$5,000.00	\$0.00	\$0.00	\$5,000.00	View/Edit
Unit C	\$0.00	\$0.00	\$5,000.00	\$0.00	\$0.00	\$5,000.00	View/Edit
Unit D	\$0.00	\$16,500.00	\$19,800.00	\$0.00	\$0.00	\$36,300.00	View/Edit
Unit E	\$0.00	\$0.00	\$5,000.00	\$0.00	\$0.00	\$5,000.00	View/Edit
Unit G	\$0.00	\$0.00	\$5,000.00	\$0.00	\$0.00	\$5,000.00	View/Edit
Unit H	\$202,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$202,000.00	View/Edit
Unit I	\$0.00	\$0.00	\$12,000.00	\$42,500.00	\$17,500.00	\$72,000.00	View/Edit
Unit J	\$20,000.00	\$0.00	\$15,000.00	\$0.00	\$75,500.00	\$110,500.00	View/Edit
Unit K	\$0.00	\$0.00	\$0.00	\$27,500.00	\$79,600.00	\$107,100.00	View/Edit

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SCHOOL NAME: Willow Elementary	NA IDENTIFICATION NUMBER: NA/68379-005	

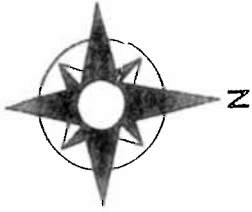
PART V - NECESSARY REPAIRS

Repair Item Number	Building Components	Location	Deficiency Description	Repair Description	Repair Estimate		
1	Roofing	Campus-wide	Roof worn	Replace	110,000.00		
2	Siding	Campus-wide	Delaminated	Repair	175,000.00		
3	Water	Campus-wide	fixtures rusted out	replace	30,000.00		
4	Sewer	Campus-wide	Sewer line worn	Replace	50,000.00		
5	Lighting	Campus-wide	Insufficient candle power	Replace	175,000.00		
6	Safety	Campus-wide	pest control	exterminate	50,000.00		
7	Security	Campus-wide	no security system	install	25,000.00		
8	Playground	Campus-wide	Asphalt cracked	Replace	110,000.00		
9	Other	Campus-wide	bell/irrigation system	replace	90,000.00		
10	Flooring	Unit H	Torn/ Worn out	Replace	10,000.00		
11	Lighting	Unit H	Insufficient candle power	Replace	72,000.00		
12	Other	Unit H	Restroom worn	Replace	120,000.00		
13	Roofing	Unit J	Roof worn	Reroof	20,000.00		

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**San Ysidro
Middle School**





San Ysidro School District

San Ysidro Middle School

T
T11
T
T9

1999

960 sq ft

10,560 sq ft

T7	T8
----	----

1997

1997	1997	1997	1997
------	------	------	------

408	407	406	409	410
1983				
405	404	403	402	401

9,381 sq ft

308	307	306	309	310
1983				
305	304	303	302	301

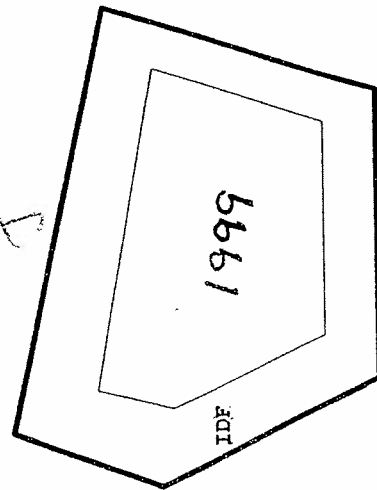
10,229 sq ft

103	100	101
Office		
102	IDF	1979

8,025 sq ft

801	802
Library	
1985	

5,496 sq ft



28,138 sq ft

I	1979	Bays
Girls	P.E.	

8,208 sq ft

506	507	508	509	510
1979				
505	504	503	502	501

8,621 sq ft

Lunch Court		1979
Lounge	I	Kitchen

3,286 sq ft

707	708	709
704	705	
1979		
703	702	701

3,168 sq ft

Parking Lot

95,622 sq ft

EXECUTIVE SUMMARY

San Ysidro Middle School
4345 Otay Mesa Road
San Ysidro, CA 92173

In accordance with Williams versus State of California legislation (SB-6), a Facility Needs Assessment was conducted in San Ysidro Union School District, at San Ysidro Middle School on June 6th, 2005. TELACU Senior Assessor's Dr. Harold Courter and Rod Sprecher performed the assessment. This assessment included a physical inspection of the school site, review of documentation related to construction, modernization and maintenance, and input from the Director of Facilities, Director Maintenance, Maintenance Electrician and school site Principal.

