



Update on Greenbriar Development and Possible Future School Site

Bill McGuire

Deputy Superintendent

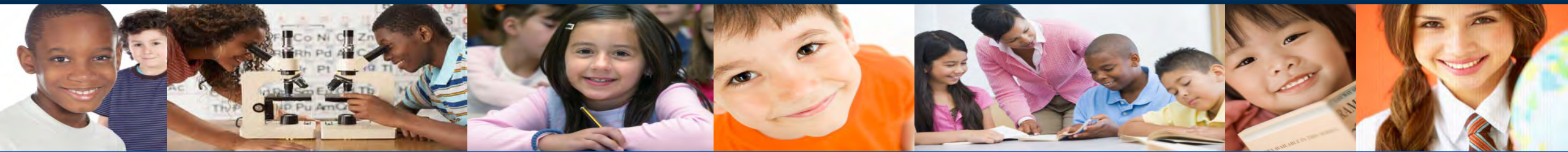
August 8, 2017

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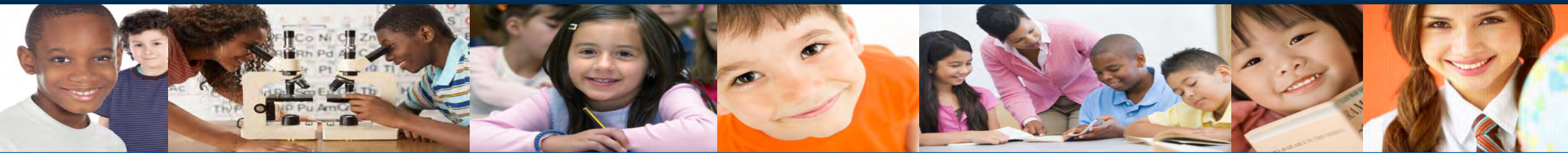


LCAP: California Local Control Accountability Plan / Eight State Priorities

Greenbriar Development



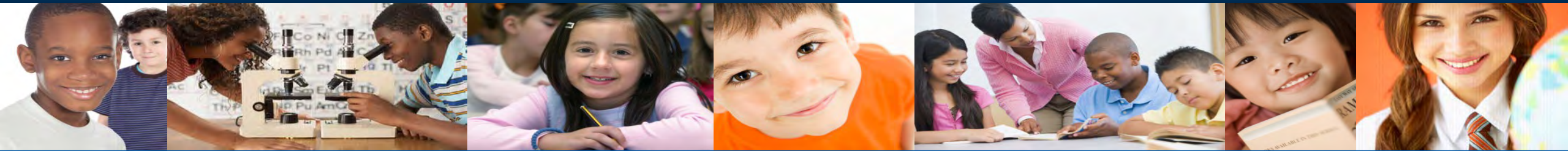
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Current School Attendance Area



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Students Generated from New Housing

Conservative Projection

Moderate Projection

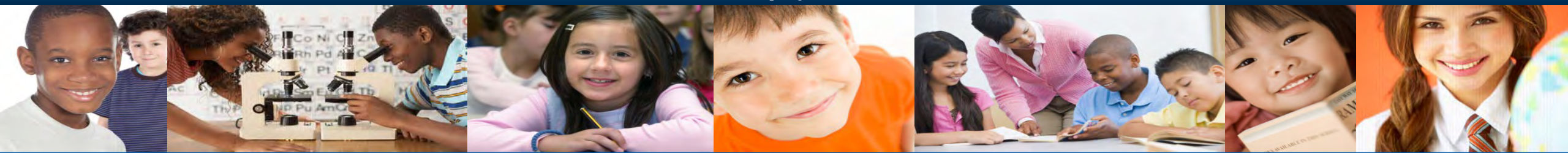
Greenbriar (221784 RgncyPk)

