



LEGACY
CHRISTIAN
HIGH SCHOOL

The goal of
education
is the
advancement
of knowledge
and the
dissemination
of truth.



JOHN F. KENNEDY

RAISE UP LEADERS TO INFLUENCE AND TRANSFORM OUR FUTURE

A Christian high school must be unrivaled in its instruction, programs, and facilities in order to compete with state and nationally-recognized high schools and to attract the hearts and minds of the next generation of transformational leaders. Consistent data underscores this reality.

Christian high schools must resist the temptation to shelter students from the world and instead prepare them to engage, lead, restore, and serve

within it. Christian educators then, in partnership with parents, have the opportunity to challenge and prepare their students to serve as Christ served, coupling their God-given talents and giftings with vision, purpose, passion, and integrity.

Placer County, a key component of the Sacramento region's economy, offers a high quality of life by popular standards. Yet, despite this abundance, something vitally important is

missing—families seeking to support and educate their high school students in a Christian environment have few strong options for faith-based, non-denominational, superior college preparation institutions. This shortcoming has implications not only for today's families, but also for future leadership in the region.

— AN EXCITING NEW CHOICE! —

In November 2015, a group of forward-thinking leaders in the south Placer region recognized this gap and began pursuing a solution. An initial meeting with Gil Stiglitz resulted in an introduction to Dr. Clifford Daugherty, the President of Valley Christian School in San Jose, CA. By visiting Valley Christian High School in February 2016, these leaders were able to observe in action, within a different community, the desire God put on their hearts for Placer County.

With the vision crystallized and the mission set before them, Placer Christian School Association (Placer CSA), a California 501(c)3 non-profit organization, was incorporated in October 2016. The mission—to build facilities and to launch a comprehensive Christian high school in south Placer County—had officially begun.

Drawing upon the experience and awe-inspiring successes of Valley Christian School in San Jose and

also Valor Christian High School in Highlands Ranch, Colorado (modeled after Valley Christian), the Placer CSA's Board of Directors created a blueprint for transforming their vision into reality through local partnerships and a commitment to this vision of excellence. The school's name, Legacy Christian High School, is rooted in this vision and reflects the ongoing positive impact its students will have in our community, our nation, and the world for years to come.

YOU KEEP HIM IN
PERFECT PEACE
WHOSE MIND IS
STAYED ON YOU,
BECAUSE HE
TRUSTS IN YOU.

ISAIAH 26:3

PLACER CSA BOARD OF DIRECTORS

David L. Aton, CFP, APMA
Ariana Coburn
Keith Coburn

Fermin Gonzales, JR, CPA
D. Michael McGuire, MA
Vance Pascua

Board Member Bios are available in Appendix 1.

Legacy Christian High School will be nothing short of extraordinary, just as Valley Christian and Valor Christian High Schools have proven possible through the power and purpose of God.

At LCHS, students will be offered exemplary college preparatory experiences in academics, athletics, and the arts—all of which will be grounded in the Judeo-Christian values of truth, faith, integrity, and service. Students from families of all faiths and beliefs,

ethnicities and cultures who are open to accepting a Christian-based teaching perspective will be welcome.

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1. Appendix II: more on Valley Christian and Valor Christian High Schools.



— EXCELLENCE BRINGS INFLUENCE —

Those who envision Legacy Christian High School believe that leading professions and institutions command the most powerful spheres of influence for shaping the cultural conscience regarding right and wrong. They believe that if Christians want to shape the moral values of our culture, Christian professionals and institutional leaders must be among those top influencers, and modern Christian educators must reject the mistaken emphasis of past centuries that “separation from the world is holiness unto God.”¹ Christian educators, in partnership with parents, must challenge their students to serve Christ by becoming the most excellent Christian professionals in the world.

The students of Legacy Christian High School will be part of a multitude of students across the globe that God is equipping with the knowledge of His Word and a passionate commitment

to transform society through their emerging spheres of influence. This new Christian school, and the movement of excellence it promotes, involves God’s plan to reintroduce Christian faith to our culture. It is a mighty movement that is bringing renewed Christian faith to people world-wide through the professions and institutions of influence that powerfully shape the moral and cultural values of our nation and world, including, but not limited to, education, entertainment, finance, law, and government.

The high standards of excellence, as Valley Christian and Valor Christian High Schools have proven, will attract many non-Christian students as well. As part of God’s plan to reintroduce Christian faith to our culture, Legacy Christian High School, like Valley Christian and Valor Christian, will accept non-Christian students who meet behavioral and academic

standards and are willing to “give the Lord Jesus a fair hearing,”¹ with the support of their parents. Parents will agree to support the school’s Christian philosophy of education and recognize the potential of non-believing students to personally accept the Christian faith. The experiences of Valley Christian and Valor Christian High Schools have demonstrated time and again that most students become committed Christians and that some students lead their parents to also accept Christ as Savior, as a result of their journey through Christian education.

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1. Appendix III: “What Makes a Christian School Christian” by Clifford Daugherty, Ed.D.

— COMMUNITY —

Christian schools must not shelter students from the world, but rather prepare them to engage and transform their culture. Christian educators, in partnership with parents, must challenge their students to serve Christ by becoming the most excellent Christian professionals of influence in the world.

SANCTIFY THEM IN
THE TRUTH; YOUR
WORD IS TRUTH. AS
YOU SENT ME INTO
THE WORLD, SO I
HAVE SENT THEM
INTO THE WORLD.

JOHN 17:17-18

Students at Legacy Christian High School will be part of a strong, caring Christian community. Our core beliefs of leadership, faith, legacy, integrity, wisdom, service and passion will be infused into every course by faculty and staff. Training and opportunities for service will start in the freshman year with local service opportunities and enhanced with annual summer integrated learning/mission trips. Students will learn to model the fruit of the Spirit on the athletic field, in performance venues, in the classroom and in their everyday lives. They will be supported by a cadre of caring adults who will love and accept them and challenge them to reach for and realize their full potential. Christian beliefs are not a requirement for admission to Legacy Christian High School but they will permeate most aspects of campus life.

The most effective learning is fully integrated. Christian schools have a unique opportunity in their ability

EDUCATION
WITHOUT VALUES,
AS USEFUL AS IT IS,
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C.S LEWIS

to teach the truth of the Bible while facilitating a student's application of it. Rather than insulating and isolating students from the world, Legacy Christian High School will instead teach them how to live within the world—how to influence and transform the world for God's glory. Legacy Christian High School will provide a nurturing atmosphere where faith exerts a significant influence on a student's life.

Many parents attempt to shield their young children from negative influences in society but face a more difficult predicament with teenagers as they move into the larger world with a higher degree of independence. Most parents are hoping for spaces where other Christian adults will take an active interest in their teenagers; a Christian community of extended family who will challenge them, counsel them, ask about their faith, their fears, trials, temptations, relationships, and their doubts. Legacy Christian High School will be equipped to provide that support.



— COMMITMENT TO THE FUTURE —

Quality education means accepting students as God created them, with varied gifts and abilities. It means teaching students at their individual levels of understanding and providing instruction at a pace at which they can be challenged to reach their highest potential, involving a wide range of instructional strategies.

Legacy Christian High School will seek to develop every student's natural, God-given talent to achieve their unique, God-intended purposes, increasing their chance for success

beyond high school. With smaller class sizes, teachers will have the capacity to challenge students to think deeply about complex, contemporary, and ageless matters. Students will be expected to probe the nature of truth and its application to daily living. They will sharpen each other as they question, debate, and challenge ideas, concepts, and theories. Grounded in a philosophy of education that is rooted in the Truth as found only in the Bible, and reflected in the life and teachings of Jesus Christ, Legacy Christian High School's core educational beliefs are:

CHILDREN MUST BE
TAUGHT HOW TO
THINK, NOT WHAT
TO THINK.

MARGARET MEAD

CORE EDUCATION BELIEFS

- 1 Parents are the primary educators of their children
- 2 All students are uniquely gifted with God-given talents
- 3 Teachers develop positive relationships as loving Christian role models to guide students
- 4 School leaders innovate programs through which students discover their unique God-given purposes
- 5 Comprehensive programs challenge all students to develop their God-given talents in order to achieve their unique purposes

The philosophy of the school
room in one generation will
be the philosophy of the
government in the next.

ABRAHAM LINCOLN



The mind is not
a vessel to be
filled, but a fire
to be kindled.

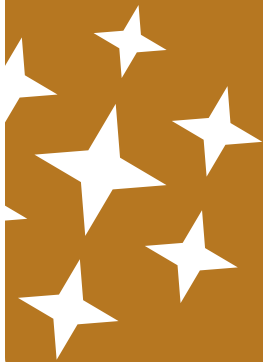
PLUTARCH

LEGACY CHRISTIAN HIGH SCHOOL AT A GLANCE: TRANSFORMATIONAL EDUCATION



The Purpose of Legacy Christian High School (LCHS) is to raise up leaders to influence and transform our future.

Legacy Christian High School will be an independent, faith-based, comprehensive high school in south Placer County offering excellence in faith-based education, esteemed faculty and exemplary facilities to inspire students to become global, transformative leaders.



The Legacy Christian High School governing values are:

- **Leadership** — Instill confidence and competence in transformational leadership
- **Faith** — Nurture the heart and soul along with the mind
- **Legacy** — Cultivate a future-focused mindset
- **Integrity** — Demonstrate and encourage honesty, fairness, and respect
- **Wisdom** — Develop insight and discernment in the application of knowledge
- **Service** — Promote volunteering to attend to the needs of others
- **Passion** — Discover, equip, and encourage strengths and giftings

Legacy Christian High School will offer servant leadership experiences that promote future education and employment opportunities. Legacy Christian High School will help students develop solid moral and ethical values, while preparing them academically for higher education and beyond.

It is our promise to support the student as a whole.

THE DEMAND FOR CHRISTIAN LEADERSHIP FOR GENERATIONS TO COME

The demographics of Placer County and the Sacramento metropolitan areas indicate a promising market to fill Legacy Christian High School's estimated enrollment capacity of 1,600. Census data from 2016 shows that in the 58 zip codes encompassing the greater Sacramento area, there are 682,844 housing units, ~91,000 (13.4%) of which have a household income of \$150,000 or more. In these same zip codes, ~ 101,000 students were enrolled in grades 9-12, ~ 7,000 (7.3%) of which were enrolled in private schools. The percentage of higher income households who can afford private education (13.4%)

| PRIVATE SCHOOL ENROLLMENT | SACRAMENTO REGION | PLACER COUNTY | SACRAMENTO COUNTY |
|---------------------------|-------------------|---------------|-------------------|
| 1st-4th Grades | 8.3% | 7.4% | 8.7% |
| 5th-8th Grades | 7.8% | 7.0% | 8.0% |
| 9th-12th Grades | 7.3% | 4.6% | 8.1% |

compared with the percentage of the student population attending private high schools (7.3%) indicates significant capacity in the region to support a private independent high school. (See Appendix IV for information defining “private independent high school”)

Figures for Placer County alone are even more compelling. Of the ~ 145,000 (17.7%) households with incomes of \$150,000 or more, only 4.6% of high school students are enrolled in private schools. The bigger gap in Placer County could be due, in part, to the fact that the top private high schools in the region are all located in Sacramento County and require a long commute to school and school activities, posing a significant inconvenience. Additionally, many of the other private high schools

have substantial fees added to tuition for participation in programs, including athletics and arts. Legacy Christian High School plans for an ‘all-in’ cost approach, making it very competitive with other top area schools.

Population growth is further evidence of a solid market for a first-class, faith-based private high school. In 2017, Placer County was one of the three fastest growing counties in California, growing nearly 11% since 2010. Sacramento County’s population has increased as well, 7.9% in the same time period, compared with a national average of 5.5%. The growth trajectory continues in west Placer County and northern Sacramento County with more than 115,000 residential lots either under construction, approved

and pending, or in the entitlement phase as of September 2018.

