

The logo of Folsom Cordova Unified School District is a circular seal. It features a central illustration of a Native American figure on horseback, holding a bow and arrow, with a mountain range in the background. The text "FOLSOM CORDOVA" is arched across the top, and "UNIFIED SCHOOL DISTRICT" is arched across the bottom. A decorative border of small dots surrounds the central image.

Folsom Cordova Unified School District

Board Study Session on Facilities

September 25, 2024 – Part 4

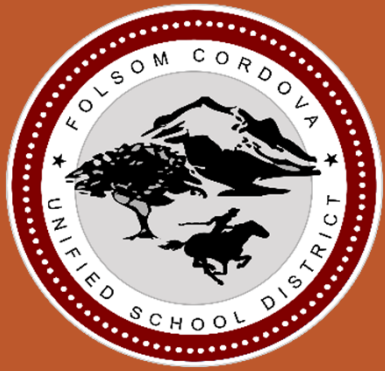
Presenters

Sean Martin, FCUSD Assistant Superintendent
Matt Washburn, FCUSD Chief Operations Officer
Geri Wickham, FCUSD Director of Facilities
Teri Jamison, Jamison PMC



Presentation Overview

- SFID #4 – Measures R and S Bond Scope
- SFID #3 – Review of Advisory Committee Recommendations
- Design Work for SFID #3 – Elementary, Middle and High Schools
- Future Funding Level Needs and Timeline
- Summary



SFID #4 Measures R and S Proposed Bond Scope Projects

What are Measures R and S?

On August 1st, the Folsom Cordova Unified School District Board of Trustees placed on the November 5th ballot:

Measure R – The Local Elementary School Teacher Retention, Classroom Repair and Safety Measure

AND

Measure S – The Local Middle and High School Teacher Retention, Classroom Repair and Safety Measure

Measures R and S are specifically dedicated to School Facilities Improvement District 4 to repair/upgrade Rancho Cordova schools. Doing so can also support our vision of retaining and recruiting quality teachers.


By law, funding from Measures R and S cannot be used in any other part of the District.



How Do Measures R and S Address School Safety & Repairs?

- Many local schools were built close to 60 years ago and need basic health and safety improvements.
- Measures R and S will address the most urgent and basic repairs identified by families and the community, such as deteriorating electrical systems and wiring, water and sewer lines, and restrooms, and repair leaky roofs.





How do Measures R and S Support Local Job Training Programs?

- If passed, Measures R and S will allow our local secondary schools to expand and upgrade vocational education and job training programs in high-need fields such as nursing and other medical careers, agriculture, engineering, construction and others.
- Measures R and S will also allow students who choose not to go to college to acquire real-world skills and technical knowledge to compete for a job when they graduate.



Community Identified Priorities



If enacted, Measures R and S will address community identified local educational priorities such as school repairs, ensuring students have safe places to play, health and safety improvements, retaining and attracting quality teachers and upgrading deteriorating electrical systems and wiring.



The Catalyst – What is the Why?

From the Board Study Session October 9, 2023 – Part 2

- What is the “Why?” for Rancho Cordova Facilities?
 - What outcomes do we want from RC Schools?
 - What facilities are needed for those outcomes?
 - What programs do we want to offer and what role do facilities play?

- Replace vs. Modernize Schools
 - Replacement of Elementary School Option

It was discussed that replacement school options were not viable and not in support of the community neighborhood school model
 - Modernization of Schools

An example of potential scope was shared to demonstrate how schools could be refreshed and updated

This was the catalyst to create conceptual bond scope



School Modernization Concepts

Modernization Concepts to be comparable to New Educational Specifications:

- Enhance safety and security by creating easily identified school entrances and single point of entry
- Revitalize exteriors and frontage, including finishes, canopies, and windows
- Improve space for Library, Multipurpose, and Community HUBs
- Additional Capacity/Collaboration for Teacher and Administrative Spaces
- At Elementary
 - Restrooms for TK/Kindergarten Classrooms
 - STEM / STEAM
- At Secondary
 - Updating Gymnasiums and CHS Stadium
 - CTE and Career Readiness Programs
- At Alternative Education
 - Scope refinement is ongoing with Ed Options Committee



Alternative Education

2024 Bond Scope at the Alternative Education sites are pending development:

- Alternative Education Programs include:
 - Kinney High School
 - Folsom Cordova Community Charter @ Kitty Hawk Site
 - Prospect Community Day School
 - Community Education Center (Walnutwood High, Innovations Academy, Adolescent Parent Program and Adult Education)

- All Alt Ed programs are currently being reviewed holistically by Education Services
- The development of the new specialty high school will influence needs at existing Alt Ed facilities
- Therefore, proposed project concept graphics and renderings for these campuses have not been created





2024 BOND SCOPE

- 1.1 NEW MPR FACILITY
- 1.2 NEW K/TK CLASSROOMS AND PLAY YARD
- 1.3 NEW ADMINISTRATION EXPANSION AND RENOVATION
- 1.4 RENOVATION – COMMUNITY HUB AND LIBRARY
- 1.5 FENCING
- 1.6 EXTERIOR WINDOW REPLACEMENT

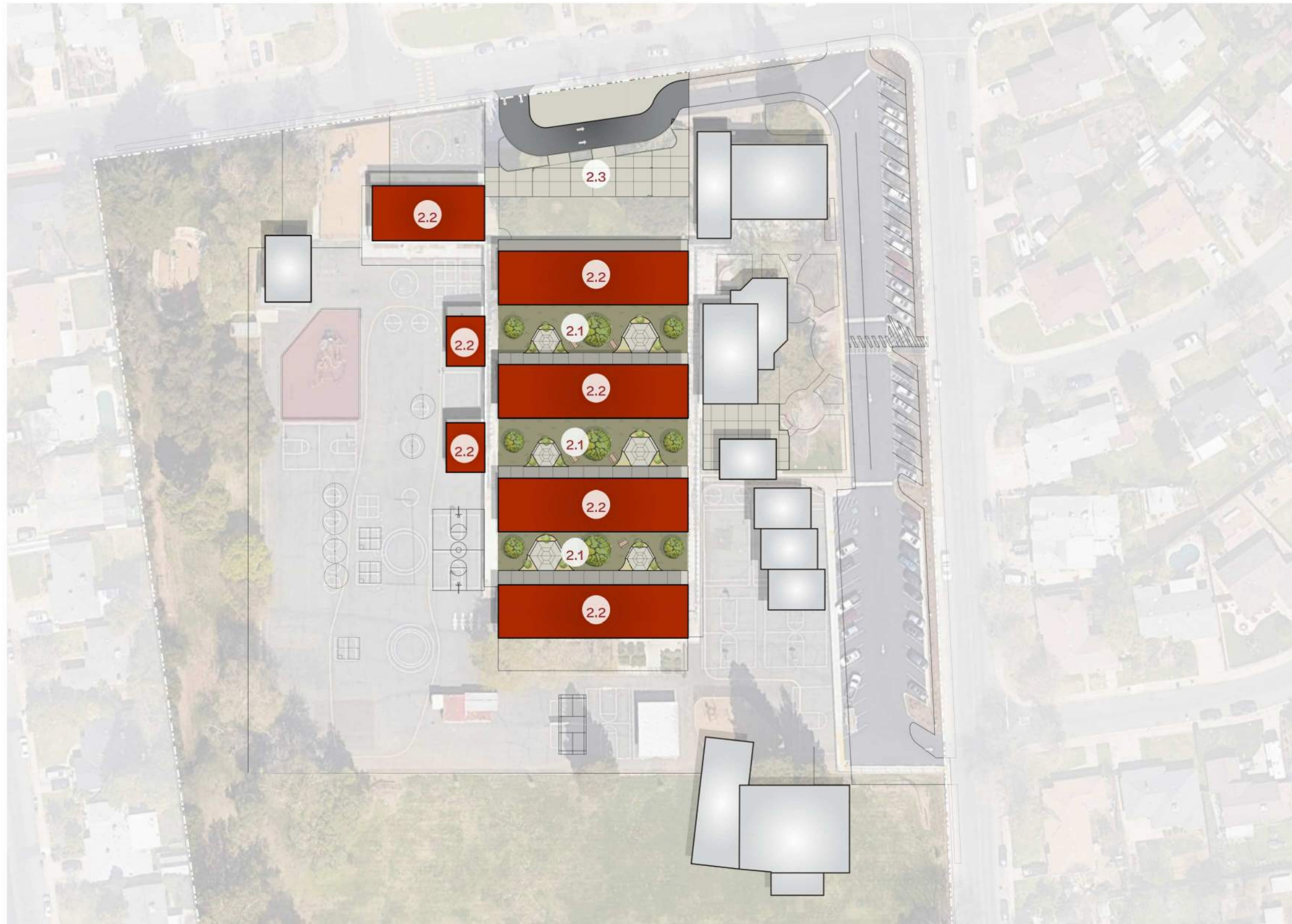
- EXISTING TO REMAIN
- NEW CONSTRUCTION
- MODERNIZATION

CORDOVA GARDENS ACADEMY OF ARTS & SCIENCES




FOLSOM CORDOVA UNIFIED SCHOOL DISTRICT

2400 Dawes St, Rancho Cordova, CA 95670





- UNFUNDED BOND SCOPE**
- 2.1 OUTDOOR LEARNING / COLLABORATION SPACES
 - 2.2 EXISTING CLASSROOM UPGRADE (INCL. STEM IN EXISTING TK)
 - 2.3 NEW BUS DROPOFF / WAITING AREA