Grade	Year									
	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
K	0	0	3	14	25	35	45	57	69	81
1	0	0	3	15	26	37	47	59	71	82
2	0	0	3	15	27	37	48	59	72	83
3	0	0	3	15	27	38	49	60	73	84
4	0	0	3	15	27	38	49	61	73	85
5	0	0	3	13	25	36	47	60	73	84
6	0	0	2	12	23	34	45	57	71	82
7	0	0	2	10	19	29	41	53	66	79
8	0	0	1	8	16	25	35	47	61	73
9	0	0	2	10	16	24	33	43	56	69
10	0	0	2	10	18	24	32	41	52	65
11	0	0	2	10	19	27	32	40	50	61
12	0	0	1	5	13	22	29	35	43	53
Elementary	0	0	20	97	179	255	330	414	501	580
Middle	0	0	3	17	35	54	76	101	122	152
High	0	0	7	36	67	96	126	160	202	247
Total	0	0	30	150	281	406	532	676	831	980

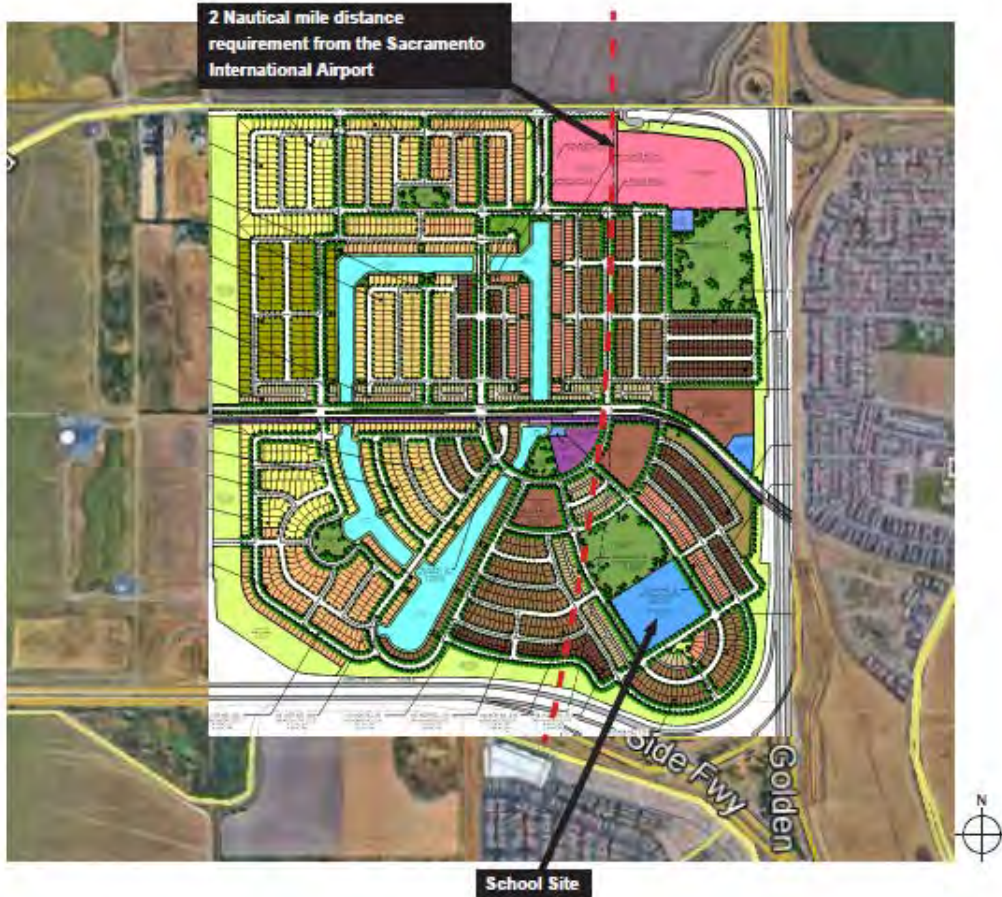
Greenbriar (221784 RgncyPk)

