



Evergreen
School District

Joint Facility Use Board Advisory Committee

April 12, 2018

Committee Norms

- *All members have equal standing and voice*
- *Be open-minded*
- *Give freely of your experience and expertise*
- *Actively listen to understand*
- *Have a solution-focus*
- *Look for bright spots*

Our Task

Research and recommend potential joint use opportunities at all our academic facilities.

Committee “Need To Knows”

(not in priority order)

- ~~What is the current capacity of sites?~~
- ~~What is the current capacity of sites?~~
- ~~What's available? What's in use? Site plan layouts?~~
- ~~What is the zoning criteria for school sites?~~
- What are the renovation plans?
- ~~What are current rental rates?~~
- What is the impact increased leases have on non-profit organizations (youth soccer, Little League)?
- Can we look at a cross section of community support for raising revenue?
- ~~How is it site use managed/contracted?~~
- When will we be able to start?
- Options for retrofitting?
- Are there any set restrictions (leases, zoning, etc.)
- What are our sublet options?
- ~~What do we have, when available?~~
- Should options stay in education?
- What has been successful in other districts?
- What work has FAC completed that may assist?
- What is the impact to existing programs?
- How fluid is a school to be able to accommodate?
- What programs are needed for specific community?
- How do we ensure safety/security?
- Needs analysis, what's working?

Items for Discussion / Action

- 3.1 Approval of Minutes; March 1, 2018
- 3.2 Discussion of current facility use – fees, usage, options and opportunity
- 3.3 Next Steps and Recommendations

Rate Comparison By District

		Evergreen S.D.		Oak Grove S.D.		Franklin McKinley S.D.			Mt. Pleasant S.D.		Berryessa S.D.			Alum Rock		Campbell			
		Group	Group	Group	Group	Group	Group	Group	Group	Group	Group	Group	Group	Group	Group				
Facility Use Fee	Rate at Per Hour	A	B	A	B	A	B	C	A	B	A	B	C	A	B	A	B	C	D
		Non-Profit Pupil Related event with no charge to participant	Profit or Non-profit with fee to participant	Non-profit	Profit and Non-profit with fee to participant	District and school sponsored groups, clubs such as Boy Scouts, Girl Scouts, PTA, school employee associations.	Department or agencies of local municipal governments.Community organizations, clubs & associations with 501c3 status. Government Agencies not charging fees, including non-profit organizations.	Group consist of profit organizations.Organization s that are engaged in recreational, educational, political, economic, civic, or moral activities which conduct their meetings for their own membership or personal gain.	Non-profit	All others	Berryessa USD sponsored activities	Non-profit organizations not directly related to District's educational programs/charge admission, fees,dues, or contributions	Organizations engaged in fundraising/pr ofit making activities.Net proceeds not expended for the welfare of BUSD students	Non-Profit Organizations	Profit Organizations	Groups providing activities directly related to the CUSD	Non-profit (501c3) which charge admission	Profit making organizations	Groups providing enrichment value to students that are run at sites prior to 6pm on regular school days and not run by the district.
	2-Hour Minimum Charge	NO	Yes			NO	NO	NO	NO	NO	NO	NO	NO	YES (3HR)	YES (3 HR)	NO	NO	NO	NO
	Classroom	NC	\$25.51	\$15.00	\$30.00	N/C Mon-Fri	\$15.00	\$30.00	\$40.00	\$80.00	NC	\$36.00	\$45.00	NC	\$28.00	NC	\$13.26	\$19.10	\$35.27
	Multi-Purpose Room	NC	\$51.06	\$30.00	\$60.00	N/C Mon-Fri	\$15.00	\$30.00	\$40.00	\$80.00	NC	\$72.50	\$100.00	\$55.00	\$55.00	NC	\$30.77	\$48.27	\$58.61
	Gym	NC	\$76.56	\$45.00	\$90.00	N/C Mon-Fri	N/A	N/A	\$60.00	\$120.00	NC	\$86.00	\$148.00	N/A	N/A	NC	\$36.87	\$61.27	\$64.71
	Kitchen	\$51.05	\$102.10																
	Field (Per Day)*	NC	\$102.10	\$15.00/ HR	\$30.00/HR	N/C Mon-Fri	\$25.00	\$30.00			N/A	\$25.50/HR	\$45.00/HR	\$20.00/HR	\$40.00/HR	NC	\$659.88 Per Season June-December	\$659.88 Per Season June-December	\$659.88 Per Season June-December
	Parking Lot (Per Day)*	NC	\$15.30			N/C Mon-Fri	\$10.00/HR	\$20.00/HR											
	Basketball Court/Black Top (Per Day)*	NC	\$15.30			N/C Mon-Fri	\$10.00	\$15.00											
Restrooms (Plus Custodian Cost)	NC	\$7.51																	

