



Facility Master Plan

East Nicolaus Joint Union High School District

January 2022

Prepared for:

East Nicolaus Joint Union High School District

2454 Nicolaus Avenue

Nicolaus, CA 95659

530.656.2255

www.eastnicolaus.k12.ca.us

Prepared by:

King Consulting

2901 35th St.

Sacramento, CA 95817

916.706.3538

www.kinginc.com

TABLE OF CONTENTS

EXECUTIVE SUMMARY	3
Recommendations	4
East Nicolaus Joint Union High School District Facility Master Plan 2021	4
SECTION A: INTRODUCTION.....	5
SECTION B: DEVELOPMENT IMPACT ANALYSIS	7
District Enrollment Trends	7
Student Generation Rates	7
Residential Development.....	8
Enrollment Projections.....	11
SECTION C: EXISTING FACILITY ANALYSIS.....	15
Facility Capacity and Classroom Sizes	15
School Site Size and Site Constraints.....	17
Minimum Essential Facilities.....	19
Facilities Condition.....	20
SECTION D: HOUSING OPTIONS	23
Project Prioritization Rubric	23
East Nicolaus High School: Proactive Planning to 550 Students	25
Relocation of the Existing Maintenance and Operations Building	25
Expansion of the Pick-up and Drop-off Area.....	25
Addition of Thirteen Teaching Stations.....	25
Addition of a Multi-Purpose Room.....	25
Modernization of the Gymnasium	25
Modernization of the Administration Area.....	25
Modernization of the Library.....	26
Addition of Restrooms.....	26
East Nicolaus High School: Proactive Planning to 800 Students.....	28
Addition of Thirteen Teaching Stations.....	28
Addition of a Second Gymnasium.....	28

Addition of a New Library 28

Expansion of the Administration Area 28

New Stadium and Student Parking Lot 28

Addition of Restrooms..... 28

SECTION E: FACILITY FUNDING ANALYSIS..... 30

State School Facility Program..... 30

School Facility Program Funding Sources..... 30

 Modernization..... 30

 New Construction 31

 Minimum Essential Facilities..... 32

 Career Technical Education Facility Program..... 32

 Facility Hardship 32

Local Funding Sources 33

 General Obligation Bond..... 33

 Developer Fees..... 33

 Developer Mitigation Agreement..... 33

SECTION F: CONCLUSION AND RECOMMENDATIONS..... 35

SOURCES 36

EXECUTIVE SUMMARY

This Facility Master Plan for the East Nicolaus Joint Union High School District (ENJUHSD) was prepared by King Consulting and CA+SA studio to supply the District with relevant and accurate information on its current facilities, plus needs and opportunities for capital projects, with particular focus on increased enrollment and corresponding facility needs due to residential development anticipated to occur within the District. The report contains a vast array of information on the District's facilities that District staff in many areas will find useful and informative. This Executive Summary provides the most pertinent findings as they relate to the District's enrollment trends and facility planning.

While the District's current and projected enrollment absent residential development is expected to remain within the facility capacity of the high school facilities at East Nicolaus High School (ENHS), the District must plan for additional enrollment that will be generated by residential development anticipated to occur within the District as soon as 2024. The Lakeside at Sutter Pointe development is set to add an estimated 2,787 family housing units over its full buildout, which will generate both high school students who initially move into some of the homes as they are built, as well as K-8 students who will matriculate into high school in future years.

The existing ENHS facilities will need to be expanded to accommodate the additional students who will enroll with the District through the buildout of the project. Projected enrollment by 2033-34, then last year new units are currently assumed to be built in the Lakeside at Sutter Pointe project, would reach around 755 total students, or 464 more than the enrollment projection that does not include the new students generated by the development.

There will be a clear need not just for additional classrooms to add student capacity, but for appropriately sized ancillary facilities (gymnasium, multi-purpose room, library, administration and office space, and restroom spaces) and site upgrades (layout, parking, dropoff/pickup, etc.) as increasingly more students enroll at the school. The need to expand ENHS is clear, but the timing and prioritization of the necessary upgrades will be a function of how the District approaches the project.

This Facility Master Plan provides some framework for trigger points of enrollment and what scope of work might be contemplated at those junctures. At 550 students, or about 250 more than the site currently enrolls, additional classrooms and some ancillary space augmentations will be needed. Rather than invest in ancillary facilities sized for 550, however, the plan calls for building to the need for 800 students so that additional and partially redundant scope is not required a few years later.

The District has numerous funding options to assist with the cost of these required facilities, including its current and potential future eligibility in State School Facility Program opportunities, local bond measures, developer fees, and directly negotiated mitigation agreements with residential developers. The integration of targeted funding with the intended phasing of required facilities will be crucial for

ENJUHSD as it moves forward with its facility planning and should be checked and revisited frequently during the process.

Recommendations

1. Continue to meet with developers planning to build within the District to determine appropriate mitigation agreements to help offset the impact of the students who will be generated.
2. Work with architectural partners to determine prioritization of site needs at various level of enrollment projected to be housed at East Nicolaus High School.
3. Ensure the District is collecting the highest level of Developer Fees.
4. Continue to maximize funding opportunities through the State School Facility Program (SFP) to augment local funding on facilities projects.
5. Consider exploring joint use projects with community groups and organizations, city government agencies, and other resources to accommodate and improve these programs which meet the needs of a diverse student population.

East Nicolaus Joint Union High School District Facility Master Plan 2021

This report is divided into six sections:

- A. Introduction
- B. Development Impact Analysis
- C. Existing Facility Analysis
- D. Housing Options
- E. Facility Funding Analysis
- F. Conclusion & Recommendations