Grade	Year									
	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
K	0	0	4	20	36	52	69	85	100	116
1	0	0	5	22	38	55	71	87	103	118
2	0	0	4	21	39	56	72	88	104	119
3	0	0	4	21	39	57	73	89	105	121
4	0	0	4	21	38	56	74	91	106	122
5	0	0	4	19	36	54	71	89	105	121
6	0	0	3	17	33	50	68	85	103	118
7	0	0	3	14	28	43	61	79	97	114
8	0	0	2	11	22	36	52	70	88	106
9	0	0	3	14	23	35	48	64	82	100
10	0	0	3	15	26	36	47	61	76	93
11	0	0	3	15	27	38	48	59	72	87
12	0	0	1	7	19	31	43	52	63	76
Elementary	0	0	28	142	260	380	499	615	726	835
Middle	0	0	5	25	50	79	112	149	185	220
High	0	0	10	51	95	140	186	235	290	357
Total	0	0	43	217	405	599	797	999	1203	1412

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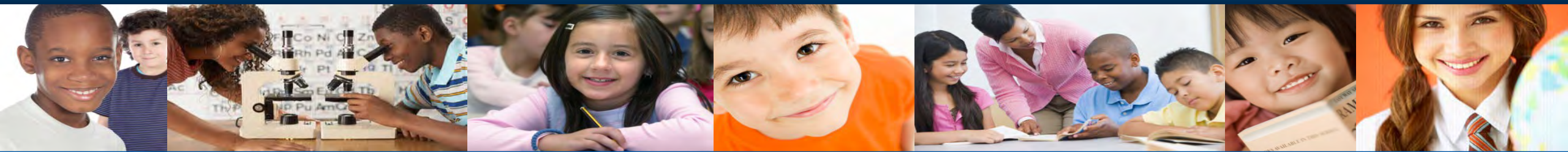
Future K-6 School Site



SITE PLAN
Site Analysis & Site Plan Diagrams



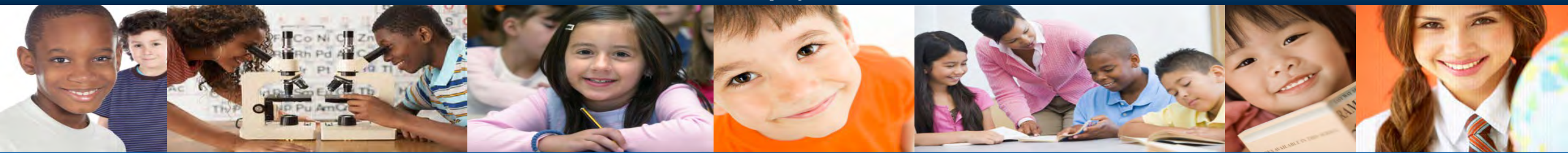
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Current Status for K-6 School

- Have a current mitigation agreement from 2007
- K-6 school site
- 10 acre site
- 55% of the cost from developer share after state and local reimbursements
- CDE School Site Approval has not be received

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Greenbriar School Site Feasibility Study



PBK K-12

Greenbriar Site Feasibility Study

Twin Rivers Unified School District || McClellan, California || August 8, 2017



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Options In Feasibility Study

TK-6 School




TK-8 School



Current Situation

- School site has not been approved by California Department of Education
- Issues
 - Airport
 - Interstate 5
 - Highway 99
 - Recommend Acreage
- Working through approval process one step at a time

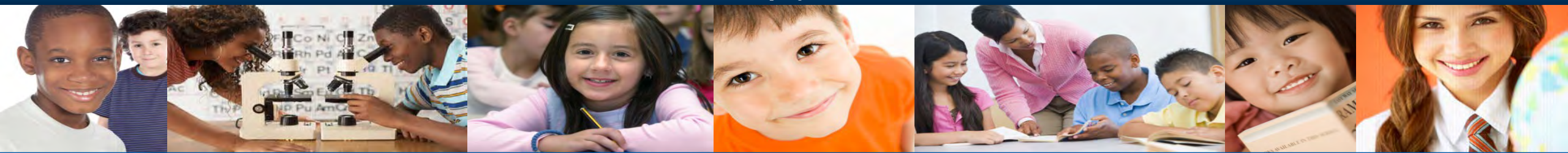
 CALIFORNIA DEPARTMENT OF EDUCATION
SCHOOL FACILITIES PLANNING DIVISION

SFPD 4.0 (Rev. 07/09)
INITIAL SCHOOL SITE EVALUATION

☒ A scaled drawing with north indicated is attached to this review.
☒ A local educational agency boundaries map showing existing school sites, attendance areas, and the proposed new school site is attached to this review.

