Contents

Binder 1

Executive Summary ES-1

Introduction I-1

Overview I-1

Organization of Document I-2

Acronyms / Definitions I-3

1 Goals / Process 1-1

1.1 Goals 1-1

1.2 Process 1-1

1.2.1 How Information Was Gathered 1-1

1.2.2 Authority and How Decisions Are Made 1-5

2 Historic and Existing Facilities 2-1

2.1 Number of Schools, Types and Grade Configuration 2-1

2.2 District Program / Facilities Changes 2-2

2.2.1 Program Changes from 1991 2-2

2.2.2 New Schools / Changes to Facilities after 1991 2-3

2.2.3 State Modernization Program since 1991 2-4

2.2.4 Resulting Facility Impact 2-5

2.3 Sites/Facilities 2-8

2.3.1 Maps, Boundaries and Locations 2-8

2.3.2 Existing Facilities / Site Inventory Summary 2-11

2.3.3 Facility Evaluation 2-11

3 Demographic and Growth Analysis 3-1

3.1 District Population / Economic Analysis 3-1

3.1.1 Introduction 3-1

3.1.2 Sacramento City Unified School District Area Population Growth Trends 3-1

3.1.3 District Age Distribution 3-3

3.1.4 Birth Rates 3-4

3.1.5 Race and Ethnicity 3-7

3.1.6 Household Size 3-7
3.1.7 Economic Development 3-8
3.1.8 Conclusions 3-16
3.2 Enrollment with Influencing Factors 3-19
3.2.1 Sacramento City Unified School District 3-19
3.2.2 Enrollment Data 3-20
3.2.3 District Enrollment Projections (2005-2014/15) 3-31
3.3 Utilization and Capacity 3-45
3.3.1 Existing Adequate Space and Need for Future Adequacy Compliance 3-45
3.3.2 Site Capacity (Existing Facilities, Site and Educational Program Constraints) 3-57
3.3.3 Special Factors Influencing Classroom Use and Capacity 3-64
3.3.4 Strategies to Accommodate District Utilization / Capacity Needs 3-67

4 Capital Improvement Plan 4-1
4.1 Total Capital Needs 4-1
4.2 Capital Program Overview (Cost Changes 2000 - 2006 - 2010) 4-1
4.3 Capital Program Overview (By School / site) 4-2
4.4 Capital Program Overview (Data Coding systems) 4-5
4.5 Capital Program Overview (Priorities Selected by Schools) 4-11
4.6 Capital Program Overview (Priorities by Project Groupings) 4-12
4.6.1 Discussion of Key Project Groups 4-12
4.7 Capital Program Issues 4-19
4.7.1 Elements of Schools Not Present in District 4-19
4.7.2 Impact of Size and Density of Schools 4-20
4.7.3 New School Impact on Existing School Standards 4-21
4.7.4 Impact of Assumptions 4-21
4.7.5 Studies / Acquisition 4-22
4.7.6 Operational Considerations 4-23

4.8 Capital Program Funding 4-24
4.8.1 GO Bond History (Measure U, E and I) 4-24
4.8.2 State Match Eligibility 4-24
4.8.3 The Next Funding Program 4-24
4.9 Capital Program Strategies 4-24
4.9.1 Process and Assumptions to Prioritize Needs 4-24
4.9.2 Priority Selection 4-26
4.9.3 Funding Strategy Options Considered 4-27

5 Site Development Master Planning 5-1
5.1 Introduction to Site Development Planning 5-1
5.2 The Process 5-1
5.3 District Selection of Test Schools 5-3
5.4 Elder Creek Elementary School 5-4
5.4.1 The Committee 5-4
5.4.2 The Site 5-4
5.4.3 The Objectives 5-4
5.4.4 Needs / Issues / Options 5-9
5.4.5 Proposed Campus Improvements 5-19
5.5 Will C. Wood Middle School 5-22
5.5.1 The Committee 5-22
5.5.2 The Site 5-22
5.5.3 The Objectives 5-22
5.5.4 Needs / Issues / Options 5-27
5.5.5. Proposed Campus Improvements 5-33
5.6 Luther Burbank High School 5-36
5.6.1 The Committee 5-36
5.6.2 The Site 5-36
5.6.3 The Objectives 5-36
5.6.4 Needs / Issues / Options 5-41
5.6.5. Proposed Campus Improvements 5-49
5.7 Site Development Process Analysis 5-53
5.7.1 The Process 5-53
5.7.2 The Variation of Work Identified 5-53

6 Master Plan Supporting Data 6-1

6.1 Supporting Data 6-1

Binders 2 - 5

7 Facilities Master Plan Facility Data Files

A.M. Winn ES - J. Smith ES ..... Binder 2

J. Bidwell ES - Woodbine ES ..... Binder 3

All K-8 schools and middle schools ..... Binder 4

Comprehensive high schools, alternative and small high schools, adult schools, child development, special needs and administration / district sites .... Binder 5