Indicates fee charge greater than Evergreen School District

Civic Center Act – Facility Use Pricing

TITLE 5. EDUCATION

Division 1. California Department of Education

Chapter 13. School Facilities and Equipment

Subchapter 1.5. Civic Center Act

Article 1. Proportionate Direct Costs for Use of School Facilities
and Grounds.

See “Approved Regulations”

<https://www.cde.ca.gov/ls/fa/sf/ccaregulations.asp>



SCOTT SHELDON, President

Scott Sheldon is the founding Principal and President of Terra Realty Advisors, Inc. He has 40 years experience in the development, construction and ownership of Class “A” office buildings in California, Colorado and Washington. Scott has also developed and acquired schools (public and private), retail shopping centers, industrial “tilt-up” warehouses, apartment buildings, single-family home subdivisions, billboard signs and corporation facilities throughout the Western United States with a combined value well over \$1 billion dollars. He is also a member of California Association of Business School Officials (CASBO), California’s Coalition for Adequate School Housing (C.A.S.H) and is active in Chapter 2 of the International Right of Way Association (IRWA).

DR. BARRY SCHIMMEL, Senior Project Manager

Dr. Barry Schimmel is a certified construction manager with more than 20 years experience in school construction and administration. His accomplishments include purchasing and selling district property valued over \$75 million dollars, writing and developing facility master plans for five California school districts, as well as managing and implementing the construction of seven new schools. Dr. Schimmel is extremely knowledgeable about state requirements, being a leader in obtaining state funds for both modernization and new school construction, working to pass over \$800 million in district bond funding. Dr. Schimmel is a member of the Eastside Union High School District Bond Oversight Committee and Region Ambassador for the Association of California School Administrators.



Evergreen
School District

TERRA Realty Advisors, Inc.