San Ysidro Middle School was constructed in 1979. The original construction included buildings: A, B, E, F & G. These buildings are the administration building, physical education building, cafeteria building, industrial arts building and 16 classrooms. In 1983, buildings C & D were completed which added 20 classrooms to the school site. In 1985, a library and 2 classrooms were completed. In 1999 a multipurpose/cafeeteria building was constructed. The preceding makes up all of the schools permanent buildings. Since 1997 additional relocateable buildings have been added as follows:

- 1997 7 Classrooms (Wing K) ; and
- 1999 4 Classrooms (Wing I).

Since 1999, improvements to the campus have been made. The school has received: a partial electrical upgrade, T bar ceiling and lights, carpet and painting throughout various classrooms and buildings.

San Ysidro Middle School is in need of repairs in order to improve or maintain functionality. Specifically, the school needs: electrical upgrades, new drop ceilings and lights, as well as interior and exterior painting. Asphalt and concrete show signs of aging and are in need of repair and replacement. The porcelain drinking fountains are beyond their useful life. The roofs on the permanent buildings are beyond their useful lives and should be replaced. Exterior lighting in the breezeway is beyond its useful life. Campus wide, the landscape and concrete should be repaired and replaced. There is a structural issue in the (PE building) building E wall. The District currently has employed an engineering firm to measure movement and ascertain remedial action. Additionally, the nonpermanent buildings are in need of repair. Areas of repair are: roofs, downspouts, gutters, carpet, light fixtures, windows, drop ceiling and ramps.

The Facility Needs Assessment for San Ysidro Middle School overall five-year cost to maintain functionality is estimated at \$4,620,328.

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LEA NAME: San Ysidro Elementary	LEA CODE: 68379	COUNTY: San Diego
SCHOOL NAME: San Ysidro Middle	NA IDENTIFICATION NUMBER: NA/68379-003	

PART II - FACILITY INVENTORY

Building Inventory													
Building Name	Leased/Owned	Construction Type	Square Footage	Year of Construction	Year of Modernization	State Funded Modernization	Facility Type	Classrooms					
								K-6	7-8	9-12	Non-Severe	Severe	
Unit A	Owned	Permanent	8025	1979			Classrooms Administration	0	6	0	0	0	V
Unit B	Owned	Permanent	8621	1979			Classrooms	0	10	0	0	0	V
Unit C	Owned	Permanent	10229	1983			Classrooms	0	10	0	0	0	V
Unit D	Owned	Permanent	9381	1983			Classrooms	0	10	0	0	0	V
Unit E	Owned	Permanent	8208	1979			Other	0	0	0	0	0	V
Unit F	Owned	Permanent	3286	1979			Cafeteria	0	0	0	0	0	V
Unit G	Owned	Permanent	3168	1979			Classrooms Other	0	7	0	0	0	V
Unit H	Owned	Permanent	5496	1985			Classrooms	0	3	0	0	0	V
Unit I	Owned	Portable	10560	1997			Classrooms	0	11	0	0	0	V
Unit J	Owned	Permanent	28138	2001			Other	0	0	0	0	0	V

Portable Classrooms Summary

Year of Construction Number of Classrooms

1997 11

Pupil Capacity

K-6	7-8	9-12	Non-Severe	Severe	Total
0	1539	0	0	0	1539

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LEA NAME: San Ysidro Elementary	LEA CODE: 68379	COUNTY: San Diego
SCHOOL NAME: San Ysidro Middle	NA IDENTIFICATION NUMBER: NA/68379-003	

PART III - USEFUL LIFE OF MAJOR BUILDING SYSTEMS

Please note: The entries included in this part of the needs assessment will be listed in the order they are entered.