7.1 Facility Detail Information 7-1

7.1.1 Assessment Documentation Explanation 7-1

7.1.2 List of Facilities in this Binder 7-3

7.1.3 Coding Explanation 7-4

7.1.4 Facility Inventory Data 7-4

List of Exhibits

Exhibit ES-1 SCUSD Total Enrollment Projection.....ES-2
Exhibit ES-2 Thematic Mapping of Growth Impact.....ES-3
Exhibit ES-3 SACOG Smart Growth 2030.....ES-4
Exhibit ES-4 Distribution of Capital Need ES-6
Exhibit ES-5 Capital Funding Strategy Option A ES-7
Exhibit ES-6 Capital Funding Strategy Option B ES-8
Exhibit I-1 Facilities Master Planning Process I-1
Exhibit 1-1 The Facility Master Plan Process. 1-2
Exhibit 2-1 SCUSD Facility Inventory Comparison..... 2-1
Exhibit 2-2 SCUSD Charter Schools 2-2
Exhibit 2-3 Proposed New Schools and Program Spaces 2-3
Exhibit 2-4 Impact of Facility Age..... 2-6
Exhibit 2-5 SCUSD Facility Improvements..... 2-7
Exhibit 2-6 Percent of Teaching Spaces in Portables..... 2-8
Exhibit 2-7 SCUSD District Map with School Locations..... 2-9
Exhibits 2-8a, b, and c SCUSD Assignment Areas 2-10
Exhibit 2-9 SCUSD Facility Evaluation Score Summary... 2-12
Exhibit 2-10 SCUSD Condition Scores 2-13
Exhibit 2-11 SCUSD Score Distribution..... 2-13
Exhibit 3-1 County and SCUSD Population Comparison..... 3-2
Exhibit 3-2 County Historic and Projected Population 3-2
Exhibit 3-3 Regional Population Growth, Households and Employment 3-3
Exhibit 3-4 Six-County Regional Map..... 3-3
Exhibit 3-5 County Age Cohorts 3-4
Exhibit 3-6 SCUSD Age Distribution 3-4
Exhibit 3-7 Historic Births in the County 3-5
Exhibit 3-8 County and U.S. Birth Rates 3-5
Exhibit 3-9 District, State Historic and Projected Births 3-6
Exhibit 3-10 Pro-Rated Births to SCUSD Kindergartners.... 3-6
Exhibit 3-11 Racial Identity of SCUSD Residents..... 3-7
Exhibit 3-12 Hispanic Origin or Residents of SCUSD 3-7
Exhibit 3-13 District, County and U.S. Household Sizes 3-8

Exhibit 3-14 Projected Persons per Household 3-8
Exhibit 3-15 SCUSD ES Historic and Projected Enrollment by Planning Area 3-9
Exhibit 3-16 2030 Forecast of New Development by ES Attendance 3-10
Exhibit 3-17 City of Sacramento Smart Growth Scenario .. 3-11
Exhibit 3-18 Pending Development Projects 3-12
Exhibit 3-19 Pending Development Projects, SCUSD 3-12
Exhibit 3-20 Pending Development Projects in City 3-13
Exhibit 3-21 Sacramento County Building Permits 3-14
Exhibit 3-22 Sacramento County Building Permits 2001 ... 3-14
Exhibit 3-23 Sacramento County Building Permits 2002 ... 3-14
Exhibit 3-24 Sacramento County Building Permits 2003 ... 3-14
Exhibit 3-25 Sacramento County Building Permits 2004 ... 3-14
Exhibit 3-26 Largest Employers in the County 3-15
Exhibit 3-27 Sacramento Housing Values Compared 3-15
Exhibit 3-28 Estimated Monthly Basic Living Expenses ... 3-16
Exhibit 3-29 Major School District Enrollment 3-19
Exhibit 3-30 Map of Sacramento County School Districts . 3-20
Exhibit 3-31 SCUSD Total Enrollment, 1999-2004..... 3-21
Exhibit 3-32 SCUSD Total Enrollment by Grade 3-21
Exhibit 3-33 SCUSD Total Enrollment by Grade, 1999-2004 3-21
Exibit 3-34 SCUSD Community Planning Sub Areas..... 3-23
Exhibit 3-35 Historic Enrollment of K-6 ES 3-23
Exhibit 3-36 SCUSD Schools, Comm. Planning Areas 3-24
Exhibit 3-37 Private Schools within SCUSD Boundaries... 3-25
Exhibit 3-38 Map of Private Schools 3-26
Exhibit 3-39 Catholic Schools in the County 3-26
Exhibit 3-40 Comparison of ES Enrollment and Building Permits 3-27
Exhibit 3-40 Continued Comparison of ES Enrollment and Building Permits, 1999-2004 3-28
Exhibit 3-41 Summary of K-6 ES Transfers 3-29