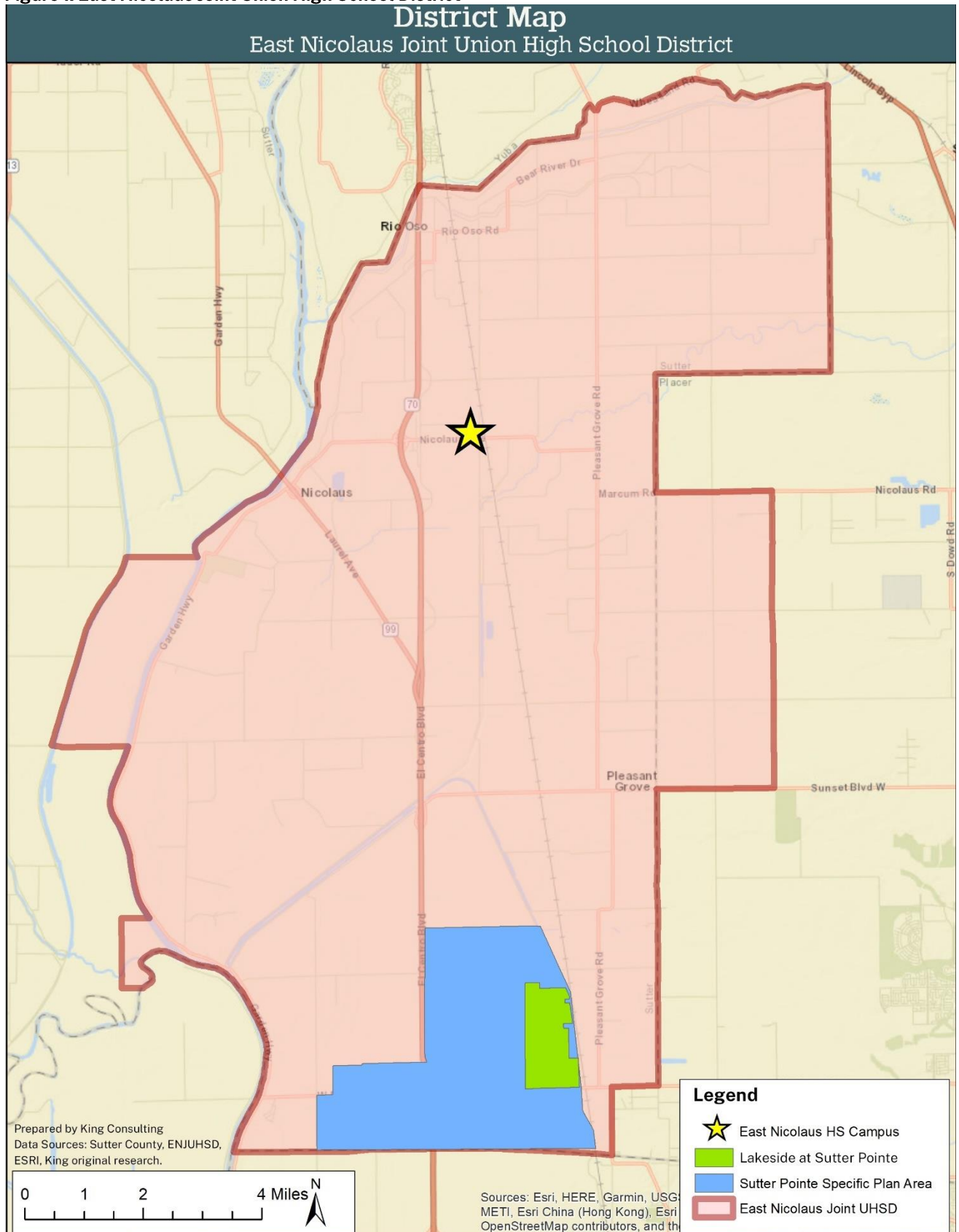
SECTION A: INTRODUCTION

The East Nicolaus Joint Union High School District (ENJUHSD) is located in Sutter County, California. The District serves unincorporated areas of Sutter County including the communities of East Nicolaus, Nicolaus, Pleasant Grove, and Rio Oso. Crucially, the District's territory includes the site of the future Lakeside at Sutter Pointe community, which will add substantially to the District's total and student populations.

The District operates one high school site, East Nicolaus High School (ENHS) and as of October 2021 the District enrolls 305 students.

Figure 1 shows the location and extent of the ENJUHSD boundary and of the District's school site, along with the proximity of planned residential development.

Figure 1. East Nicolaus Joint Union High School District



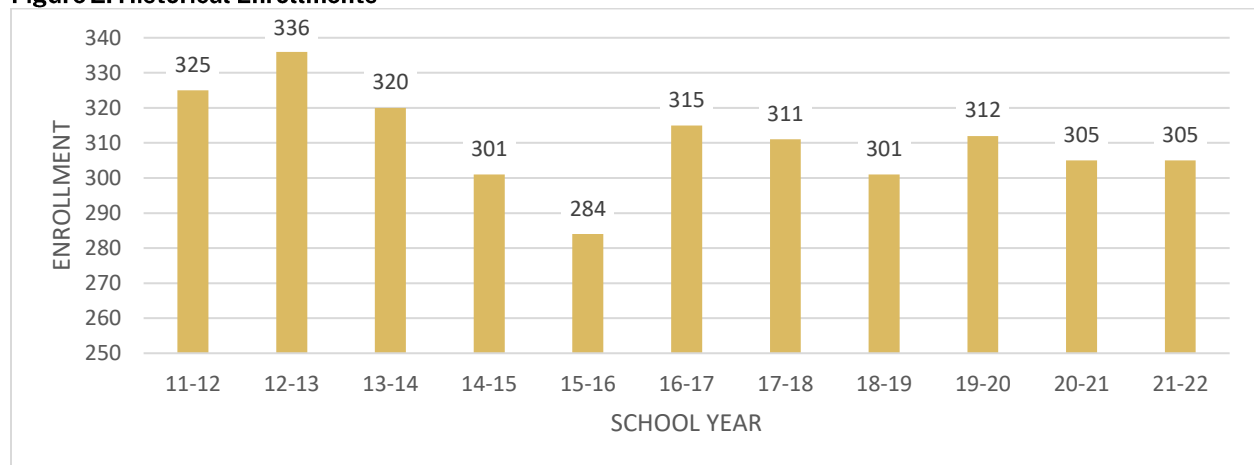
SECTION B: DEVELOPMENT IMPACT ANALYSIS

During the 2020-21 school year ENJUHSD prepared a Development Impact Analysis to assess and quantify the impact of the Lakeside at Sutter Pointe development. Key takeaways from that study are reproduced here, as the need to house future enrollment from newly constructed homes will drive much of the District's facility planning in the coming years.

District Enrollment Trends

Historical enrollment trends are based on certified State enrollment totals for historical years, and uncertified enrollments for 2021-22 are included for this document. Since 2016-17, District enrollment has been between 301 and 315 students, with current year enrollment of 305 students (Figure 2).

Figure 2. Historical Enrollments



Student Generation Rates

Student generation rates are a critical component of facility planning. When analyzing the impacts of future residential development, student generation rates are used to project the number of students the District can expect from planned developments. The data is used to determine if and when new school facilities will be needed and to make critical facility decisions, such as potential boundary adjustments or the addition of new classrooms to existing sites. The housing mix of the planned development, including detached units, attached units, apartments, and affordable units, is compared to similar recently constructed housing to project how many students will reside in the new development. Then, the number of years a new development will take to be completed is calculated with the projected number of students from the various housing types. This determines how many students from each grade level will be generated over the build-out of the new community. For a high school district such as ENJUHSD, it is also important to account for the generation of additional K-8 students, as additional enrollment at feeder school districts will move into high school over time in addition to the high school students who are directly generated.

Table 1 demonstrates the student generation rates utilized for the Development Impact Report. The student generation rate represents the average number of students generated by each new housing unit. For example, if the rate is 0.4, this equates to 4 students being generated from 10 new housing units.

K-8 student generation rates for single-family and multi-family units were provided by representatives of the Lakeside at Sutter Pointe development in September of 2020. The 9-12 single-family student generation rates are based on students generated from a nearby residential development of similar scope to the Lakeside at Sutter Pointe project. The multi-family student generation rate for 9-12 students assumes the same ratio as the multi-family to single-family rates for K-8 students. The affordable unit student generation rate for all students is assumed to be twice the rate of single-family housing, which is a conservative estimate based on recorded rates for affordable housing in the region and State.

Table 1. Student Generation Rates (SGR)

Grade	Single-Family SGR	Multi-Family SGR	Affordable SGR
K-8	0.4	0.2	0.8
9-12	0.12	0.06	0.24

Residential Development

It is imperative to monitor residential development, as new development will generate additional students for the school district to house and will affect where and how schools will be constructed. For East Nicolaus Joint Union High School District, the primary development is Lakeside at Sutter Pointe.

Lakeside at Sutter Pointe will consist of 3,787 new dwelling units, 1,000 of which will be age-restricted and therefore not included for student generation analysis. The remaining 2,787 units will be constructed across at least two phases, with the first phase consisting of 1,271 single-family units and 193 multi-family units. Figure 3 shows the overall land use plan for Lakeside at Sutter Pointe, while Figure 4 shows the tentative map for the first phase.