With respect to religious affiliation, Christianity is the predominant religion in Placer County with Evangelical Protestants and Catholics far outnumbering other faiths. Although the Evangelical Protestant and Catholic churches are growing, unfortunately, like many communities, those without a religious affiliation have increased the most, as demonstrated on the next page.

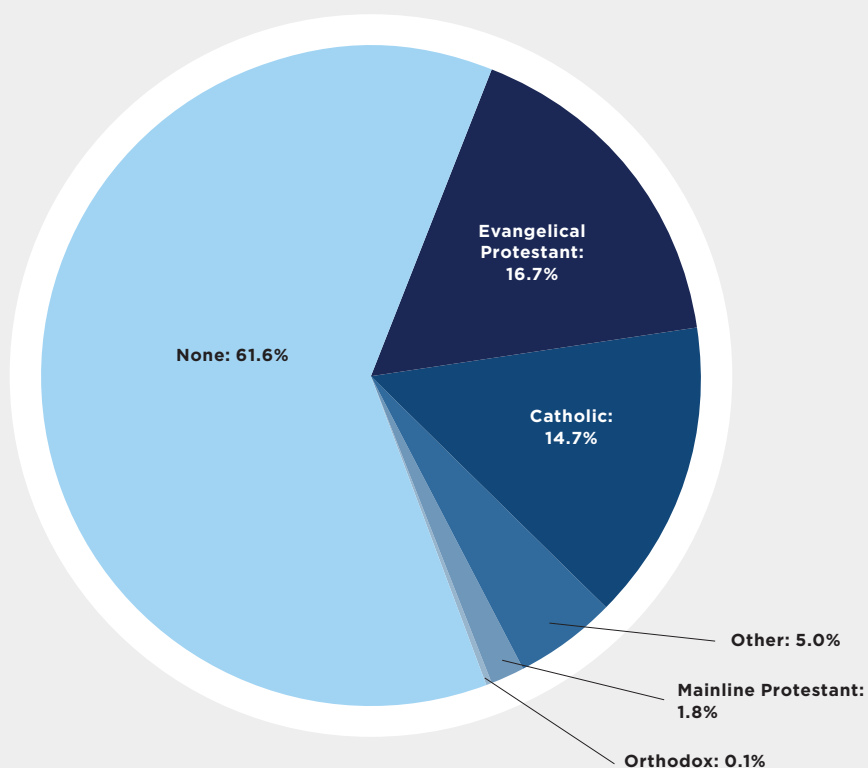
Top Four Private Christian High School Current Enrollments in the Sacramento Metropolitan Statistical Area by Comparison to Legacy Christian High School

| | ESTABLISHED | ENROLLMENT/ CAPACITY | ANNUAL TUITION |
|--------------------------------|-------------|-------------------------|-------------------|
| St. Francis High School | 1940 | 1100 | \$14,000 |
| Christian Brothers High School | 1956 | 1100 | \$13,522 |
| Jesuit High School | 1963 | 1100 | \$15,040 |
| Capital Christian High School | 1977 | 700 | \$10,500 |
| Legacy Christian High School | 2023 | 1600* | \$17,000** |

* Represents planned capacity.
 ** Represents ‘all-in’ cost including books, supplies and fees.

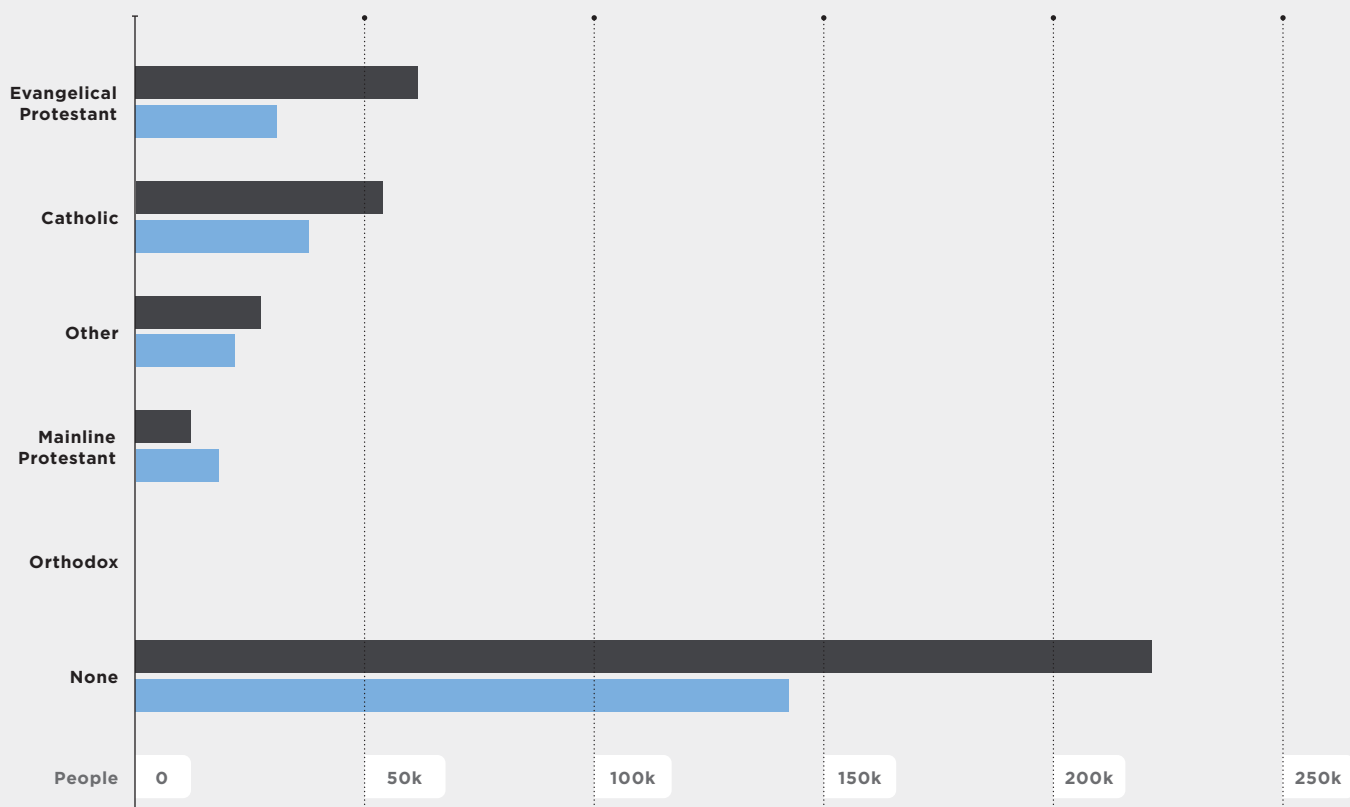
Religious Adherents in Placer County

2010



YEAR 2000 TO 2010 CHANGE

2000 2010

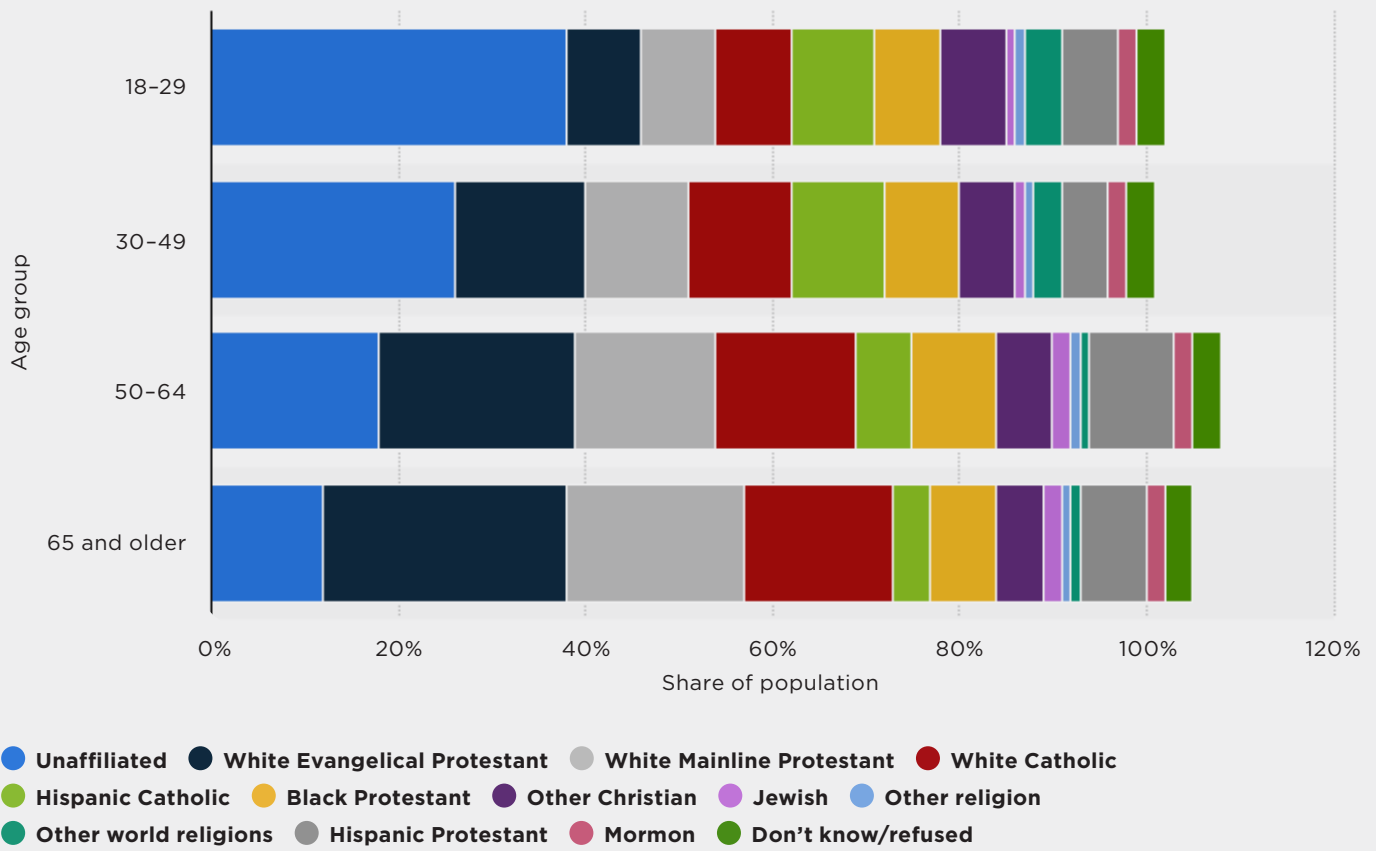


Even more alarming is a recent national study showing that in 2017, 38% of respondents aged 18 to 29 years old were unaffiliated with any religious belief, the highest of any age-group category.

America’s Research Group initiated a separate study to gain insights as to why people aged 20 – 29 were leaving the church, studying only those who said they attended church every week or nearly every week when

they were growing up, but never or seldom go today. Although there were many superficial reasons given by respondents, a key takeaway of the study was the timing of when doubts about the Bible began.

RELIGIOUS AFFILIATION OF U.S. POPULATION
BY AGE — 2017



Of those study participants who no longer believe that all of the accounts and stories in the Bible are true:

- 39.8% first had their doubts in middle school
- 43.7% first had their doubts in high school
- 10.6% had their doubts during college

These figures suggested that most participants did not begin doubting the Bible in college – they began doubting much earlier and departed a few years later.

The option of creating a trustworthy environment of a faith-based educational community is clearly needed. Within this safe environment, there is space for open conversation about students' natural struggles and confusion as they assess the many ways in which secularism defies Christian beliefs. Equally important, it is an atmosphere that allows students to “hear” what the Bible clearly states in a way that equips them to understand and then apply and defend its teachings.

