



**WASHINGTON  
UNIFIED  
SCHOOL  
DISTRICT**  
WEST SACRAMENTO

**Facilities Master Plan**

**Needs**



**Costs**



**Update**

**Priorities**

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_

**2018-2019**

What has been accomplished in the past 4 months?

A blue banner with the word "FACILITIES" written in white, slanted upwards to the right.

FACILITIES

**Present findings:** Board Study Session on Facilities with recommended next steps to the Board at the November 8, 2018 meeting.

Comprehensive Facilities Assessment including demographics, utilization, capacity, need, CIP, projects completed in last five years, projects currently online.

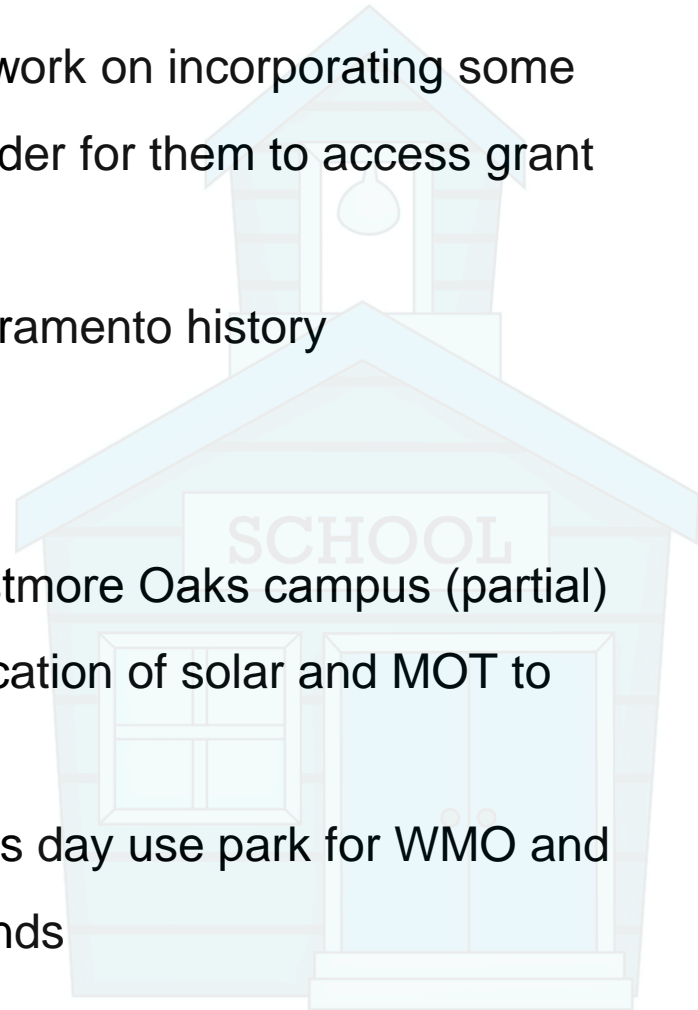
Current Year Measure V and Fund 25 projects:

- Completed: Telephone and data upgrades, secure fencing and entry to RCHS, Elkhorn Parking, fire alarm upgrades (some), HVAC prop 39 work
- Still in process for this year: fire alarm upgrades, HVAC prop 39 work, Bryte Phase II
- Reconstitute CBOC and reconcile finances to determine available funds (approximately \$15M)
- Review non-essential projects on hold pending recommendation

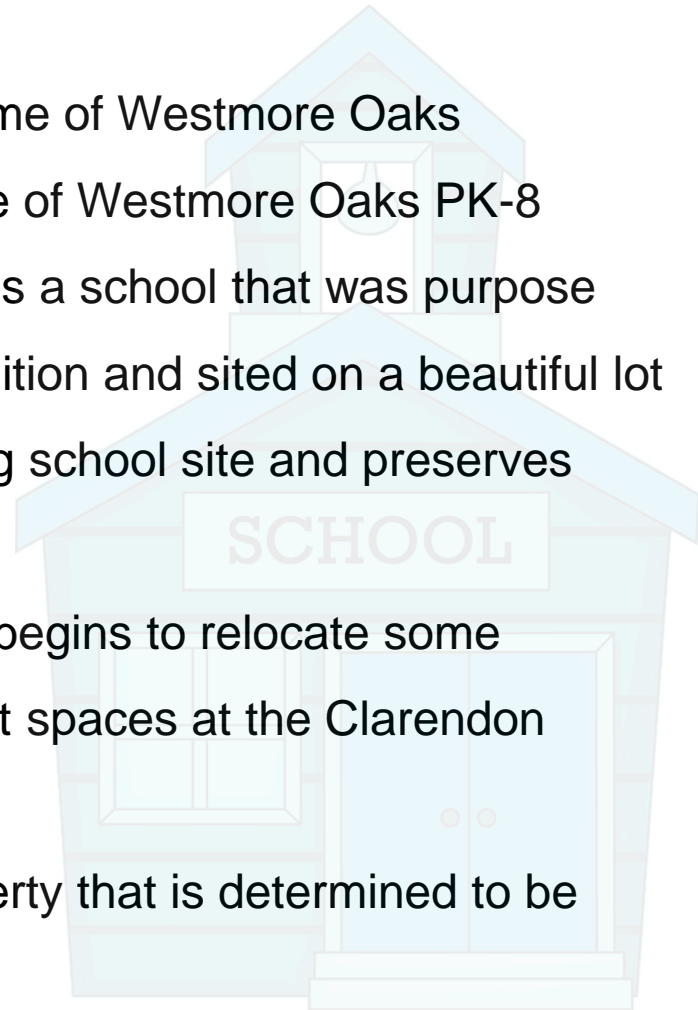
## Recommended Next Steps (now):