Joint Facility Use Board Advisory
Committee Presentation
April 12, 2018

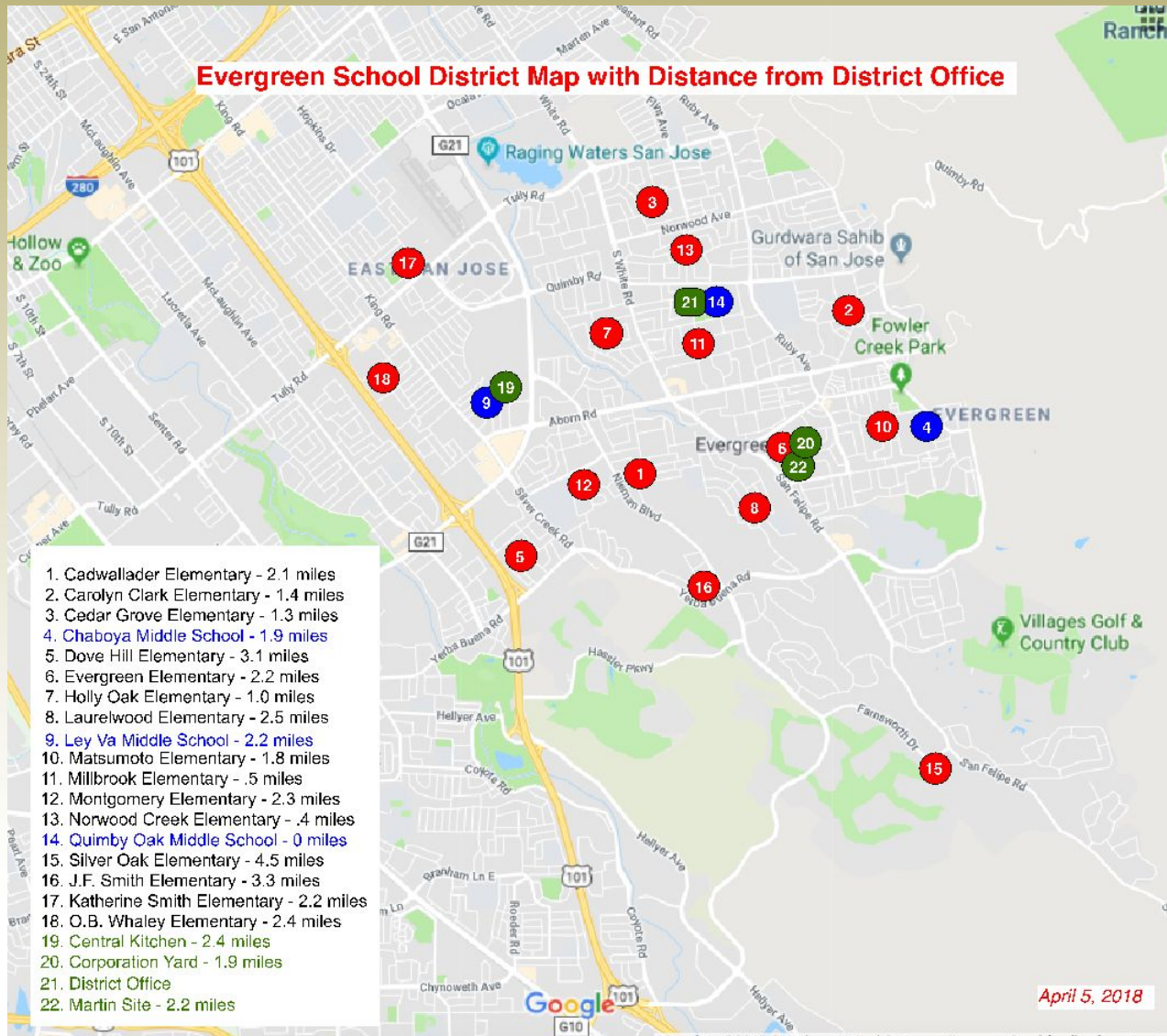


Background Information – A Business Perspective

“Layers” to consider: Board – Community Goals

- A. **Ideal School Size:** operations + programming - ADA
- B. **Ideal Site Size:** optimize programming opportunities – CDE Constraints
- C. **Ideal Location:** serving the intended community
 - Negatives: safety: street crossings, airport influence, utility powerlines and gas mains
 - Positives: close proximity to students, flexibility to adapt to changing education requirements

District Map



District Sites

Site	1. Cadwallader	2. Carolyn Clark	3. Cedar Grove	4. Chaboya	5. Dove Hill	6. Evergreen
Address	3799 Cadwallader Rd.	3701 Rue Mirassou	2702 Sugarplum Dr.	3276 Cortona	1460 Colt Way	3010 Fowler Rd.
APN(s)	676-23-001	659-10-020	649-17-001	660-32-023	676-56-025 676-56-026	660-23-015 660-23-016 660-23-017
Lot Size	10.18 acres (444,369 sf)	8.52 acres (371,271 sf)	9.99 acres (435,308 sf)	21.64 acres (942,712 sf)	9.16 acres (399,116 sf)	12.18 acres (530,392 sf)
Zoning	R-1-5	A(PD)	R-1-8	A(PD)	R-1-8	R-1-8, A
General Plan	PQP	PQP	PQP	PQP	PQP	PQP, RN
ADA	388	633	617	1105	444	767
Comments	Field area could be re-purposed for residential uses. Potentially a good location for the DO.	There are topo issues with the site. No useable land for other uses.	New construction. No useable land for other uses.	No useable land for other uses.	School is primarily portables. Potentially a good location to re-purpose for housing.	Good location and layout. No useable land for other uses.
Site	7. Holly Oak	8. Laurelwood	9. Ley Va	10. Matsumoto	11. Millbrook	12. Montgomery
Address	2995 Rossmore Way	4280 Partridge Dr.	1865 Monrovia Dr.	4121 Mackin Woods Ln.	3200 Millbrook Dr.	2010 Daniel Maloney Dr.
APN(s)	673-10-041 673-10-043 673-10-044	676-37-018 676-37-019	670-30-006	659-54-109	659-13-015	676-05-014
Lot Size	9.59 acres (417,553 sf)	9.24 acres (402,333 sf)	23.16 acres (1,008,910 sf)	9.18 acres (399,807 sf)	10.02 acres (436,479 sf)	9.46 acres (411,946 sf)
Zoning	R-1-8	R-1-5	R-1-8	A(PD)	R-1-8	R-1-8
General Plan	PQP	PQP	PQP	PQP	PQP	PQP
ADA	596	338	775	725	671	485
Comments	No additional land options. Airplanes from Reid Hillview fly over site. Not easily accessible from major streets.	Slope impacts useable land. If buildings re-purposed, potential housing on current fields. Not easily accessible from major streets.	Potential overhead power line impacts to site. Potential airport influence. Headstart located on campus. New City fields close by.	Topo issues. Elevation differences between fields and school.	Drainage canal borders site. A City Community Center building is located on site.	Potential overhead power line impacts to site. Topo impacts to portions of the site. Close to Silver Creek HS.

