

January 22, 2026

Facilities Needs Committee

Meeting #5



WESTERN PLACER
Unified School District

Agenda

- Recap of December Meeting
- Facilities Projects by Site
- School Construction Funding
- Prioritization of Projects



Empowering *Minds*
Igniting Futures



WESTERN PLACER
Unified School District

Recap of December Meeting



WESTERN PLACER
Unified School District

Facilities Projects by Site

See handout titled:
“Facilities Project List by Site”



Empowering *Minds*
Igniting Futures

WPUSD

Creekside Oaks Elementary Existing Site Conditions



Creekside Oaks Elementary Reconfiguration Concept from 2022 Master Plan

Note: Instead of reorganizing portables, District can replace portables with new modular classrooms and re-position on the campus

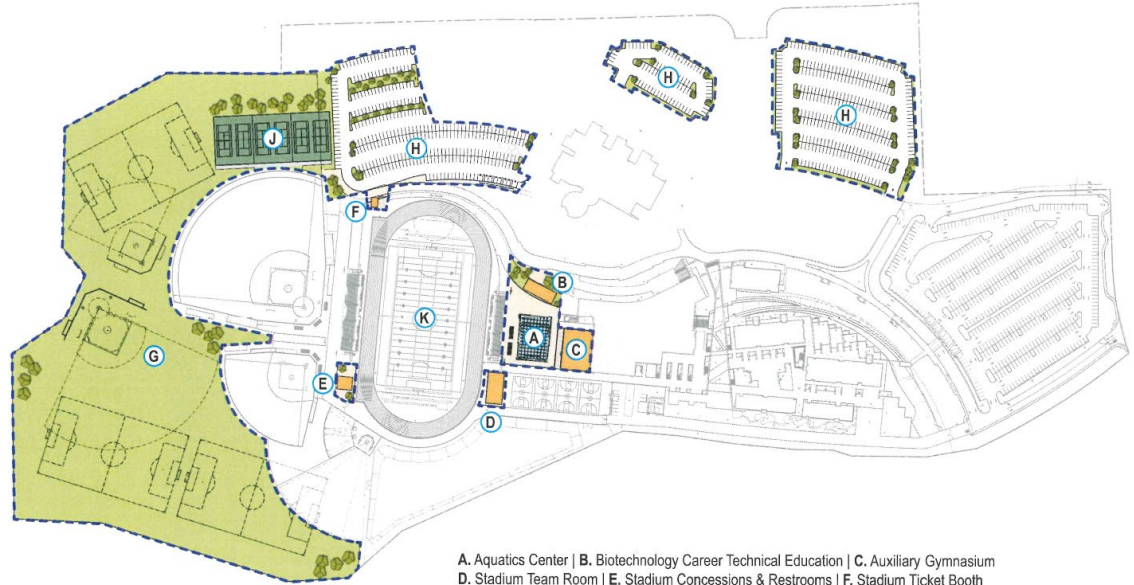
Master Plan

- 14 New Classrooms
- 6-8 New Kinder / TK / PK Classrooms
- Teachers Workroom
- New Multipurpose Building
- 21 Relocated Portables
- 2 New Portable Restrooms
- Increase Parking, Improve Traffic Flow, Drop-off Area



Twelve Bridges HS Phase 3

- Phase 1 completed 2021
 - Included core academic buildings for up to 1,400 students, basic support facilities
- Phase 2 completed 2025
 - Included Physical education/junior varsity fields; athletic concessions and restrooms
- Future needs – Phase 3:
 - Additional classrooms to accommodate up to 2,000 students, auxiliary gym, tennis courts, and west parking lot



A. Aquatics Center | B. Biotechnology Career Technical Education | C. Auxiliary Gymnasium
D. Stadium Team Room | E. Stadium Concessions & Restrooms | F. Stadium Ticket Booth
G. Sports Fields | H. Expanded Parking | J. Tennis Courts | K. Stadium Lighting

TWELVE BRIDGES HIGH SCHOOL
FACILITY SITE PLAN



HMC Architects



WESTERN PLACER
Unified School District

School Construction Funding

Facilities Funding Sources

State School Facility Program

Developer/Mitigation Fees

Community Facilities District (CFD) Taxes

General Obligation Bonds (GO Bonds)

General Fund

Other Funding Considerations



Conceptual Funding Plan

- Through developer fees, mitigation agreements and new CFDs, new development can pay for:
 - Village 7 (Liberty at Lincoln) TK-8 school
 - Sheridan improvements to accommodate Village 1 Students
 - Conversion of First Street Elementary to GEMS
 - A portion of Carlin C. Coppin conversion to TK-8 school
 - *If an agreement can be reached with Village 1 developers, development funding would pay for a new school in Village 1*
- Any additional improvements to District facilities would need to be funded from GO Bonds, which can be leveraged by State funding
 - Improving older schools, such as Coppin, will free up ongoing maintenance funding for improvements to schools built in the early 2000s

GO Bonds

Voter approved long-term loans


- Repaid directly by taxpayers on their annual tax bill
 - Taxes are *ad valorem* = based on assessed property value
- Typically 25-30 year term