The mind once enlightened cannot again become dark.

THOMAS PAINE





— A DESIGN SERVING GENERATIONS TO COME —

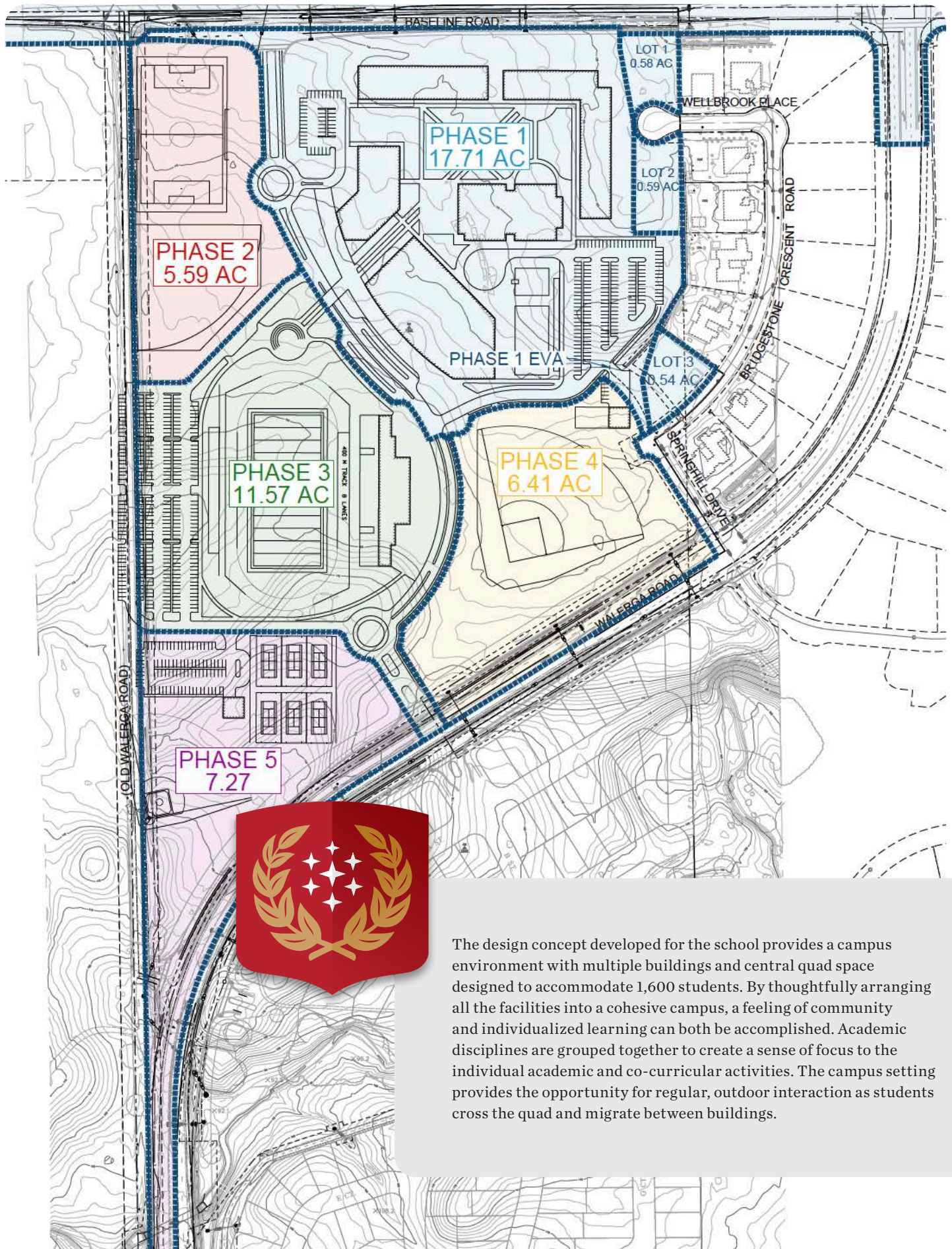
The proposed Legacy Christian High School location is on the southwestern edge of Roseville, California. The 52-acre site, bordered by Walerga and Baseline Roads, provides the necessary acreage to develop a high-level learning institution that will offer a Christian-based college preparatory education integrated with a broad range of activities, including athletics and fine arts, all within state-of-the-art facilities. The location is easily accessible from Lincoln, Rocklin, Roseville and Folsom as well as from I-80. Accessibility from I-80 will be further enhanced when a nearby large master-planned community widens Watt Avenue from the Sacramento county line north to Baseline Road.

The land has been secured through an option-to-purchase for approximately \$10.5 million. The option agreement as proposed has allowed ample time to complete the necessary studies and environmental reports required for approval by Placer County. The site is located on the north end of a larger parcel owned by a family who plans to develop the southern portion of the property into 100-plus residential units. Although the two projects are separate, both will go through the entitlement process together to achieve economy of scale. David Cook of Cook Development Consulting Services, a respected real estate development consultant with many years of experience in Placer County was commissioned in the site

selection process to help ensure that the selected parcel would have a high probability of securing the necessary approvals and permits in an efficient and cost-effective fashion. His expertise in guiding such projects through the entitlement process in Placer County will help ensure project approval by the end of 2021. Also engaged in this project are Earl Consulting and the respected architectural firm, Williams + Paddon Architects and Planners. Collectively, this team sets the stage for successful project approvals, final design development, and construction of the new, Legacy Christian High School campus.

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1. Appendix VII: land purchase, entitlement, and permitting schedule.



The design concept developed for the school provides a campus environment with multiple buildings and central quad space designed to accommodate 1,600 students. By thoughtfully arranging all the facilities into a cohesive campus, a feeling of community and individualized learning can both be accomplished. Academic disciplines are grouped together to create a sense of focus to the individual academic and co-curricular activities. The campus setting provides the opportunity for regular, outdoor interaction as students cross the quad and migrate between buildings.



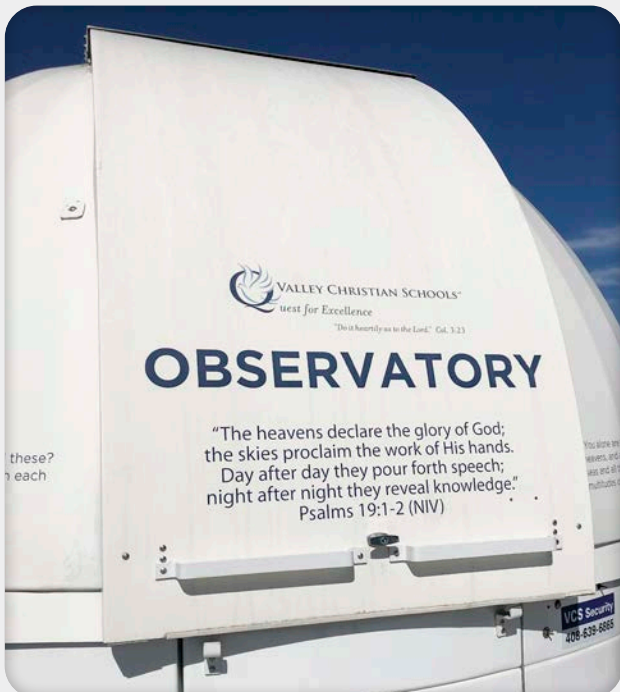
Academic Building

Through a rich combination of core classes and electives, students will be given a chance to discover their passion and develop their God-given talents within a comprehensive, college-preparatory environment.

The approximately 78,000-square foot building will house classrooms for literature, language arts, daily Bible studies, world languages, history, business, and electives. There will be several rooms for small group meetings, teacher collaboration spaces, storage, a multi-purpose room, a tiered lecture hall, and a single-level lecture hall. Research will be facilitated by an extensive library/media center of approximately 3,500 square feet.



...STUDENTS WILL BE GIVEN A CHANCE TO DISCOVER THEIR PASSION AND DEVELOP THEIR GOD-GIVEN TALENTS...



STEM Building

Legacy Christian High School's STEM (Science, Technology, Engineering and Math) program will provide students with a pipeline of inspiration, instruction and experiences to fuel their passion for applied knowledge. These world-class facilities will help prepare the next generation of Christian STEM innovators.

The STEM building of approximately 49,000 square feet will house classrooms for math and science, as well as chemistry labs, biology labs, and technology/robotics labs. There will be several rooms for small group meetings, teacher collaboration spaces, storage, multi-purpose elective classrooms and chemical storage. A 600-square foot student common area will be a congregating point inside the building as students come together to study and collaborate on projects.



Art Conservancy

The arts program will provide students the opportunity to further refine their artistic talents with individualized, advanced training within a professional and inspiring environment. Our mission is to discover and develop the extraordinary God-given talent of young artists, proclaiming the arts as an expression of God's love among the varied cultures of the world.

This building will provide learning space for a wide variety of arts classes and activities including design/graphic arts computer labs and a photography studio within approximately 69,000 square feet. An art studio for painting and other "flat" mediums is part of the plan, as is a studio for sculpture that will include a kiln. Dancers will have a separate dance studio with changing rooms. Plans for musical arts include one large music rehearsal hall, a medium rehearsal hall, an orchestra classroom, audio recording studio, and several sound-proof practice rooms. Students interested in theatre will have access to a Blackbox studio theatre, stage, and dressing rooms. There will also be space to learn about the technical aspects of stage production (lighting, sets, sound, etc.). A broadcast TV studio, control room, and a video editing suite can be used to show the many talents being developed within this magnificent space. Ample storage space has been planned for photography, musical instruments, arts, costumes, etc.

The main auditorium in the building will be a gathering space for school assemblies and performances. A large entry reception/lobby/gallery displaying student art work will welcome visitors, faculty and students each time they enter.



Athletic Spaces

Athletic activities allow students to compete and develop character at the highest levels possible, along with the health and fitness room where sports-specific strength training helps to develop the best in athletic preparedness.

- **Athletic Building:** This approximately 54,750 square foot building will house a large main gym, an auxiliary gym, health and fitness room, training room, team rooms (girls and boys), storage space, staff offices, and locker room. The building will also house the main kitchen and dining commons for the campus as well as the campus store.
- **Stadium:** Along with seating for approximately 2,000 home spectators, the stadium will include three locker rooms (home, visitor, flex), stadium concessions space, press boxes (home, away, and media), two team rooms, a weight room, and a training/rehabilitation room. The stadium surrounds a football field and eight-lane track.
- **Soccer Field** – High school regulation size
- **Baseball Field** – High school regulation size, field house, batting cages
- **Softball Field** – High school regulation size, field house, batting cages
- **Practice Fields** – High school regulation size
- **Tennis Courts** – Three to six regulation courts
- **Outdoor Aquatics Facility**
 - 50 meter outdoor pool
 - Diving pool
 - Storage / Concessions / Changing Rooms



Administration Building

This building has been designed to facilitate integration among all school activities by housing offices in a central location where coordination and collaboration, both informal and formal, are fostered by proximity. Upon entering the approximately 22,000 square foot building, a lobby and receptionist can direct visitors to offices which will house the following staff and functions:

- Head of School
- President/CEO
- Dean of Students (2 positions) with administrative support
- Dean of Academic Development with administrative support
- Director of Academics with administrative support
- Academic Dean and Academic Coordinator
- Director of Performance
- Director of Finance and Operations with support positions
- Admissions Coordinators, Admissions Relations, and Registrar
- Event Coordinator
- Director of Discovery and Outreach and coordinator
- Campus Director
- Facilities Director
- Facilities Supervisor
- Safety and Security Coordinator
- Director of Educational Technology with support positions
- Director of Human Resources and coordinator
- Director of Spiritual Life and administrative support
- Director of Arts and Media with support positions
- Athletic Director and staff
- Director of Food Services and Bistro with support position
- College/Career Counseling Center
- Health Clinic
- Conference Rooms
- Chapel



Parking Lot

The parking lots for visitors, students and staff are anticipated to provide approximately 580 parking stalls.

