

B. District Priorities

Representatives from TCMSD Administration, in partnership with Facilities Master Plan Consultant Visions In Planning, Inc., have developed a Capital Improvement Strategy to address the strategic needs of all schools on the combined campus. This strategy focuses on facility replacements, site improvements, building system upgrades, technology enhancements, and targeted renovations to support educational programs.



The district has reviewed its Capital Improvement Needs, assessing ongoing and newly identified projects against eligibility for Standards-Based or Systems-Based PSCOC matching funds. Within the next GO Bond cycle and the Five-Year Facilities Master Plan time frame, TCMSD anticipates generating approximately \$9.2M from the November 2027 GO Bond election, with the first bond sale planned for Spring 2028. The subsequent GO Bond election is scheduled for November 2031, with the amount dependent on Sierra County's assessed property valuation. Additionally, the district receives ~\$899K annually from the SB-9 mill levy to fund smaller capital projects.

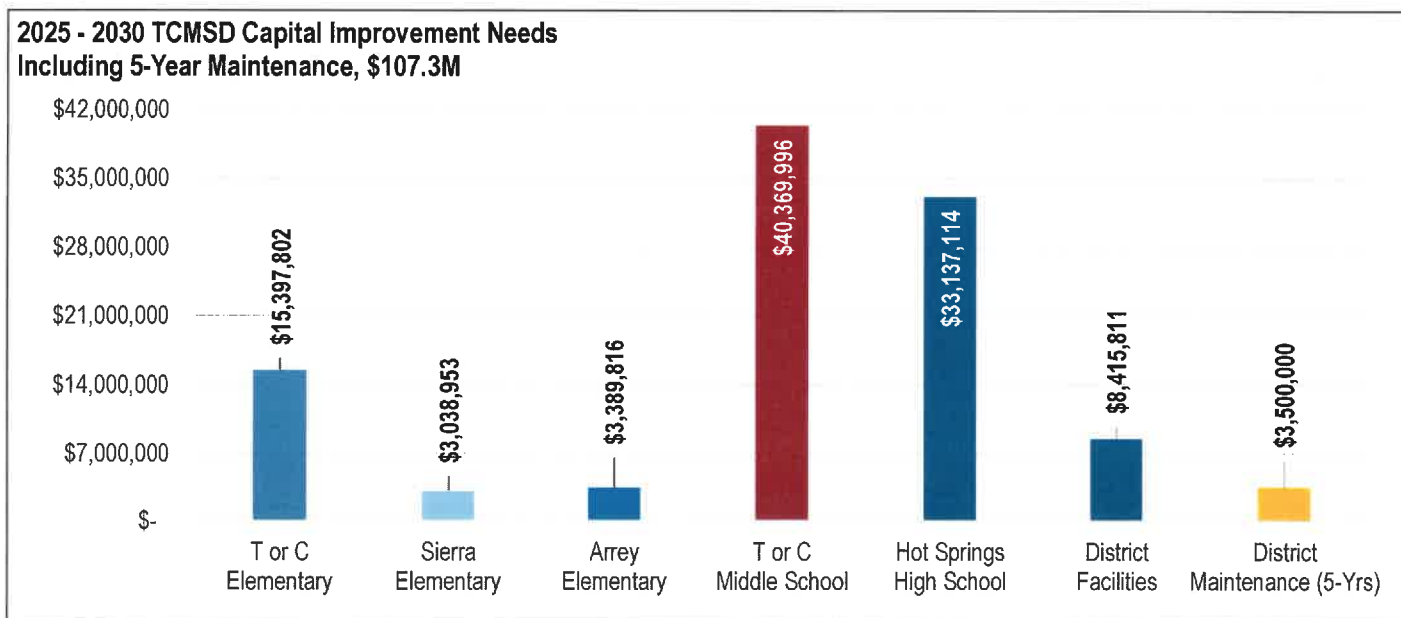
TCMSD operates five school sites in Sierra County, including three elementary schools, one middle school, and one high school. As of the 2024/25 Final Rankings, T or C Middle School is the only school ranked in the Top 100 statewide, at #28. Between 2013 and 2024, the district's match rate for Standards and Systems-Based projects increased significantly from the low 60s to 94%, limiting its ability to pass large bonds due to rising construction costs. The most recent major project, a Systems-Based upgrade at Sierra Elementary (partial roof replacement, HVAC, and fire alarm upgrades), had an 85% District and 15% PSCOC/PSFA cost share. For the 2025 funding cycle, the district's match rate has improved to 63%, with the PSCOC/PSFA match increasing to 37%.