-  EXISTING TO REMAIN
-  NEW CONSTRUCTION
-  MODERNIZATION

CORDOVA GARDENS ACADEMY OF ARTS & SCIENCES

FOLSOM CORDOVA UNIFIED SCHOOL DISTRICT

2400 Dawes St, Rancho Cordova, CA 95670









2024 BOND SCOPE

- 1.1 NEW MPR FACILITY / PLAZA ENTRY / RELOCATION OF 6 PORTABLES
- 1.2 NEW K/TK CLASSROOMS (2) AND K RENOVATION (2)
- 1.3 ADMIN / HUB / MEDIA CENTER RENOVATION
- 1.4 DEMO PORTABLE BUILDINGS
- 1.5 RELOCATED PORTABLES FROM MPR, 2 FOR INTERIM HOUSING
- 1.6 EXTERIOR WINDOW REPLACEMENT
- 1.7 EXTENDED BUS DROPOFF
- 1.8 FENCING
- 1.9 NEW K/TK PLAY YARD

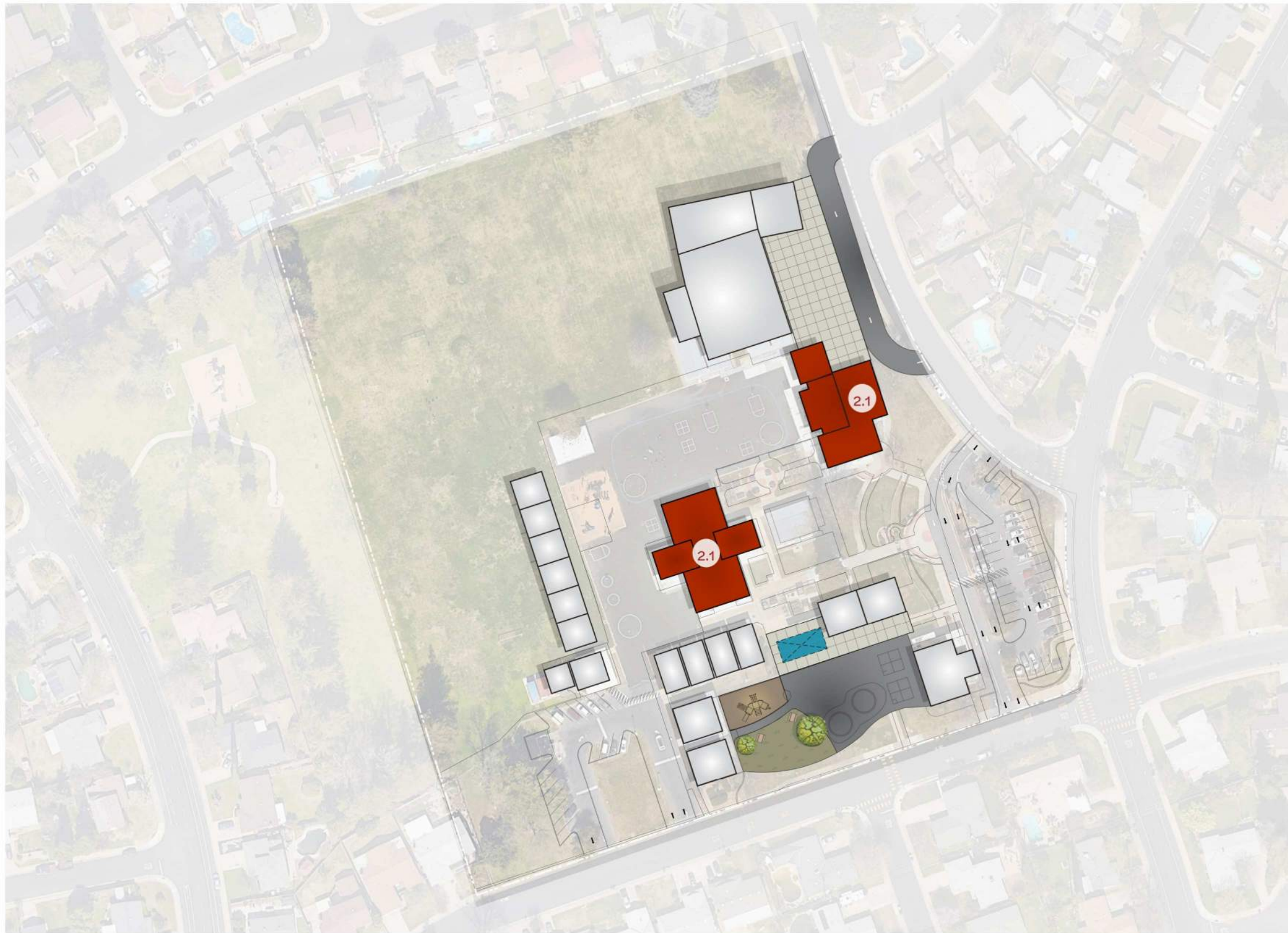
- EXISTING TO REMAIN
- NEW CONSTRUCTION
- MODERNIZATION

CORDOVA MEADOWS ELEMENTARY SCHOOL

FOLSOM CORDOVA UNIFIED SCHOOL DISTRICT

2550 La Loma Dr, Rancho Cordova, CA 95670





UNFUNDED BOND SCOPE
 2.1 EXISTING CLASSROOM UPGRADES

- EXISTING TO REMAIN
- NEW CONSTRUCTION
- MODERNIZATION

CORDOVA MEADOWS ELEMENTARY SCHOOL

FOLSOM CORDOVA UNIFIED SCHOOL DISTRICT

2550 La Loma Dr, Rancho Cordova, CA 95670







-  EXISTING TO REMAIN
-  NEW CONSTRUCTION
-  MODERNIZATION

MATHER HEIGHTS ELEMENTARY SCHOOL

FOLSOM CORDOVA UNIFIED SCHOOL DISTRICT

4370 School Rd, Mather, CA 95655





- UNFUNDED BOND SCOPE**
- 2.1 EXISTING CLASSROOM UPGRADES
 - 2.2 OUTDOOR LEARNING / COLLABORATION SPACES
 - 2.3 CLASSROOM EXPANSION

- EXISTING TO REMAIN
- NEW CONSTRUCTION
- MODERNIZATION

MATHER HEIGHTS ELEMENTARY SCHOOL

FOLSOM CORDOVA UNIFIED SCHOOL DISTRICT

4370 School Rd, Mather, CA 95655







2024 BOND SCOPE

- 1.1 NEW MPR FACILITY / PLAZA ENTRY
- 1.2 NEW K/TK CLASSROOMS
- 1.3 DEMO EXISTING MPR, NEW ADMIN/ HUB BUILDING
- 1.4 MEDIA CENTER AND 4 NEW CLASSROOMS
- 1.5 K/TK PLAY YARD
- 1.6 NEW SOUTH PARKING LOT/ DROPOFF
- 1.7 PRESCHOOL PORTABLE RELOCATION
- 1.8 EXTERIOR WINDOW REPLACEMENT
- 1.9 FENCING
- 1.10 TEMPORARY RELOCATION OF 3 PORTABLES

- EXISTING TO REMAIN
- NEW CONSTRUCTION
- MODERNIZATION

PETER J SHIELDS ELEMENTARY SCHOOL

FOLSOM CORDOVA UNIFIED SCHOOL DISTRICT

10434 Georgetown Dr, Rancho Cordova, CA 95670





UNFUNDED BOND SCOPE
 2.1 EXISTING CLASSROOM UPGRADES
 2.2 OUTDOOR LEARNING / COLLABORATION SPACES

EXISTING TO REMAIN
 NEW CONSTRUCTION
 MODERNIZATION

PETER J SHIELDS ELEMENTARY SCHOOL

FOLSOM CORDOVA UNIFIED SCHOOL DISTRICT

10434 Georgetown Dr, Rancho Cordova, CA 95670







2024 BOND SCOPE

- 1.1 NEW ADMIN, TK/K BUILDING AND PLAZA ENTRY, DEMO OF EXISTING
- 1.2 RELOCATION OF LIBRARY, RENOVATION OF HUB / KITCHEN
- 1.3 EXTERIOR WINDOW REPLACEMENT
- 1.4 K/TK PLAY YARD
- 1.5 FENCING
- 1.6 MPR RENOVATION
- 1.7 INTERIM HOUSING
- 1.8 RELOCATION OF PRESCHOOL PORTABLE

- EXISTING TO REMAIN
- NEW CONSTRUCTION
- MODERNIZATION

RANCHO CORDOVA ELEMENTARY SCHOOL

FOLSOM CORDOVA UNIFIED SCHOOL DISTRICT

2562 Chassella Way, Rancho Cordova, CA 95670





UNFUNDED BOND SCOPE
 2.1 EXISTING CLASSROOM UPGRADES
 2.2 OUTDOOR LEARNING / COLLABORATION SPACES



EXISTING TO REMAIN
 NEW CONSTRUCTION
 MODERNIZATION

RANCHO CORDOVA ELEMENTARY SCHOOL

FOLSOM CORDOVA UNIFIED SCHOOL DISTRICT

2562 Chassella Way, Rancho Cordova, CA 95670









2024 BOND SCOPE

- 1.1 NEW MPR FACILITY / ENTRY PLAZA
- 1.2 RELOCATED PORTABLE BUILDINGS (6)
- 1.3 ADMIN / HUB RENOVATION, EXPANSION
- 1.4 EXISTING CLASSROOM RENOVATION
- 1.5 RENOVATED K/TK CLASSROOMS (2) AND PLAY YARD
- 1.6 EXTERIOR WINDOW REPLACEMENT
- 1.7 EXISTING MPR RENOVATED INTO NEW CLASSROOMS
- 1.8 FENCING