1. Appendix VI: facility details

It is also intended that Legacy Christian High School's facilities, as much as is practical, would be used for community outreach; that through this outreach we might touch our local community with God's love. We want to welcome community attendance at student productions in music and performing arts, as well as to provide a space that community summer arts programs may utilize. As currently configured, the athletic spaces would allow us to impact summer youth leagues and activities in football, baseball, soccer, basketball and tennis. The completion of the aquatic center will add the benefit of summer swimming to the surrounding community.



LEGACY

CHRISTIAN
HIGH SCHOOL

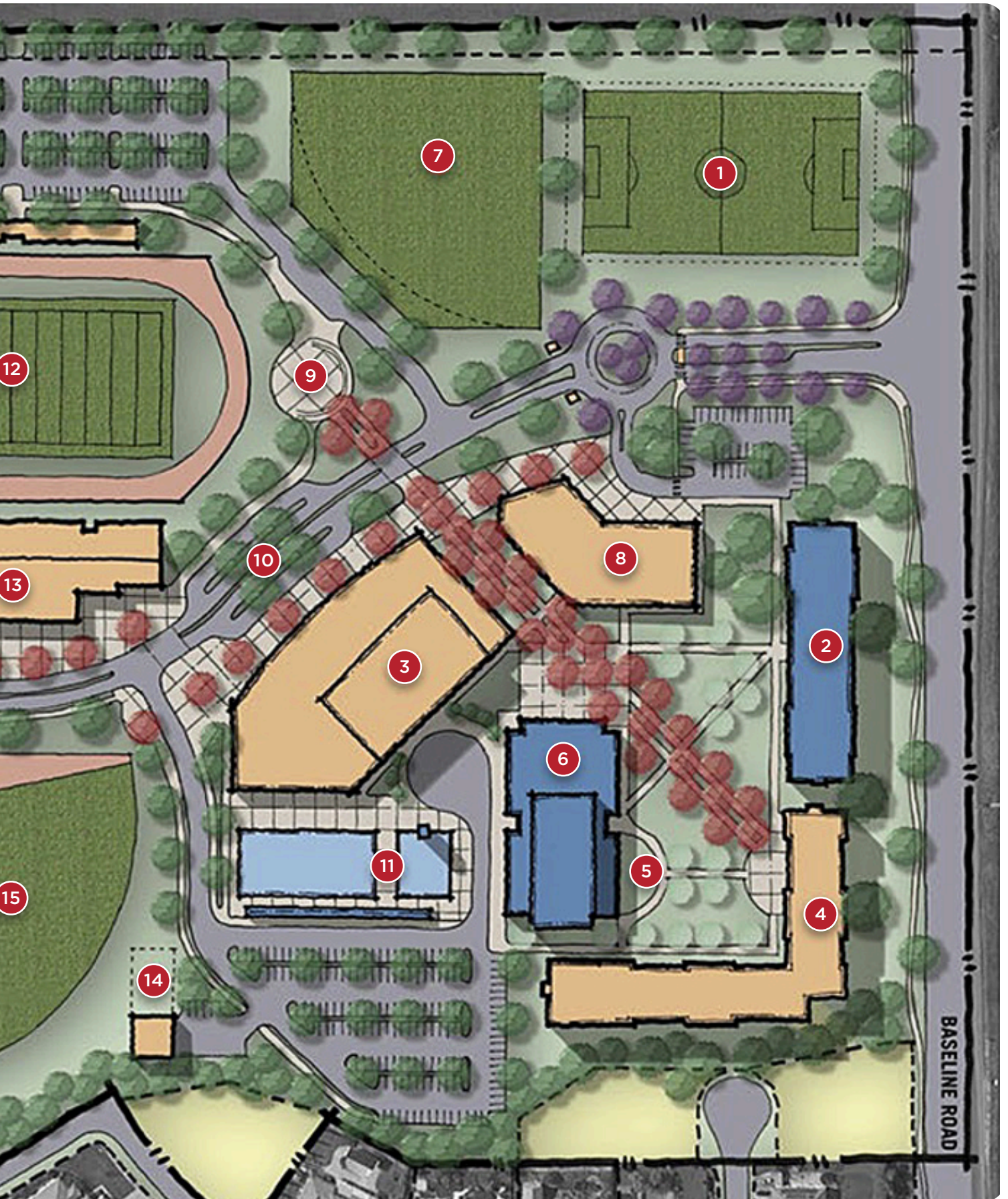


PHASE 1



PHASE 2

1. SOCCER FIELD
2. STEM BUILDING
3. ACADEMICS
4. ADMIN. / LIBRARY
5. OUTDOOR THEATRE
6. CONSERVATORY OF THE ARTS
7. PRACTICE FIELD
8. ATHLETICS BUILDING
9. PEP RALLY PLAZA
10. DROP OFF LANES
11. POOL / DIVING
12. FOOTBALL / TRACK
13. STADIUM BUILDING
14. BATTING CAGES / SHED
15. BASEBALL FIELD
16. TENNIS COURTS
17. SOFTBALL FIELD





A CAMPAIGN FOR FUTURE: THE “GENERATIONS” CAMPAIGN

The preliminary build-out plan for Legacy Christian High School is in four phases. Phase I is the successful completion of the entitlement process for the 52-acre property just west of Roseville. Phase II will begin with construction of the campus and initial land purchase for an estimated cost of approximately \$120.1 million.

While our priority will be core academic areas, other structures for athletics or arts would be included, based upon community financial support.

Phase III, at an estimated cost of approximately \$60 million, will represent the final construction of academic and arts facilities. Phase IV would comprise the final build-out of the master plan for the campus, currently estimated at a cost of approximately \$18 million. Completing

the master plan will be a function of campus growth and our continued capital campaign successes.

Private Christian schooling is a high-investment, labor-intensive venture, but when developed as an intentional, intensive, formative curriculum committed to shaping young people as agents and ambassadors of God’s coming kingdom—the investment proves to be wise stewardship. And it is needed now more than ever.

Strong community leaders have come together and devoted thousands of hours in research to develop a vision and philosophy, and have already invested significant sums of their own money to find the ideal campus site, secure a purchase option on the land, develop a site plan, initiate the many studies and the process to obtain the necessary County approvals and

other agency permits. Their belief in the importance of this project for our children’s future and that of our region, nation, and world’s future is unwavering. While it has been critical and meaningful, other strong,

MAKING A
DIFFERENCE IN THE
LIVES OF OTHERS
IN A WAY ONLY
YOU CAN, SHOULD
BE THE MOTIVE
AND MAIN THRUST
BEHIND ALL YOU DO.

ZORO [DANIEL DONNELLY]

influential and committed community members are necessary to fully execute this vision into reality.

Gifts can be pledged over a five-year period and are tax-deductible, as allowed by law. Planned gifts such as bequests, charitable gift annuities, or other long-term gifts are also welcome. Naming opportunities will also be available, offering donors many opportunities to leave a personal legacy. All donors will be recognized for their gifts.

Please prayerfully consider joining us in supporting this important mission for His glory – His kingdom's sake.

For more information about Placer CSA and Legacy Christian High School, please visit <http://www.placercsa.org>.

MAN'S MIND,
ONCE STRETCHED
BY A NEW IDEA,
NEVER REGAINS
ITS ORIGINAL
DIMENSIONS.

OLIVER WENDELL HOLMES

God is able to
do far more
abundantly than
all that we ask or
think, according to
His power at work
within us.

EPHESIANS 3:20



1. State of California, Department of Finance, Demographic Report, May 1, 2018, http://www.dof.ca.gov/Forecasting/Demographics/Estimates/E-1/documents/E-1_2018PressRelease.pdf, accessed October 24, 2018.
2. U.S Census Bureau, <https://www.census.gov/quickfacts/fact/table/placercountycalifornia,US/PST120217#viewtop>, accessed October 28, 2018.
3. U.S Census Bureau, <https://www.census.gov/quickfacts/fact/table/sacramentocountycalifornia,US/PST120217#viewtop>, accessed October 28, 2018.
4. Based upon an analysis of information gathered from the North State Building Industry Association, local municipalities, and local real estate professionals. See Appendix V.
5. City-Data, <http://www.city-data.com/county/religion/Placer-County-CA.html>, accessed October 29, 2018.
6. Statista, <https://www.statista.com/statistics/245453/religious-affiliation-in-the-united-states-by-age/>, accessed October 29, 2018.
7. Answers in Genesis, <https://answersingenesis.org/christianity/church/already-gone/>, accessed November 15, 2018.
8. Ibid.



A blurred background image of a classroom. Several students are seated at desks, facing away from the camera, working on papers. The focus is soft, emphasizing the educational environment.

APPENDIX

APPENDIX I: Legacy Christian High School Board Bios

**APPENDIX II: Valley Christian High School &
Valor Christian High School**

APPENDIX III: What Makes A Christian School Christian?

APPENDIX IV: Legacy Christian High School—a Private Independent School

APPENDIX V: Housing Starts for Placer and Sacramento Counties

APPENDIX VI: Program of Spaces

APPENDIX VII: Budgeting ROM

APPENDIX I

LEGACY CHRISTIAN HIGH SCHOOL BOARD BIOS

David L. Aton *CFP, APMA, Board President*

David received a Bachelor of Science Degree in Business Administration/ Finance from the University of La Verne, La Verne, California. Since 1997, David has been a Private Wealth Advisor with a private practice within Ameriprise Financial. He and his wife, Patricia, live in Roseville and have two grown children and two grandchildren.

David's strong faith and complete trust and confidence in God is the bedrock of his life, and these deep convictions revealed the need for starting a Christian high school in Placer County. David responded to God's call by gathering a few other like-minded leaders. Early on, they reached out to Pastor Gil Stiglitz, who directed them to Dr. Clifford Daugherty, Chancellor of Valley Christian Schools in San Jose, CA. In visiting Valley Christian High School in February 2016, they observed God's mission for Placer County in action within a different community. With the vision crystallized, David established Placer Christian School Association (Placer CSA), a California 501(c)3 non-profit organization, in October 2016. David's ongoing commitment and dedication to the mission of educational excellence within a Christian framework has created a movement in South Placer County that will ultimately make Legacy Christian High School a reality—a force creating and inspiring Christian leadership in the region and beyond.

Ariana Coburn *Board Member*

Ariana received her bachelor's degree in Business Administration from Biola University, La Mirada, California. She then spent 10 years at Pacific Dental Services, Inc. before she and her husband (Keith Coburn) made the decision for her to stay home and raise their three children.

Ariana has deeply rooted conviction of the value of excellence, quality, and leadership. In her time with Pacific Dental Services, she successfully designed, taught, built, and executed such values across multiple levels of the organization. After developing curriculum and training hundreds of employees, Ariana went on to become Senior Project Manager, developing processes and software tools that would achieve excellence and quality for the patient, dentist, and employee experience. She spearheaded many projects of scale that continue to yield return beyond her departure.

As the mother of three young children, Ariana is personally vested in seeing the building of Legacy Christian High School through to completion. Her involvement within local churches and schools, as well as sports and performing arts organizations have kept her connected with her community. Ariana leads worship at Bridgeway Christian Church, located in Roseville, California, and is involved in leadership within the children's and women's ministries there.

Ariana is honored to be a member of the Board of Directors for Placer CSA. She is thankful to be a voice that represents the parents of children who will one day sit in the classrooms, engage in the labs, take the stage, and don the jersey—the students who will receive the Truth of God's Word and, prayerfully, be transformed by it in a

way that not only changes them, but those they encounter as they forge their way into the future.