Moving forward, TCMSD plans to leverage state funding for major capital improvements as schools become eligible, prioritizing T or C Middle School. Below is a chart detailing each school's location and its PSFA ranking for the 2025 fiscal cycle.

FY 2026 Preliminary PSFA Rankings		
School Facility	Preliminary Ranking	Preliminary NMCI Score
Arrey ES (PK-5th)	479	16.52%
T or C Elementary (PK-3rd)	506	14.98%
Sierra Elementary (4th-5th)	21-22-199	30.66%
T or C Middle School	40	51.16%
Hot Springs High School	445	18.48%

1. Current Capital Improvement Project Needs (2025-2030)

The total cost for the District-wide Capital Improvement Needs identified for TCMSD facilities in the Facility Master Plan amounts to \$103.8 million. This includes the cost of replacement facilities, plus an additional \$3.5 million allocated for district maintenance over the next five years brings the total to \$107.3M. The Total Capital Improvement Costs for the 2025-2030 period have been detailed by school campus in the chart below:



a. Funding for Capital Improvement Priorities

T or C Municipal Schools has a limited bonding capacity, determined by the assessed valuation of properties within the TCMSD boundary. Over the past decade, this bonding capacity has experienced minimal growth, which makes it challenging to address most of the district's more extensive capital improvement needs.

The district plans to seek voter approval in November 2025 to reauthorize the remaining \$1.5 million from the 2023 GO Bond for the replacement of T or C Middle School. However, due to its current debt service, the district lacks additional capacity to generate further funds for this project or other significant facility needs until the 2027 GO Bond, which is projected to provide \$9.2 million, contingent on community approval. To proceed with the middle school replacement project, the district will need to request a waiver from the PSCOC for design and construction funding.

While larger capital improvement projects at other campuses will need to wait for future GO Bond funds, smaller projects can be addressed using SB-9 funding and maintenance resources. TCMSD receives approximately \$899,000 annually in SB-9 funds. Approximately 77% (around \$700,000 annually) of this must be allocated for preventative maintenance and other district needs. The remaining 23% can be used to support capital improvement project priorities over the next five years. Ongoing technology upgrades at each school will continue to be primarily funded through the district's E-Rate program, with supplemental funding from the district's SB-9 funds as needed.

C. Planning Strategy & Implementation

The Capital Improvement Plan strikes a balance between addressing various priorities, including educational program needs, student enrollment demands (with square footage reductions where feasible), building system upgrades, and the construction of replacement buildings and additions as available funding allows. It primarily focuses on replacing T or C Middle School, which could be relocated to the northwest corner of the high school campus, and replacing the JROTC/ SPED building at Hot Springs High School, along with some much-needed site improvements. This plan is designed to be fiscally responsible and adaptable, aligning with the evolving needs of TCMSD and the local community over the next five to seven years.

The TCMSD Capital Improvement Plan focuses on the following strategies:

1. *Actively define facility needs and priorities to sustain strong community support for GO Bond and SB-9 Mill Levy elections, ensuring critical funding for capital improvements and maintenance projects.*
 **Life, Health, Safety & ADA**
 **Security**
2. *Modernize existing facilities with a systematic approach, creating safe, secure, and innovative environments that align with the district's evolving educational programs while optimizing space usage.*
 **Technology**
 **Student Enrollment**
3. *Preserve and enhance the lifespan of facilities and building systems through proactive maintenance and scheduled upgrades, ensuring environmentally sustainable and energy-efficient operations.*
 **Facility Condition**
 **Facility Renewal Needs**
4. *Unlock future educational possibilities by designing adaptable, multi-functional spaces in all new and renovated facilities.*
5. *Prioritize continuous advancements in safety, security, and technology to create cutting-edge, future-ready district facilities.*
 **Sustainability**
 **Maintenance**
6. *Utilize a proactive approach to stay ahead of technological demands with annual upgrades, leveraging E-Rate and other funding sources to enhance learning and operational efficiency.*
7. *Strategically allocate GO Bond and SB-9 funding to address the capital needs of ancillary facilities, supporting both educational excellence and broader district functions.*
 **Funding**