Figure 3. Lakeside at Sutter Point Land Use Plan

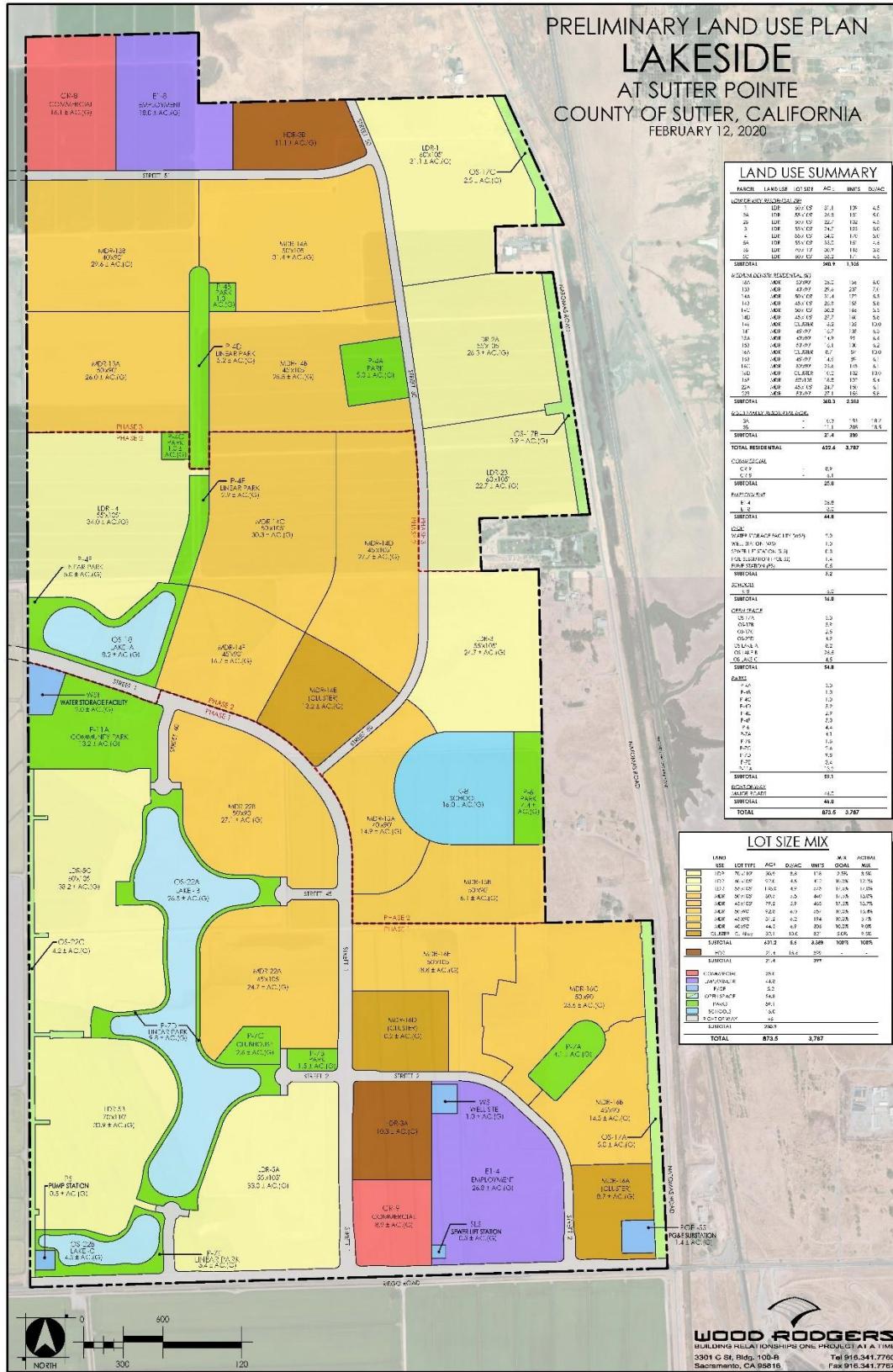
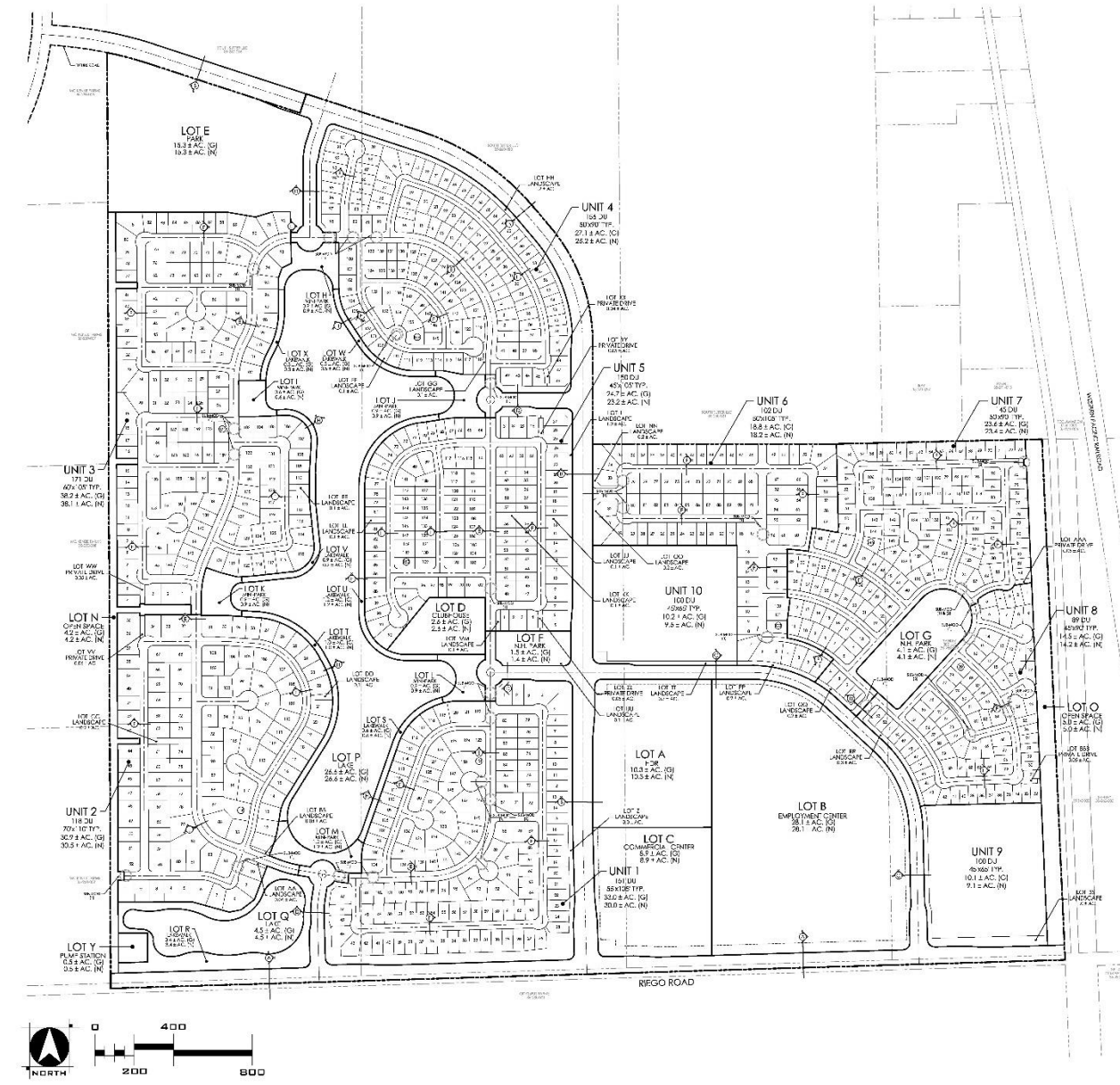


Figure 4. Lakeside at Sutter Pointe Phase 1 Tentative Map



As of 2020, the project developer anticipated the Phase 1 single-family units would be constructed at a pace of 200-300 units per year, with the first occupancy to generate students for the 2024-25 school year. The multi-family units would be constructed at the end of the phase. The Development Impact Analysis assumed 250 units per year would be constructed, with all units in the first phase being completed after the 2028-29 school year.

Additional units, consisting of 1,117 single-family units and 206 affordable units, are assumed to then be constructed at the same pace, with the affordable units being constructed at the end of the project. Table 2 details the units assumed to be constructed by year for the Development Impact Analysis.

Table 2. Residential Development Assumptions for Lakeside at Sutter Pointe

Unit Type	24-25	25-26	26-27	27-28	28-29	29-30	30-31	31-32	32-33	33-34
Single-Family	250	250	250	250	271	250	250	250	250	117
Multi-Family				93	100					
Affordable									103	103

Enrollment Projections

As a high school district, ENJUHSD has the benefit of seeing the enrollment in its feeder elementary school districts to anticipate trends in cohort sizes that will become high school cohorts. It is important to demonstrate the levels of enrollment the school district can expect both with and without the additional students who will be generated by new residential development.

Absent development, based solely on existing elementary cohorts and recorded/anticipated births, ENJUHSD enrollment was projected to decrease slightly though the projection period, with a peak of 315 and a low mark of 270, compared to the 2020-21 enrollment total of 305. Table 3 details grade level enrollments for ENJUHSD and its combined feeder elementary school districts. The high school enrollments are highlighted, and the total enrollment at the bottom of the table includes only grades 9-12. While preliminary enrollment for 2021-22 is shown in Figure 2, this section will reproduce the projected enrollment from 2020 that was previously presented in the Development Impact Analysis and includes 2021-22 as a projected year.

