



# Update on Greenbriar Development and Possible Future School Site

*Bill McGuire*

*Deputy Superintendent*

*August 8, 2017*

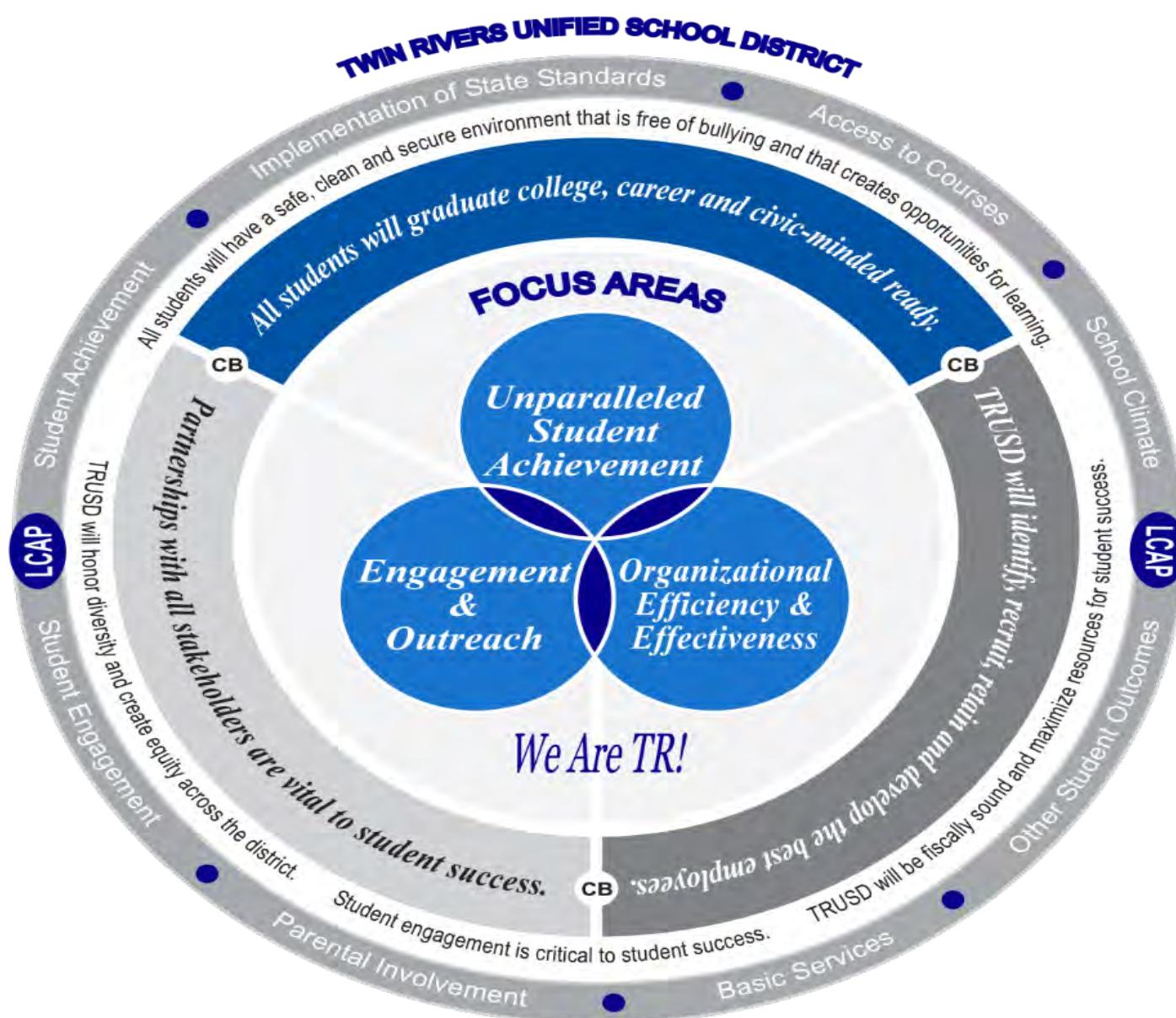
Twin Rivers Unified School District: *Inspiring each student to extraordinary achievement every day!*