These goals form the foundation of the 2025-2030 T or C Municipal Schools District-Wide Facilities Master Plan and serve as the key to a systematic and consistent process for addressing the long-range facilities needs of all TCMSD schools, including district non-educational facilities. They comprise TCMSD's balanced plan to upgrade, renovate, or replace older facilities and other necessary district facilities, as required, and to maintain the district's overall facility infrastructure efficiently. Ultimately, the priorities outlined in this Capital Improvement Plan support a focus on replacing and maintaining critical building systems and instructional programs as the cornerstone for future facility planning and design.

1. Areas for Capital Improvements

Based on the TCMSD district-wide facility needs identified at each school site, the following summary outlines the general improvements required across all categories and locations. Detailed descriptions of specific facility needs are provided in Section V for each school or district facility:

Replacement & New Facilities

The district has several school campus locations that have individual buildings that need to be replaced, which are identified in Section V of this document. T or C Middle School is top priority for the district which requires a full replacement. TCMSD has two other top priorities after the middle school project is completed: 1) A four classroom Pre-K Addition at T or C

Elementary is needed so that the district can expand its Pre-K program and reduce its wait list for space, and 2) Expand CTE opportunities at Hot Springs HS with the addition of an automotive program, which would require the construction of a small standalone building.

Exterior Building Envelope

Projects include exterior joint maintenance, tuck-pointing and masonry repairs, stucco and color coating, exterior trim and flashing replacement, and exterior painting. AES, TCES, SES, TCMS, and HSHS

Roofing & Roof Maintenance

Roof replacement and/or repairs, equipment support replacement, soffit replacement, gutters, downspouts, and splash blocks are included in the projects. AES, TCES, SES, TCMS, and HSHS

Interior Renovations/ Refurbishment

Interior renovations encompass flooring replacement, interior repainting, and reconfiguration of spaces to enhance educational program functionality, accessibility, and aesthetics. TCES, SES, TCMS, and HSHS

Building Services - Other Plumbing/ Electrical/ Lighting

The proposed projects include the installation of additional smoke detectors, exit lighting, emergency backup lighting, and security upgrades. The replacement of select drinking fountains is also needed. Additionally, the aging exterior and interior building lighting will be replaced with LED fixtures. These improvements will ensure the safety and security of the premises while increasing energy efficiency. AES, TCES, SES, TCMS, and HSHS

Restrooms & Locker Rooms

Renovation of some restrooms at each school to meet current ADA requirements, and renovation of all locker rooms both the middle and high school with associated spaces. Both restroom and locker room renovations include finishes and sewer and plumbing upgrades. AES, SES, TCMS, and HSHS

Parent / Bus Drop-off/ Pick-up Areas

Improvements are needed to Parent and/ or Bus drop-off/ pick-up areas to include redesigned lanes, repaving, restriping, directional signage, crosswalks, or other identified improvements. AES, SES, TCMS, HSHS

Site Improvements

Grading and drainage improvements are needed around the perimeters of all buildings on the campus to provide positive drainage away from each structure, as the site is very flat. Replacement of all areas of spalled and cracked sidewalks are also needed.