Table 3. ENJUHSD Base Enrollment Projection

Grade	21-22	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30	30-31	31-32	32-33	33-34
K	68	77	68	70	71	72	73	74	75	76	77	78	78
1	42	49	55	49	51	51	52	53	53	54	55	55	56
2	45	41	47	54	47	49	50	50	51	51	52	53	54
3	53	47	43	50	57	50	52	52	53	54	54	55	56
4	51	51	46	42	48	55	48	50	51	52	52	53	54
5	52	50	51	45	42	48	55	48	50	50	51	52	52
6	55	55	52	53	47	44	50	57	50	52	52	53	54
7	47	57	56	54	54	49	45	51	58	51	53	54	55
8	55	46	55	55	52	53	47	43	50	57	50	52	52
9	77	79	66	79	78	75	76	68	62	71	81	71	74
10	75	77	78	65	78	77	74	75	67	62	71	80	71
11	88	74	75	77	64	77	76	72	73	65	60	69	79
12	60	86	72	73	75	62	74	74	70	71	64	59	67
Total	301	315	291	294	295	291	300	289	273	270	276	280	291

Using the student generation and buildout assumptions presented in Tables 1-2, this base enrollment projection can be updated to include the students who will be generated and expected to enroll with ENJUHSD. It is again crucial to bear in mind that the development will generate some high school age students, but that the high school will also ultimately enroll the K-8 students who are also generated. For example, a 5th grade student who is generated by a newly built home in a given year will become a high school student four years later. This student requires high school capacity just as much as a 9th grade student who is freshly generated by another new home that year.

Table 4 demonstrates the total enrollment projected with the inclusion of generated students from the Lakeside at Sutter Pointe development. This table also includes a summary indicating the number of additional students each year who are generated from the residential development, over and above the base projection.

Table 4. Enrollment Projection with Residential Development

Grade	21-22	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30	30-31	31-32	32-33	33-34
K	68	77	68	82	82	83	86	88	86	87	88	98	93
1	42	49	55	60	70	70	73	76	74	73	74	84	85
2	45	41	47	65	69	79	81	85	85	83	82	92	96
3	53	47	43	61	79	84	96	100	101	101	99	107	111
4	51	51	46	53	70	88	95	108	108	109	109	117	118
5	52	50	51	56	64	81	101	108	118	118	119	128	130
6	55	55	52	64	70	78	97	119	124	134	134	144	148
7	47	57	56	65	77	83	93	114	134	138	149	158	163
8	55	46	55	66	74	86	94	105	122	141	145	165	168
9	77	79	66	87	97	106	119	128	136	154	173	183	199
10	75	77	78	73	93	104	113	127	134	142	160	184	191
11	88	74	75	84	79	99	111	121	132	139	147	170	190
12	60	86	72	80	90	84	105	117	125	136	142	157	175
Total	301	315	291	324	359	393	448	493	527	571	621	694	755
# Over Base	0	0	0	30	64	102	149	205	254	301	345	415	464

The specific ancillary facility needs resulting from the enrollment projections presented in Tables 3-4 will be assessed Section C of this document.

One additional enrollment consideration is the possibility of the District opening a charter program at its high school site. Should this occur, it is important to consider the facility needs, both for classroom and ancillary spaces, that would be required for the charter students independently of the students generated from the residential development. Table 5 demonstrates a potential enrollment buildout for a charter program. It is assumed this enrollment would be on top of the District's base enrollment and completely independent of the additional enrollment generated by residential development.

Furthermore, the charter program would have its own classroom facilities, meaning this enrollment would not be factored into the need for additional classrooms at ENHS due to the enrollment growth depicted in Table 4. Any ancillary facilities required for the charter will similarly not be included in the calculations for ancillary facility needs for the site.

Table 5. Potential Charter School Enrollment Projection

Grade	21-22	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30	30-31	31-32	32-33	33-34
9		30	30	30	30	30	30	30	30	30	30	30	30
10			30	30	30	30	30	30	30	30	30	30	30
11				30	35	35	35	35	35	35	35	35	35
12					35	40	40	40	40	40	40	40	40
Total	0	30	60	90	130	135	135	135	135	135	135	135	135

SECTION C: EXISTING FACILITY ANALYSIS

Facility Capacity and Classroom Sizes

To determine the ability of the East Nicolaus Joint Union High School District's facilities to adequately serve current and future enrollments, King Consulting reviewed the District's current site map and room utilizations. This analysis identifies the level of enrollment the District can house in its current facilities, given the District's loading standards and the fact that many of the available classrooms at the site are undersized relative to current State standards. Current District loading assumes 25 students in each classroom, with 15 classrooms available on site for a total existing capacity of 375 students. It is important to note that should the District need to house special education students, those classrooms would have to be loaded with fewer students, reducing the overall site capacity.

Figure 5 provides a site map detailing the permanent facilities at ENHS, as well as showing the current portable classrooms. It is important to note that while these portable classrooms are included in this capacity analysis, they are not intended to be long-term solutions for housing students.

Table 6 identifies the classrooms at ENHS, as well as the size of each classroom. For reference, 960 square feet is the current State standard for a new high school classroom. The portable classrooms are the only classroom spaces on campus that currently meet this standard. Some spaces shown on the map in Figure 5 are not included, as they are needed for other critical uses due to constraints on the site's official ancillary facilities.

Table 6. ENHS Classrooms and Capacity

Room Number	Square Feet	Capacity Added
B4	742	25
C3	691	25
D1	717	25
D2	691	25
D3	653	25
D4	700	25
D5	733	25
D6	729	25
D7	690	25
6 Portables	960+ each	150
Total Capacity		375

Figure 5. Current Site Map for East Nicolaus High School



East Nicolaus High School
 2454 Nicolaus Ave, Nicolaus, CA 95659
CA + SA
 studio



Based on this analysis, the current site capacity would be sufficient to house the base enrollment the District would expect absent the residential development at Lakeside at Sutter Pointe. With the students generated by the development, ENHS site enrollment is projected to exceed currently available capacity beginning in the 2026-27 school year.

As a reminder, any potential charter school students would have separate classroom facilities, so charter school students do not account for any of the need for classroom space driven by students generated by the homes constructed at Lakeside at Sutter Pointe.

School Site Size and Site Constraints

The size of a school's site has a direct impact on the educational effectiveness of the school. The site size must be adequate to provide sufficient area for physical education (outdoor space and athletic fields), buildings, and parking. A school site should also be large enough to accommodate additional classrooms should capacity be needed as enrollments increase. At the same time, it should not be so overcrowded as to negatively impact the site and facility, creating compromise to the educational effectiveness and safety at the site. The State Department of Education provides school site size guidelines that are identified in the Department's School Site Analysis and Development Handbook. The handbook describes the amount of area required for classrooms, offices, athletic fields, etc. The site size utilization is important, as approval from the State Department of Education is required to exceed the site size guidelines at a particular site.

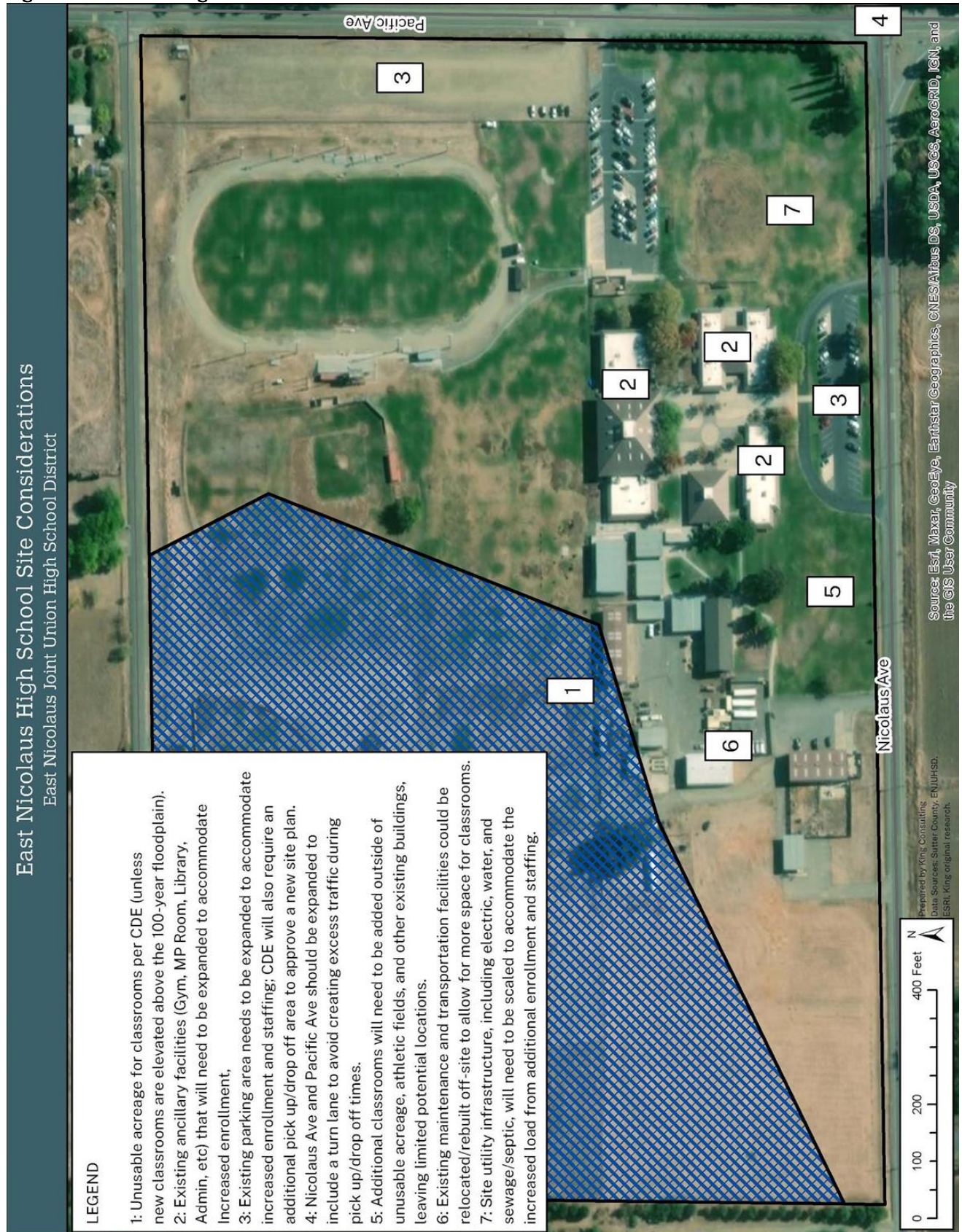
Table 7 summarizes the District’s current usable acreage and the State recommendation for three enrollment benchmarks at East Nicolaus High School. As demonstrated, the site’s current usable acreage is sufficient for current and the beginning of enrollment growth. At 800 students, however, the State would view the site as slightly undersized.