Building	Building System	Sub-System	Elements/Materials	Useful Life Remaining (Years)
Unit A	Interior Systems	Wall Finishes	Painted Gypsum Wallboard	2
Unit A	Interior Systems	Flooring	Carpet	5
Unit A	Electrical Equipment	Lighting	Fixtures	5
Unit A	Mechanical	Heating Ventilation and Air Conditioning (HVAC)	Single Zone Package Roof-Top Unit (Gas Heat/DX Cool)	4
Unit C	Electrical Equipment	Power	Panel and Breakers	1
Unit E	Structural	Foundation	Concrete	1
Unit I	Roofing	Flashing and Sheet Metal	Gutters	1
Unit I	Exterior Envelope	Windows	Glass and Glazing	3
Unit I	Interior Systems	Flooring	Carpet	1
Unit I	Electrical Equipment	Lighting	Fixtures	5
Unit I	Mechanical	Heating Ventilation and Air Conditioning (HVAC)	Wall Mounted Heat Pump (Electric Heat/Electric Cool)	5
Campus-wide	Roofing	Roofing	Built-Up Roofing	5
Campus-wide	Exterior Envelope	Siding	Other	0
Campus-wide	Exterior Envelope	Exterior Doors	Doors	0
Campus-wide	Exterior Envelope	Windows	Other	2
Campus-wide	Interior Systems	Flooring	Carpet	0
Campus-wide	Interior Systems	Flooring	VCT	1
Campus-wide	Plumbing	Water Piping	Other	0
Campus-wide	Plumbing	Waste Piping	Cast Iron	0
Campus-wide	Electrical Equipment	Lighting	Fixtures	0
Campus-wide	Mechanical	Heating Ventilation and Air Conditioning (HVAC)	Other	0
Unit A	Structural	Floor Framing	Other	1
Unit I	Interior Systems	Wall Finishes	Paneling	2
Unit I	Structural	Floor Framing	Other	4
Unit J	Roofing	Roofing	Other	2
Unit J	Interior Systems	Wall Finishes	Other	5
Unit J	Interior Systems	Flooring	Other	2
Unit J	Mechanical	Heating Ventilation and Air Conditioning (HVAC)	Multi Zone Package Roof-Top Unit (Gas Heat/DX Cool)	2

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SCHOOL NAME: San Ysidro Middle	NA IDENTIFICATION NUMBER: NA/68379-003	

PART IV - FIVE-YEAR COSTS TO MAINTAIN FUNCTIONALITY - SUMMARY

Five-Year Cost Summary							
Building	2005/2006	2006/2007	2007/2008	2008/2009	2009/2010	Total Estimate	
Campus-wide	\$465,000.00	\$610,000.00	\$150,000.00	\$0.00	\$1,015,000.00	\$2,240,000.00	View/Edit
Unit A	\$10,000.00	\$3,000.00	\$0.00	\$0.00	\$16,000.00	\$29,000.00	View/Edit
Unit B	\$7,500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$7,500.00	View/Edit
Unit C	\$5,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,000.00	View/Edit
Unit D	\$0.00	\$0.00	\$5,000.00	\$0.00	\$0.00	\$5,000.00	View/Edit
Unit E	\$2,000,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,000,000.00	View/Edit
Unit F	\$0.00	\$0.00	\$5,000.00	\$0.00	\$0.00	\$5,000.00	View/Edit
Unit G	\$0.00	\$0.00	\$5,000.00	\$0.00	\$0.00	\$5,000.00	View/Edit
Unit H	\$0.00	\$0.00	\$5,000.00	\$0.00	\$0.00	\$5,000.00	View/Edit
Unit I	\$35,900.00	\$4,250.00	\$6,600.00	\$0.00	\$91,000.00	\$137,750.00	View/Edit
Unit J	\$0.00	\$140,596.00	\$23,600.00	\$0.00	\$16,882.00	\$181,078.00	View/Edit

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SCHOOL NAME: San Ysidro Middle	NA IDENTIFICATION NUMBER: NA/68379-003	

PART V - NECESSARY REPAIRS

Repair Item Number	Building Components	Location	Deficiency Description	Repair Description	Repair Estimate
1	Flooring	Campus-wide	worn out	replace	35,000.00
2	Painting	Campus-wide	peeling	repaint	75,000.00
3	Water	Campus-wide	Sinks non functioning	Replace	60,000.00
4	Sewer	Campus-wide	Sewer line worn out	Replace	30,000.00
5	Lighting	Campus-wide	Insufficient candle power	Replace	175,000.00
6	Other	Campus-wide	irrigation system nonfunctioning	Replace	90,000.00
7	Accessibility	Unit A	doors & hardware accessibility	Replace	10,000.00
8	Lighting	Unit C	Panel worn out	Replace	5,000.00
9	Other	Unit E	Wall cracked	Repair	2,000,000.00
10	Other	Unit B	Worn out	Replace	7,500.00
11	Roofing	Unit I	Gutters rusted out	Replace	5,500.00
12	Flooring	Unit I	Torn/Worn out	Replace	26,400.00
13	Painting	Unit I	peeling	repaint	4,000.00

[Part I](#)[Part II](#)[Part III](#)[Part IV](#)[Part VI](#)