



# Updating the 2016 Facilities Master Plan

## Prioritization for Project Sequencing of Measure R 2020

June 23, 2021  
Board of Education



# Adopted Criteria, Metrics and Weighting

Criteria	Metric	Weight
Functionality Score	Darden/iep2 assessment score	2
Seismic Needs	Seismic Report Priority updated for critical needs projects	3
Age of School	Age of the main permanent building	1
Physical Condition	Darden/iep2 assessment score	3
% of black/brown youth and % of students who are low income, ESL or Foster	2019-20 WCCUSD LCAP -Unduplicated Count *	2
Number of restrooms/sinks per student	% under the State Code Requirement	1
Lack of view windows, and access to green space on campus	% of classroom without view height windows plus % of the exterior campus that is not green space	2
Level of ventilation (operable windows and HVAC system)	M&O assessment score	3

Key	Criteria & Metric from 2016 FMP	Criteria same, Metric updated	New Criteria & Metric
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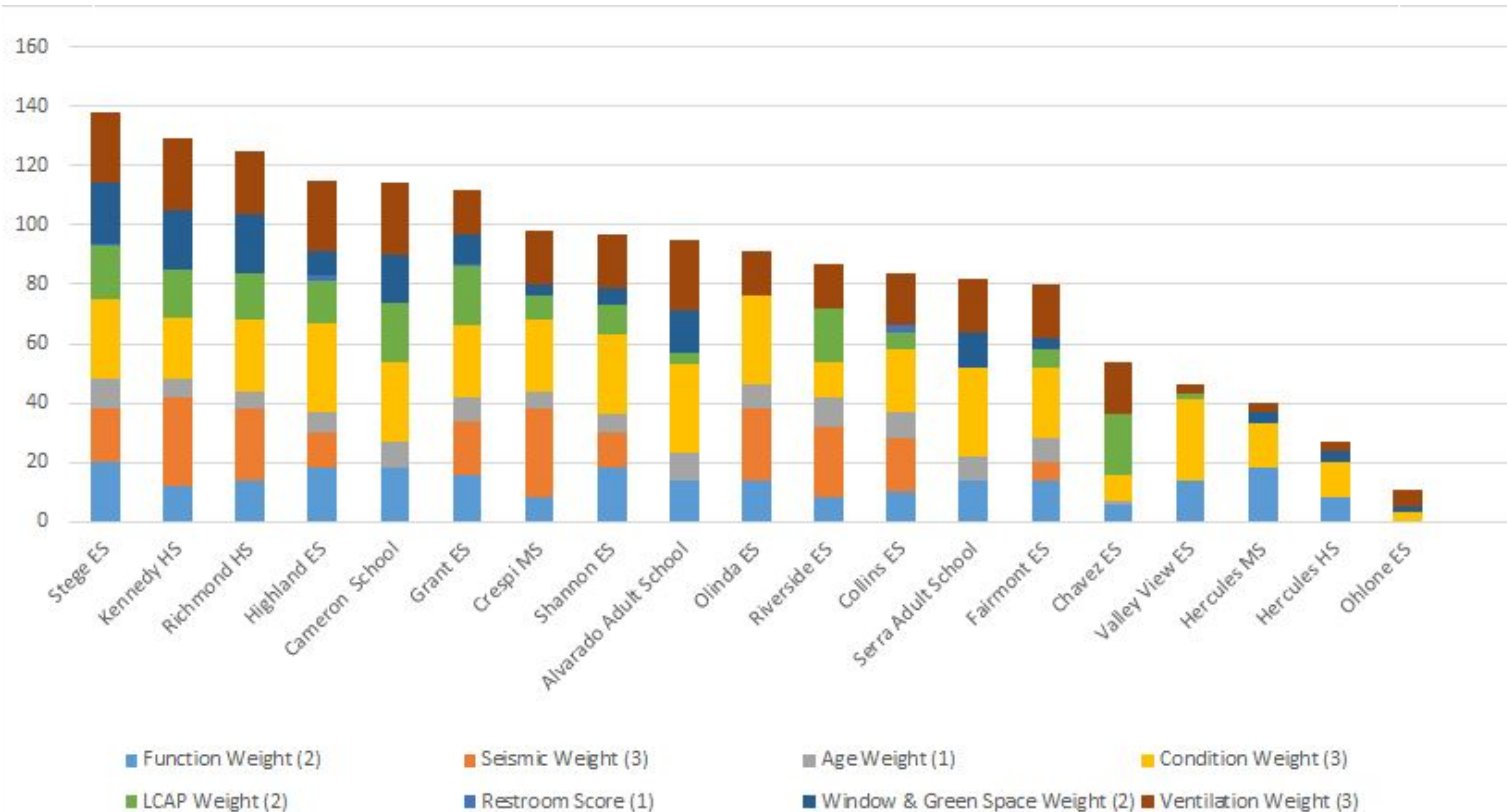
\*2020-21 WCCUSD LCAP now available and most up to date metric (alternative metrics were used for the non-K-12 sites)