Table 7. School Site Acreages

School	Site Size Usable Acreage	State Recommended Acreage
East Nicolas High School Current Enrollment	26.8	19.2
East Nicolaus High School 550 Enrollment	26.8	23.2
East Nicolaus High School 800 Enrollment	26.8	27.1

However, the total usable site acreage is only one, high level component of the school site’s suitability for accommodating increased enrollment. The State Department of Education reviewed the ENHS site and pointed out additional site constraints that were apparent from a visual review of the site. Figure 6 provides a visual summary of some of these points.

Figure 6. ENHS Existing Site Constraints



For the site’s permanent buildings, the classroom sizes and the space for core ancillary facilities should be expanded. The Minimum Essential Facilities subsection, below, will expand upon this point. Additionally, the placement of new classroom buildings must be carefully considered, as the portion of the site outside of the 100-year floodplain (and thereby being usable acreage) includes many of the school’s sports fields. If the District’s maintenance and transportation facilities could be relocated, this could open up more space for future classrooms that will be needed to house students.

The site will also need to expand its parking capacity and add an additional pickup/drop-off location. Local roads, if possible, should be expanded to allow for better traffic flow during peak ingress/egress times at the high school. Finally, there is a railroad located within 1,500 feet of a large portion of the campus, which creates considerations under Title 5 for how the construction of any new school facilities should be initiated.

Minimum Essential Facilities

The ancillary facilities at a school site, such as administration offices, cafeteria/multi-purpose rooms, gymnasiums, libraries, and restrooms, are typically calibrated with the capacity of the original permanent classroom buildings on a site. As new classrooms are added, whether portable or permanent, these ancillary facilities must correspondingly expand. The State Office of Public School Construction (OPSC) and California Department of Education (CDE) provides appropriate size requirements for ancillary spaces based on site enrollment, and this standard was used to assess ENHS ancillary facilities against current enrollment and benchmarks of 550 and 800 students. Note, some types of facilities have minimum sizes regardless of enrollment levels, so some types of ancillary facilities have the same size requirement across all three enrollment levels. Highlighted values indicate the facility is undersized at the given enrollment level.

Table 8. Minimum Essential Facilities Summary

Facility	Existing Sq Ft	Sq Ft Needed @ Current Enrollment	Sq Ft Needed @ 550 Enrollment	Sq Ft Needed @ 800 Enrollment
Gymnasium	9,100	8,380	8,415	12,240
Library	2,365	1,912	2,965	4,040
Multi-Purpose	4,200	8,200	8,200	8,200
Administration	1,705	1,220	2,200	3,200
Restrooms	1,750	1,525	2,750	4,000

Some approaches to when and how these facilities can be expanded are provide in Section E of this document.

Facilities Condition

The facilities at East Nicolaus High School are well maintained but will present a modernization need within the next ten years to benefit the current and future students who utilize the facilities. With the publication of the Division of the State Architect’s Interpretation of Regulations (IR) EB-4, as issued in July 2021, relating to the rehabilitation of existing buildings it is important to note that exceeding critical cost thresholds will require the rehabilitation of existing buildings. As the cost to rehabilitate a building can be significant, if the budget of proposed modernizations for each building exceeds the costs listed in Tables 9-13, consideration should be given to complete replacement of the facility. When planning modernization projects moving forward it will be important to consider the following project cost thresholds:

Table 9. Allowable Construction Costs for Modernization, ENHS Building A

Building A	Area (sf)	Allowable Construction Cost Without Triggering Rehabilitation.
Typical Construction Area	15,725	\$3,239,350
Toilet Room Area	2,310	\$857,010
General Condition (10%)		\$409,636
ADA Upgrades (20%)		\$819,272
Project Soft Costs (30%)		\$1,228,908
Estimated Total Project Costs		\$6,554,176

Table 10. Allowable Construction Costs for Modernization, ENHS Building B

Building B	Area (sf)	Allowable Construction Cost Without Triggering Rehabilitation.
Typical Construction Area	2,963	\$610,378
Toilet Room Area	0	\$0
General Condition (10%)		\$61,038
ADA Upgrades (20%)		\$122,076
Project Soft Costs (30%)		\$183,113
Estimated Total Project Costs		\$976,605

Table 11. Allowable Construction Costs for Modernization, ENHS Building C

Building C	Area (sf)	Allowable Construction Cost Without Triggering Rehabilitation.
Typical Construction Area	4,388	\$903,928
Toilet Room Area	0	\$0
General Condition (10%)		\$90,393
ADA Upgrades (20%)		\$180,786
Project Soft Costs (30%)		\$271,178
Estimated Total Project Costs		\$1,446,285

Table 12. Allowable Construction Costs for Modernization, ENHS Building D

Building D	Area (sf)	Allowable Construction Cost Without Triggering Rehabilitation.
Typical Construction Area	5,844	\$1,203,864
Toilet Room Area	362	\$134,302
General Condition (10%)		\$133,817
ADA Upgrades (20%)		\$267,633
Project Soft Costs (30%)		\$401,450
Estimated Total Project Costs		\$2,141,066

Table 13. Allowable Construction Costs for Modernization, ENHS Building E

Building E	Area (sf)	Allowable Construction Cost Without Triggering Rehabilitation.
Typical Construction Area	3,375	\$695,250
Toilet Room Area	74	\$27,454
General Condition (10%)		\$72,270
ADA Upgrades (20%)		\$144,541
Project Soft Costs (30%)		\$216,811
Estimated Total Project Costs		\$1,156,326

Please note that these costs do not consider year-to-year escalation. These estimates should be revised annually to keep pace with local building costs and any revisions to IR EB-4 published by the Division of the State Architect.

SECTION D: HOUSING OPTIONS

As demonstrated in Sections B and C, the East Nicolaus Joint Union High School District has pressing facility needs due to projected enrollment increases. This section will summarize an approach the District can use to prioritize its projects.

Project Prioritization Rubric

To help the District set realistic facility goals, a rubric was developed that aligned the stated goals of the District with assigned scores for each area of focus. This tool was developed to help the District resolve multiple variables and create consistently weighted scores for all proposed projects Districtwide. The identified areas of focus have been listed below with their assigned maximum score:

Classroom & Ancillary Space	20	pts possible
Safe, Warm and Dry	18	pts possible
State Mandate	16	pts possible
Immediate Funding	14	pts possible
District Priority	12	pts possible
Community and Joint Use	10	pts possible
Deferred Funding	6	pts possible
Special Conditions	4	pts possible
<hr/>		
Total Possible Points	100	points

By answering a series of yes / no questions project scores and rankings are quickly generated that provide a quantifiable statistical analysis of all projects and their relationship with other projects across the district. In addition, this document is a living document which can quickly adapt to include additional areas of focus or revisions to the scoring matrix at a single point. This allows for maximum flexibility and a project data base that will grow with the district to meet both the challenges you face now and the opportunities of tomorrow.