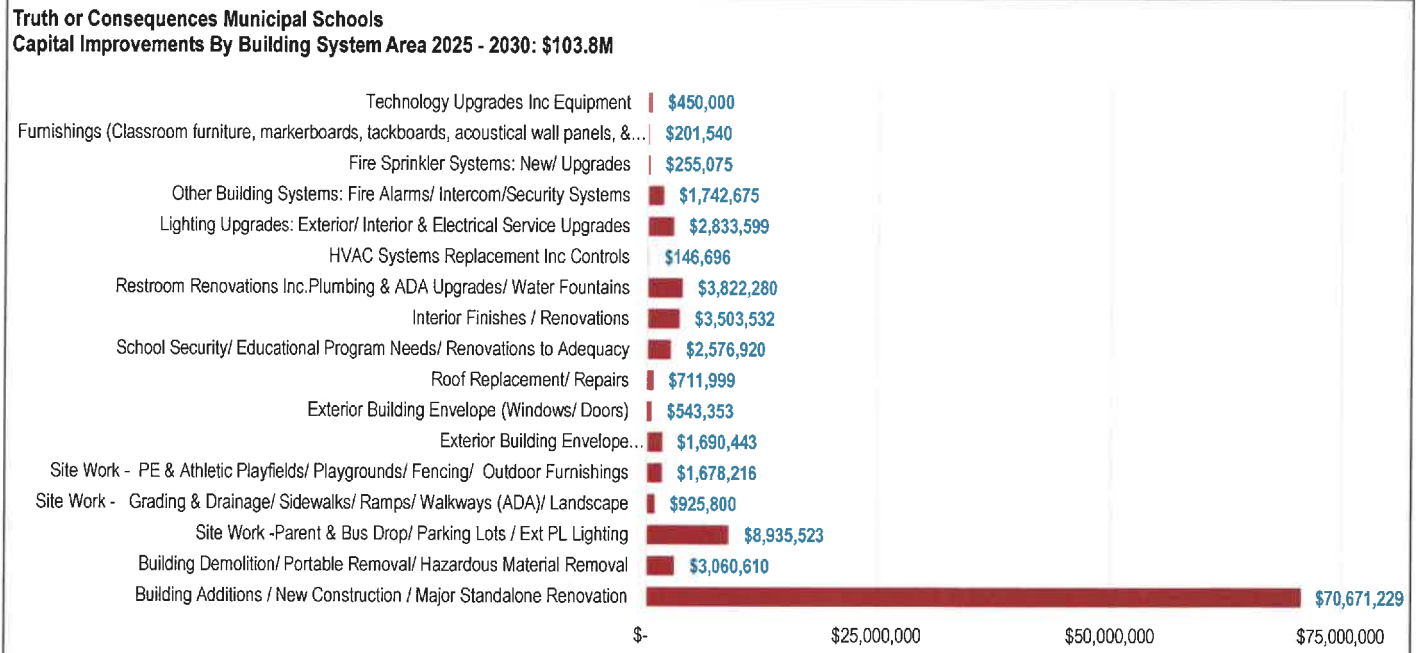
Several parking areas need to be resurfaced, expanded, re-striped, and the proper ADA signage installed. In many of the parking areas around the campus, ADA signage is old or improperly installed and requires replacement. The parent drop-off/ pick-up, visitors, and staff parking areas at each school must be resurfaced, cracks repaired, and re-striped. AES, TCES, SES, TCMS, and HSHS



Examples of areas in need of capital improvements - All Campus Locations

Most of these projects are needed to address building systems upgrades or repairs. The TCMSD Superintendent and Facility Manager have reviewed the Capital Improvement Needs for each school and discussed the priorities for TCMSD, which will be based upon available funding by the district.

The chart below summarizes the capital improvement needs across all campus locations within the District, categorized by Building System Area. This is followed by a detailed breakdown for each individual campus that the District plans to begin to address over the next five years on the next page. The District intends to implement facility upgrades using a combination of "Standards-based" and "Systems-based" approaches. This process will include the replacement of some facilities as well as smaller-scale building system upgrades. Some of these improvements will be funded through a combination of remaining funds from the current GO Bond, the future 2027 GO Bond, and PSCOC/PSFA funding assistance where eligible.



