



WASHINGTON  
UNIFIED  
SCHOOL  
DISTRICT  
WEST SACRAMENTO

# WUSD FACILITIES, CONSTRUCTION AND PLANNING WINTER NEWSLETTER

January 2017

## RIVERBANK ADDITIONAL BUILDING

The Riverbank Additional Building began construction, as scheduled, in December of 2016. There are two (2) phases associated with the project: the site work and engineering of the grounds and then the construction of the building; each phase has been awarded to different contractors. The contracting firm awarded the site work and engineering portion of the project, REM Construction, is currently preparing all the required groundwork for the new building to be constructed on the site. The underground utilities have been established with the compacted grounds inspected by Wallace and Kuhl to ensure that the footings of the building will be entrenched with rooted support.

The recent weather has provided a few surprises such as fallen trees and a muddy site. The crew has made necessary accommodations to the sixty mile an hour winds and the several inches of rain. The modifications to the site work operations due to weather have accrued an estimated 45-day delay in the total project timeline. The extended allotment of time will provide assurance that machinery will not create unnecessary damage to the site and that each of the project's components is assembled during optimum moisture conditions.

Once the construction firm has concluded their site and engineering work for the site, the team awarded the building construction will launch their execution of the permanent modular structure. Weekly meetings conducted with Riverbank's Principal, Hortencia Phifer, keep her informed of the progress.

Facilities has also confirmed monthly meetings with the Riverbank teachers and staff to keep the whole team briefed on the status of the project as well as address any potential questions the team may have regarding the project. Facilities will continue to keep Ms. Phifer, her team, and the public up to date with the status of this exciting project!



Preparing the pad on which the new building will be constructed

## PROP 39 HVAC REPLACEMENT

The January 26, 2017 Board Agenda included an agreement with ARC Alternatives, Inc., (ARC). ARC, a clean energy consulting firm, has assisted the District with many energy conservation plans in the past including the District Solar Projects. Funds made available by Prop 39 will help replace up to twenty-two (22) rooftop units and twelve (12) heat pumps at Westfield Village; twenty-two (22) rooftop units and six (6) heat pumps at the Charter; twelve (12) heat pumps at Westmore Oaks.

ARC will assist in the procurement of the upcoming Prop 39 work, as well as oversee the operations during production to cultivate the greatest energy and cost savings possible. The removal of the antiquated units (pictured), most of which are over thirty years old, will be replaced with equipment that will be featured as part of the District's standards for all HVAC installations moving forward. Streamlining the use of equipment will aid in the maintenance and planning efficiency for HVAC relations.

With knowledge of the District's previous and current energy usage, ARC and Facilities will tailor the project's direction to make sure that all current needs are met as well as making any necessary preparations for the future development of the District.



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## DISTRICT ROOFING UPGRADES

The Board of Education (BOE) collectively determined at the August 25, 2016 Board Meeting that a concentration of Measure V Bond productivity would be directed at making roofing repairs, replacements, and upgrades. Some of the roofing upgrades will consist of an application of a fifteen year coating onto the existing surface, while others require a complete demolition and replacement of their current roofs. The first phase of a series of the roofing upgrades since the BOE's decision will include the Westmore Oaks, Charter, and Westfield sites. In order to assure that the roofing

projects will be executed using streamlined District Standards, the architectural firm, BCA Architects (BCA), will assist in the planning and design of the projects.

When writing the specifications for the project, BCA will be able to tailor the components of the project to include the most durable, long lasting, and cost effective details. The research performed by Northwest Consulting and Inspections in 2011 has supplied the District and BCA with a very comprehensive study of the roofing conditions throughout the District. The preparatory measures performed regarding the roofing restorations will contribute to the quality of work and the longevity of the roofs.



## OTHER CURRENT FACILITIES PROJECTS INCLUDE:

Bryte Phase II  
Programming  
Anticipated  
2018/2019  
Completion

Westfield Staff Office  
Reconfiguration  
Completion Anticipated  
Summer 2017

Bryte Greenhouse  
Bid Preparation

Westfield, Southport and  
Elkhorn Marquees  
Completion Anticipated  
Summer 2017

District Office Portable  
Renovation

Bridgeway Island Kinder  
Shade Structure II



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