An example of this rubric is included in Table 9, while all areas of focus are outlined below:

Classroom & Ancillary Space: Alignment of school facilities with both the required number of teaching stations and the ancillary facilities required to support the student population are included in this area of focus. It's important to consider both types of spaces while planning campus development.

Safe, Warm and Dry: This category is the foundation of most facility assessment tools. It focuses attention to the most critical areas of the student experience and assures that prioritization is placed on student safety and their experience within the learning environment.

State Mandate: Frequently the state passes mandates, with or without funding, that cannot be ignored. These mandates have been prioritized second only to student safety to assure district compliance with these mandates.

Immediate Funding: There are many sources at the local, state, and federal level that offer immediate funding for projects are a particular type. Significance has been placed on projects that qualify for these sources off funding to assure that the district, were possible, fully leverages their facilities dollars to maximize their benefit to students.

District Priority: The stated goals and priorities of the district and its governing board have been included in this area of focus.

Community and Joint Use: Facilities that allow for joint use with other agencies or benefit to the general community will receive higher scores under this criterion.

Deferred Funding: There are multiple sources of state funding that the district can ‘get in line for’ but are beyond their bonding authority for immediate payment. What this means is funding can be applied for, but payment may be years away or contingent on bonds or alternative legislation passing. While it is important to plan projects considering these funding sources it is recommended that they are not considered with the same weight as immediately available funding sources.

Special Conditions: There are many special considerations that factor into the prioritization of school facility projects. These could include joint use projects with community partners, special projects funded by developers, work with other district partners, and more.

Table 14. Example of Project Prioritization Rubric

Focus Area	Possible Score	“Perfect” Project	“Good” Project	“Not Great” Project
Classrooms and Ancillary Space	20	Yes	Yes	No
Safe, Warm, and Dry	18	Yes	Yes	No
State Mandate	16	Yes	No	Yes
Immediate Funding	14	Yes	No	Yes
District Priority	12	Yes	Yes	Yes
Community and Joint Use	10	Yes	Yes	No
Deferred Funding	6	Yes	No	No
Special Conditions	4	Yes	No	No
Total Score		100	60	42

East Nicolaus High School: Proactive Planning to 550 Students

The addition of 250 students at East Nicolaus High School would trigger multiple critical projects to accommodate student population growth. At a minimum we see the following projects as necessary.

Relocation of the Existing Maintenance and Operations Building

As development begins at East Nicolaus High School it is recommended that the district relocate the Maintenance and Operations Building. This relocation would create the separation of maintenance areas from student areas desired by the California Department of Education as well as free the western half of the campus for development. Redeveloping the western half of the campus would not only reduce site development cost by allowing for the reuse of existing infrastructure, but it would also be the least disruptive area in regard to the current school operation.

Expansion of the Pick-up and Drop-off Area

To accommodate the addition of 250 students the existing Pick-up and Drop-off area would need to double in size.

Addition of Thirteen Teaching Stations

Given a loading factor of twenty-seven students per classroom and utilization factor of 85% the addition of 250 students at the East Nicolaus High School would require the addition of thirteen teaching stations. At a minimum one of these teaching stations would need to accommodate a severe or non-severe special education use. As the District has expressed a desire to create a CTE magnet school it is recommended that three of the new teaching stations focus on CTE pathways.

Addition of a Multi-Purpose Room

With an enrollment of 550 students the existing multi-purpose room would be significantly undersized. The district would need to add a new multi-purpose room to meet the minimum essential facilities requirement.

Modernization of the Gymnasium

With an enrollment of 550 students the existing gymnasium would meet the state's requirement for minimum essential facilities, however it is recommended that the space be modernized to accommodate the required growth that comes with approximately doubling the student population.

Modernization of the Administration Area

With an enrollment of 550 students the existing administration area would be undersized but, not to the level the state would offer funding to expand the use. While the administration use could be accommodated in the existing area it should be modernized to accommodate the required growth that comes with approximately doubling the student population.

Modernization of the Library

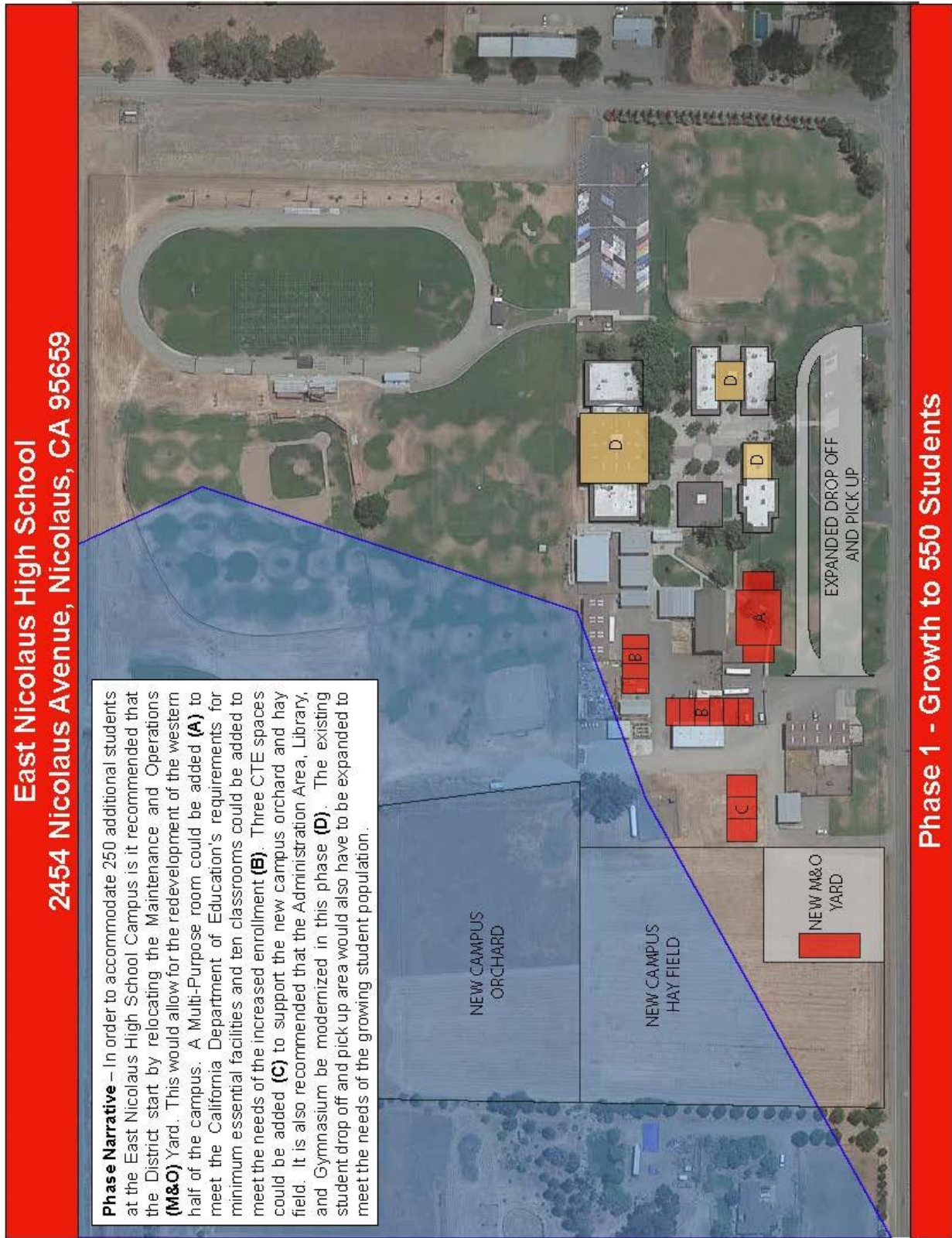
With an enrollment of 550 students the existing library would be undersized but, not to the level the state would offer funding to expand the use. While the library use could be accommodated in the existing area it should be modernized to accommodate the required growth that comes with approximately doubling the student population.

Addition of Restrooms

With an enrollment of 550 students the existing restroom areas would be significantly undersized. The district would need to add approximately 1,250 sf of restroom area to meet the minimum essential facilities requirements.

Figure 7 provides a site diagram with all facilities identified for 550 students of enrollment.

