

# Facility Repurposing Data Review

A Presentation to the  
Alum Rock Union Elementary School District  
**Facility Repurposing Committee**

Presented February 4, 2021



# Background

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- When school districts must consider site repurposing, data collection and review is a key element
- Included in this review
  - Current and projected facility utilization as identified in the District's demographic study
  - Analysis of ongoing site-based operational costs
  - Anticipated costs for critical facility repair/replacement/improvement needs



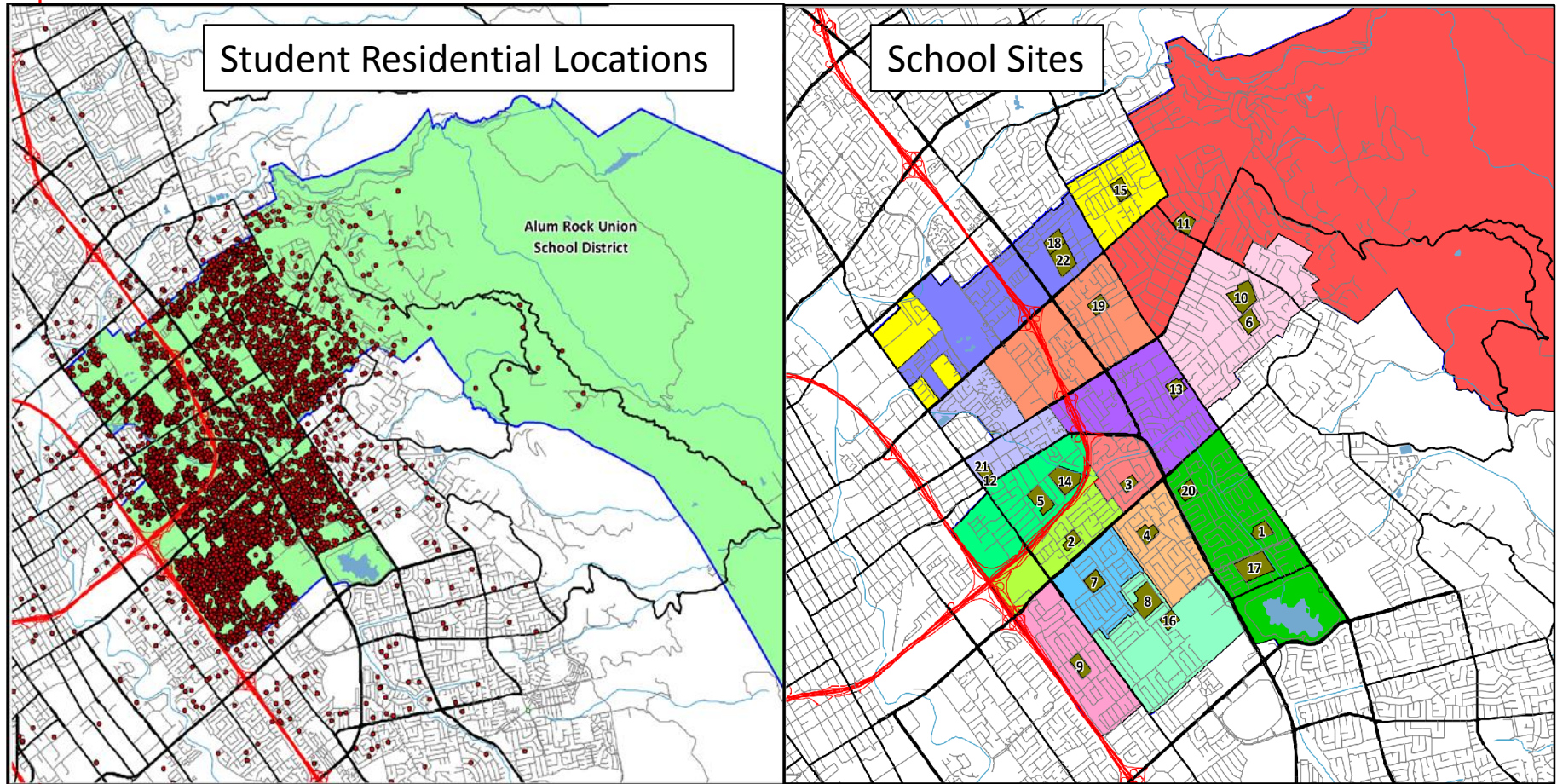
# Demographic Study

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- Demographic Study information
  - 5-year enrollment projections by site
  - Based on weighted average enrollments from the last three-year period
  - Birth rates and new housing impacts considered
  - Historic Kindergarten enrollment trends
    - Tracking of “ongoing capture” of Kindergarteners as they mature through the upper grade levels
  - Comparison of current and future enrollments versus seating capacity