District-wide Capital Improvement Needs By Building System & Campus Location

PSFA RANKING 2026 (Preliminary)							
506 21-22-199 479 40 445							
Truth or Consequences Municipal Schools							
Capital Improvements By Building System Area / Specialty Need 2025-2030							
Building System/ Facility Needs	T or C Elementary	Sierra Elementary	Arrey Elementary	T or C Middle School (Replacement)	Hot Springs High School	TCMS Old 1923 Building*	TOTAL PROJECT COST** BY BUILDING SYSTEM
Building Additions / New Construction / Major Standalone Renovation	\$ 12,705,286	\$ -	\$ -	\$ 38,104,000	\$ 13,871,857	\$ 5,990,086	\$ 70,671,229
Building Demolition/ Portable Removal/ Hazardous Material Removal	\$ 472,268	\$ -	\$ -	\$ 2,265,996	\$ 322,346		\$ 3,060,610
Site Work -Parent & Bus Drop/ Parking Lots / Ext PL Lighting	\$ 165,679	\$ 622,080	\$ 1,123,200	\$ -	\$ 5,446,596	\$ 1,577,968	\$ 8,935,523
Site Work - Grading & Drainage/ Sidewalks/ Ramps/ Walkways (ADA)/ Landscape	\$ -	\$ 63,216	\$ 23,625	\$ -	\$ 570,845	\$ 268,114	\$ 925,800
Site Work - PE & Athletic Playfields/ Playgrounds/ Fencing/ Outdoor Furnishings	\$ -	\$ 99,147	\$ -	\$ -	\$ 1,579,069		\$ 1,678,216
Exterior Building Envelope (Metal/ Stucco/ Masonry/ Painting)	\$ 96,688	\$ 19,629	\$ 392,048	\$ -	\$ 714,254	\$ 467,825	\$ 1,690,443
Exterior Building Envelope (Windows/ Doors)	\$ -	\$ 106,320	\$ 86,376	\$ -	\$ 238,839	\$ 111,818	\$ 543,353
Roof Replacement/ Repairs	\$ 13,043	\$ 106,785	\$ 443,655	\$ -	\$ 148,516		\$ 711,999
School Security/ Educational Program Needs/ Renovations to Adequacy	\$ -	\$ -	\$ 87,500	\$ -	\$ 2,489,420		\$ 2,576,920
Interior Finishes / Renovations	\$ 376,702	\$ 504,046	\$ 244,420	\$ -	\$ 2,378,365		\$ 3,503,532
Restroom Renovations Inc.Plumbing & ADA Upgrades/ Water Fountains	\$ -	\$ 661,589	\$ 210,054	\$ -	\$ 2,950,638		\$ 3,822,280
HVAC Systems Replacement Inc Controls	\$ -	\$ -	\$ 146,696	\$ -	\$ -		\$ 146,696
Lighting Upgrades: Exterior/ Interior & Electrical Service Upgrades	\$ 439,807	\$ 239,567	\$ 394,979	\$ -	\$ 1,759,247		\$ 2,833,599
Other Building Systems: Fire Alarms/ Intercom/Security Systems	\$ 1,034,579	\$ 263,259	\$ 143,514	\$ -	\$ 301,324		\$ 1,742,675
Fire Sprinkler Systems: New/ Upgrades	\$ -	\$ 255,075	\$ -	\$ -	\$ -		\$ 255,075
Furnishings (Classroom furniture, markerboards, tackboards, acoustical wall panels, & signage)	\$ -	\$ 4,490	\$ -	\$ -	\$ 197,051		\$ 201,540
Technology Upgrades Inc Equipment	\$ 93,750	\$ 93,750	\$ 93,750	\$ -	\$ 168,750		\$ 450,000
TOTAL PROJECT COST BY LOCATION	\$ 15,397,802	\$ 3,038,953	\$ 3,389,816	\$ 40,369,996	\$ 33,137,114	\$ 8,415,811	\$ 103,749,491

* TCMSD Renovation and Reconfiguration of the Old 1923 Building into District Administration Offices.

** TPC Includes 30% Soft Costs: Soft Costs for this project include: Contingency - 10%, A/E Fee's 6.375%, Specialty Consultant Fee's - 1.0%, District Equipment & Furnishings - 3.0%, Surveys and Soils Tests - 1.25% and NMGR 8.375%.