Figure 7. Site Diagram for Phase 1 – 550 Students



East Nicolaus High School: Proactive Planning to 800 Students

The addition of another 250 additional students at East Nicolaus High School would trigger multiple critical projects to accommodate student population growth. At a minimum we see the following projects as necessary.

Addition of Thirteen Teaching Stations

Given a loading factor of twenty-seven students per classroom and utilization factor of 85% the addition of 250 students at the East Nicolaus High School would require the addition of thirteen teaching stations. At a minimum one of these teaching stations would need to accommodate a severe or non-severe special education use. As the District has expressed a desire to create a CTE magnet school it is recommended that three of the new teaching stations focus on CTE pathways.

Addition of a Second Gymnasium.

With an enrollment of 800 students the existing gymnasium would be undersized. To accommodate the programs associated with an 800-student campus a second gymnasium or field house should be added.

Addition of a New Library

With an enrollment of 800 students the existing library would be undersized. To accommodate the programs associated with an 800-student campus a new library should be added. The existing library and librarian's office could be divided and modernized into two classrooms. These classrooms could replace the classroom space lost in the administration area expansion

Expansion of the Administration Area

With an enrollment of 800 students the existing administration area would be significantly undersized. By expanding the administration area into two adjacent classrooms in Building A an adequately sized administration area could be created. The two classrooms lost to this expansion could be recaptured in the library modernization as detailed above.

New Stadium and Student Parking Lot

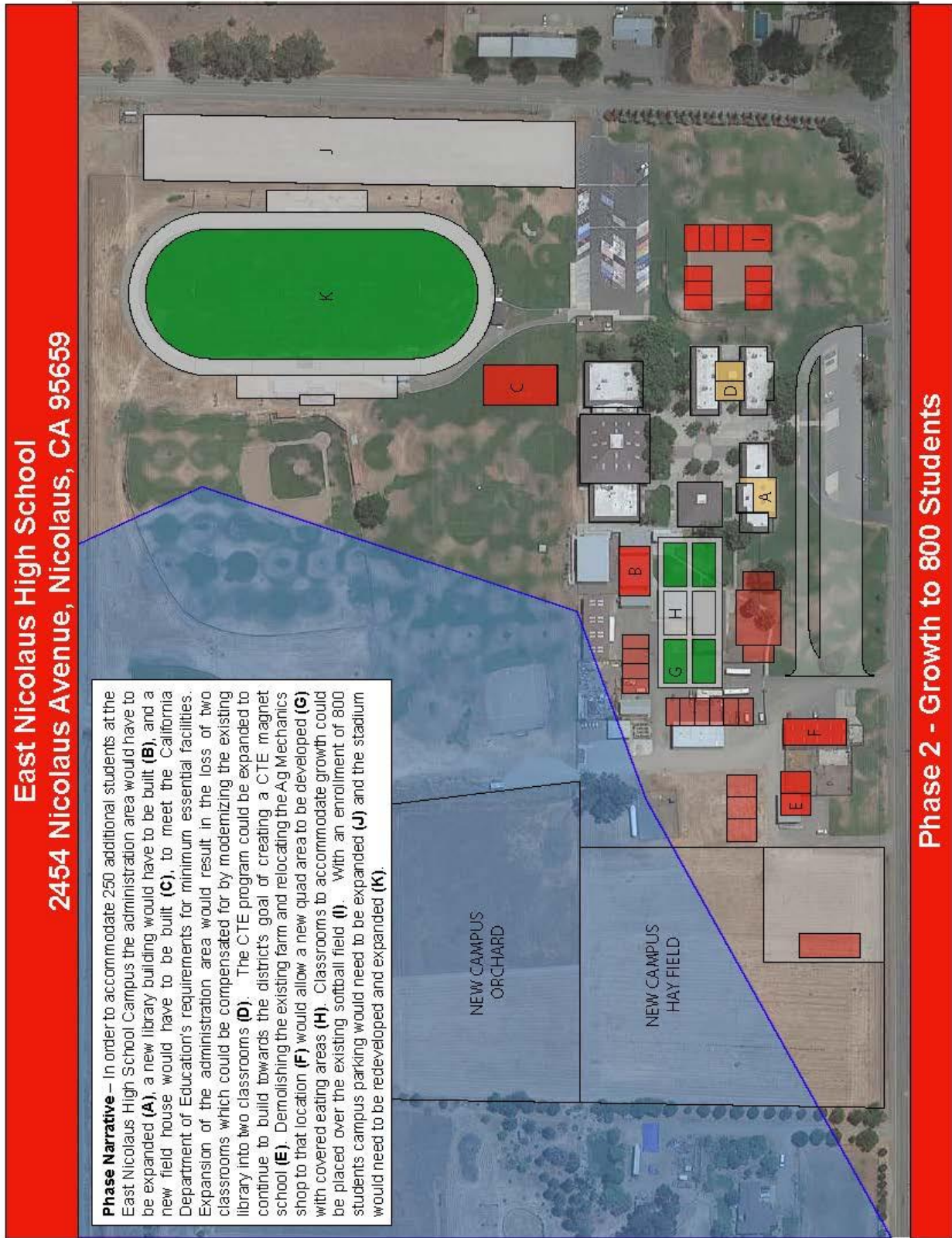
With an enrollment of 800 students the existing stadium and student parking areas would be significantly undersized. A new stadium and adjacent paved parking area would be required.

Addition of Restrooms

With an enrollment of 800 students the existing restroom areas would be significantly undersized. The district would need to add approximately 1,250 sf of restroom area to meet the minimum essential facilities requirements of CDE.

Figure 8 provides a site diagram with all facilities identified for 800 students of enrollment.

Figure 8. Site Diagram for Phase 2 – 800 Students



SECTION E: FACILITY FUNDING ANALYSIS

The East Nicolaus Joint Union High School District will need to continue to monitor enrollments and gauge future facility needs. This section summarizes potential funding sources, along with the District's eligibility within them. Potential funding sources for all projects will be reviewed continually as King Consulting works with District staff to stretch local dollars and maximize the ability of the ENJUHSD to provide adequate 21st Century learning facilities.

State School Facility Program

The California School Facility Program (SFP) was formally established with the passage of the Leroy F. Greene School Facilities Act of 1998. The SFP provides State funding for a wide variety of project types, including, but not limited to, New Construction, Modernization, Charter School Facilities, Career Technical Education Facilities, Seismic Mitigation, and Facility Hardship. Before submitting a funding application to the SFP, school districts must receive project approvals from the Division of the State Architect and the Department of Education.

SFP project funding comes exclusively from voter-approved general obligation bonds passed on the State level. State-wide bonds were passed to add funding to the program in 1998, 2002, 2004, 2006, and 2016. During periods when the SFP does not have funds to award, school districts can still submit applications so that once new funding is available the applications are ready to be processed.

School Facility Program Funding Sources

Modernization

The State School Facility Program modernization grant provides State funds on a 60/40 sharing basis for improvements to educationally-enhance school facilities and to extend the useful life of current facilities. Projects eligible under modernization include air conditioning, plumbing, lighting, electrical, and other infrastructure systems. Modernization funds cannot be used for maintenance. To be eligible, a permanent building must be at least 25-years old and a relocatable building must be at least 20-years old. Relocatable and permanent buildings can be replaced under "like for like" regulation (like for like square footage receives modernization apportionment). Modernization eligibility does not expire and is site specific.

If the District chooses to spend their own monies modernizing buildings and/or demolishing and reconstructing eligible classrooms, current policy provides for reimbursement with State modernization dollars¹.

¹ In order to capture the reimbursement for "like for like" modernization, the District must provide a demolition plan. Additionally, State policy may change, and the consultant strongly urges the District to check with all relevant State departments prior to moving forward with a modernization reimbursement project.

Table 15 outlines the District’s 2020-21 SFP Modernization eligibility². As the District’s enrollments increase, and as SFP grant adjustments increase annually, this eligibility will correspondingly increase. Since all the District’s facilities that were initially established in the program are of sufficient age to generate eligibility, and with the enrollment projection assumptions detailed in Section B, ENHS can expect significantly increased eligibility in the SFP modernization program in the coming years.

Table 15. SFP Modernization Eligibility

School	State Share (60%)	District Share (40%)
East Nicolaus High School	\$ 164,067	\$ 109,378

New Construction

The State School Facility Program new construction grant provides State funds on a 50/50 sharing basis for public school capital facility projects. To be eligible, a district must demonstrate that existing seating capacity is insufficient to house the pupils existing and anticipated in the district. Currently the funding is only provided for classrooms and cannot be utilized for ancillary facilities (with the exception of the Minimum Essential Facilities program outlined in the next section).