Requires approval by 55% of the registered voters voting in the election


Election dates restricted to Statewide or regularly scheduled districtwide election days

- June and November 2026
- March and November 2028





School Facilities Improvement Districts (SFID)

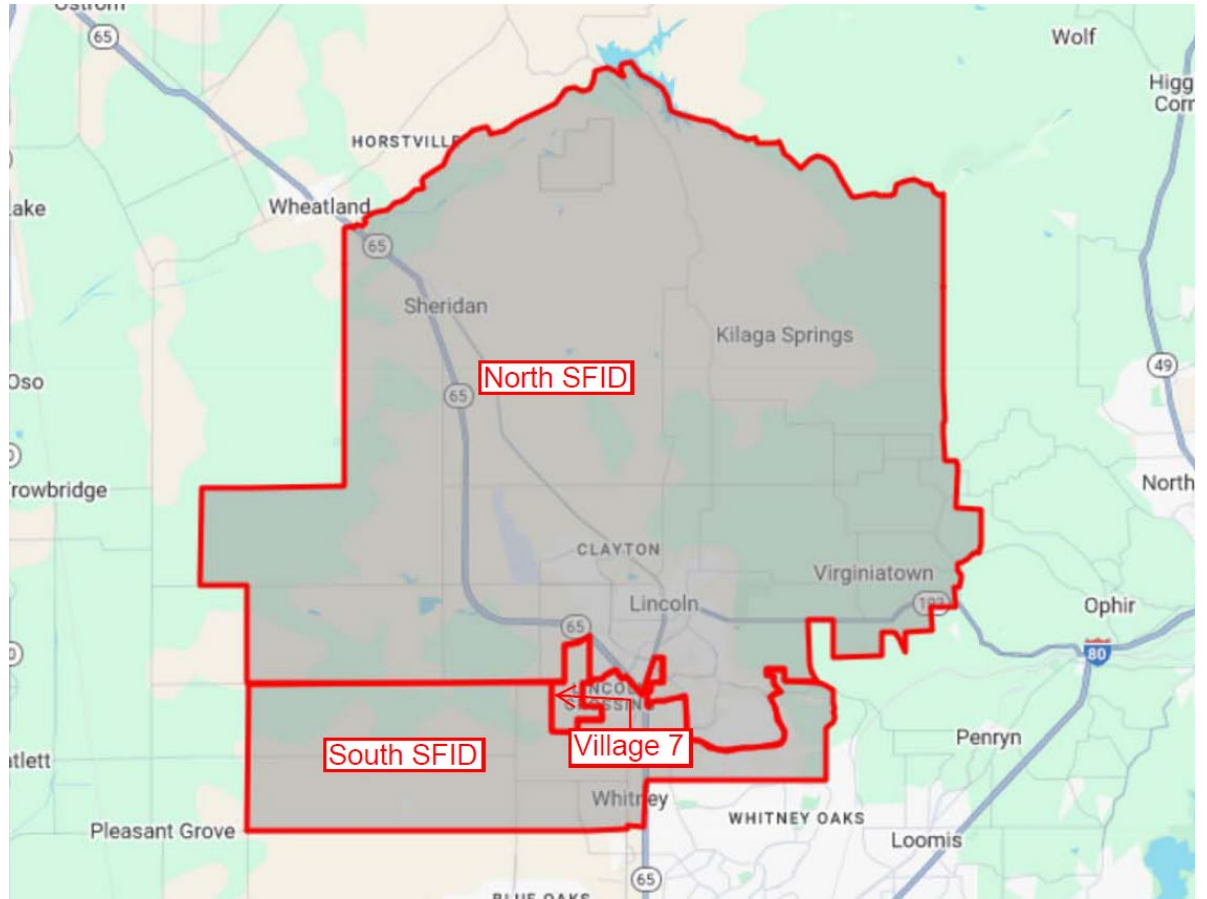
- 
- A GO Bond “District” that is located within a portion of the School District’s boundaries
 - All GO Bond rules and restrictions apply to an SFID
 - The FNC suggested the District consider separating the District into two separate areas
 - Area 1 – Lincoln HS attendance boundaries (northern area)
 - Area 2 – TBHS attendance boundaries (southern area)



Conceptual SFID Map



Empowering *Minds*
Igniting Futures



SFID Funding Potential

- North SFID (Lincoln HS attendance boundaries plus Sun City, excluding Village 7)
 - Can raise an estimated \$225 million through bonds and the potential for an additional \$20 million in State modernization funding
- South SFID (TBHS attendance boundaries, excluding Sun City)
 - Can raise an estimated \$90 million through bonds and the potential for State new construction funding for TBHS expansion



Empowering *Minds*
Igniting Futures



WESTERN PLACER
Unified School District

Prioritization of Projects

How Would You Spend Your Money?

Each committee member will be given \$1 million to “spend” on the types of facilities projects you think are important for the District to complete.

- Refer to your handout for the project list

Your “money” will be in the following denominations:

- 4 - \$100,000 bills
- 6 - \$50,000 bills
- 10 - \$20,000 bills
- 10 - \$10,000 bills



Questions/Discussion



WESTERN PLACER
Unified School District