



P3 - Public/Private Partnerships
Will Your District Get *Inspired* Into Action?

BIG OR SMALL:
Inspired Design Puts the Pieces Together

ARCHITECTURE
STRAND




CALIFORNIA
COALITION
FOR ADEQUATE
SCHOOL HOUSING®
31st ANNUAL CONFERENCE

Panel

Moderator
Rick Parks, AIA
DLR Group – K-12 Leader

Panel
Cliff Jones
Washington Unified School District – Director, Facilities & Planning
Bob Johnston
City of West Sacramento – Parks & Recreation Director





CALIFORNIA'S
COALITION
for ADEQUATE
SCHOOL HOUSINGSM

www.cashnet.org

Call to **ACTION**

Fighting for School Facilities Funding

Agenda

- What is a Public/Private Partnership?
- Six keys to a successful Public/Private Partnership
- Case Study – River City High School / City of West Sacramento Recreation Center
- Lessons learned
- Questions?



What is a Public/Private Partnership?

A Public/Private Partnership is a contractual agreement between a public agency (federal, state, or local) and a private sector entity. Through this agreement, the skills and assets of each sector (public and private) are shared in delivering a service or facility for the use of the general public. In addition to the sharing of resources, each party shares in the risks and rewards potential in the delivery of the services and/or facility.

www.ncppp.org



Component One: The Environment

- Statutory authority and regulations
- Political leadership **must** be in place
 - School Board
 - Superintendent
 - City Council
 - City Mayor
 - City Manager



Component Two: Organized Structure

- Dedicated stakeholder group tied to the purpose of the partnership



Component Three: Detailed Business Plan

- Performance goal oriented
- Project plan with specific milestones and goals
- Risk allocation
- Dispute resolution methodology



Component Four: Guaranteed Revenue Stream

- Funds to address long-term needs
 - Short and long-term maintenance
 - Capital improvements



Component Five: Stakeholder Support

- Public sector employees
- Labor unions
- Community
- End users

This process **requires:**

Open and frank discussion

Knowing the FACTS

Translating each others language



Component Six: Pick Your Partner Carefully

- This is a long term relationship
- Understand and remember each entities motivation



History

- City of West Sacramento identifies need for Major Recreation Center and Corporation Yard
- WUSD identifies need for new High School and new Bus Maintenance Facility
- WUSD passes Bond Election to construct a new High School
- City of West Sacramento contacts WUSD to discuss Joint Use Opportunities
- Agreement in principal to pursue both projects
- WUSD Superintendent leaves position. New Superintendent determines Corporation Yard not feasible





River City High School

Washington Unified School District: Goals

- Maximize services provided to Community at minimum cost
- Enhance working relationship with City of West Sacramento
- Maximize state funding (supplemental joint-use funding)
- Showcase benefits of physical fitness, athletics, and team building to **students**





City of West Sacramento: Goals

- Develop a multi-purpose community facility designed to operate year-round
- Leverage public resources (community collectively saved \$8 Million)
- Increase utilization of public facilities
- Create a space to bring the community together
- Reduce operational expenditures





River City High School

Washington Unified School District: Challenges

- Provide secure learning environment for **students**
- Allocation of operational expenses
- Ensuring goals and expectations of both organizations are maintained during the construction process
- Development of dispute resolution process





City of West Sacramento: Challenges

- Lack of consistency on WUSD staff (changing players and priorities)
- Security (public/student separation)
- Communication and coordination
- Cost control
- Public perception of project
- Cost sharing
- Facility Scheduling



Partnership / Joint-Use Agreement

- Ownership
- Financing
- Payment Terms
- Construction
- Operations
- Ongoing Operations



Lessons Learned

- The devil is the details!
- Understand contractual vs. working relationship
- Clearly define roles and communication channels
- All partners need to be involved throughout the process
- Expect the unexpected!



Questions?

Rick Parks, AIA
DLR Group
rparks@dlrgroup.com
916/446-0206

Cliff Jones
Washington Unified School District
cjones@wusd.k12.ca.us
916/375-7604

Bob Johnston
City of West Sacramento - Department of Parks & Recreation
bobj@cityofwestsacramento.org
916/617-4620