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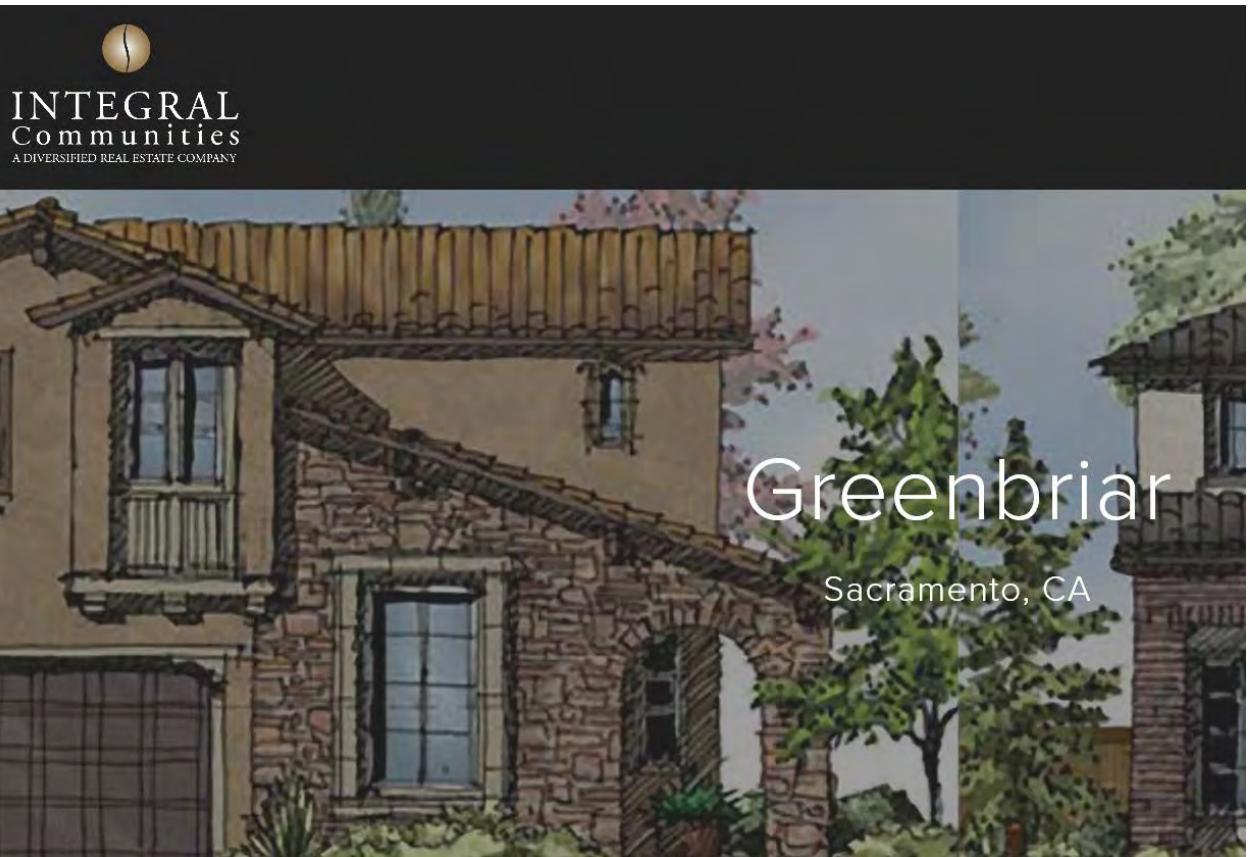




**CB: TRUSD Core Beliefs**

**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

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	500	580
Middle	0	0	3	17	35	54	76	101	12	152
High	0	0	7	36	67	96	126	160	202	247
Total	0	0	30	150	281	406	532	676	831	980