# Metrics

Criteria	Metric	10 Points	9 Points	8 Points	7 Points	6 Points	5 Points	4 Points	3 Points	2 Points	1 Point	0 Points
Function Score	Darden/iep2 assessment score	Under 33	33-36	36-39	39-42	42-45	45-48	48-51	51-54	54-57	57-60	above 60
Seismic Needs	Seismic Report Priority	1		2		3		4		5		No Report
Age	Age of the main permanent building	Before 1945	1946-1951	1952-1957	1958-1963	1964-1969	1970-1975	1976-1981	1982-1987	1988-1993	1994-1999	past 2000
Condition Score	Darden/iep2 assessment score	Under 25	25-30	30-35	35-40	40-45	45-50	50-55	55-60	60-65	65-70	above 70
% of students who are low income, ESL or Foster	2020-21 WCCUSD LCAP -Unduplicated Count	95-100%	90-95%	85-90%	80-85%	75-80%	70-75%	65-70%	60-65%	55-60%	50-55%	Under 50%
# of restrooms/ sinks per student	#of fixtures under the State Code Requirement	10 or above	9	8	7	6	5	4	3	2	1	Meets Code
Lack of view windows, and access to green space on campus	% of classroom without view height windows plus % of the exterior campus that is not green space	0-59	60-69	70-79	80-89	90-99	100-109	110-119	120-129	130-139	140-149	150% above
Level of ventilation (operable windows and HVAC system)	M&O assessment score	1	2	3	4	5	6	7	8	9	10	N/A

# Priority Site Sequencing

## Results based on Adopted Criteria



# Facilities Committee Recommendation

The recommendation from the Facilities Committee was to adjust the priority list.

The adjustments included:

- Elevating Kennedy and Richmond High schools to number one and two and moving Stege Elementary School to number three
- Moving Cameron, Alvarado, and Serra to the bottom of the list to allow for the focus to be on the Districts K-12 facilities

1. Kennedy
2. Richmond
3. Stege
4. Highland
5. Grant
6. Crespi
7. Shannon
8. Olinda
9. Riverside
10. Collins
11. Fairmont
12. Chavez
13. Valley View
14. Hercules Middle
15. Hercules High
16. Ohlone
17. Cameron
18. Alvarado
19. Serra

# Statewide Educational Initiatives

- The State of California is investing in a significant increase in both preschool and transitional kindergarten over the next 3 to 5 years
- This movement will require school districts to reexamine their facilities utilization of every single elementary school
  - Preschool, TK, Kindergarten, and some special education classrooms have facility needs that go beyond a traditional classroom design
- Public schools were not originally designed for this quantity of early childhood education facility
- It is anticipated that the state will have a state facilities bond and early education state facilities bond and the district will be well poised to use Measure R as matching funds to access these funds
- For this reason, these changes need to be considered as part of the district-wide student housing analysis before elementary projects can be defined
  - Adjustments may also need to be made to the Lake design



# Measure R Overview

- Measure R was approved on March 3, 2020 to address capital facility projects.

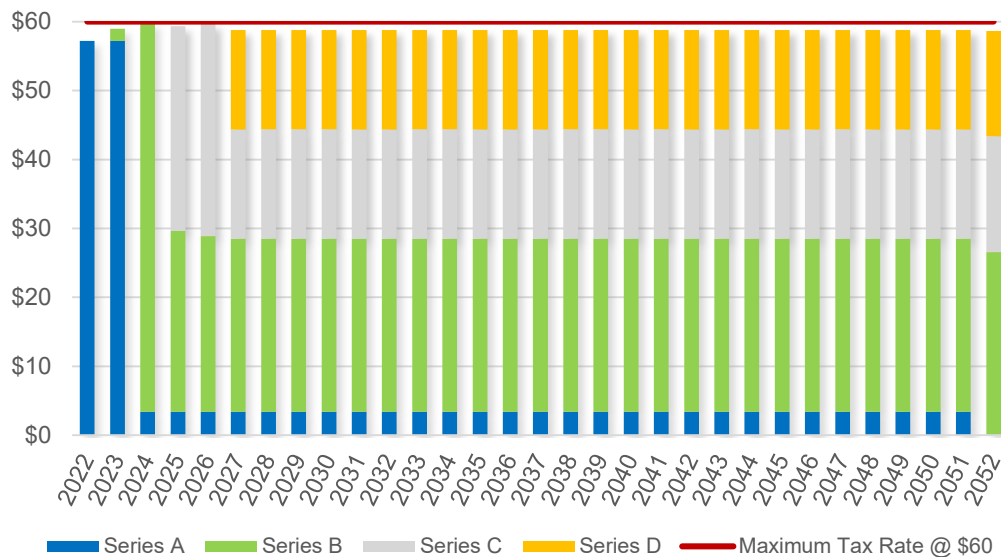
Potential Bond Issuance Schedule

Issue	Issue Date	Par Amount	Repayment Ratio
Series A	July 2021	\$75,000,000	1.28
Series B	March 2023	\$225,000,000	1.97
Series C	March 2025	\$150,000,000	1.85
Series D	March 2027	\$125,000,000	1.84
<b>Total</b>		<b>\$575,000,000</b>	

**Assumptions:**

- Max Tax Rate = \$60/\$100,000 of AV
- Current interest bonds only
- Up to 30 years term per series
- 3.00% annual AV growth rates

Estimated Tax Rates



## Staff Recommendation

Consider the recommendations from the Facilities Committee and adoption of the Updated Priority School List

### Next Steps for Completing the Master Plan Update

- Site Master Plans
- HVAC Study
- Student Housing Study

