

Appendix 7: Cloverdale High School

Dave and Bertha Davini worked very hard on passage of school bond issues to improve Cloverdale schools, and they worked closely with administrators of Cloverdale Unified School District. The Davinis believed that education was the key to the success of young people including their own. They encouraged their children to attend college and contribute to their communities in the future. They invested in education at all levels. They even worked very hard to site a campus of the California State University system just outside Cloverdale near Italian Swiss Colony – see Appendix 9.

Dave Davini was asked to bid on a Cloverdale High School construction project in 1951. He declined the invitation to bid because of his involvement with the Citrus Fair Project and other local projects including development of the Old Citrus Fair Pavilion property. He was also building several homes on speculation.

- A. Additions to Cloverdale High School – December 11, 1951. Cloverdale High School had been good to the Davini children. All enjoyed their involvement in student government, band, sports and cheerleading as well as the academic program. The idea of improving the high school program while his children could still benefit made the project even more interesting. Ultimately the decision not to bid on the High School was probably in his best interest. He needed to concentrate on commercial development and home construction which produced his major income.

ADDITIONS TO
CLOVERDALE HIGH SCHOOL
Cloverdale, California

PRELIMINARY COST ESTIMATES

by

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OUTLINE OF
ADDITIONS TO
CLOVERDALE UNION HIGH SCHOOL

A study of the growth of the Cloverdale Union High School enrollment, together with the growth of the enrollment of the elementary schools in the High School District indicates that the High School will reach an enrollment of 200 some time in 1954. To provide for this projected enrollment it will be necessary to add the following facilities to the existing school:

1. Three new recitation rooms.
2. An additional homemaking room.
3. A band and choral room with accompanying practice rooms, office and storage.
4. One, and preferably two, new shops.
5. Additional locker room facilities.

The classrooms and homemaking room will be located in a wing extending west from the south exit corridor of the main building. This wing will also include a lounge and toilet for women teachers. The corridor for this wing will be enclosed to permit the addition of student lockers. The music department will be located at the end of this wing, separated by a cross corridor to minimize noise. The location of the music department to the rear of the auditorium would not be feasible since the construction would be more expensive and the desired degree of isolation would not be provided. Its proposed location would also free the platform to be used for physical education by the girls' gym classes during rainy weather. The shop building will be located on School Street behind the auditorium and will be connected to the new classroom wing by a covered arcade. An office, toilet room and store room will be located between the two shops. It was originally decided to provide additional locker and shower rooms for the increased enrollment. A study of existing facilities, however, indicates that the furnishing of new lockers is all that will be needed up until the time the enrollment reaches 300. Each locker room can take 168 storage lockers plus 28 dressing lockers. There will be a shower head for each $3\frac{1}{3}$ students which is considered well above minimum requirements.

No new toilet facilities will be needed until the enrollment reaches 300, at which time it will also be necessary to add the second classroom wing as shown on the master plan.

ESTIMATED COST

I.	Acquisition of Site		
a.	Cost of land	\$	None
b.	Appraisals		None
c.	Title costs		None
d.	Other costs		None
e.	Total, Acquisition of Site	\$	None
II.	Survey and Plans		
a.	Survey of site		300.00
b.	Architect's fee for plans		15,725.60
c.	Plan checking fees		1,007.85
d.	Other costs		500.00
e.	Total, Survey and Plans	\$	17,533.45
III.	Construction		
a.	Site Development		
(1)	Demolition	\$	2,500.00
(2)	Utility services to site		None
(3)	Roads and parking		None
(4)	Playground and Fencing		None
(5)	Other costs		None
(6)	Sub-total Site Development	\$	2,500.00
b.	General Construction		
(7)	Reconstruction	\$	None
(8)	New construction		196,570.00
(9)	Tests and Inspection		4,000.00
(10)	Sub-totals, General Construction	\$	200,570.00
(11)	Total Construction		\$203,070.00
IV.	Equipment		\$ 17,000.00
V.	Total, Items I through IV, inclusive		\$237,603.45
VI.	Contingencies		
	10% of \$237,603.45		\$ 23,760.35
VII.	Total Estimated Cost (including Contingencies)		\$261,363.80
	If one shop is omitted, deduct:		
	Construction		23,712.00
	Architect's Fee		1,896.96
	Plan checking fee		122.22
	Equipment		4,000.00
	Contingencies		2,973.12
			\$ 32,704.30
	TOTAL COST LESS ONE SHOP		\$228,659.50

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COST BREAKDOWN

New Construction:

One shop, office, etc.	\$36,708.00	
Additional shop	23,712.00	
Connecting arcade	<u>4,800.00</u>	✓
Sub-Total, Shop Wing		\$ 65,220.00
Classrooms	\$64,567.00	
Corridor	19,965.00	✓
Connecting Arcade	<u>5,940.00</u>	✓
Sub-Total, Classroom Wing		\$ 90,472.00
Music Department	\$35,328.00	
Corridor	<u>5,550.00</u>	✓
Sub-Total, Music Wing		\$ 40,878.00
Total, New Construction		\$196,570.00

Equipment:

Furniture for three classrooms	\$ 3,000.00
Equipment for Homemaking Room	2,500.00
New Dressing Lockers	1,500.00
New Student Lockers	2,000.00
Shop Equipment	<u>8,000.00</u>
Total	\$17,000.00

245
208
55
113

FINANCIAL STATEMENT

Assessed Valuation	\$5,148,480.00
Bond Limit (5% of assessed valuation)	\$ 257,424.00
Outstanding Bonds (July 1, 1951)	30,000.00
Available Bonding Capacity	\$ 227,424.00

INTEREST RATES AND TAX RATES

Interest rates as bid by investment companies are determined by a number of factors: Size of the District (i.e. assessed valuation), amount of outstanding bonds, size of the bond issue, duration of repayment, etc., A survey of recent bond sales of similar size districts together with information supplied by several investment companies, indicate that the district can expect to get an interest rate of approximately 2% for 20-year bonds. 25-year bonds would be slightly higher.

Initial tax rates are set by the auditor to raise the money required to pay back the annual principal repayment plus interest on outstanding bonds. An additional 10% is raised to provide for delinquency. Tax rates are reduced in succeeding years for three reasons: (1) Interest is reduced as the principal is repaid, (2) actual delinquency is closer to 3% than 10%, resulting in a balance carried forward to the next year, (3) the tax base is broadened with an increase in assessed valuation.

The tax rate the first year, if \$227,000.00 of 20-year bonds are sold, would be approximately \$0.34. The tax rate the second year can be expected to drop to about 30 or 31 cents.