- EXISTING TO REMAIN
- NEW CONSTRUCTION
- MODERNIZATION

WILLIAMSON ELEMENTARY SCHOOL

FOLSOM CORDOVA UNIFIED SCHOOL DISTRICT




2275 Benita Dr, Rancho Cordova, CA 95670





UNFUNDED BOND SCOPE
 2.1 MPR RENOVATION TO MEDIA CENTER
 2.2 EXISTING CLASSROOM UPGRADES



 EXISTING TO REMAIN
 NEW CONSTRUCTION
 MODERNIZATION

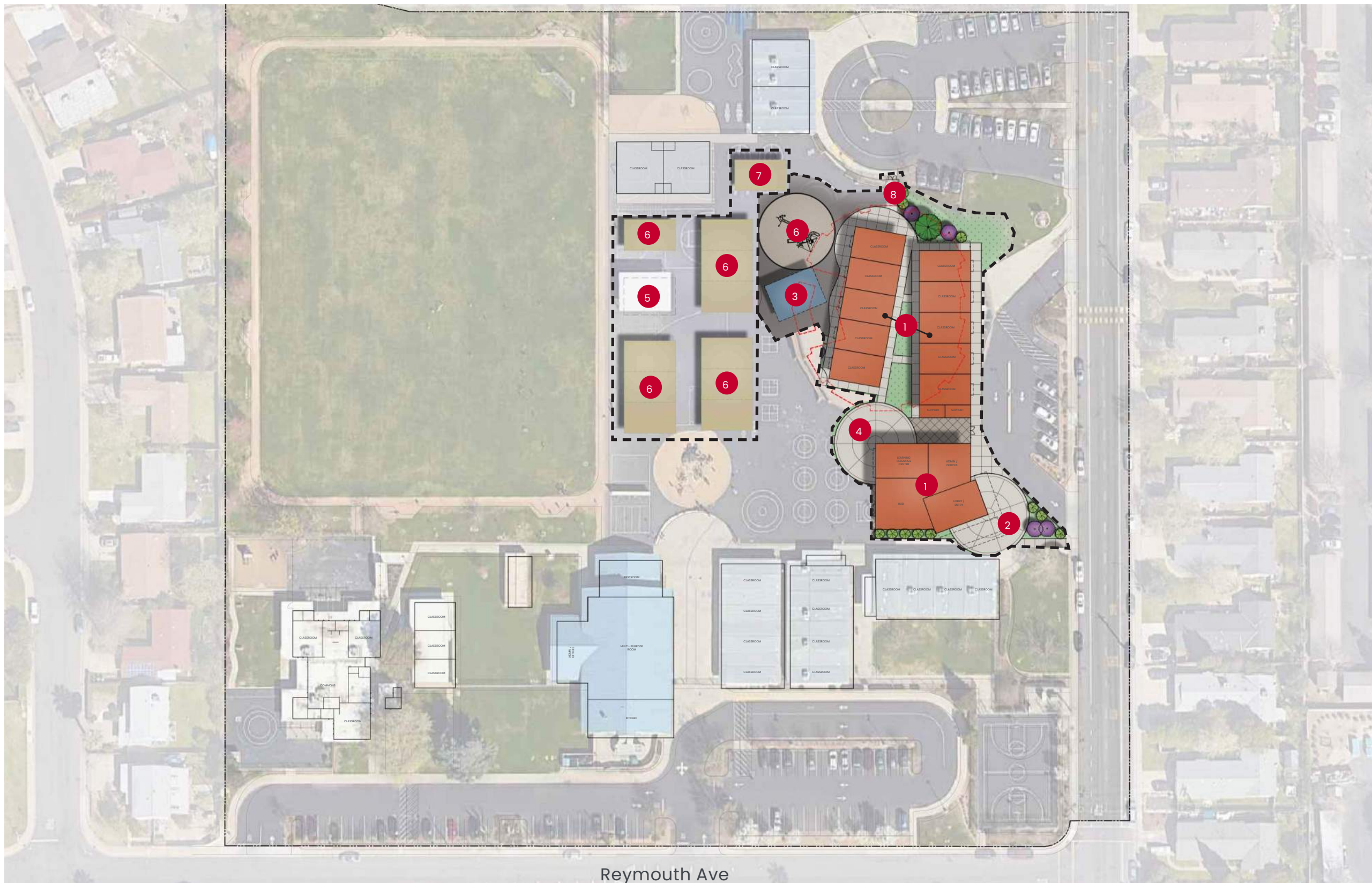
WILLIAMSON ELEMENTARY SCHOOL

FOLSOM CORDOVA UNIFIED SCHOOL DISTRICT

2275 Benita Dr, Rancho Cordova, CA 95670







- LEGEND**
1. Demolish existing administration/classroom building and build new administration building and 10-classrooms
 2. New entry plaza
 3. New shade structure
 4. New paving and landscape
 5. Existing shade structure
 6. Interim housing - 10 portable classroom buildings
 7. Interim housing - 1 administration portable building
 8. New fencing
 9. New playground

- MODERNIZE
- NEW CONSTRUCTION
- DEMO
- PHASING WORK

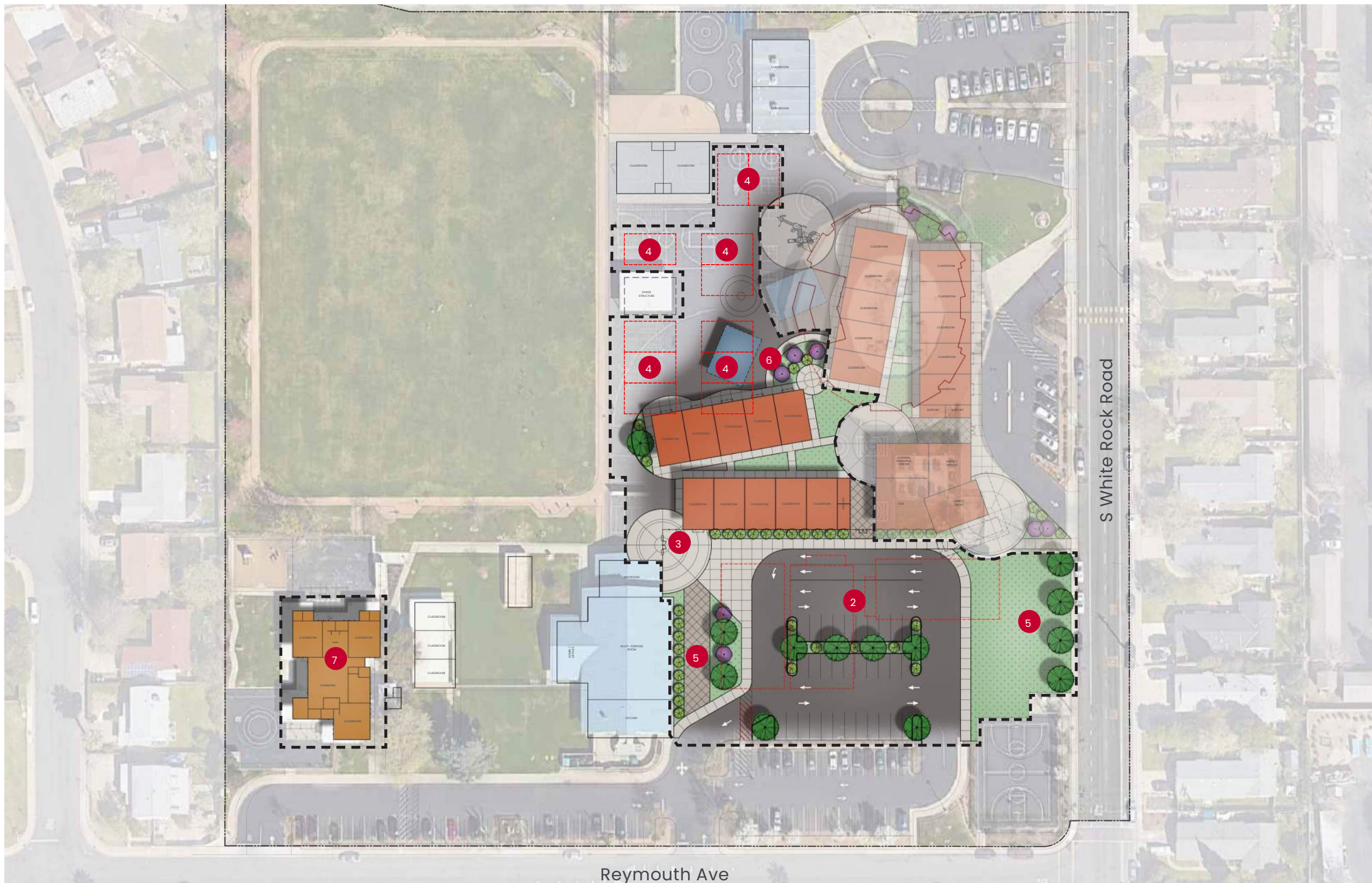
Concept Site Plan - Phase 1 (2024 Bond Scope)

CORDOVA VILLA ELEMENTARY SCHOOL

10359 S White Rock Road, Rancho Cordova, CA 95670 | Folsom Cordova Unified School District

Facility Improvement Plans





- LEGEND**
1. New 10-classroom building
 2. Demolish existing portable buildings and build new parking lot expansion
 3. New gated entry
 4. Remove interim housing
 5. New paving and landscape
 6. New shade structure
 7. Modernize existing building

- MODERNIZE
- NEW CONSTRUCTION
- DEMO
- PHASING WORK

Concept Site Plan - Phase 2 (Unfunded Bond Scope)

CORDOVA VILLA ELEMENTARY SCHOOL

10359 S White Rock Road, Rancho Cordova, CA 95670 | Folsom Cordova Unified School District

Facility Improvement Plans

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New Administration and Classroom Building



New Administration and Classroom Building



Aerial View

CORDOVA VILLA ELEMENTARY SCHOOL

10359 S White Rock Road, Rancho Cordova, CA 95670 | Folsom Cordova Unified School District

Facility Improvement Plans

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Aerial View of Outdoor Learning Area & Playground