District Sites (cont.)

Site	13. Norwood	14. Quimby Oak	15. Silver Oak	16. J.F. Smith	17. Katherine Smith	18. O.B. Whaley
Address	3241 Remington Way	3190 Quimby Rd.	5000 Farnsworth Dr.	2220 Woodbury Rd.	2025 Clarice Dr.	2655 Alvin Ave.
APN(s)	654-06-041	659-21-001	680-41-022	678-87-017 676-04-056	491-06-003	670-33-020
Lot Size	3.44 acres (149,716 sf)	18.62 acres (810,973 sf)	8.87 acres (386,185 sf)	10.97 acres (478,043 sf)	9.16 acres (398,812 sf)	9.88 acres (430,219 sf)
Zoning	R-1-8, (PD)	R-1-8	A(PD)	A(PD)	R-1-8	R-1-8, (PD)
General Plan	PQP	PQP	PQP	PQP	PQP	PQP
ADA	645	990	623	682	573	406
Comments	Constrained site. No additional land options.	New construction. Potential traffic conflicts with DO. Adjacent to City Park.	YMCA child care located on site. No additional land options.	Small, underutilized garden area. Good location for a "greening project". Potential location for daycare?	Potential airport influence. Adjacent to strip retail with alcohol sales.	No additional land options.
Site	19. Central Kitchen	20. Corp Yard	21. District Office	22. Martin Site		
Address	2828 Corda Dr.	2976 Fowler Rd.	3188 Quimby Rd.	3888 San Felipe Rd.		
APN(s)	670-30-025	660-23-015 660-23-016 660-23-017	659-21-001	660-23-015		
Lot Size	23.16 acres (1,008,910 sf)	12.18 acres (530,392 sf)	18.62 acres (810,973 sf)	32.13 acres (92,870 sf)		
Zoning	R-1-8	R-1-8	R-1-8	A		
General Plan	PQP	PQP	PQP	RN		
ADA	N/A	N/A	N/A	N/A		
Comments	Headstart and charter school located on site, as part of Ley Va campus. Impacted by overhead power lines.	Centrally located. Large expense to relocate M & O functions to another location.	Office is spread out, and impacted by middle school traffic. Future option to relocate and expand MS.	Potential land to exchange, or enter into a Joint Occupancy ground lease to create revenue.		



District Property Assessment

Sites with Potential Opportunities to Consider:

<u>Sites</u>	<u>Considerations & Impacts</u>
Cadwallader	ADA
Dove Hill	ADA/Portables
Katherine Smith	Airport/Retail
Laurelwood	ADA/Topo/Access
Ley Va	ADA/Utility Lines
Montgomery	ADA/Utility Lines
Norwood	Site Size
Martin Site	Vacant Land
O.B. Whaley	ADA



Business Land Use Analysis

Opportunities for District to Create Revenue:

- A. Residential Development (work force housing potential)
- B. Medical Related Development: Memory Care / Senior Housing
- C. Office / Medical Office Development
- D. Retail / Commercial Development
- E. Exchange District Land for Income Property(s)
- F. Lease a School to Another User

Constraints:

- G. Zoning – PQP (limited allowed uses)
- H. Evergreen Specific Plan (limits new housing units)
- I. Neighborhood - Surrounding Land Uses: Access, etc.
- J. Market Rate Return
- K. Hazmat – (potential added costs)
- L. Impact to Evergreen ADA with Competing School



PQP Land Uses

Allowable Uses:

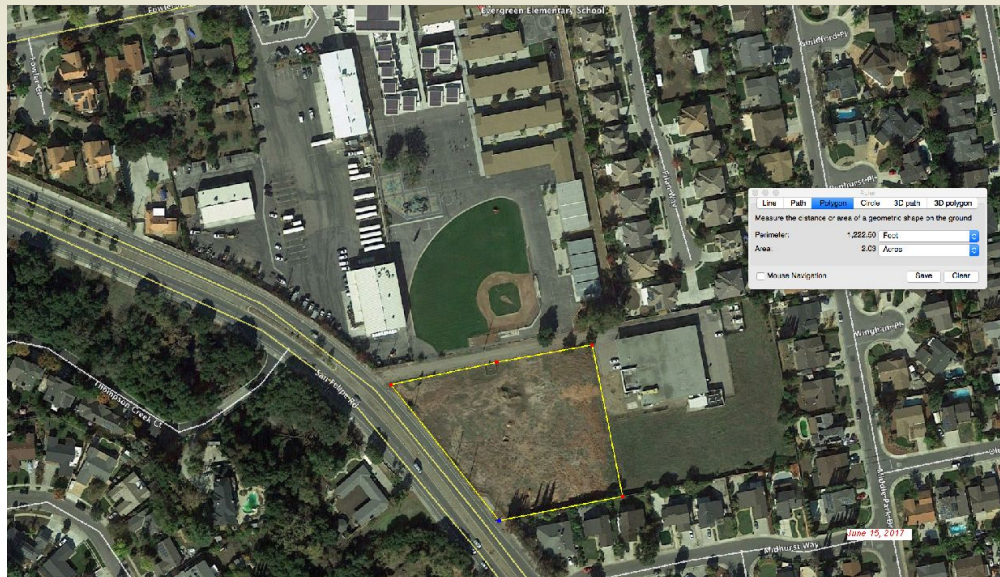
- Office
- Medical Office
- Memory Care
- Retail: Gas Station
- Day Care
- School
- Theater
- Vet
- Cemetery
- Homeless Shelter