- Develop RFQ for agency develop a 20-year Master Facilities Plan that meet the needs of the district's children and stakeholders.
- Move the Middle College Charter High School to the refurbished Bryte location as it expands so that charter students are at a more appropriate site and co-located with Career and Technical Education students from RCHS to strengthen partnership and have a principal on site (co-location, better use of facility & efficiencies).
- Work with Yolo County to develop a comprehensive MOU in minimum of 5 year increments for the county to take over the operations and management of Alyce Norman while locating all county programs to this single site.

- Approach local partners (parks commission) to work on incorporating some existing property into master plan for parks in order for them to access grant funding for work/redevelopment:
  - Preserve salvageable portions of West Sacramento history (gymnasium?) with commemorations
  - Re-develop fields, parks and green spaces
  - Include the “Rat Warehouses”, current Westmore Oaks campus (partial) while seeking partnership solutions for relocation of solar and MOT to existing portions of the campus
  - Include rear portions of Fallbrook location as day use park for WMO and for community use on evenings and weekends



- Work with architects to re-design the original home of Westmore Oaks Elementary (Fallbrook) to become the new home of Westmore Oaks PK-8
  - Meets criteria for Measure V and modernizes a school that was purpose built as an elementary and still in good condition and sited on a beautiful lot – makes full and vibrant usage of an existing school site and preserves history
  - Develop a phased-in construction plan that begins to relocate some classes/grade levels to refurbished/new-built spaces at the Clarendon campus in August of '19
- Activate a 7-11 committee to deal with any property that is determined to be excess



## **2019-2020:**

- Continue work with local partners and parks commission to purposefully and thoughtfully re-develop “Rat Warehouses”, Clarendon campus and Maintenance, Operations and Transportation facilities.
- Redesign/build/modernization of Fallbrook campus with completion for August 2020.
- Develop plan to co-locate District Offices to Yolo High School campus, close Evergreen campus with a relocation of solar panel arrays.
- January - November 2020: Planning for bond authorization for 11/2020 ballot (pending successful bond authorization) for Phase II of Master Plan.
- Secure grant funding with community partners and parks commission for sites that need redevelopment.

## 2020-2021:

- New bond in November, 2020 Phase II (pending successful bond authorization).
- Complete move to modernized, expanded and original home of Westmore Oaks.
- Complete move of Maintenance, Operations, Transportation & District Offices.
- Commence redevelopment planning for Evergreen (former DO) with planning & development commission.

## 2021-2023 (pending new bond authorization and Master Facilities Plan):

- Begin district-wide deferred maintenance plan.
- Begin site work, bidding & construction for new south-side K-8 campus.
- Begin modernization of north-side K-8 campuses (Elkhorn & Yolo).
- Begin modernization of south-side K-8 campus (Southport).



## 2023-2028:

- 2024 – Revisit use and MOU for Alyce Norman Center.
- Implement Master Facilities Plan – continue scheduled modernizations & deferred maintenance.
- Commencement of RCHS performance facility.
- New bond for November, 2028 - Phase III.

## 2028-2033:

- Continue Master Facilities Plan with:
  - New K-8 school in Southport area.
  - Modernization of Westfield K-8.
  - Refresh of Stonegate & Bridgeway Island.

## 2033-2038:

- Continue Master Facilities Plan with more site refreshes and additional construction.





# Direction Needed:

- Move forward with Master Planning RFQ
- Move forward with all aspects of RFQ for a modernized Westmore Oaks campus at the Fallbrook campus
- Move forward with all aspects of moving WMCHS to BRYTE campus for '19-'20 to co-locate with CTE
- Move forward with partnering with parks and granting organizations to:
  - Move MOT to more appropriate existing location(s) in district while saving solar arrays
  - Address removal of “rat warehouses” and gain assistance for re-development with parks commission
  - Work on plan to assist with existing Clarendon campus for MOT / community use and preserve portions to acknowledge importance of site to community (gymnasium?)
  - Work on securing assistance with rear portions of Fallbrook campus to accommodate modernization while creating a dual-use park for student use during school hours and community use on non-school hours.