Central Courtyard



New Gated Entry



Playground Courtyard

CORDOVA VILLA ELEMENTARY SCHOOL

10359 S White Rock Road, Rancho Cordova, CA 95670 | Folsom Cordova Unified School District

Facility Improvement Plans

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STUDIO W
ARCHITECTS



- LEGEND**
1. New 1,350 SF modular TK-classroom building, restroom, and support space
 2. New playground equipment
 3. New cantilevered shade structure at existing amphitheater
 4. New shade structure
 5. Existing fire lane path
 6. New fencing

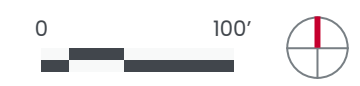
- NEW CONSTRUCTION
- DEMO

Concept Site Plan (2024 Bond Scope)

NAVIGATOR ELEMENTARY SCHOOL

10679 Bear Hollow Dr, Rancho Cordova, CA 95670 | Folsom Cordova Unified School District

Facility Improvement Plans





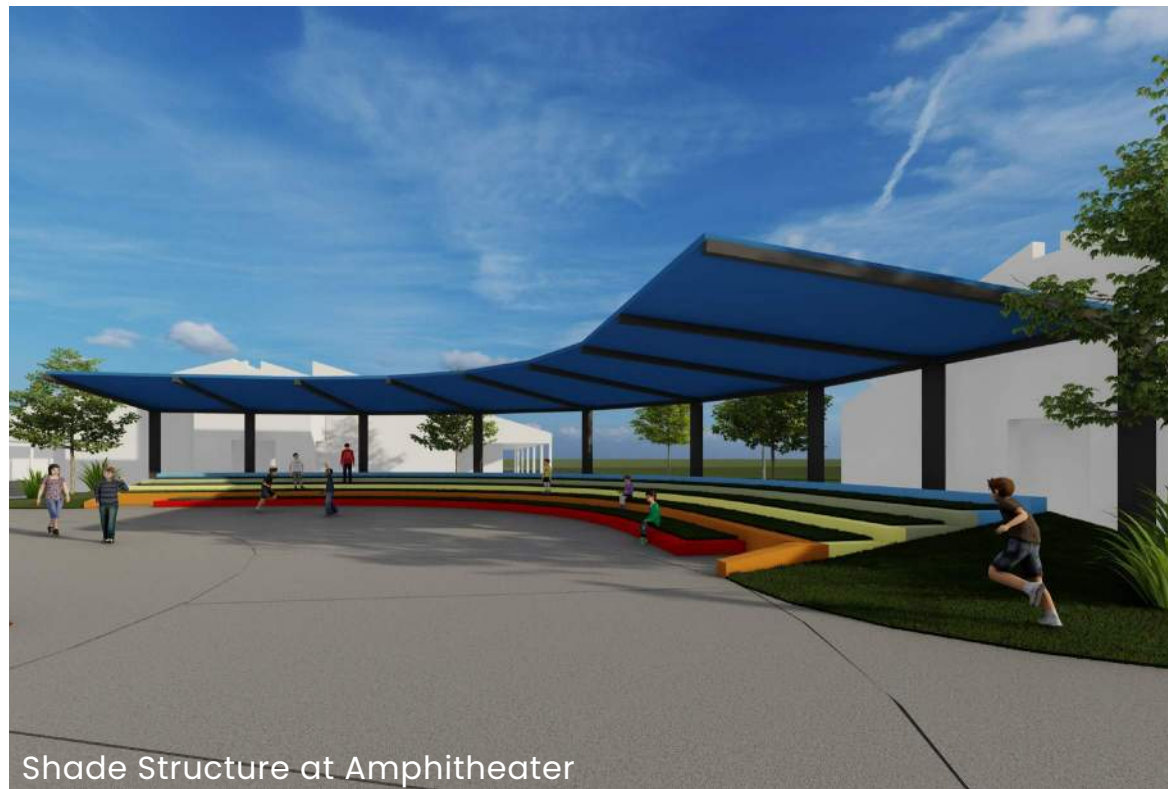
TK Classroom Building



TK Hardcourts



TK Playground & Classroom Building



Shade Structure at Amphitheater



Shade Structure at Playground

NAVIGATOR ELEMENTARY SCHOOL

10679 Bear Hollow Dr, Rancho Cordova, CA 95670 | Folsom Cordova Unified School District

Facility Improvement Plans

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LEGEND

1. Existing kindergarten building
2. New modular kindergarten classroom building
3. New kindergarten play yard
4. New playground
5. New parking lot
6. New entry portal
7. Modernize portion of existing building to include a learning resource center and support spaces
8. New multi-purpose building, stage, restrooms and kitchen
9. Relocate Student Care building and playground
10. New central quad and shade structures
11. New entry gates
12. Existing portables to remain
13. Relocate trash enclosure
14. Window replacement at existing classroom building
15. New fencing

- MODERNIZE
- NEW CONSTRUCTION
- DEMO
- PHASING WORK

Concept Site Plan - Phase 1 (2024 Bond Scope)

RIVERVIEW STEM ACADEMY

10700 Ambassador Dr, Rancho Cordova, CA 95670 | Folsom Cordova Unified School District

Facility Improvement Plans

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LEGEND

1. New classroom building for K-8 conversion
2. New playground
3. New track
4. New hardcourts
5. New shade structure
6. Fire lane
7. New parking lot extension
8. New EV charging stalls (At new 50 stall lot, 2 required + 6 reserved for future)
9. Existing portables to remain
10. Modernize existing administration building
11. Modernize existing classroom building
12. New fencing
13. Modernize existing kindergarten building and expand under existing overhang
14. Modernize existing classrooms

- MODERNIZE
- NEW CONSTRUCTION
- DEMO
- PHASING WORK

Concept Site Plan - Phase 2 (Unfunded Bond Scope)

RIVERVIEW STEM ACADEMY

10700 Ambassador Dr, Rancho Cordova, CA 95670 | Folsom Cordova Unified School District

Facility Improvement Plans





Northern Aerial View



Southern Aerial View



New Classroom Buildings (Grades 6-8)



Entry Portal

RIVERVIEW STEM ACADEMY

10700 Ambassador Dr, Rancho Cordova, CA 95670 | Folsom Cordova Unified School District

Facility Improvement Plans

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STUDIO W
ARCHITECTS



Visitor's Entrance from East Parking Lot



Classroom Building with STEM Center



New Classroom Building



Visitor's Entrance from North Parking Lot



View of MP Building from Quad



New Kindergarten Playground and Building

RIVERVIEW STEM ACADEMY

10700 Ambassador Dr, Rancho Cordova, CA 95670 | Folsom Cordova Unified School District

Facility Improvement Plans

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- LEGEND**
1. New kindergarten playground and hardcourt
 2. New parking and drop off
 3. New multi-purpose building with kitchen, support space, restrooms, and exterior stage
 4. Reconfigured hardcourt
 5. New playground equipment and shade structure
 6. New fencing

- MODERNIZE
- NEW CONSTRUCTION
- DEMO
- PHASING WORK

Concept Site Plan - Phase 1A (2024 Bond Scope)

WHITE ROCK ELEMENTARY SCHOOL

10487 White Rock Road, Rancho Cordova, CA 95670 | Folsom Cordova Unified School District

Facility Improvement Plans





LEGEND

1. Modernize existing administration for intervention, small instruction, and offices
2. Demolition of existing MPR/LRC building and construction of new administration building with LRC and community space
3. New paving and landscape
4. Window replacement at existing classroom buildings
5. New fencing

- MODERNIZE
- NEW CONSTRUCTION
- DEMO
- PHASING WORK

Concept Site Plan - Phase 1B (2024 Bond Scope)

WHITE ROCK ELEMENTARY SCHOOL

10487 White Rock Road, Rancho Cordova, CA 95670 | Folsom Cordova Unified School District

Facility Improvement Plans





- LEGEND**
- 1. Modernize existing classroom and restroom buildings
 - 2. New hardcourt / reconfigured hardcourt
 - 3. New modular classroom building
 - 4. New outdoor learning area
 - 5. Demolition of existing portables

- MODERNIZE
- NEW CONSTRUCTION
- DEMO
- PHASING WORK

Concept Site Plan - Phase 2 (Unfunded Bond Scope)

WHITE ROCK ELEMENTARY SCHOOL

10487 White Rock Road, Rancho Cordova, CA 95670 | Folsom Cordova Unified School District

Facility Improvement Plans

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Aerial View



Main Entry and Administration Building



Outdoor Space at Administration, LRC, and Community Hub Spaces



View from White Rock Rd

WHITE ROCK ELEMENTARY SCHOOL

10487 White Rock Road, Rancho Cordova, CA 95670 | Folsom Cordova Unified School District

Facility Improvement Plans

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STUDIO W
ARCHITECTS



Multi-Purpose Building from West Parking Lot



Classroom Building



Outdoor Stage



New Multi-Purpose and Classroom Building



New Kindergarten Playground and Drop Off

WHITE ROCK ELEMENTARY SCHOOL

10487 White Rock Road, Rancho Cordova, CA 95670 | Folsom Cordova Unified School District

Facility Improvement Plans

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LEGEND

- NEW
- LIGHT MODERNIZATION
- (E) TO REMAIN
- HEAVY MODERNIZATION
- CTE PROGRAM IMPLEMENTATION
- DEMO
- TEMPORARY
- FENCING



MILLS MIDDLE SCHOOL CONCEPT
FOLSOM CORDOVA UNIFIED SCHOOL DISTRICT

2024 Bond Scope



LEGEND

- NEW
- LIGHT MODERNIZATION
- (E) TO REMAIN
- HEAVY MODERNIZATION
- CTE PROGRAM IMPLEMENTATION
- DEMO
- TEMPORARY
- FENCING