Keith Coburn *Board Secretary*

Keith is the Vice President of Operations for GC Products, Inc. based in Lincoln, California. Keith oversees the manufacturing operation, workforce, and estimation for GC Products, Inc.—a custom manufacturer of fiberglass-reinforced gypsum and cement-based products.

Keith received his bachelor's degree in Kinesiology from California State University Fullerton. Keith is passionate about bringing a Christian high school of extraordinary caliber and scale to Placer county. As a former collegiate athlete and later high school coach, Keith believes Legacy Christian High School has the opportunity to transform the local community and world through the global platform of athletics.

Keith is married to Ariana Coburn, and is the father of their three children that he hopes to one day enroll at Legacy Christian High School. Keith is excited to be a part of the building of a school where his own kids can access excellence, be transformed by Truth, and given the opportunity to discover their various giftings to reach their God-given potential.

Keith has served as Board Secretary since the inception of Placer CSA. He is honored to have a seat on the board, representing fellow parents who are striving towards excellence in the equipping, raising, and empowering of the next generation.

Fermin Gonzales, Jr. *Board Treasurer*

Fermin is President of APEX Investigative Services, Inc. a private investigation firm for cases related to Workers' Compensation. He received his bachelor's degree from Texas Tech University, Lubbock, Texas. He is a CPA, and for 16 years prior to his current position, he worked with both for-profit and non-profit corporations overseeing their finance and accounting departments.

Fermin is married to Mary Gonzales, and is the father of their four children. His family have been members of Bayside Adventure Church for 21 years, where he served on the Financial Management Team and currently leads a weekly Men's Bible Study.

Fermin became involved with Placer CSA after hearing David Aton's vision for a Placer County-based Christian School focused on excellence. He believes deeply that the community needs such a school and is committed to lending his skills and resources to help achieve this for the region.

D. Michael McGuire *Board Member*

Mike has been an educator and school leader for 34 years. He earned a Bachelor of Arts degree in English, Master of Arts degree in School Administration and teaching credentials in elementary, high school and special education.

The first half of Mike's public education career included teaching elementary fourth, fifth, and sixth graders, middle school 7th grade gifted students and 7th and 8th grade struggling readers. During the second half of his career, Mike was a middle and high school Assistant Principal culminating in being appointed the principal of Granite Bay High School in Granite Bay, CA where he retired in 2014.

In retirement, Mike is now involved in voluntary ministry for 4GENetwork traveling to Honduras and Cuba with a team of remarkable servants supporting this global ministry. Trained through Life Community Church as a Stephen Minister and as a Stephen Leader, he is currently serving on the Stephen Ministry Leadership Team. Mike volunteers time to Live58 Church, a church committed to providing a safe, simple place for people to come and offer their time and gifts to live out the principles of Isaiah 58 – "to loose the chains of injustice and to feed, clothe, and shelter the poor."

Since his retirement, Mike has been a member of the Placer CSA Board. He is committed to building a world-class college preparatory Christian high school in Placer County that will be open to any and all students seeking an education that not only includes rigorous academic preparation, but an education that emphasizes moral and ethical behavior and leadership development and application.

Dr. Steve Schorer *Board Member*

Dr. Steven Schorer, MD, MBA, FACEP, has a bachelor's degree in Civil Engineering from the University of California, Davis. He earned his doctorate in Medicine from the Rosland Franklin/Chicago School of Medicine. He completed his internship in Internal Medicine from the University of Minnesota Medical School, and his Emergency Medicine residency at the University of Chicago where he also served as Chief Resident of Research and was an Aeromedical Physician. Dr. Schorer also obtained his MBA from California State University, Sacramento.

An emergency Medicine Physician with over three decades in the field, Dr. Schorer currently serves emergency departments in the greater Sacramento region with The Permanente Medical Group, Inc.

Dr. Schorer is a founder of Kestrel Insights, LLC and has lent his voice and vision to startups and innovative healthcare endeavors. He served as Director for Physician Services for a national Emergency Medicine staffing organization, ensuring that business decisions in the C-suite met the needs and priorities of front-line clinicians in the Emergency Department.

In recent years, he has served as consultant for northern California-based startups. With a demonstrated history and expertise working as a healthcare executive and as a subject-matter expert in the Medical Practice industry, Dr. Schorer is a skilled educator and trains physicians in team building.

Dr. Steven Schorer provides a rare viewpoint and perspective. His dedication as a Christian, and his expertise as an engineer, physician and in business startups deliver unique and substantive insights to the development of Legacy Christian High School.

APPENDIX II

VALLEY CHRISTIAN HIGH SCHOOL AND VALOR CHRISTIAN HIGH SCHOOL

Valley Christian High School

Part of Valley Christian Schools (K -12), Valley Christian High School is located on a 50-acre hilltop campus in San Jose, CA. It has 1,700 students in grades 9-12 with a student-teacher ratio of 15 to 1. Tuition is \$21,142 for the highest grade offered. After graduation, 88% of students from this school go on to attend a 4-year college.

From engaging academics, to award-winning arts programs, to exceptional athletics, Valley Christian High School offers abundant opportunities for students to cultivate their God-given talents in a customized college preparatory program. Areas of study include Bible, dance arts, English, mathematics, new media studies, physical education, science, social sciences, business and technology, theatre arts, and visual arts.

Valley Christian offers specialized study programs allowing students to engage in concentrated studies. The AMSE (Applied Mathematics, Science and Engineering) program enables students to receive unique training from industry professionals and gain real-world experience. Here they develop a competitive portfolio of work, enter elite competitions and participate in prestigious programs such as Robotics and Ocean Discovery, conduct research in the state-of-the-art Bio Safety Lab, or complete advanced work in the NanoTechnology/ Microscopy Lab.

Eight study areas within the arts are available: Music, Visual Arts, Musical Theatre, Dance Arts, New Media Studies, Theatre Arts, Integrated Arts, and Theatrical Design and Technology.

Athletic programs include men's and women's water polo, cross country, basketball, soccer, swimming, badminton, ice hockey, golf, tennis, diving and track and field. Additionally, softball is offered to women and football, baseball, and wrestling are offered to men.

The high school campus has some of the finest facilities and equipment in the Bay Area, including cancer research lab, satellite tracking station, piano lab, Blackbox theatre, green screen room, two athletic stadiums, Human Performance Center, and an Observatory.

Valley Christian Schools' journey to excellence was not an easy or straightforward path. Growing from its founding in

1960 into one of the largest Christian school systems in the U.S. (nearly 1,400 and five campuses), it initially seemed poised for success. But by 1986, the impending loss of the high school's lease and conflicts with how to fulfill its mission threatened the Schools' stability. Declining enrollment, low salaries, deficit spending, and indebtedness threatened to sink the entire enterprise. The appointment of Clifford Daugherty, Ed.D., as superintendent, and a revitalized board began the arduous work of transformation into excellence -in facilities, curriculum, faculty, and administration. Dr. Daugherty summarizes this compelling story very simply: "How God works through ordinary people to accomplish extraordinary things," in his book, **Quest for Excellence**.

Valley Christian Schools sees their assistance to others who seek to build Christian influence through excellence in education as part of Valley Christian's mission and they have helped educators around the world who seek to replicate these high standards in curriculum, facilities, and staffing.

For more information about Valley Christian Schools, visit their website at <https://www.vcs.net>



Valor Christian High School

Valor Christian High School is a Christian high school located on a 35-acre campus in Highlands Ranch, Colorado. The school opened in 2007 to freshmen (9th grade) and sophomore (10th grade) students. In 2008 and 2009, junior and senior classes were added, respectively. It now has 1,100 students with a 12:1 student to teacher ratio. Tuition is \$17,990.

Valor's commitment to excellence begins with the learning environment. Its extensive program offerings demand comprehensive, state-of-the-art facilities and by arranging the facilities as a campus, providing a level of academic focus and maturity to the learning environment. Additionally, the opportunity of spreading students across the campus creates a feeling of intimacy and individualized learning and offers opportunity for regular outdoor interaction as students migrate between buildings.

The campus has four buildings with 35 classrooms, eight science labs, a 5,300 square foot library, five technology labs, a chapel and a world language lab. Classes are offered through ten academic departments: arts, Bible, business, communications, English, history, mathematics, science, technology and world languages.

The Valor Conservatory for the Arts was created to offer students unique advantage in their college, career, and life pursuits. The areas of study include animation, dance, design, film, music, photography, studio arts, and theatre. Here students can go deep in their areas of passion, experiencing a unique set of choreographed experiences and private lessons that not only help them create at an advanced level, but grow in their ability to think critically, work collaboratively, serve within their passions and produce art of true beauty and worth.

Housed in one of the finest high school arts facilities in the country, The Valor Center for Culture and Influence is a \$35 million, state-of-the-art, 750 seat performance hall with full-fly stage, mechanized pit lift and superior variable acoustics. The facility also features a national level recording studio, television and film studio, Blackbox theatre, stagecraft suite, two dance studios, orchestra rehearsal suite and a full complement of acoustically isolated practice rooms. The Valor Center makes it possible to offer national level arts training in collaboration with exceptional faculty and industry professionals.

Athletically, there are two gymnasiums, an indoor climbing wall, wrestling room, fitness center, locker rooms, a stadium, synthetic field and Olympic track, softball and baseball fields, six tennis courts and an international sized lacrosse and soccer field. Athletic programs include boys' and girls' basketball, golf, cross country, football, soccer, swimming and diving, tennis, and lacrosse, in addition to Poms, Cheer, softball, volleyball, ice hockey, wrestling, baseball, and track and field.

Valor Christian's campus and educational offerings were inspired and mentored into fruition with the help of Valley Christian Schools. In a short period of time, Valor Christian has become nationally known for excellence and is accredited by ACSI (Association of Christian Schools International) and AdvancED. Valor was one of the first two schools in the world to receive ACSI Exemplary Accreditation status. Valor

received the 2015 National Blue Ribbon Schools Award by the United States Department of Education, one of only three private high schools in the United States.

For more information about Valor Christian High School, visit their website at: <https://govalor.com/welcome/>



APPENDIX III

WHAT MAKES A CHRISTIAN SCHOOL CHRISTIAN?

1. As a matter of Christian faith, all board members, and staff subscribe to Placer CSA Statement of Faith, Core Educational Values, and Philosophy of Christian Education, and profess Jesus Christ as their personal Savior.
 2. All teachers serve as Christian role models for students and the broader community. They are to be positive examples of Christian values and conduct both in and out of the classroom. Lifestyles on campus and outside of the workplace that are not consistent with Christian values are grounds for immediate separation. Such lifestyles include but are not limited to adultery (Galatians 5:19; James 4:4), fornication (Ephesians. 5:3; 1 Thessalonians 4:3), and homo- sexual behavior (Romans 1:26-27). This also includes, but is not limited to, the refraining from such activities as the use of tobacco, illegal drugs, substance abuse, and the use of vulgar and profane language. Such behavior violates the bona fide occupational requirement of being a Christian role model. Employees would agree that any use of alcohol will be in moderation.
 3. Every teacher prays regularly for and with all students.
 4. All instruction and learning including academic, artistic, athletic and social activities incorporate a Christian world view as found in the Bible and reflected in the life and teaching of Jesus Christ. Christian teachers serve as gatekeepers to ensure that curriculum and instruction is consistent with a Christian world view. We seek to adopt the most robust curriculum standards for instruction and selects textbooks that best reflect those standards whether or not the publishers represent themselves as Christian publishers.
 5. All students study the Bible as an academic course while enrolled. Students are encouraged to internalize Christian faith through personal choice and not through indoctrination that inculcates religious instruction. The school must remain a safe place to sincerely express and explore doubts about God and other matters of learning.
 6. All students regularly attend chapel.
- All Students are challenged to repent of their sins, receive Jesus Christ as their personal Savior, and to pursue their personal Quest for Excellence as they “Do it heartily, as unto the Lord” (Colossians 3:23).