# 2020-21 Students/School Sites



#	SITE	#	SITE	#	SITE	#	SITE
1	Adelante	7	Dorsa	13	Lyndale	18	Painter
2	Adelante II	8	Fischer	14	Mathson	19	Russo
3	Aptitud	9	Hubbard	15	McCollam	20	Ryan
4	Cassell	10	George	16	Meyer	21	San Antonio
5	Chavez	11	Linda Vista	17	Ocala	22	Sheppard
6	Cureton	12	LUCHA				



# Facility Utilization 5-Year Overview

SITE	NET CR'S	NET CR CAPACITY	20/21 ENROLLMENT	20/21 CR UTILIZATION %	26/27 PROJECTED ENROLLMENT	26/27 PROJECTED UTILIZATION %
Adelante Dual Language Academy	20	528	529	100.2	416	78.8
McCollam	28	667	494	74.1	513	76.9
LUCHA	13	327	286	87.5	231	70.6
Aptitud Academy	22	578	432	74.7	391	67.6
San Antonio	22	546	296	54.2	295	54.0
Linda Vista	34	816	486	59.6	379	46.4
Dorsa	28	711	373	52.5	293	43.2
Sheppard Middle	35	1,001	571	57.0	406	40.6
George Middle	29	836	487	58.3	321	38.4
Adelante II Academy	24	604	276	45.7	226	37.4
Meyer	30	710	321	45.2	265	37.3
Hubbard Media Arts Academy	37	1,002	537	53.6	369	36.8
Ryan STEAM Academy	23	570	309	54.2	204	35.8
Russo McEntee Academy	34	811	402	49.6	288	35.5
Cassell	29	705	348	49.4	248	35.2
Painter	27	681	307	45.1	235	34.5
Lyndale	31	763	294	38.5	219	28.7
Fischer Middle & Renaissance Academy @ Fischer	42	1,239	229	0.0	140	0.0
Ocala STEAM Academy	0	0	294	42.2	201	28.6
Cureton	32	929	428	46.1	264	28.4
Mathson Middle & Renaissance Academy @ Mathson	32	804	326	40.5	222	27.6
Chavez	37	1,147	214	0.0	100	0.0
	0	0	276	42.7	201	26.2
DISTRICT TOTALS	32	811	268	33.0	163	20.1
	641	16,786	8,783	52.3	6,603	39.3

\* - Fischer and Mathson capacity percentages include their respective Renaissance Academy enrollments



# Educational Operation Costs

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- School site educational operation cost analysis and comparison
  - Reflects the impact of individual site expenses on the District's overall budget
- Totals do not include some required all additional central office administrative support expenses
  - Transportation
  - Maintenance & Operations
  - Technology Services
  - Business Office Support



# Educational Operational Cost Review

SITE	20/21 Enrollment	20/21 CR Utilization %	26/27 Projected Enrollment	26/27 Projected Utilization %	20/21 Total Site Operational Costs	20/21 Per Student Site Operational Cost	26/27 Per Student Site Operational Cost
Adelante Dual Language Academy	529	100.2	416	78.8	\$4,366,126	\$8,254	\$10,495
McCollam	494	74.1	513	76.9	\$3,469,472	\$7,023	\$6,763
LUCHA	286	87.5	231	70.6	\$2,170,710	\$7,590	\$9,397
Aptitud Academy	432	74.7	391	67.6	\$4,000,409	\$9,260	\$10,231
San Antonio	296	54.2	295	54.0	\$2,769,278	\$9,356	\$9,387
Linda Vista	486	59.6	379	46.4	\$4,054,420	\$8,342	\$10,698
Dorsa	373	52.5	293	43.2	\$3,070,681	\$8,232	\$10,480
Sheppard Middle	571	57.0	406	40.6	\$5,242,370	\$9,181	\$12,912
George Middle	487	58.3	321	38.4	\$4,258,508	\$8,744	\$13,266
Adelante II Academy	276	45.7	226	37.4	\$2,396,177	\$8,682	\$10,603
Meyer	321	45.2	265	37.3	\$3,094,073	\$9,639	\$11,676
Hubbard Media Arts Academy	537	53.6	369	36.8	\$4,433,434	\$8,256	\$12,015
Ryan STEAM Academy	309	54.2	204	35.8	\$2,904,102	\$9,398	\$14,236
Russo McEntee Academy	402	49.6	288	35.5	\$3,646,253	\$9,070	\$12,661
Cassell	348	49.4	248	35.2	\$3,279,073	\$9,423	\$13,222
Painter	307	45.1	235	34.5	\$2,814,013	\$9,166	\$11,975
Lyndale	294	38.5	219	28.7	\$3,469,472	\$11,801	\$15,842
Fischer Middle & Renaissance Academy @ Fischer	229	0.0	140	0.0	\$4,910,003	\$21,735	\$35,272
	294	42.2	201	28.6			
Ocala STEAM Academy	428	46.1	264	28.4	\$5,032,543	\$11,758	\$19,063
Cureton	326	40.5	222	27.6	\$2,923,399	\$8,967	\$13,168
Mathson Middle & Renaissance Academy @ Mathson	214	0.0	100	0.0	\$4,794,046	\$22,678	\$48,141
	276	42.7	201	26.2			
Chavez	268	33.0	163	20.1	\$2,854,468	\$10,651	\$17,512
<b>DISTRICT TOTALS</b>	<b>8,783</b>	<b>52.3</b>	<b>6,603</b>	<b>39.3</b>	<b>\$79,953,031</b>	<b>\$9,103</b>	<b>\$12,109</b>