## Moderate Projection

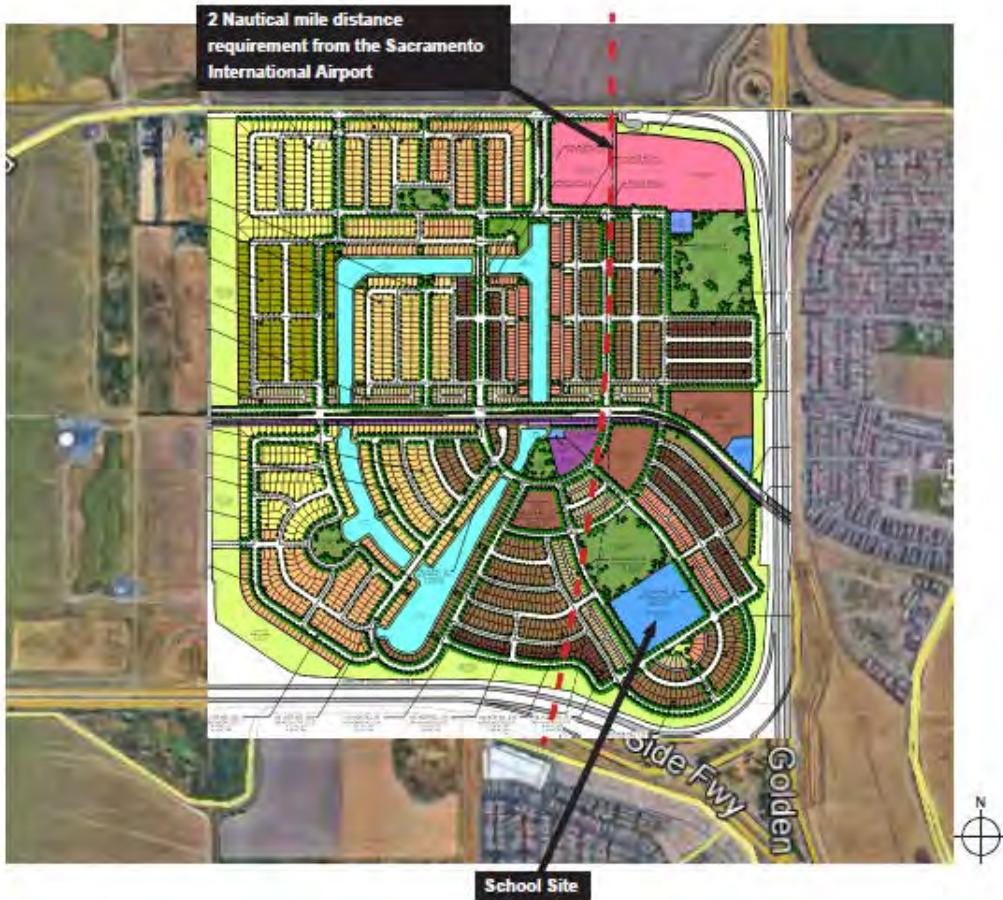
Greenbriar (221784 RgncyPk)

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	725	835
Middle	0	0	5	25	50	79	112	149	185	220
High	0	0	10	51	95	140	186	235	295	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



**TwinRivers**  
UNIFIED SCHOOL DISTRICT



# 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**

Date of Field Review <b>June 6, 2017</b>	County <b>Sacramento</b>			
Local Educational Agency (LEA) <b>Twin Rivers Unified School District</b>		School Site <b>Greenbriar K-8 school</b>		
Site Location (nearest cross streets, compass direction, and city) <b>City of Sacramento, West of Hwy 99, North of Interstate 5, South of Elkhorn Blvd</b>				
Master Plan Capacity <b>882</b>	Grade Levels Stand alone special education See Additional Requirements <b>K-8</b>	Number of Multisite Year-Round Education Tracks <b>N/A</b>	Class Size Reduction Grades <b>N/A</b>	Estimated Land Value/Acre <b>unknown</b>
Project Type				
<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 <b>N/A</b>				
Proposed School Athletic Program <b>Pending</b>				
Site Acreage				
Gross Acres <b>10</b>	Net Usable Acres <b>10</b>	California Department of Education (CDE) Recommended Acres <b>16.9</b>		Percent of State Standard (Not Usable/CDE Recommended) <b>59%</b>

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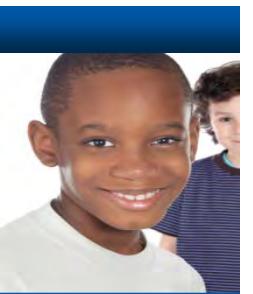


# Implementation Schedule

## 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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