Date of Field Review June 6, 2017	County Sacramento			
Local Educational Agency (LEA) Twin Rivers Unified School District		School Site Greenbriar K-8 school		
Site Location (nearest cross streets, compass direction, and city) City of Sacramento, West of Hwy 99, North of Interstate 5, South of Elkhorn Blvd				
Master Plan Capacity 882	Grade Levels if stand alone special education See Additional Requirements K-8	Number of Multitrack Year-Round Education Tracks N/A	Class Size Reduction Grades N/A	Estimated Land Value/Acre unknown
Project Type			Funding	
<input checked="" type="checkbox"/> New School <input type="checkbox"/> Land Addition to Existing Site <input type="checkbox"/> Other:			<input type="checkbox"/> Charter School <input type="checkbox"/> Joint-Use Facilities: <input type="checkbox"/> Developer <input checked="" type="checkbox"/> Local <input checked="" type="checkbox"/> State <input type="checkbox"/> Financial Hardship	
Proposed Facilities for County Educated Special Education Students at the School N/A				
Proposed School Athletic Program Pending				
Site Acreage				
Gross Acres 10	Net Usable Acres 10	California Department of Education (CDE) Recommended Acres 16.9	Percent of State Standard (Not Usable/CDE Recommended) 59%	

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Implementation Schedule

PROPOSED SCHEDULE

Based on the need presented by the anticipated student population, the following schedule is suggested:

Schematic Design Phase	June 17, 2018 - August 31, 2018
Design Development Phase	September 2, 2018 - October 30, 2018
Construction Documents Phase	November 2, 2018 - April 30, 2019
Permitting Phase - DSA Review	May 3, 2019 - February 11, 2020
Bidding Phase / Construction Phase	February 14, 2020 - June 1, 2021
Substantial Completion Date - School Opening	August 1, 2021
Warranty Phase	August 1, 2021 - August 1, 2022



Projected Costs

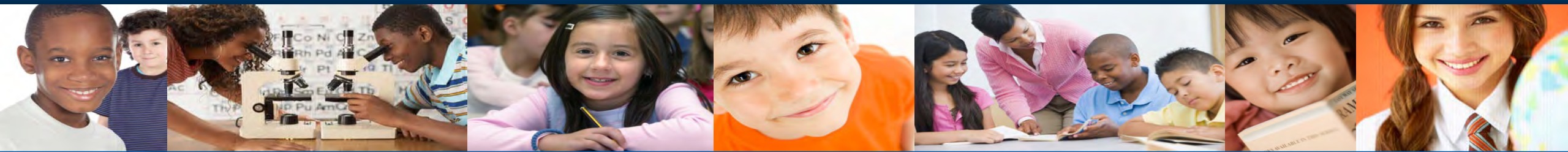
K-6 School

- 796 Students
- 80,149 Square Feet
- \$20 Million to \$30 Million
- Plus Soft Costs
- Escalation Drives Costs Higher in the Out Years

TK-8 School

- 966 Students
- 102,151 Square Feet
- \$30 Million to \$40 Million
- Plus Soft Cost
- Escalation Drives Costs Higher in the Out Years

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Funding Issues

- Agreement on Developer Share of K-6 School
 - 55% after state/local reimbursements
- No agreement on the Developer Share of a TK-8 School
- Lack of unhoused students for state funding
- Lack of available local funding

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Next Steps

- Complete the process for CDE School Site Approval
 - CalTrans Aroutrical Study
 - Geotechnical Study
 - Phase One Site Assessment
- Present options for funding to the Board of Trustees
- Present options for school configurations TK-6 or TK-8 to the Board of Trustees
- Work with developer on possible changes to mitigation agreement

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Questions?

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