APPENDIX IV

LEGACY CHRISTIAN HIGH SCHOOL—A PRIVATE INDEPENDENT SCHOOL

Finances

Functioning as an independent private school means that Legacy Christian High School will not receive funding from federal, state or local governments. While the school will be firmly established in Christian principles, it will not be affiliated with, or receive financial support from any single church denomination.

Governance

Our school's primary leadership will be held by a President and CEO who works in close partnership with the Board of Directors.

The President and CEO calls on educational, athletic and co-curricular experts to lead and direct in specific areas including General Academics, the Arts Conservatory, STEM, Athletics, Discovery and Operations. Subject and operational leaders comprise the leadership cabinet and maintain accountability for excellence across all facets of the school.

Through this model of leadership, we will capture the best practices of business and education to ensure a focused and sound operating institution.

Engaged Parents

We believe that parents are the primary educators of their children. It is our aim to partner with them in that effort. We seek to engage the parent community in the life of the school, helping to foster alignment between home and school in the educational pursuits of every student.

APPENDIX V

HOUSING STARTS FOR PLACER AND SACRAMENTO COUNTIES

West Placer & Sac County Residential Projects — 09/15/18

(Min. 100 lots or Specific Plans)

The below information is based upon an analysis of information gathered from the North State Building Industry Association, local municipalities, and local real estate professionals.

| UNDER CONSTRUCTION | ZIP CODE | HOUSING UNITS | EXISTING | NET NEW HHs |
|--------------------|----------|---------------|----------|-------------|
| Creekview | 95747 | 2,001 | — | — |
| Fiddymment Ranch | 95747 | 1,441 | — | — |
| Folsom South Area | 95742 | 11,337 | — | — |
| Riolo Vineyards | 95747 | 933 | — | — |
| Westbrook | 95747 | 2,029 | — | — |
| Whitney Ranch | 95765 | 4,265 | — | — |
| SubTotal: | | 22,006 | | |

| APPROVED AND PENDING | ZIP CODE | HOUSING UNITS |
|-----------------------|----------|---------------|
| Amoruso Ranch | 95747 | 2,827 |
| Bickford Ranch | 95663 | 1,890 |
| Elverta Specific Plan | 95626 | 4,500 |
| Placer Vineyards | 95747 | 14,000 |
| Regional University | 95668 | 3,157 |
| Sierra Vista | 95747 | 8,369 |
| Vista Oaks, Rocklin | 95677 | 101 |
| SubTotal: | | 34,844 |

| ENTITLEMENT PHASE | ZIP CODE | HOUSING UNITS |
|-------------------|----------|---------------|
| Brady Vineyard | 95747 | 119 |
| HP Campus Oaks | 95747 | 395 |
| Mill Creek | 95747 | 308 |
| North Precinct | 95835 | 19,219 |
| Placer Creek | 95747 | 100 |
| Placer Ranch | 95747 | 5,107 |
| Sutter Pointe | 95668 | 17,500 |
| Village 1 Lincoln | 95648 | 5,130 |
| Village 5 Lincoln | 95648 | 8,150 |
| Village 7 Lincoln | 95648 | 3,285 |
| SubTotal: | | 59,313 |

**Housing Units
Total:**

116,163

APPENDIX VI

PROGRAM OF SPACES

Academics + Arts Spaces

| ACADEMIC BUILDING | # ROOMS | SF EA | TOTAL NET SF | TOTAL SPACES |
|-------------------------------------|-----------|-------|--------------|--------------|
| Teacher Cores | 5 | 250 | 1250 | |
| English Classroom | 11 | 850 | 9350 | 11 |
| Writing Lab | 1 | 850 | 850 | 1 |
| Bible Classroom | 12 | 850 | 10200 | 12 |
| World Languages Classroom | 12 | 850 | 10200 | 12 |
| History Classroom | 8 | 850 | 6800 | 8 |
| Business Classroom | 4 | 850 | 3400 | 4 |
| Multi-Purpose / Electives Classroom | 2 | 750 | 1500 | 2 |
| Lecture Hall — Tiered | 1 | 3000 | 3000 | 1 |
| Lecture Hall — Flat | 0 | 1400 | 0 | 0 |
| General / Flex Classrooms | 2 | 850 | 1700 | 2 |
| Library | 1 | 3450 | 3450 | |
| Storage | 4 | 500 | 2000 | |
| Small Group Rooms | 6 | 180 | 1080 | |
| SubTotal: | 69 | | 54780 | 53 |

**Academics
GSF:**

54,780

| STEM BUILDING | # ROOMS | SF EA | TOTAL NET SF | TOTAL SPACES |
|-------------------------------------|-----------|-------|-----------------|-----------------|
| Teacher Cores | 3 | 250 | 750 | |
| Math Classroom | 12 | 850 | 10200 | 12 |
| Science Classroom | 4 | 850 | 3400 | 4 |
| Chemistry Lab | 4 | 1200 | 4800 | 4 |
| Biology Lab | 4 | 1200 | 4800 | 4 |
| Science Prep / Storage | 2 | 250 | 500 | |
| Chemical Storage | 2 | 200 | 400 | |
| Technology / Computer Lab / STEM | 4 | 900 | 3600 | 4 |
| Technology Flex / Robotics Lab | 1 | 1800 | 1800 | 1 |
| Multi-Purpose / Electives Classroom | 2 | 750 | 1500 | 2 |
| Storage | 3 | 500 | 1500 | |
| Small Group Rooms | 4 | 180 | 720 | |
| Student Commons | 1 | 600 | 600 | |
| SubTotal: | 50 | | 34570 | 31 |

**STEM
GSF:**

34,570

| HIGH SCHOOL ARTS | # ROOMS | SF EA | TOTAL NET SF | TOTAL SPACES |
|--------------------------------|---------|-------|-----------------|-----------------|
| Reception / Lobby / Galleries | 1 | 4700 | 4700 | |
| Design / Graphics Computer Lab | 2 | 875 | 1750 | 2 |
| Photography Studio | 1 | 580 | 580 | 1 |
| Photography Storage | 1 | 175 | 175 | |
| 2D Art Studio | 1 | 1200 | 1200 | 1 |
| 3D Art Studio | 1 | 1300 | 1300 | 1 |
| Kiln | 1 | 300 | 300 | |
| Dance Studio | 2 | 1600 | 3200 | 2 |
| Changing Rooms | 2 | 300 | 600 | |

Academics + Arts Spaces (Continued)

| ATHLETICS | # ROOMS | SF EA | TOTAL NET SF | TOTAL SPACES |
|--|-----------|-------|-----------------|-----------------|
| Music Large Rehearsal | 1 | 2725 | 2725 | 1 |
| Recording Studio (Tracking / Control / Iso X 3) | 1 | 1200 | 1200 | 1 |
| Medium Recording Booth | 2 | 135 | 270 | |
| Small Recording Booth | 2 | 45 | 90 | |
| Practice Room, Small | 5 | 60 | 300 | |
| Practice Room, Medium | 3 | 180 | 540 | |
| Broadcast TV Studio & Control Room | 1 | 2500 | 2500 | 1 |
| Video Editing Suite | 1 | 450 | 450 | 1 |
| Stagecraft | 1 | 2310 | 2310 | 1 |
| Blackbox Studio Theater | 1 | 2913 | 2913 | 1 |
| Stage | 1 | 2760 | 2760 | 1 |
| Side Stage / Receiving | 1 | 840 | 840 | |
| Orchestra | 1 | 1200 | 1200 | |
| Teacher Cores | 4 | 250 | 1000 | |
| Main Auditorium | 1 | 4200 | 4200 | |
| Arts Bistro | 1 | 250 | 250 | |
| Arts Kitchen | 1 | 760 | 760 | |
| Catwalk / Follow Spot / Control Booth | 1 | 4000 | 4000 | |
| Arts / Costume / Drama Storage | 6 | 400 | 2400 | |
| Green Rooms / Dressing Rooms | 2 | 800 | 1600 | |
| Student Commons, Arts | 1 | 600 | 600 | |
| SubTotal: | 50 | | 48063 | 14 |

Arts GSF:

48,063

Athletics Spaces

| ATHLETICS | # ROOMS | SF EA | TOTAL NET SF | TOTAL SPACES |
|----------------------------------|-----------|-------|--------------|--------------|
| Main Gym | 1 | 14000 | 14000 | |
| Auxiliary Gym | 1 | 9500 | 9500 | |
| Health / Fitness Room | 1 | 1880 | 1880 | 1 |
| - | - | - | - | |
| Training / Rehab Room, Small | 1 | 260 | 260 | |
| Athletics / PE Locker Room—Boys | 1 | 1200 | 1200 | |
| Athletics / PE Locker Room—Girls | 1 | 1200 | 1200 | |
| Staff Locker Room / Offices | 4 | 250 | 1000 | |
| Athletics Concessions | 1 | 235 | 235 | |
| Dining Commons | 1 | 4500 | 4500 | |
| Main Kitchen | 1 | 1900 | 1900 | |
| School Store | 1 | 250 | 250 | |
| Athletic Storage | 5 | 400 | 2000 | |
| Commons Storage | 1 | 400 | 400 | |
| SubTotal: | 20 | | 38325 | 1 |

**Athletics
GSF:**

38,325

| STADIUM | # | SF EA | TOTAL SF | TOTAL SPACES |
|-------------------------------|---|-------|----------|--------------|
| Stadium Locker Room — Home | 1 | 1300 | 1300 | |
| Stadium Locker Room — Visitor | 1 | 800 | 800 | |
| Stadium Locker Room — Flex | 1 | 600 | 600 | |
| Stadium Concessions | 1 | 450 | 450 | |
| Press Box — Home | 1 | 450 | 450 | |
| Press Box — Away | 1 | 325 | 325 | |
| Press Box — Media | 1 | 590 | 590 | |

Athletics Spaces (Continued)

| STADIUM | # ROOMS | SF EA | TOTAL NET SF | TOTAL SPACES |
|----------------------------------|-----------|-------|--------------|--------------|
| Team Rooms | 2 | 800 | 1600 | |
| Weight Room | 1 | 3875 | 3875 | |
| Training / Rehab Room, Large | 1 | 800 | 800 | |
| Stadium Storage | 2 | 1600 | 3200 | |
| Seating for 2000 Home Spectators | 1 | 14000 | 14000 | |
| SubTotal: | 14 | | 27990 | 0 |

Stadium GSF:

27,990

Administrative Spaces

| EDUCATIONAL LEADERSHIP / ADMINISTRATION | # ROOMS | SF EA | TOTAL NET SF | TOTAL SPACES |
|---|---------|-------|--------------|--------------|
| Receptionist / Lobby / Seating (3) | 3 | 250 | 750 | |
| Secretary Support Area | 1 | 200 | 200 | |
| Head of School | 1 | 262 | 262 | |
| President / CEO | 1 | 278 | 278 | |
| Dean of Students (2) | 2 | 330 | 660 | |
| Admin Support to the Dean of Students | 1 | 80 | 80 | |
| Dean of Academic Development | 1 | 160 | 160 | |
| Director of Academics | 1 | 160 | 160 | |
| Academic Development Admin Assistant | 1 | 80 | 80 | |
| Academic Dean | 1 | 160 | 160 | |
| Academic Coordinator | 1 | 80 | 80 | |
| Director of Performance | 1 | 160 | 160 | |
| Director of Finance & Operations | 1 | 160 | 160 | |
| Senior Accountant | 1 | 160 | 160 | |
| Accountant—Acc Payable & Receipts | 1 | 80 | 80 | |
| Gift Records Administrator | 1 | 80 | 80 | |