Fischer and Mathson information includes their respective Renaissance Academy enrollments





# Facility Maintenance Consideration

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- Sites of different ages and condition disproportionately draw maintenance funds away from the District's operating budget
  - Ongoing maintenance and capital improvements must be made if a school is to remain in operation
  - Health and safety concerns are the first priority
    - COVID reopening may further impact this dynamic
- The anticipated costs of required repairs must be considered as a factor when repurposing criteria are reviewed
  - Approximately \$28 million in required maintenance at sites under repurposing consideration





# Identified Maintenance Costs

SITE	NET CR'S	NET CR CAPACITY	20/21 ENROLLMENT	20/21 CR UTILIZATION %	26/27 PROJECTED ENROLLMENT	26/27 PROJECTED UTILIZATION %	IMMEDIATE FACILITY REPAIR NEEDS
Adelante Dual Language Academy	20	528	529	100.2	416	78.8	\$2,527,100
McCollam	28	667	494	74.1	513	76.9	\$7,450,900
LUCHA	13	327	286	87.5	231	70.6	\$3,698,600
Aptitud Academy	22	578	432	74.7	391	67.6	\$1,093,300
San Antonio	22	546	296	54.2	295	54.0	\$742,900
Linda Vista	34	816	486	59.6	379	46.4	\$4,322,900
Dorsa	28	711	373	52.5	293	43.2	\$599,700
Sheppard Middle	35	1,001	571	57.0	406	40.6	\$7,625,000
George Middle	29	836	487	58.3	321	38.4	\$1,794,100
Adelante II Academy	24	604	276	45.7	226	37.4	\$1,819,400
Meyer	30	710	321	45.2	265	37.3	\$2,475,800
Hubbard Media Arts Academy	37	1,002	537	53.6	369	36.8	\$901,300
Ryan STEAM Academy	23	570	309	54.2	204	35.8	\$2,997,000
Russo McEntee Academy	34	811	402	49.6	288	35.5	\$2,195,100
Cassell	29	705	348	49.4	248	35.2	\$1,874,600
Painter	27	681	307	45.1	235	34.5	\$3,428,800
Lyndale	31	763	294	38.5	219	28.7	\$4,380,300
Fischer Middle & Renaissance Academy @ Fischer	42	1,239	229	0.0	140	0.0	\$887,500
	0	0	294	42.2	201	28.6	
Ocala STEAM Academy	32	929	428	46.1	264	28.4	\$1,282,000
Cureton	32	804	326	40.5	222	27.6	\$4,168,400
Mathson Middle & Renaissance Academy @ Mathson	37	1,147	214	0.0	100	0.0	\$4,701,300
	0	0	276	42.7	201	26.2	
Chavez	32	811	268	33.0	163	20.1	\$1,883,800
<b>DISTRICT TOTALS</b>	<b>641</b>	<b>16,786</b>	<b>8,783</b>	<b>52.3</b>	<b>6,603</b>	<b>39.3</b>	<b>\$62,849,800</b>

Fischer and Mathson repair figures include their respective Renaissance Academy campuses



# Going Forward

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- In total 9 sites will need to be repurposed over the next 5 years
  - Repurposing to be done in phases starting with the 2021-22 school year
- After a review of available criteria, a short list of 3-4 sites should be earmarked for further study
  - A minimum of approximately \$7 million in total operational savings is needed at this time



# Next Steps

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- Preliminarily identify sites for repurposing consideration
- Schedule Town Hall Meetings to offer the public background and discuss options
  - First meeting prior to final recommended site selections
  - Second meeting after final recommended site selections
- Schedule meetings at all sites that may be part of the final recommended repurposing strategy
  - Consider meeting input in developing final recommendations
- Prepare draft repurposing report for the Board of Education to review

