



WINDSOR UNIFIED SCHOOL DISTRICT

Office of the Superintendent

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For Immediate Release

The Windsor Unified School District Board of Trustees took action in closed session to terminate the contingent agreement to purchase property located at 1295 Jensen Lane. The District had sought to purchase the property to build an elementary school. In 2009, the District secured an appraisal on the property and negotiated a purchase agreement with the seller. In 2010, the District opened escrow. At the time the Board entered into the agreement to purchase the land, the value of the property was fairly priced. Due to the economic downturn, the value of the property is now significantly lower in 2012. The Board deemed that purchasing the property under the current terms would no longer be financially prudent in accordance with guidelines and requirements from both the California Department of Education and Office of Public School Construction.

According to Board President Katy Dillwood, "At the time the Board entered into the agreement, we had experienced rapid growth – over 15% from 2003 to 2010. The District selected this site to construct a new elementary school as it was the best available site to fit our needs. While growth has slowed due to the current economic crisis, the need for a future new school remains because current sites are undersized based on state standards, but we now have a little more time to evaluate our options. George Valenzuela, past president of the Board, echoed the sentiment adding, "While purchasing this particular property at the originally negotiated price no longer remains a viable option, the need to provide adequate housing for students continues, so a search for a suitable site will need to continue as well."

According to the District's Chief Business Official, Mary Downey, "Should the purchase price of the property change, it is conceivable that the Board could once again determine this property is a viable option." The District was in the final phase of completing an Environmental Impact Report on the property. Downey noted that, "Pausing now will not be detrimental to the work completed so far on the EIR. Should the district re-enter escrow on this particular property, then the EIR will be completed."

Dr. Gabel provided the following statistics and background information:

- Over 25% of District residents are 18 year of age or younger (2010 Census).
- Based on State loading standards, the District is beyond capacity by 1,391 students and in need of 57 new classrooms.
- There are 152 temporary portable classrooms that are eligible for replacement under the State's New School Construction Program.
- The District has a very high percentage of students housed in temporary portables (60%) because it was unable to keep pace with rapid growth.
- The District covers 31 square miles from the Russian River to Mark West Springs Road and Calistoga Road.

According to Board member, Sandy Dobbins, “While the board determined that we could not move forward at this price on this property, the need for student housing designed for long-term use remains a critical need for the district. While we are disappointed about losing progress on a future school site, we are pleased to begin construction on the \$6 million multipurpose room/bus turn around project at Mattie Washburn this spring.”

Vice-President Billy Forrest noted, “It is often surprising to members of the community when they realize that the purchase of school facilities is such a different and lengthy process compared to what private entities and individuals follow when purchasing property.”

Trustee Ted Seche added, “With the use of bond funds, at Windsor High School we have completed the track and field facility and a Digital Media Career Technical Education building; a spacious new music room at Windsor Middle School, and are nearing completion of a six classroom, locker room and science wing expansion at Cali Calmécac Language Academy. Additionally, the District purchased land adjacent to Mattie Washburn to ease crowding and improve traffic flow. We appreciate the community’s support in passing the bond measure. We are doing our best to maximize the funds in order to ensure quality educational facilities.

The community passed a Prop 39 bond for school facilities in 2008. The District has accomplished many of the bond projects goals but has more to do. The table below illustrates the projects completed or planned with the \$50 million voter approved bond combined with an estimated \$18 million received in state matching funds.

SCHOOL	PROJECT DESCRIPTION	BOND FUNDS (Est)	STATE/DISTRICT FUNDS	TOTAL	PROJECT STATUS
Windsor High School	Track & Field	\$2.9M	None	\$2.9M	Completed
Windsor High School	CTE Complex	\$3.0M	\$3.0M	\$6.0M	Near Completion
Windsor High School	Science Classrooms	\$0.7M	\$0.9M	\$1.6M	Completed
Windsor High School	Snack Bar	\$0.1M	None	\$0.1M	Completed
Windsor Oaks Academy	Provide Campus	\$4.2M	TBD	\$4.2M	Under Review
Windsor Middle School	Music Building	\$0.7M	\$0.3M	\$1.0M	Completed
Windsor Middle School	Locker Reconfiguration	\$0.8M	None	\$0.8M	Under Review
Cali Calmécac Language Academy	Kitchen, Classroom Expansion/Modernization	\$6.0M	\$1.0M	\$7.0M	Near Completion
Brooks Elementary School	Walk-in Freezer/Pantry	\$0.2M	\$0.1M	\$0.3M	Completed
Brooks Elementary School	2-Story Classroom/Library	\$3.1M	\$2.2M	\$6.0M	Est. 2013-2014
Windsor Creek Elementary	Modernization/Parking	\$4.2M	TBD	\$4.2M	TBD
Mattie Washburn Elementary School	Property Purchase for Expansion	\$1.9M	None	\$1.9M	Completed
Mattie Washburn Elementary School	Multi-Purpose Room, Parking/Bus Upgrades	\$6.0M	None	\$6.0M	Summer 2012
Starter School	New school	\$18M	TBD	\$18M	Under Review
District – Wide	Technology Upgrades	\$0.7M	None	\$0.7M	Near Completion
District – Wide	Facility Upgrades	\$0.6M	\$0.5M	\$0.6M	Near Completion
District – Wide	Payoff of Debt	\$7.6M	None	\$7.6M	Completed