MILLS MIDDLE SCHOOL CONCEPT
FOLSOM CORDOVA UNIFIED SCHOOL DISTRICT

Unfunded Scope



MILLS MIDDLE SCHOOL CONCEPT

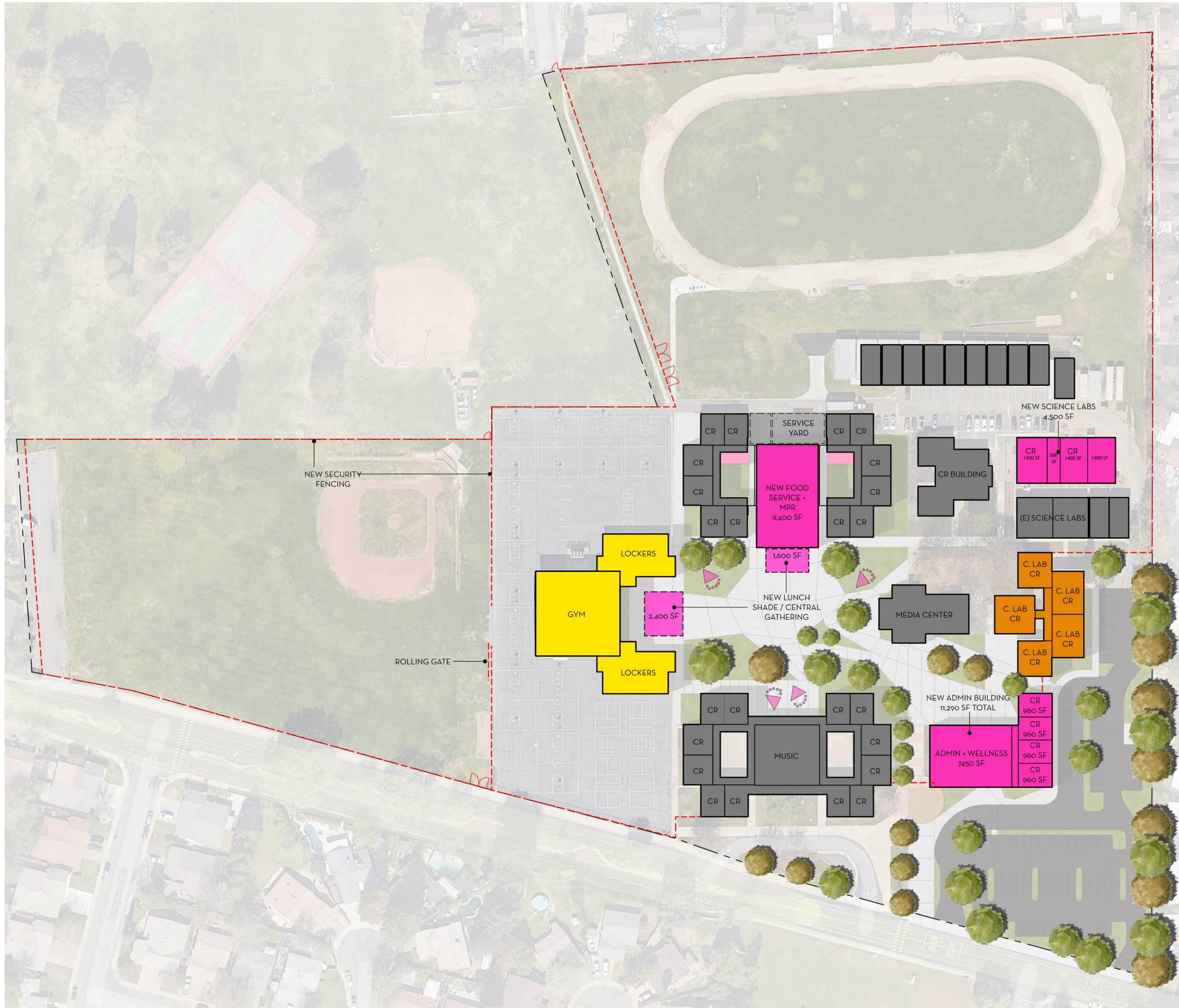
FOLSOM CORDOVA UNIFIED SCHOOL DISTRICT



MILLS MIDDLE SCHOOL CONCEPT
FOLSOM CORDOVA UNIFIED SCHOOL DISTRICT



MILLS MIDDLE SCHOOL CONCEPT
FOLSOM CORDOVA UNIFIED SCHOOL DISTRICT



LEGEND

- NEW
- LIGHT MODERNIZATION
- (E) TO REMAIN
- HEAVY MODERNIZATION
- CTE PROGRAM IMPLEMENTATION
- DEMO
- TEMPORARY
- FENCING



W.E. MITCHELL MIDDLE SCHOOL CONCEPT
FOLSOM CORDOVA UNIFIED SCHOOL DISTRICT

2024 Bond Scope



LEGEND

- NEW
- LIGHT MODERNIZATION
- (E) TO REMAIN
- HEAVY MODERNIZATION
- CTE PROGRAM IMPLEMENTATION
- DEMO
- TEMPORARY
- FENCING



W.E. MITCHELL MIDDLE SCHOOL CONCEPT
FOLSOM CORDOVA UNIFIED SCHOOL DISTRICT

Unfunded Scope



W.E. MITCHELL MIDDLE SCHOOL CONCEPT

FOLSOM CORDOVA UNIFIED SCHOOL DISTRICT



W.E. MITCHELL MIDDLE SCHOOL CONCEPT
FOLSOM CORDOVA UNIFIED SCHOOL DISTRICT



W.E. MITCHELL MIDDLE SCHOOL CONCEPT
FOLSOM CORDOVA UNIFIED SCHOOL DISTRICT



Project 1
Administration Building
 [2-story]
 Administration, Counseling, Library, and Classrooms

1. SAVE MATURE TREES. MAINTAIN THE FEEL OF THE CURRENT QUAD
2. REPURPOSE EXISTING LIBRARY
3. ADMINISTRATION ENTRY
4. PORTABLE CLASSROOMS REMOVED. CLASSES RELOCATED TO ENTRY BUILDING
5. DEMOLISH ADMIN BUILDING
6. REWORK FENCE FOR CONTROLLED ENTRY BEFORE AND AFTER SCHOOL.
7. ENTRY PLAZA

Project 2
Athletics Facilities Improvements
 New Stadium Entry (w/ Concession + Gateway)
 New North Gym Entry with Restrooms

8. NEW ENTRY GATEWAY FACILITIES (TICKET BOOTH, STORAGE, CONCESSIONS, ETC.)
9. UPGRADE PRESS BOX
10. NORTH GYM LOBBY, RESTROOMS, AND CODE REQUIRED GYM UPGRADES (SEISMIC AND/OR ACCESS)