Residential not allowed

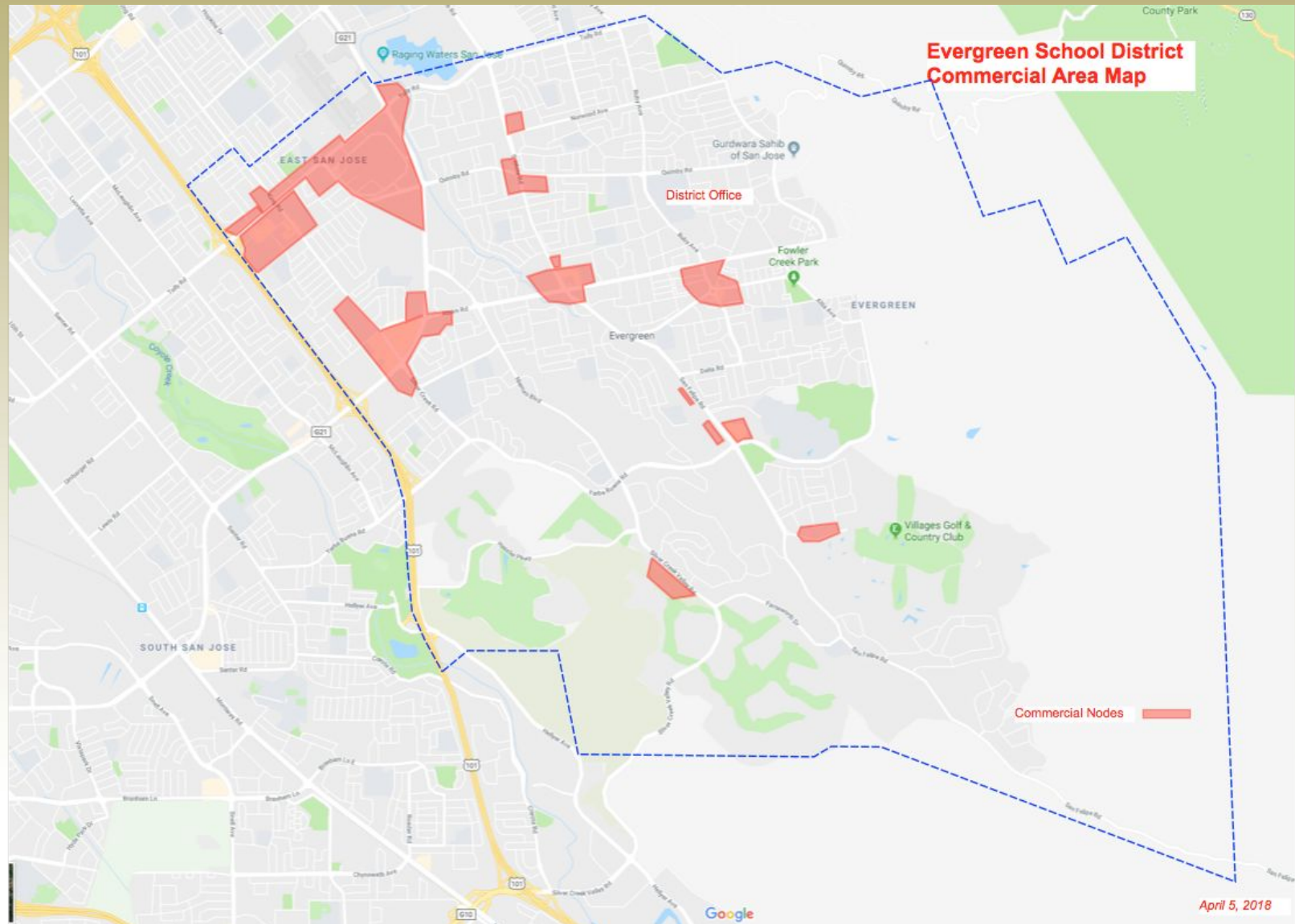
Example #1

Developer Acquires Martin site for a Residential Project:

- Potential Value: \$7.5M +/- (\$76/sf)
- Exchange for Income Producing Property
- Assume a 5% Return on New Income Property = \$375k/yr revenue



Commercial Districts





Example #2

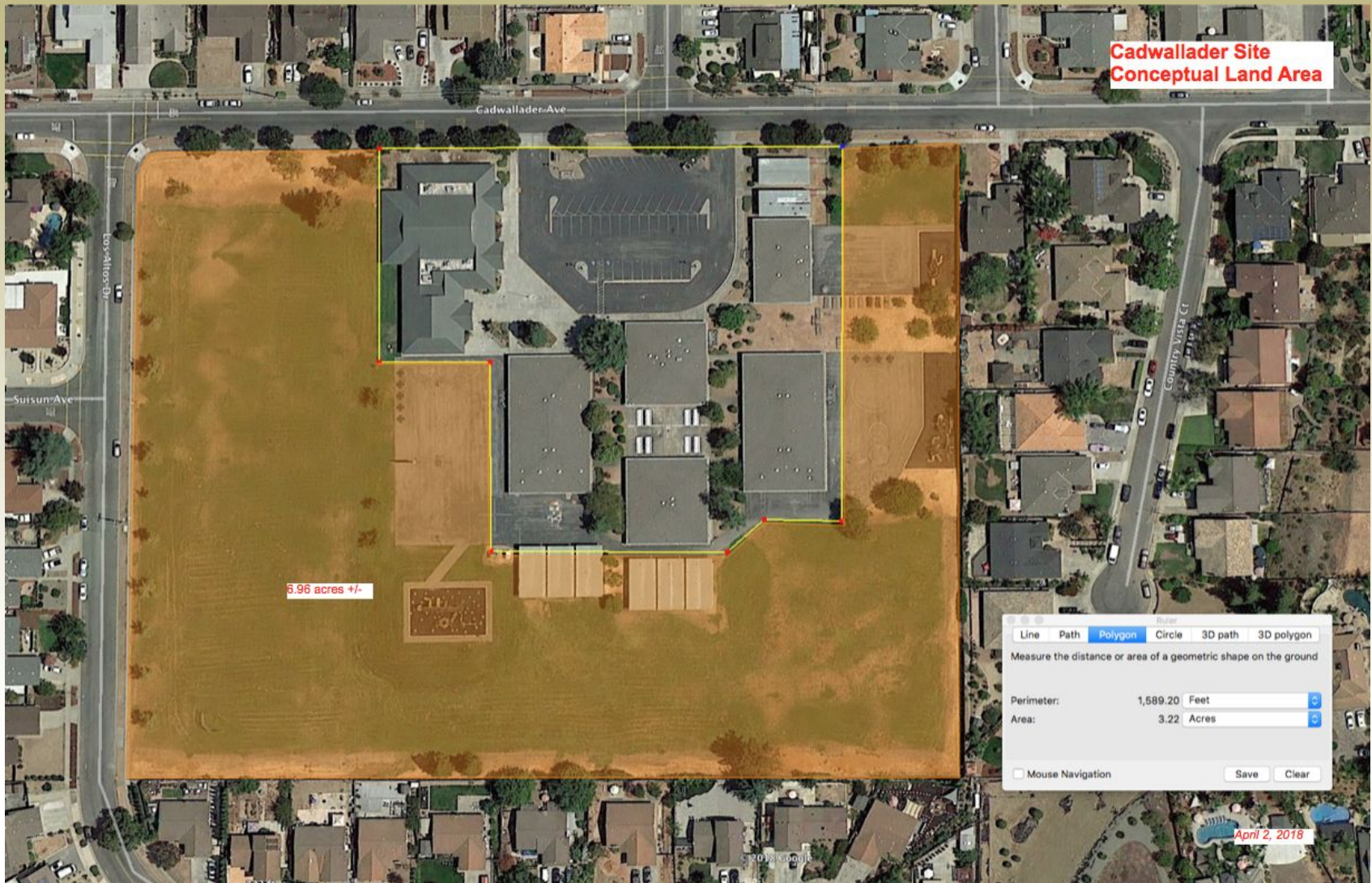
Developer Acquires a Ground Lease Interest in all or a Portion of an Existing District Property:

- 2.5 acres Memory Care (100,000 sf land)
- Land value @ \$40/sf = \$4,000,000
- Assume a Ground Lease Payment based on 5% =
\$200k/yr potential revenue

Dove Hill Site



Cadwallader Site





Example #3:

Lease all or a Portion of an Existing School to another Educational Entity:

Cadwallader *

Permanent Construction	42,679 sf @ \$1.50/sf =	\$64,000
Portables	13,060 sf @ \$.50 sf	<u>= \$ 6,500</u>
Total		= \$ 70,500/mo

Dove Hill *

Permanent Construction	13,852 sf @ \$1.75/sf	= \$24,000
Portables	36,960 sf @ \$.50	<u>= \$18,000</u>
Total		= \$42,000/mo

- Can create a source of revenue for the District
- May reduce current ADA money the District receives

** Based on revenue from Noble/Merryhill Schools, Harker + Almaden Country Day School Site Leases*



Summary/Recommendations:

Martin Site:

- Identify a Residential Developer to Maximize Value
- Research & Identify Options to Exchange for an Income Producing Property, to Create on going Revenue

Existing School Site(s):

- Identify School Site(s) with Potential to re-use all or a portion for non-school related new development uses
- Identify Highest and Best Alternate Use(s) by Site
- Identify Developer(s) to Ground Lease Land, Creating Income to District



Questions & Comments

Next Steps

1. Can we begin to identify potential areas for committee recommendation?
2. Can we identify items on our “need to know” list to action for our subsequent meeting?



Next Meeting: May 3, 2018
4:30 - 6:00 p.m. Teacher Center



Departments

[Home](#) > [Departments](#) > [Operations](#) > Joint Facility Use Committee

Superintendent's Office

Categorical Programs

Child Nutrition

Fiscal Services

Purchasing

Technology

Human Resources

Communications

Instruction

Operations

Facilities • Advisory Committee

Joint Facility • Use Committee

• Measure M

Pupil Services

Facilities
Advisory
Committee
Future
Meetings

Joint Facility Use Board Advisory Committee

The Joint Facility Use Board Advisory Committee was established by the Board of Trustees on December 14, 2017 to research and recommend potential joint use opportunities at all our academic facilities in an effort to maximize the use of its facilities to both serve the community and generate revenue. The Board is not obligated to adopt these recommendations but will take them under advisement as it makes decisions related to the joint use opportunities.

Agenda/Meeting Minutes:

February 1, 2018 Agenda Minutes Presentation	March 1, 2018 Agenda Minutes	April 12, 2018 Agenda Minutes
May 3, 2018 Agenda Minutes	June 7, 2018 Agenda Minutes	June 14, 2018 Presentation to Board of Trustees (Tentative) Minutes

Files are in PDF format unless otherwise noted

Resources

Related/Requested Documents and Links:

Joint Facility Use Board Advisory Committee Resources Website

<https://www.eesd.org/page.cfm?p=4269>