Administrative Spaces (Continued)

| EDUCATIONAL LEADERSHIP / ADMINISTRATION | # ROOMS | SF EA | TOTAL NET SF | TOTAL SPACES |
|---|---------|-------|-----------------|-----------------|
| Student Accounts Administrator | 1 | 80 | 80 | |
| Student Billing Administrator | 1 | 80 | 80 | |
| Admissions Coordinator (2) | 2 | 150 | 300 | |
| Admissions Relations / International Student Coordinator | 1 | 80 | 80 | |
| Registrar | 1 | 150 | 150 | |
| Event Coordinator | 1 | 80 | 80 | |
| Director of Discovery & Outreach | 1 | 150 | 150 | |
| Discovery Coordinator | 1 | 80 | 80 | |
| Campus Director | 1 | 160 | 160 | |
| Facilities Director | 1 | 170 | 170 | |
| Facilities Supervisor | 1 | 80 | 80 | |
| Safety & Security Coordinator | 1 | 129 | 129 | |

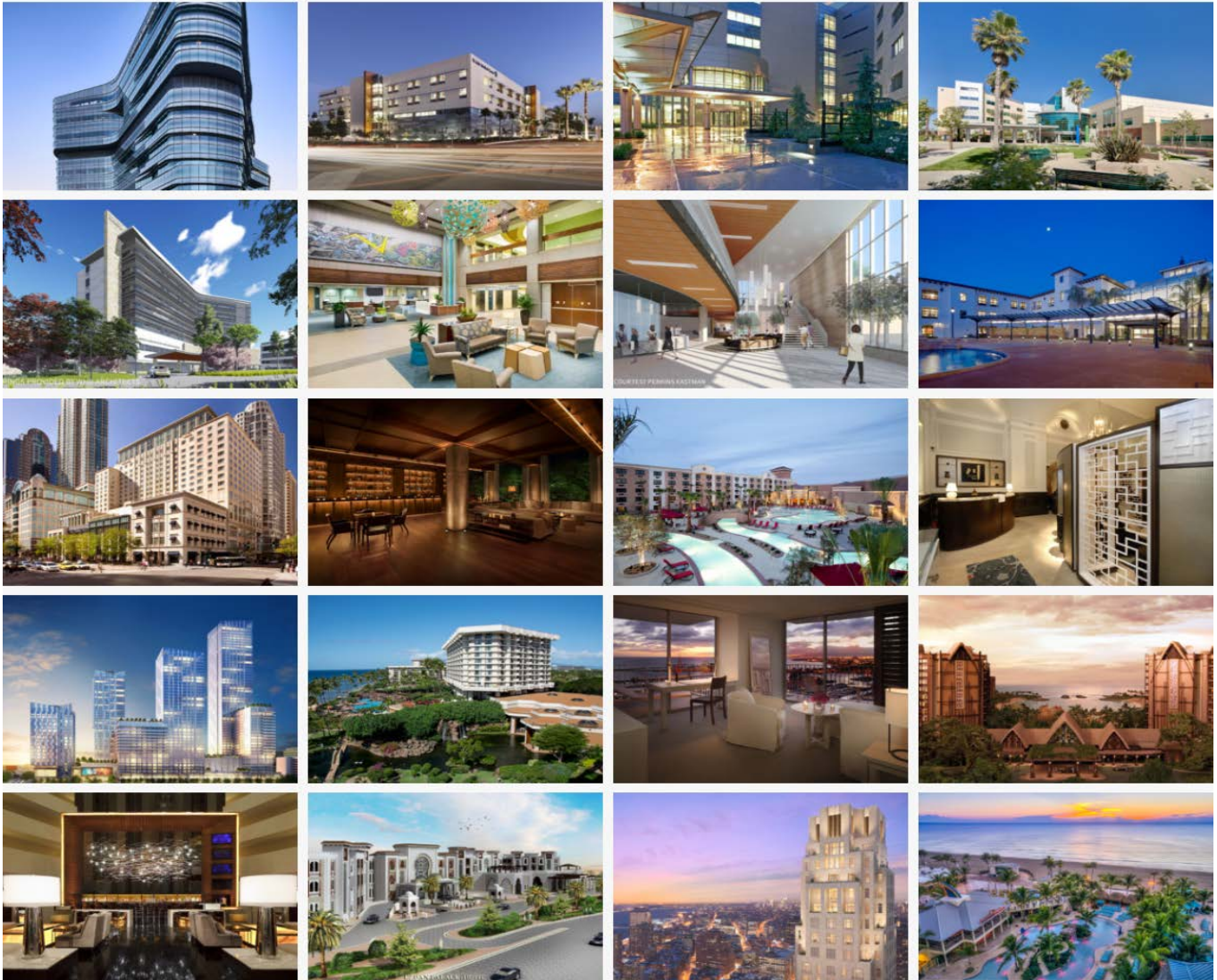
Program and Vision

CAMPUS TOTALS

| | | |
|-------------------------------|---------|-------------------|
| NSF Total | Net SF: | 219,324 |
| | 30% GF | 93,996 |
| Grand Total Campus SF | | 313,320 sf |
| Teaching Stations | | 98 |
| Students per Teaching Station | | 20 |
| Capacity @ 20 Students per TS | | 1950 |
| 80% Efficiency | | 1560 |

APPENDIX VII

PROGRAM OF SPACES



Prepared for Williams + Paddon

CUMMING
Building Value Through Expertise

EXECUTIVE SUMMARY

1.1 Introduction

This estimate has been prepared, pursuant to an agreement between Williams + Paddon and Cumming, for the purpose of establishing a probable cost of construction at the budgeting rom stage.

The project scope encompasses a new private high school and associated sitework

1.3 Project Schedule

| | Start | Finish | Duration |
|----------------------|--------|--------|-----------|
| Design & Engineering | Jun-20 | Jul-22 | 26 months |
| Construction | Jul-22 | Jul-24 | 25 months |

Key Assumptions

CM@Risk or negotiated contractor
Multiple Phase Construction
Standard AV Equipment for classroom setting
Kitchen Equipment
1 story and 2 story construction
Modeled after RJUSD Highschool 6
Escalation to mid-point construction 2023

Key Exclusions

- Project Soft Costs
- Department Relocation
- Seismic Upgrades
- Existing Building Demolition Included
- Plan check fees
- Engineered fill above and beyond the normal
- Project labor agreements
- Wallegra and Baseline infrastructure improvements
- Any other non-competitive bid situations

| SUMMARY | | | |
|--|----------------|-----------------|----------------------|
| Element | Bldg Area / SF | Cost / SF | Total |
| Phase 1 | | | |
| Academics Classroom bldg | 78,257 | \$470.00 | \$36,780,790 |
| Administration/Library Bldg | 22,280 | \$490.00 | \$10,917,200 |
| Athletics Building/Gym/Kitchen | 54,750 | \$400.00 | \$21,900,000 |
| Stadium Football Building & Press box | 39,986 | \$500.00 | \$19,993,000 |
| Overall Sitework, drop off lanes & Utilities | 2,200,000 | \$16.00 | \$35,200,000 |
| Total Estimated Phase 1 Construction Cost | 195,273 | \$639.06 | \$124,791,000 |
| Phase 2 | | | |
| STEM bldg | 49,386 | \$700.00 | \$34,570,200 |
| Conservatory of the Arts | 68,661 | \$500.00 | \$34,330,500 |
| Total Estimated Phase 2 Construction Cost | 118,047 | \$583.67 | \$68,901,000 |
| Phase 3 | | | |
| Soccer Field, Synthetic & drainage | 65,000 | \$12.00 | \$780,000 |
| Outdoor Theater, cast in place concrete | 4,000 | \$25.00 | \$100,000 |
| Practice Field, Synthetic & drainage | 83,000 | \$12.00 | \$996,000 |
| Prep rally plaza | 8,000 | \$25.00 | \$200,000 |
| Lap Pool, gunite | 13,000 | \$350.00 | \$4,550,000 |
| Dive Pool. Gunite | 5,400 | \$600.00 | \$3,240,000 |
| Football Field, Synthetic 3000 seat bleachers | 110,000 | \$23.00 | \$2,530,000 |
| Track & high jump, Synthetic & 200 seat bleachers | 46,000 | \$15.00 | \$690,000 |
| Batting Cages | 4,300 | \$30.00 | \$129,000 |
| Baseball Field & Dugouts, Synthetic, Infield soil & 200 seat bleachers | 121,500 | \$15.00 | \$1,822,500 |
| Tennis Courts, asphalt | 45,000 | \$10.00 | \$450,000 |
| Softball Field, Synthetic | 59,000 | \$15.00 | \$885,000 |
| Shed next to cages | 2,800 | \$250.00 | \$700,000 |
| Shed next tennis court | 2,700 | \$250.00 | \$675,000 |
| Shade Structures | 3 | \$100,000.00 | \$300,000 |
| Total Estimated Phase 3 Construction Cost | 569,700 | \$31.68 | \$18,048,000 |
| Escalation to MPOC 7/1/2023 (based on 3%/year) | | 11.70% | \$24,780,000 |
| Total Estimated Escalated Construction Cost | 313,320 | \$754.88 | \$236,520,000 |
| Design/Owner Contingency | | 10.00% | \$23,650,000 |
| Total Estimated Project Cost | 313,320 | \$830.37 | \$260,170,000 |
| *Offsite road and intersection work | | | \$1,000,000 |

SCHEDULE OF AREAS AND CONTROL QUANTITIES

| Schedule of Areas | 1st Floor | 2nd Floor | SF |
|--|------------------|----------------|------------------|
| 1. Enclosed Areas (x 100%) | | | |
| Phase 1 | | | |
| 3 Academics Classroom bldg | 39,129 | 39,129 | 78,257 |
| 4 Administration/Library Bldg | 22,280 | | 22,280 |
| 8 Athletics Building/Gym/Kitchen | 27,375 | 27,375 | 54,750 |
| 13 Stadium Football Building & Press box | 19,993 | 19,993 | 39,986 |
| Phase 2 | | | |
| 2 STEM bldg | 24,693 | 24,693 | 49,386 |
| 6 Conservatory of the Arts | 34,331 | 34,331 | 68,661 |
| Total Enclosed | 167,800 | 145,520 | 313,320 |
| 2. Unenclosed Site Areas | | | |
| | | Breakdown | |
| Overall Sitework, drop off lanes & Utilities | 2,200,000 | | 2,200,000 |
| 1 Soccer Field, Synthetic & drainage | | 65,000 | 65,000 |
| 5 Outdoor Theater, cast in place concrete | | 4,000 | 4,000 |
| 7 Practice Field, Synthetic & drainage | | 83,000 | 83,000 |
| 9 Prep rally plaza | | 8,000 | 8,000 |
| 11 Lap Pool, gunite | | 13,000 | 13,000 |
| 11 Dive Pool. Gunite | | 5,400 | 5,400 |
| 12 Football Field, Synthetic 3000 seat bleachers | | 110,000 | 110,000 |
| 12 Track & high jump, Synthetic & 200 seat bleachers | | 46,000 | 46,000 |
| 14 Batting Cages | | 4,300 | 4,300 |
| Baseball Field & Dugouts, Synthetic, Infield soil | | | |
| 15 & 200 seat bleachers | | 121,500 | 121,500 |
| 16 Tennis Courts, asphalt | | 45,000 | 45,000 |
| 17 Softball Field, Synthetic | | 59,000 | 59,000 |
| 14 Shed next to cages | | 2,800 | 2,800 |
| Shed next tennis court | | 2,700 | 2,700 |
| Total Unenclosed | 2,200,000 | 569,700 | 2,200,000 |
| Total Gross Site Area | 2,200,000 | 569,700 | 2,200,000 |