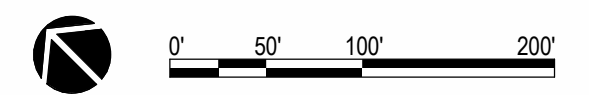
Project 3
Window Replacement

11. WINDOW REPLACEMENT AT EXISTING CLASSROOMS (B, D, E, G)

Project 4
CTE and Career Readiness Program Improvements

12. UPDATING CURRENT CTE PROGRAM SPACES

2024 Bond Scope





CORDOVA HIGH SCHOOL







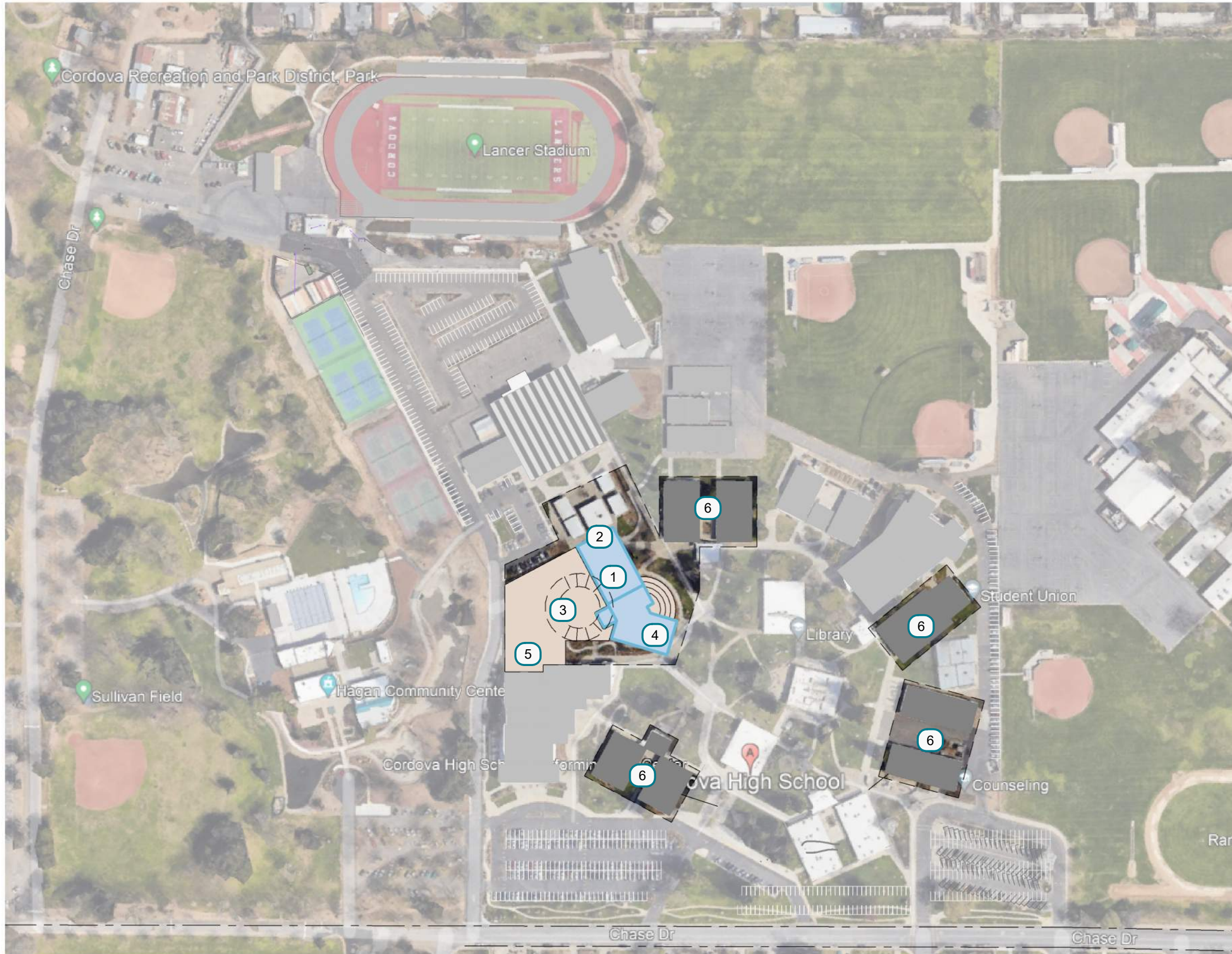




CORDOVA HIGH

LANCERS





Project 1

Student Center

Cafeteria (1st Floor) Student Union (2nd-Floor overlooking Caf)

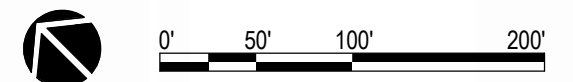
1. CAFETERIA (FIRST FLOOR - ACCESSED FROM GYM PLAZA)
2. COVERED OUTDOOR DINING
3. DEMOLISH CAFETERIA AND PART OF AMPHITHEATER
4. STUDENT UNION (SECOND FLOOR - ACCESS FROM QUAD)
5. EXISTING SERVICE YARD MODIFIED FOR NEW STUDENT CENTER BUILDING

Project 2

Campus Modernizations

6. EXISTING CLASSROOMS MODERNIZATION (B, D, E, G)

Unfunded Bond Scope





Proposed Bond Scope – Preliminary Estimated Value

	2024 Bond Scope	Unfunded Bond Scope
Primary Schools	\$162,281,439	\$156,027,640
Secondary Schools	\$158,945,608	\$114,228,070
Total	\$321,227,047	\$270,255,709

Estimate Notes:

1. Estimates are preliminary and will refine as scope develops
2. Base Costs are 2024 rounded dollars
3. Unfunded Bond Scope: if funds are available or a future bond measure
4. 2024 Bond Scopes are escalated based on bond sale distribution and priority (2026+)
5. Unfunded Bond Scopes are escalated based on bond sale distribution and priority
6. Funding sources include Bond proceeds and State Funding for modernization eligibility



Next Steps

SFID #4 – Measures R & S

- Steps Already Approved by the Board
 - Placing Measures R & S on November Ballot
- Next Steps
 - Confirm project construction schedule prioritization
 - Meet with school site staff to review scope priorities and proposed solutions
 - Community forums to share proposed solutions and gain additional feedback on scope
 - Incorporate input from site staff and community into final Facility Improvement Plans (FIPs)
 - Kick-off the Districtwide Comprehensive Facility Plan and integrate information from FIPs
 - Post Election with successful bond(s) passing, start design and documentation for first phase projects
- Board consensus on steps being taken?





SFID #3 Review of Advisory Committee Recommendations

Summary of Recommendations from the Advisory Committee

- **Question #1 Measure M/Tax Rates** - *Do not issue the remaining Measure M funding except to be used to ensure an equitable allocation for both cities in SFID #3.*
- **Question #2 Equitable Funding** - *Allocate funding on Measure M based upon total debt service payments from 2024 through 2029 excluding unincorporated area.*
- **Question #3 Location** - *Build the first of two comprehensive high schools in Southeast FCUSD and take steps to build a small specialty high school in Southwest FCUSD.*



Question #1 – Measure M Tax Rates

Do not issue the remaining Measure M funding except to be used to ensure an equitable allocation for both cities in SFID #3

- The SFID #3 Advisory Committee recommends that the Board pursue Districtwide Bonds to raise up to \$1.6 billion to build the six(6) schools needed to serve the expected enrollment by 2039* (*focus is on the next 15 years)
- The Committee recommends changing the designs of the new schools to reduce costs by implementing valued engineered solutions, modular construction and increased school capacities to reduce the total number of schools needed



Question #2 – Equitable Funding

Option B - Allocate funding on Measure M based on total debt service payments from 2024 through 2029 excluding unincorporated area

- The SFID #3 Advisory Committee had consensus on options B or D and agreed that the unincorporated areas should not be included in the funding allocation
- The majority of the Committee supported option B and there was further discussion of different allocation of the unincorporated area to provide more funding to Folsom to remove the potential negative balance
- There were questions from the committee on what projects these funds would be spent on and the timeline for projects



Question #3 – Next High School Location

Build the first of two comprehensive high schools in Southeast FCUSD and take steps to building small specialty high school in Southwest FCUSD.

- Students from throughout SFID #3 can attend either high school
- FCUSD transportation will be offered to students in SFID #3 who live in significant distance from their desired school
- Residents don't want communities pitted against one another and ask that the region is referred to as a whole community (i.e. FCUSD southeast or southwest)
- The name of the new comprehensive high school in FCUSD Southeast is unifying to the communities and not referenced by City
- A plaque be placed at new school locations (including Mangini Ranch Elementary and Alder Creek Elementary) that indicate what communities paid for the facility





Design Work for SFID #3 Elementary, Middle and High Schools

Next SFID #3 Elementary School

Based on development projections, estimated need for the next elementary school is 2028

- Cost Reduction Strategies

- In the Advisory Committee meetings, there were three levels of design discussed. Current build, Value-Engineered and Economy
- Economy is an all-modular solution and Value-Engineered is an efficient cost reduced solution that may include modular components
- Based on recommendation from the committee, the Value Engineered solution is being researched

- Next Steps

- A request to the Architect pool is out for re-use and modified designs that can align with FCUSD program and reduce costs by a minimum of 20%. Submissions were due September 12th and are under review
- Design and documents will need to commence mid-2025 to achieve a 2028 school opening



First SFID #3 High School / Middle School

Based on development projections, estimated need for the first phase of the high school is 2029

- Cost Reduction Strategies

- Enlarging the parcel to house a combined High School and Middle School
- Exploring re-use of the Mather HS / Morrison Creek MS for adaptation
- Value-engineered design with more phasing

- Next Steps

- Land (cost/acre, size, SPIFF rate/credits, retention basin and street access)
- Proceed with the design of the school
- *Note: the projected need for the middle school is further out and will only be developed enough to ensure the overall campus functions cohesively*
- Identify names for the high school and middle school for FCUSD East



New SFID #3 Specialty High School

Based on Advisory Committee recommendation, construct a small high school opening in 2029

- Program Vision

- A small high school (+/- 500 students)
- Programs include Comprehensive A-G, Advanced Courses, Middle College, Independent Study and one stop shop CTE career pathways
- Proximity to Mather High School for program articulation and team sport participation

- Next Steps

- Kick-off the Educational Specification process to refine the vision of the project
- Work with the Developer for land acquisition in the Rio del Oro Development
- Expand faculty, community, and industry partnerships



VISION

At Folsom Cordova Pathways,
we provide a personalized
experience in a small learning
environment that caters to the
diverse needs and unique
aspirations of each student.



GOALS

- ✓ Offer more choice for ALL students and families in FCUSD
 - ✓ Increase access to a variety of academic courses and modalities
 - ✓ Middle College
 - ✓ Dual Enrollment
- ✓ Small high school environment
- ✓ Earlier interventions
- ✓ Increase graduation rates and attendance
- ✓ Increase efficiency of resources



Capitalizing on Successes

- **Serving** students that prefer a smaller school setting.
- **Retaining** FCUSD students and enrolling out of district transfers due to our variety of educational choices.
- **Strengthening** students through social emotional health, behavioral, and independent learning skills.
- **Maximizing** College and Career Readiness through multiple career and tech education pathways.
- **Achieving** higher graduation rates.