Exhibit 3-42 ES Attendance at Assigned Schools and Transfers, 2004-05 3-29

Exhibit 3-42 Continued ES Attendance at Assigned Schools and Transfers, 2004-05 3-30

Exhibit 3-43 MS Attendance at Assigned Schools and Transfers, 2004-05 3-30

Exhibit 3-44 HS Attendance, Assigned Schools, Transfers. 3-31

Exhibit 3-45 SCUSD Enrollment, 1975-2013 3-32

Exhibit 3-46 SCUSD Total Enrollment Projection Series... 3-33

Exhibit 3-47 SCUSD Historic, Projected Enrollment by General School Level 3-34

Exhibit 3-48 SCUSD Enrollment Projection by Grade 3-34

Exhibit 3-49 SCUSD MS Historic, Projected Enrollment .. 3-36

Exhibit 3-50 SCUSD MS Enrollment Projections 3-36

Exhibit 3-51 SCUSD Community Planning Sub Areas 3-37

Exhibit 3-52 ES Historic, Projected Enrollment by CPA ... 3-37

Exhibit 3-53 SCUSD ES Historic, Projected Enrollment (Central City / Land Park / Pocket Meadowview) 3-38

Exhibit 3-54 Central City CPA Historic, Projected Enrollment 3-38

Exhibit 3-55 Pocket/Meadowview Historic, Projected Enrollment 3-38

Exhibit 3-56 Land Park Planning Area Historic, Projected Enrollment 3-38

Exhibit 3-57 Pocket/Meadowview Historic, Projected Enrollment 3-38

Exhibit 3-58 SCUSD ES Historic, Projected Enrollment by CPA (Airport / South Sacramento / E. Broadway South) 3-39

Exhibit 3-59 Airport/South Sacramento Historic, Projected Enrollment 3-39

Exhibit 3-60 E. Broadway South Planning Area Historic, Projected Enrollment 3-39

Exhibit 3-61 SCUSD ES Historic, Projected Enrollment (E. Broadway North / Rosemont / East Sacramento) 3-40

Exhibit 3-62 E. Broadway North Planning Area Historic, Projected Enrollment 3-40

Exhibit 3-63 Rosemont Historic, Projected Enrollment..... 3-40
Exhibit 3-64 East Sacramento Historic, Projected Enrollment 3-40
Exhibit 3-65 Historic, Projected Enrollment, HS..... 3-41
Exhibit 3-66 SCUSD HS Enrollment Projections..... 3-41
Exhibit 3-67 Other SCUSD Schools by Grade 3-42
Exhibit 3-68 Other Schools (By Individual Schools)..... 3-42
Exhibit 3-69 SCUSD Historic, Projected Special Ed..... 3-43
Exhibit 3-70 ES Classroom Needs by School, A and B 3-46
Exhibit 3-71 ES Classroom Needs by School, C and D..... 3-47
Exhibit 3-72 Utilization by Community Planning Area..... 3-49
Exhibit 3-72 Continued Utilization by CPA 3-50
Exhibit 3-73 Student Location, Matsuyama Area 3-51
Exhibit 3-74 Student Location, Delta Shores..... 3-51
Exhibit 3-75 Delta Shores Aerial Photo, 2002-2003 3-52
Exhibit 3-76 ES Classrooms by CPA Utilization 3-53
Exhibit 3-77 MS Classroom Needs, A through D 3-54
Exhibit 3-78 HS Classroom Needs, A through D..... 3-55
Exhibit 3-79 ES Utilization Capacity by School, A and B.. 3-59
Exhibit 3-80 ES Utilization Capacity by School, C and D . 3-60
Exhibit 3-81 MS Utilization Capacity by School by LSU .. 3-62
Exhibit 3-82 HS Utilization Capacity by School by LSU... 3-63
Exhibit 3-83a Elementary School Transfer Matrix 3-65
Exhibit 3-83b Middle School Transfer Matrix..... 3-65
Exhibit 3-84 SCUSD ES Assignment Areas 3-66
Exhibit 3-85 2005-06 HS Transfer Matrix 3-66
Exhibit 4-1 Comparison of CIP $ Values by Site 4-3
Exhibit 4-2 Capital Improvement Project Distribution 4-4
Exhibit 4-3 Capital Improvement Project by Category..... 4-6
Exhibit 4-4 CIP Recommendations, Specific Type of Work (Type 1)..... 4-8
Exhibit 4-5 CIP Recommendations, Specific Type of Work (Type 2)..... 4-9
Exhibit 4-6 CIP Recommendations for Sequencing Work.. 4-10