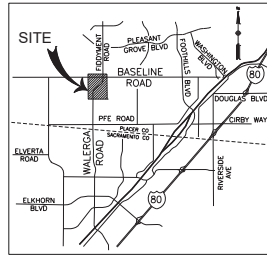
PHASE MAP FOR PROGRAM COST SUMMARY

LEGACY CHRISTIAN HIGH SCHOOL

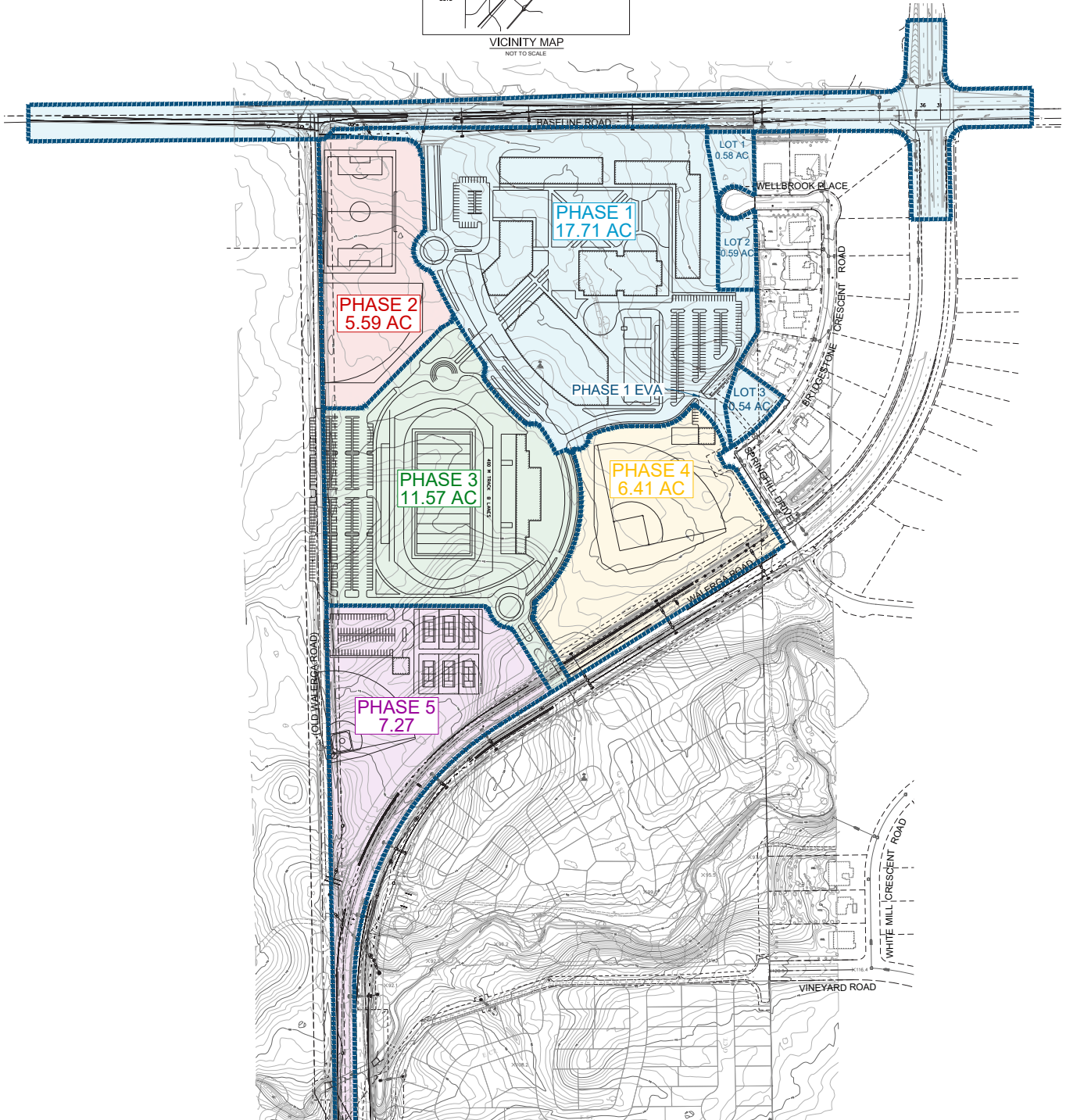
COUNTY OF PLACER

STATE OF CALIFORNIA

DECEMBER 2019



VICINITY MAP
NOT TO SCALE



| | | | | | | | | | | | | | | | | | | | | |
|---|-------|-------|-------|-------|-------|--------|-------|-------|-------|-------|--------|-------|-------|-------|-------|---------|-----------|---------|-------|--------|
| Antelope | 95843 | 2,676 | 88.4% | 352 | 11.6% | 3,028 | 2,858 | 93.2% | 209 | 6.8% | 3,067 | 3,360 | 94.7% | 188 | 5.3% | 3,548 | \$ 66,178 | 14,579 | 8.8% | 1,283 |
| Sac/Arden Park/Arden Arcade/others* | 95864 | 889 | 76.4% | 275 | 23.6% | 1,164 | 1,175 | 76.6% | 358 | 23.4% | 1,533 | 917 | 80.7% | 219 | 19.3% | 1,136 | \$ 92,165 | 10,042 | 27.2% | 2,731 |
| *Garden of the Gods/Willaggin/Sierra Oaks | | | | 7,968 | 8.3% | 95,481 | | | 7,805 | 7.8% | 99,837 | | | 7,394 | 7.3% | 101,029 | | 682,844 | 13.4% | 91,172 |
| Private School Enrollment | | | | | | | | | | | | | | | | | | | | |
| Kindergarden | | | | | | | | | | | | | | | | | | | | |
| 1st-4th | 11.0% | | | | | | | | | | | | | | | | | | | |
| 5th-8th | 8.3% | | | | | | | | | | | | | | | | | | | |
| 9th-12th | 7.8% | | | | | | | | | | | | | | | | | | | |
| | 7.3% | | | | | | | | | | | | | | | | | | | |
| https://datafinder.census.gov | | | | | | | | | | | | | | | | | | | | |

| | | | | | | | |
|-------------------------------------|---|-----------------------------------|-------------------|----------|-----------------------------------|-------------------|----------|
| Legacy Christian High School | | | | | | | |
| Pro-Forma | | | | | | | |
| updated: 01/07/2020 | | | | | | | |
| | | | | | | | |
| | | Initial Student Population | | | Planned Student Population | | |
| Revenue | | | | % | | | % |
| | Tuition | 20,400,000 | | | 27,200,000 | | |
| | Fees | 1,200,000 | | | 1,600,000 | | |
| Revenue Total | | 21,600,000 | | | 28,800,000 | | |
| | | | | | | | |
| Expenses | | | | | | | |
| | Accounting | | 60,000 | 0.28% | | 86,400 | 0.30% |
| | Benefits | | | | | | |
| | Health Insurance ⁷ | 2,178,000 | | | 2,826,000 | | |
| | Retirement 403(b) ⁸ | 361,632 | | | 496,640 | | |
| | FICA ⁹ | 691,621 | | | 898,187 | | |
| | Subtotal Benefits | | 3,231,253 | 14.96% | | 4,220,827 | 14.66% |
| | Capital Campaign | | 60,000 | 0.28% | | 60,000 | 0.21% |
| | Debt Service (land lease) ¹⁰ | | 3,550,548 | 16.44% | | 3,550,548 | 12.33% |
| | Food Services ⁵ | | 1,134,000 | 5.25% | | 1,512,000 | 5.25% |
| | Gas/Electric | | 68,000 | 0.31% | | 86,280 | 0.30% |
| | Insurance | | | | | | |
| | CASDI | 91,500 | | | 119,460 | | |
| | P&C | 66,000 | | | 88,000 | | |
| | Liability Insurance | 50,000 | | | 50,000 | | |
| | Workers Comp | 5,490 | | | 7,168 | | |
| | Key Man | 25,000 | | | 25,000 | | |
| | Subtotal Insurance | | 237,990 | 1.10% | | 289,628 | 1.01% |
| | Landscaping | | 120,000 | 0.56% | | 120,000 | 0.42% |
| | Legal | | 60,000 | 0.28% | | 60,000 | 0.21% |
| | Maintenance/Repair | | 180,000 | 0.83% | | 240,000 | 0.83% |
| | Misc Expenses | | 500,000 | 2.31% | | 670,000 | 2.33% |
| | Pool | | - | - | | 200,000 | 0.69% |
| | Reserves ~10% | | 1,920,000 | 8.89% | | 2,560,000 | 8.89% |
| | Salaries | | | | | | |
| | Instructional ¹ | 5,950,000 | | | 7,650,000 | | |
| | Support/Admin ² | 1,000,000 | | | 1,350,000 | | |
| | Administration ³ | 800,000 | | | 1,085,000 | | |
| | Technology | 440,000 | | | 660,000 | | |
| | Counselors | 680,000 | | | 850,000 | | |
| | Janitorial ⁶ | 280,800 | | | 351,000 | | |
| | Subtotal Salaries | | 9,150,800 | 42.36% | | 11,946,000 | 41.48% |
| | Security | | 680,400 | 3.15% | | 680,400 | 2.36% |
| | Transportation ⁴ | | 510,300 | 2.36% | | 680,400 | 2.36% |
| | Water/Sewer | | 50,000 | 0.23% | | 66,500 | 0.23% |
| | | | | | | | |
| Total Expense | | | 21,513,291 | | | 27,028,983 | |
| Net Cash Flow | | | 86,709 | | | 1,771,017 | |
| Notes: | | | | | | | |

| | | | | | | | | |
|--|--|---------------------------|--|--|--|-----------------------------------|--|--|
| | | | Initial Student Population | | | Planned Student Population | | |
| | | | 195,000 sq ft | | | 313,320 sq ft | | |
| | | Revenue | 1,200 population | | | 1,600 population | | |
| | | | \$ 17,000.00 | | | \$ 17,000.00 | | |
| | | Expenses | | | | | | |
| | | 1 - Instruction | <u>70@ 85k Avg</u> | | | <u>90@ 85k Avg</u> | | |
| | | 2 - Support/Admin | 20@ 50k Avg | | | 27@ 50k Avg | | |
| | | 3 - Administration | | | | | | |
| | | Superintendent | 1@ 150k | | | 1@ 150k | | |
| | | Principal | 1@ 110k | | | 1@ 110k | | |
| | | Vice Principal | 2@ 95k | | | 4@ 95k | | |
| | | Athletic Director | 1@ 80k | | | 1@ 80k | | |
| | | Arts Director | 1@ 80k | | | 1@ 80k | | |
| | | Academics - Dean | 1@ 80k | | | 1@ 80k | | |
| | | Technology | 4@110K | | | 6@110k | | |
| | | CFO/COO | 1@ 110k | | | 2@ 205k | | |
| | | Counselors | 8@ 85k | | | 10@ 85k | | |
| | | 4 - Transportation | 189 days x \$3 x 3/4 population | | | | | |
| | | 5 - Food Services | 189 days x \$5 x 100% population | | | | | |
| | | 6 - Janitorial | #12 x 40hrs x \$15 x 39w | | | #15 x 40hrs x \$15 x 39w | | |
| | | 7 - Health Insurance | 121 x 1,500 x 12 | | | 157 x 1,500 x 12 | | |
| | | 8 - Retirement 403(b) | TTL Salary \$'s x .04 | | | | | |
| | | 9 - FICA | TTL Salary \$'s x .0765 | | | | | |
| | | 10 - Debt | \$40.00mil @ 6.4%, 240 months, P&I payment | | | | | |
| | | 11- Workers comp .60/1000 | | | | | | |
| | | 12- CASDI 1% ttl salaries | | | | | | |

He has shown
you, O man,
what is good;
And what
does the Lord
require of you
But to do justly,
To love mercy,
And to walk
humbly with
your God?







LEGACY

CHRISTIAN
HIGH SCHOOL

INFO@LEGACYCHS.COM
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