Future Funding Level Needs and Timeline

Projected Construction Needs

Based on Advisory Committee discussion and demographic projections (next 5 years)

- SFID #3 – Third new elementary school (estimated opening 2028)
- SFID #3 – Phase 1 of a new comprehensive high school (estimated opening 2029)
- SFID #3 – New small specialty high school (estimated opening 2029)
- Temporary housing to support overflow capacity in existing schools until new schools are opened
- SFID #4 & #5 – Existing school sites (ongoing work with above to bolster bond passage)
 - Use unfunded scope from Measure G for starting basis to determine projects
 - Use unfunded scope from Measure R & S for starting basis to determine projects
 - Use scope developed from the Comprehensive Facility Plan process to determine projects

Through 2029 targeting a need of \$550+ million in facility improvements and new schools



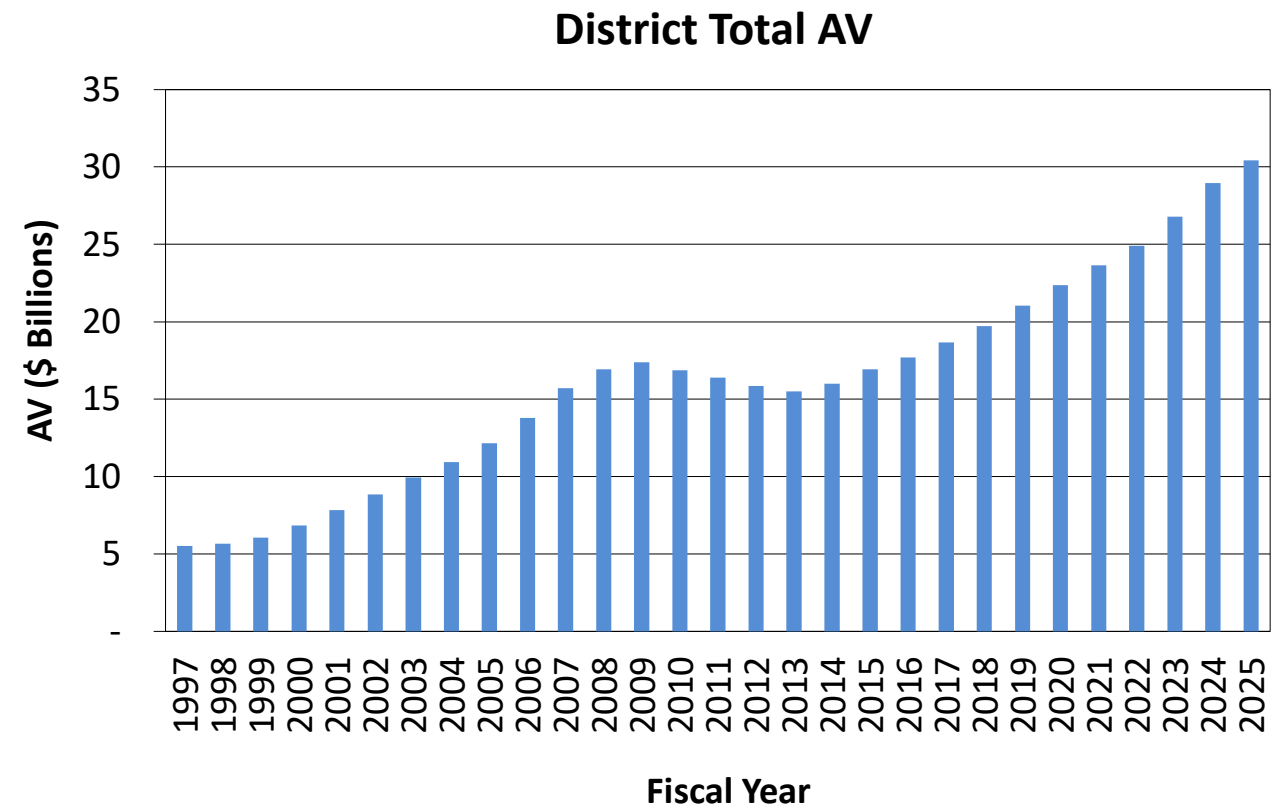
District-Wide Assessed Value & Future Funding

The District's 2024-25 preliminary AV grew by 5.07% over the 2023-24 values ⁽¹⁾

- ◆ 2024-25 AV: \$30,430,732,278
- ◆ Annualized growth rates:
 - 1-year: 5.1%
 - 5-year: 6.4%
 - 10-year: 6.0%
 - 15-year: 4.0%
 - 20-year: 4.7%
 - 25-year: 6.2%

Exploration of a District-wide bond election in 2026 for \$514 million

- ◆ Assumptions:
 - Interest rates: 5.20%-6.00% ⁽²⁾
 - AV growth: 3.75%
 - Use of ~85% CIBs and ~15% CABs



(1) Source: California Municipal Statistics, Inc. and Sacramento County.

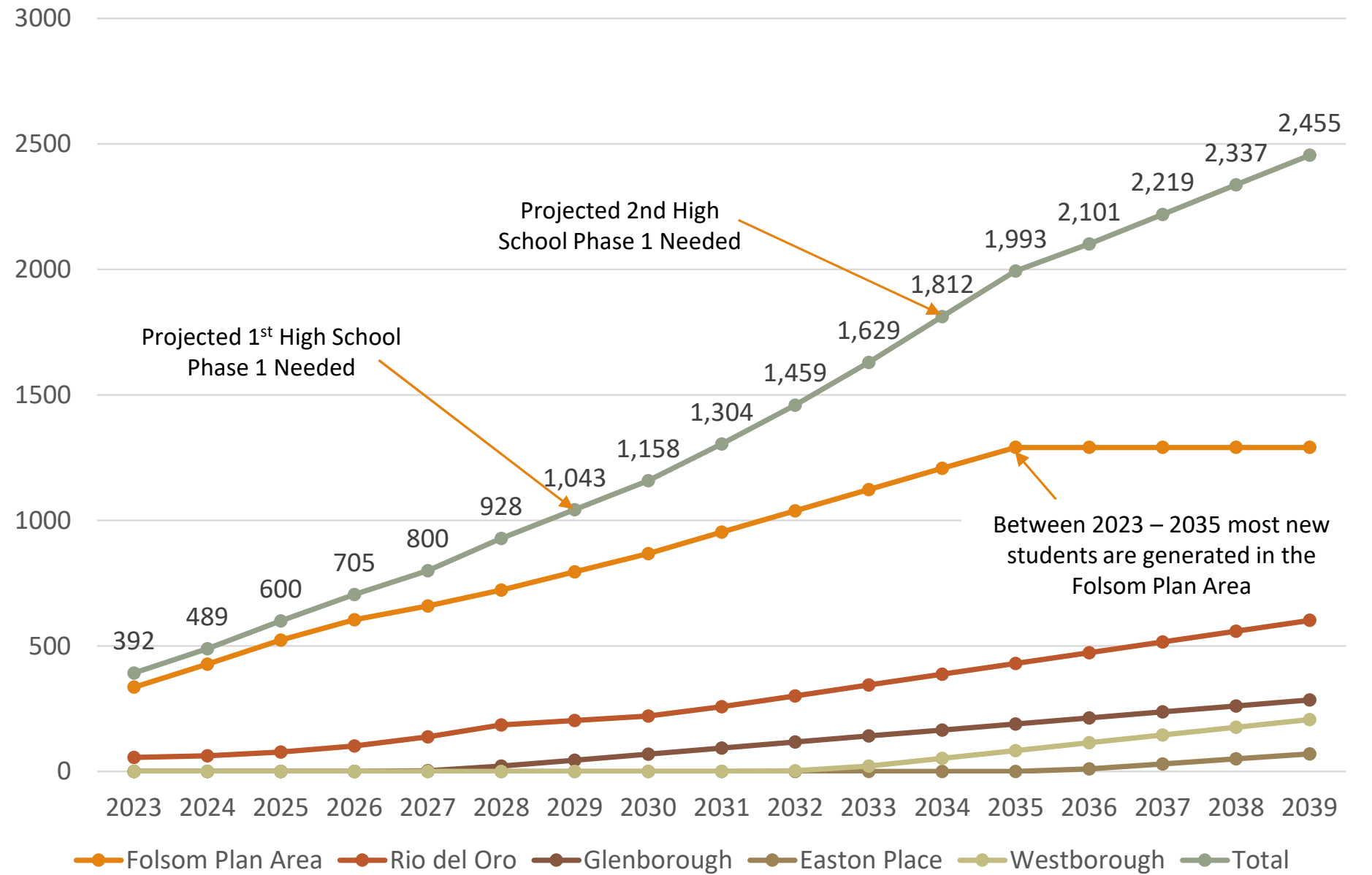
(2) Higher than current market interest rates to be conservative.



SFID #3 High School Needs by Development

Information shared at the May 2024 Advisory Committee Meeting

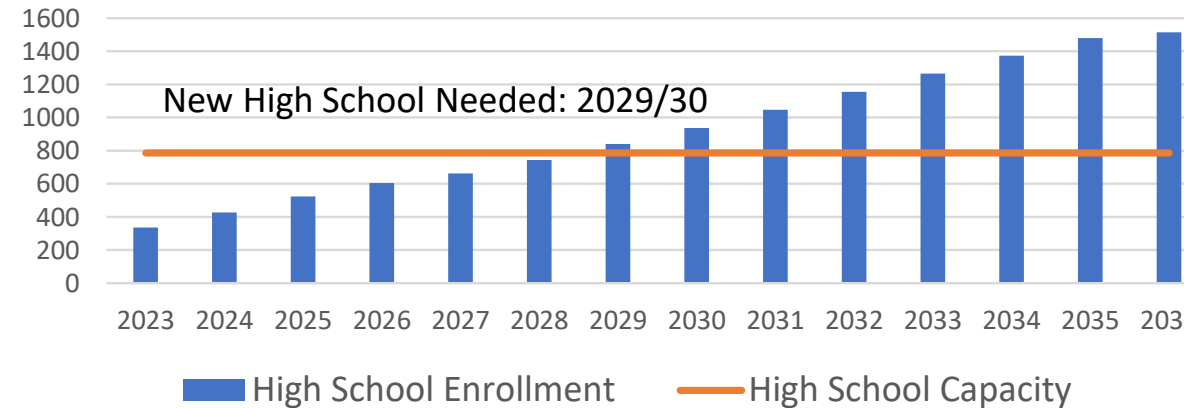
High School Students – (2023 onward)