Exhibit 4-7 Sample of 9 Schools, Priorities 1 through 4..... 4-11
Exhibit 4-8 Listing of Major Project Groups 4-13
Exhibit 4-9 Percentage Make-Up, Maintenance Budget 4-18
Exhibit 4-10 School GSF Comparisons 4-20
Exhibit 4-11 Decision-making Process 4-25
Exhibit 4-12 Capital Funding Strategy Option A Scenario . 4-27
Exhibit 4-13 Capital Funding Strategy Option B Scenario . 4-28
Exhibit 5-1 Elder Creek ES Current Site Plan 5-5
Exhibit 5-2 Elder Creek Current Site Plan with Station Numbers 5-6
Exhibit 5-3 Elder Creek New Site Plan with Station Numbers 5-7
Exhibit 5-4 Elder Creek New Site Plan 5-8
Exhibit 5-5 New Median at Lemon Hill Avenue 5-9
Exhibit 5-6 Vehicular Drop-Off and Student Access 5-9
Exhibit 5-7 Pedestrian and Student Access 5-10
Exhibit 5-8 New Parking Area 5-10
Exhibit 5-9 Current Fire Access 5-11
Exhibit 5-10 New Fire Access 5-11
Exhibit 5-11 Existing Main Entrance 5-11
Exhibits 5-12 and 5-13 New Tech HS and McClatchy HS Main Entrance 5-12
Exhibit 5-14 New Breezeway Plan 5-12
Exhibit 5-15 New Administration Building 5-13
Exhibit 5-16 Deficient Landscape Area..... 5-14
Exhibit 5-17 Current Basketball Courts 5-14
Exhibit 5-18 and 5-19 Shade Structures 5-15
Exhibit 5-20 Damaged Modular Restroom Floor Areas 5-15
Exhibit 5-21 Exposed Plumbing at Modular Classroom..... 5-15
Exhibit 5-22 Wood Footing at Modular Classrooms..... 5-15
Exhibit 5-23 Covered Walkways..... 5-16
Exhibit 5-24 Overhangs at Classrooms 5-16
Exhibit 5-25 New Multipurpose Building..... 5-16
Exhibit 5-26 Existing Crowded Kitchen Prep Area 5-17

Exhibit 5-27 Small Kitchen Cook Area..... 5-17
Exhibit 5-28 New Kindergarten Area..... 5-18
Exhibit 5-29 Exterior gutter detail..... 5-18
Exhibit 5-30 Existing exterior door..... 5-18
Exhibit 5-31 EC Campus Improvements, Implementation . 5-20
Exhibit 5-32 Estimated Cost..... 5-21
Exhibit 5-33 Will C. Wood Current Site Plan 5-23
Exhibit 5-34 Will C. Wood Current Site Plan with Station Numbers 5-24
Exhibit 5-35 Will C. Wood New Site Plan with Station Numbers 5-25
Exhibit 5-36 Will C. Wood Enhanced New Site Plan 5-26
Exhibit 5-37 New Student Drop-Off Area..... 5-27
Exhibit 5-38 Front Entrance 5-28
Exhibit 5-39 Classroom Wing Requiring Security Glass 5-28
Exhibit 5-40 Playground Areas and Structures 5-29
Exhibit 5-41 Playfields and Apparatus Area..... 5-29
Exhibit 5-42 Main Quad..... 5-29
Exhibit 5-43 Possible Roof Structures 5-30
Exhibit 5-44 Façade Studies..... 5-30
Exhibit 5-45 Current Modular Classrooms 5-31
Exhibit 5-46 Existing Window Damage..... 5-32
Exhibit 5-47 New Site Plan 5-33
Exhibit 5-48 Will C. Wood Campus Improvements, Implementation..... 5-34
Exhibit 5-49 Will C. Wood Estimated Costs 5-35
Exhibit 5-50 Luther Burbank Current Site Plan..... 5-37
Exhibit 5-51 Luther Burbank Current Site Plan with Station Numbers 5-38
Exhibit 5-52 Luther Burbank New Site Plan with Station Numbers 5-39
Exhibit 5-53 Luther Burbank New Site Plan..... 5-40
Exhibit 5-54 Entrance from West Parking Area. 5-41
Exhibit 5-55 Main Entrance 5-42
Exhibit 5-56 Courtyards 5-42

Exhibit 5-57 Asphalt Play Areas 5-43
Exhibit 5-58 Stadium/Athletic Field..... 5-43
Exhibit 5-59 Possible Roof Structures 5-44
Exhibit 5-60 Portable Classrooms (no covered walkways). 5-45
Exhibit 5-61 Portable Classrooms..... 5-46
Exhibit 5-62 New Administration Addition 5-47
Exhibit 5-63 Proposed Development Plan for Luther Burbank 5-49
Exhibit 5-64 Luther Burbank Campus Improvements, Implementation 5-50
Exhibit 5-65 Luther Burbank Construction Cost 5-51