The District established its new construction eligibility with the State School Facility Program in the 2020-21 school year. These funds may only be utilized for construction of new facilities after plans are approved through the State process and must be matched by the District on a dollar for dollar basis. As a small school district with enrollment of 2,500 or fewer, ENJUHSD can “lock in” its eligibility for up to three years, but if enrollment is increasing each year, the District should assess its eligibility on an annual basis and resubmit to the State to maximize the potential for funding under this program.

Subject to review and approval by OPSC and the State Allocation Board, the District’s estimated SFP New Construction eligibility is provided in Table 16.

Table 16. SFP New Construction Eligibility

School District	State Share (50%)	District Share (50%)
East Nicolaus Joint Union High School District	\$11,808,127	\$11,808,127

² These estimated figures require the Office of Public School Construction review and approval of the eligibility. Funding estimates do not include potential additional eligible augmentations. These estimates require the Office of Public School Construction review and approval of funding application documents.

Minimum Essential Facilities

The Minimum Essential Facilities (MEF) program provides for funding of various ancillary facilities at all grade groups. Multi-Purpose Rooms (includes food service), Toilets, Gymnasiums, Library/Media Centers, and Administrative Areas are included in this program. However, the District can only request funding under new construction if the current building type is too small (according to a formula in the State regulations) or the site does not currently have a building of the type needed. The District may want to explore this option for funding of ancillary facilities, since as shown in Section C, the minimum size for these facilities increases with enrollment in most cases.

Career Technical Education Facility Program

The Career Technical Education Facilities Program (CTEFP) provides funding to qualifying school districts and joint powers authorities for the construction of new facilities or reconfiguration of existing facilities to integrate Career Technical Education programs into comprehensive high schools.

CTE provides a program of study that involves a multi-year sequence of courses that integrates core academic knowledge with technical and occupational knowledge to provide students with a pathway to postsecondary education and careers. The California Department of Education (CDE) currently recognizes 15 industry sectors; each sector contains several pathways. Districts must submit grant applications (when the cycle is available) to the CDE who then reviews and scores the grants. If the District receives a high enough score, it has 12 months to submit State approved plans and specifications, and a detailed cost estimate to the OPSC for funding.

While all CTEFP funding from previous State bonds has been allocated, it is highly likely that CTEFP will be included in any future State bond measures.

Facility Hardship

The Facility Hardship program assists districts with funding when it has been determined that the district has a critical need for pupil housing because the condition of the facilities, or the lack of facilities, presents an imminent threat to the health and safety of the pupils. This program does not reduce the District's Modernization or New Construction eligibility. There are two types of Facility Hardship projects.

1. Replacement: Cost to mitigate the health and safety threat is greater than 50 percent of the cost of replacement.
2. Rehabilitation: Cost to mitigate the health and safety threat is less than 50 percent of the cost of replacement.

To be eligible for a facility hardship grant the district must demonstrate that one of two conditions exists: facilities must be repaired/replaced due to an imminent health and safety threat, or existing facilities have been lost to fire, flood, earthquake or other disaster.

Local Funding Sources

General Obligation Bond

The ENJUHSD passed a General Obligation Bonds for \$4 million in 2014 (Measure W). This funding has currently been expended or is allocated to specific projects.

Developer Fees

The District collects Level I developer fees in order to assist in funding facility needs at its site, which is split with the elementary school district where the new residence is built. Developer Fee revenue, however, is insufficient on its own to pay for the true impact costs of new residential development and the District should consider mitigating the impact of large developments by meeting with developers to outline their concerns and resolve capacity issues. The District can also investigate its eligibility to collect Level II developer fees each year.

The District can utilize developer fee funding to match eligible capital facility projects under the SFP.

Developer Mitigation Agreement

School districts can work with the developers of larger residential projects to find a mutually beneficial mitigation agreement. The school district benefits from a more substantial mitigation of the impact of the development on facility needs than is provided for in statutory Level I developer fees, while the development can have some input into the school facilities that will serve the homes it is building and selling. Developer mitigation agreements can take a variety of forms and cover a wide range of impacts and mitigations, and the District should explore any opportunity it has to engage with developers working in their service area.

Current Mitigation Agreements

The Sutter Pointe Development includes 2,100 acres of development, including an estimated total of 12,600 single family units to be developed in phases located within District boundaries. The initial development phase (“Lakeside”) is approximately 900 acres consisting of 3,787 total dwelling units, 1,000 of which will be age-restricted. The original developers entered into a development agreement with Sutter County as a part of the entitlements process confirming that performance of the obligations under the existing master agreements with East Nicolaus Joint UHSD and Pleasant Grove ESD addressing the mitigation of impacts created by the development was a condition of approval for future entitlements on the project. As such, the District and the developers (South Sutter LLC, South Sutter Investments LLC, Riego Holdings, and Family Real Property LP, collectively “Measure M Group”) entered into a master mitigation agreement on June 8, 2009 (“Agreement”). The Agreement requires that the Measure M group fully mitigate the impact of the development on the District and contemplates: the construction of a new high school, acquisition of property for such a high school, improvements to the District’s existing high school, and the construction of a Joint Administrative and Service Facilities for joint use by the District and Pleasant Grove Elementary School District. The Agreement also requires that the first 400 students generated by the development will be housed at the existing District high school site with the location, size, and specifics of the eventual new school

site to be based on the District's Master Plan. The Agreement obligates the developers to finance construction and related property acquisition and obligates the District to actively seek State funding for the construction of the new high school. The Agreement requires the District and developers to work cooperatively to develop a Master Plan and Supplemental Mitigation Agreements for specific details regarding the financing of school facilities and the developers' related mitigation obligations.

In December 2018, the Lakeside developers approached the District regarding the potential for development. Since then, the District and Lakeside developers have been in the process of negotiating a Supplemental Mitigation Agreement. The Supplemental Mitigation Agreement is required by the Agreement to mitigate the impacts of Lakeside on the District. The approval of the Lakeside Final Map is conditioned on the execution of a mitigation agreement with the District. The Facilities Master Plan presented to the Board is one step in the mitigation process provided by the Agreement and will help inform negotiations of the Supplemental Mitigation Agreement.

SECTION F: CONCLUSION AND RECOMMENDATIONS

The East Nicolaus Joint Union High School District has undertaken this study to assist in proactive planning for current and future facility needs for its student population. Increased enrollment is coming to East Nicolaus High School due to a large number of planned residential units expected to begin being constructed within the next few years. While the need to add capacity and upgrade the ENHS site and its ancillary facilities is apparent, the District can work to identify high priority needs and the phasing and layout options that make the most sense for its students.

As enrollment grows, the District can plan for the facilities and other upgrades it will need at key enrollment thresholds and work to ensure it is maximizing its available funding opportunities. Based on the analyses prepared for this study, the following steps are recommended for the District to meet its future facility needs. However, it is important to note that these recommendations may be constrained by broader fiscal and policy issues, and that additional recommendations may be developed after future discussion between the Board, its partners, its families, and the developers building new homes whose students will be served by ENJUHSD.

1. Continue to meet with developers planning to build within the District to determine appropriate mitigation agreements to help offset the impact of the students who will be generated.
2. Work with architectural partners to determine prioritization of site needs at various level of enrollment projected to be housed at East Nicolaus High School.
3. Ensure the District is collecting the highest level of Developer Fees it can.
4. Continue to maximize funding opportunities through the State School Facility Program (SFP) to augment local funding on facilities projects.
5. Consider exploring joint use projects with community groups and organizations, city government agencies, and other resources to accommodate and improve these programs which meet the needs of a diverse student population.

SOURCES

California Department of Health Services, Vital Statistics.

California Department of Finance, Demographic Research Division.

California State Allocation Board. Applicant Handbook, Leroy F. Greene State School Building Lease Purchase Law of 1976, revised 1986.

California State Department of Education. School Facilities Planning Division, School Site Analysis and Development, 2000.

California State Department of Finance, Demographic Research Unit. Population and Housing Estimates for California Cities and Counties, Report E-5. Birth Rate Projections by County and Historical Birth Rates.

CA+SA Studio.

County of Sutter.

King Consulting original research.

Lozano Smith.

Stinson, Neil. Superintendent. East Nicolaus Joint Union High School District.