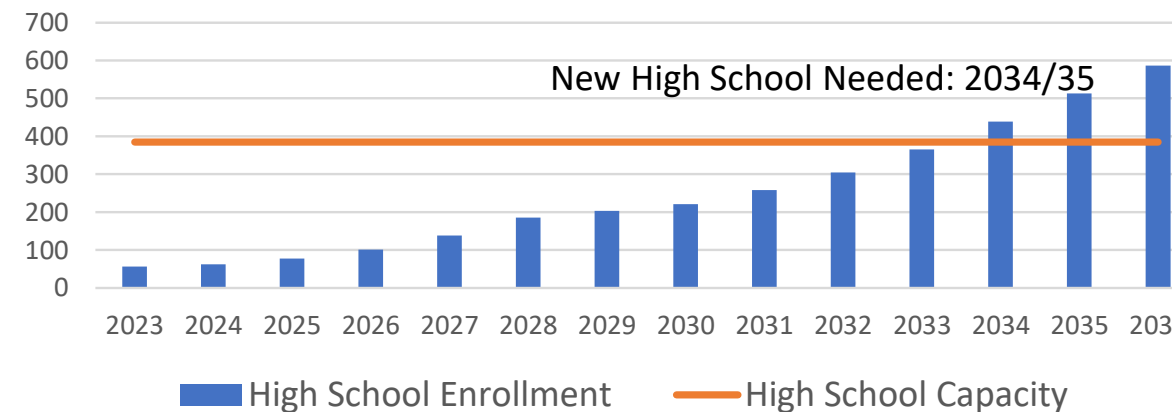
Model 2 – Existing Schools with SFID #3 Growth

- Class sizes are at optimal loading
- Existing school capacities remain
 - Cordova High 2,284
 - Folsom High 3,228
 - Vista del Lago High 1,800
- Current programs will continue
- New schools projected need of 2029/2030 and 2034/2035

SFID #3 Folsom Plan Area
High School Enrollment and Capacity



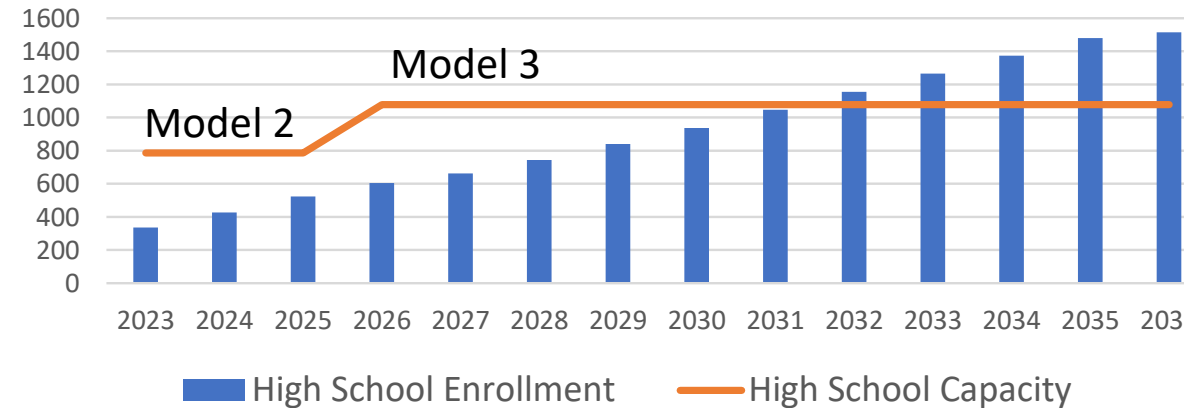
SFID #3 Rio del Oro Area
High School Enrollment and Capacity



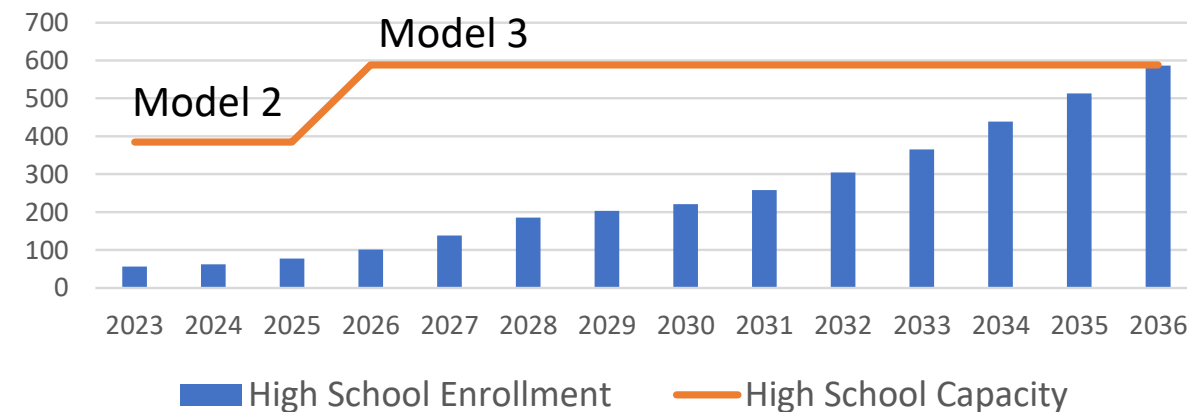
Model 3 – Existing School Impacts without a Bond

- If districtwide bond doesn't pass in 2026, class sizes increase to maximum loading
- Existing school capacities increase
 - Cordova High 2,510
 - Folsom High 3,426
 - Vista del Lago High 1,910
- Existing Programs may require modification (like IB program, block schedules, etc.)
- Defers need for new schools to 2033 and 2036

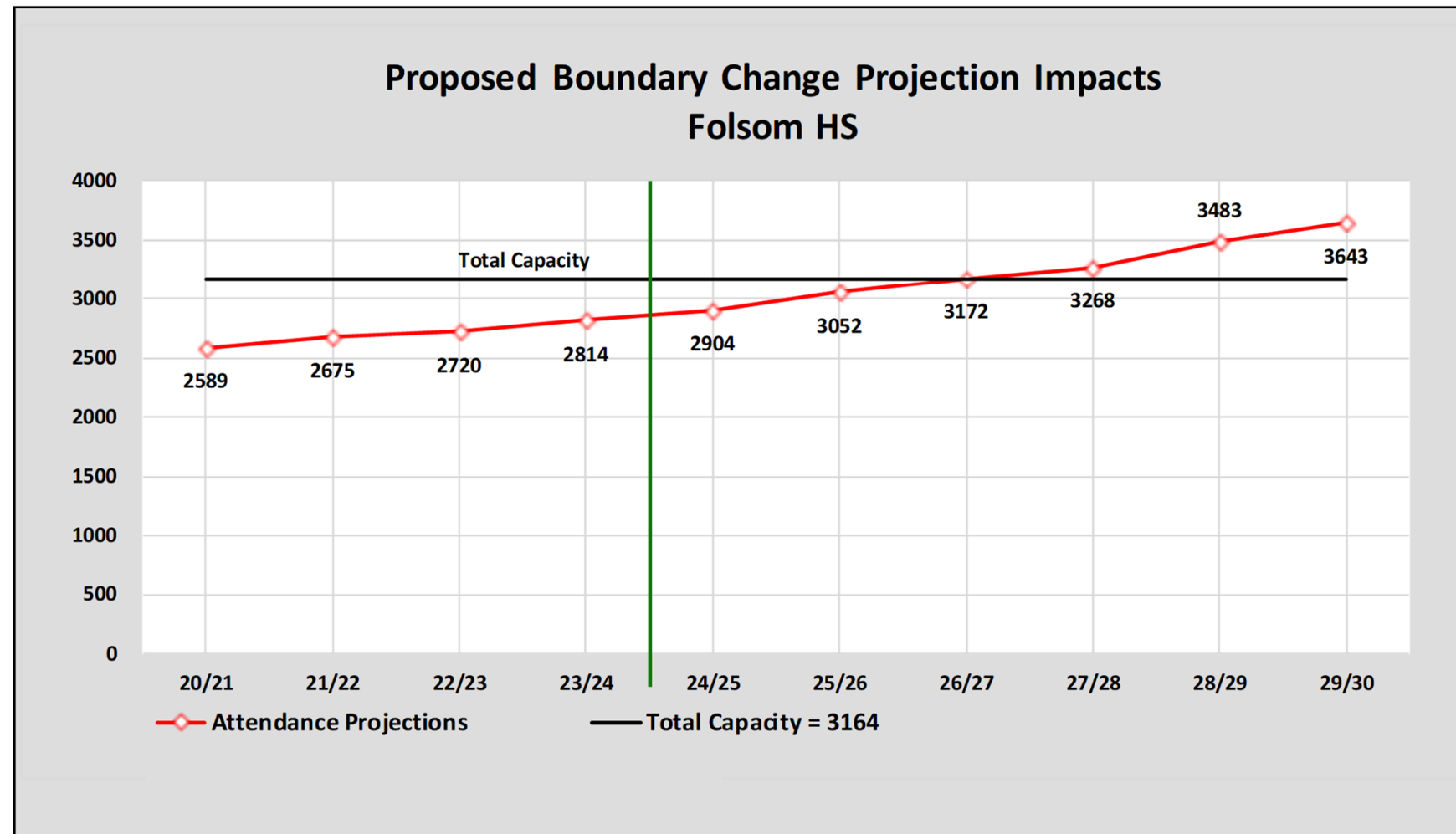
SFID #3 Folsom Plan Area
High School Enrollment and Capacity



SFID #3 Rio del Oro Area
High School Enrollment and Capacity



Student Growth and Temporary Facilities



- Current (24/25 yr) enrollment at FHS is +2,900 students
- Ideal capacity is 3,164
Max capacity is 3,426
- Current projections for student growth south of 50 is +/- 1,000 students by 2029



Student Growth and Expanding Capacity

Without funding sources for new construction needs, existing schools continue to be impacted

- Additional temporary housing will be needed – use of developer fees to provide
- Class sizes increase to maximum loading
- Classrooms will move to hot seating (where every period, every space is used)
- Programs may need to change to accommodate added students at the schools (IB, block schedule)
- May need to move to year-round-education (elementary level)
- May need to construct an all-portable school

Funds will be spent more and more on temporary measures in lieu of permanent growth solutions





Summary