

---

# School Facility Repurposing

---

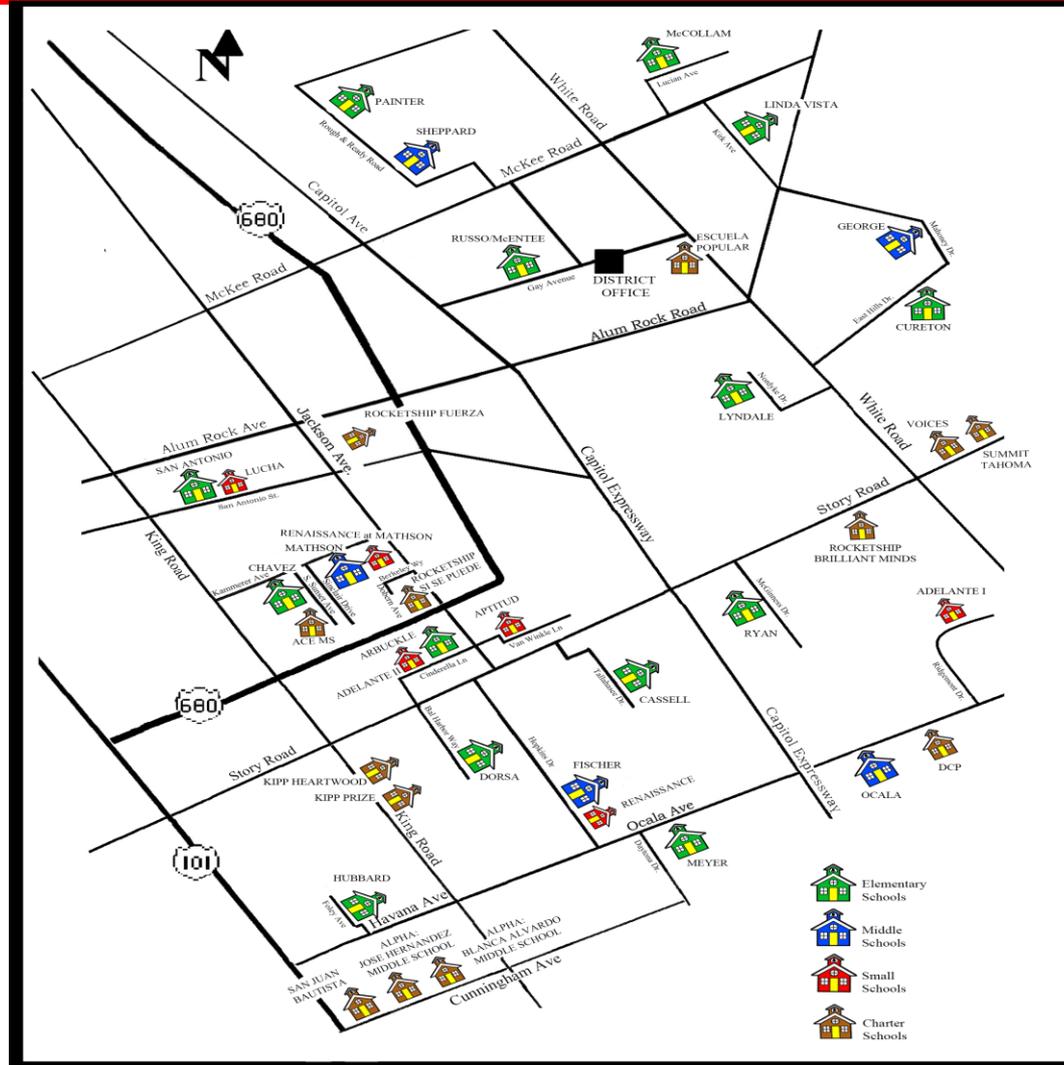
A Public Hearing  
of the

**ARUSD Facility Repurposing Committee**

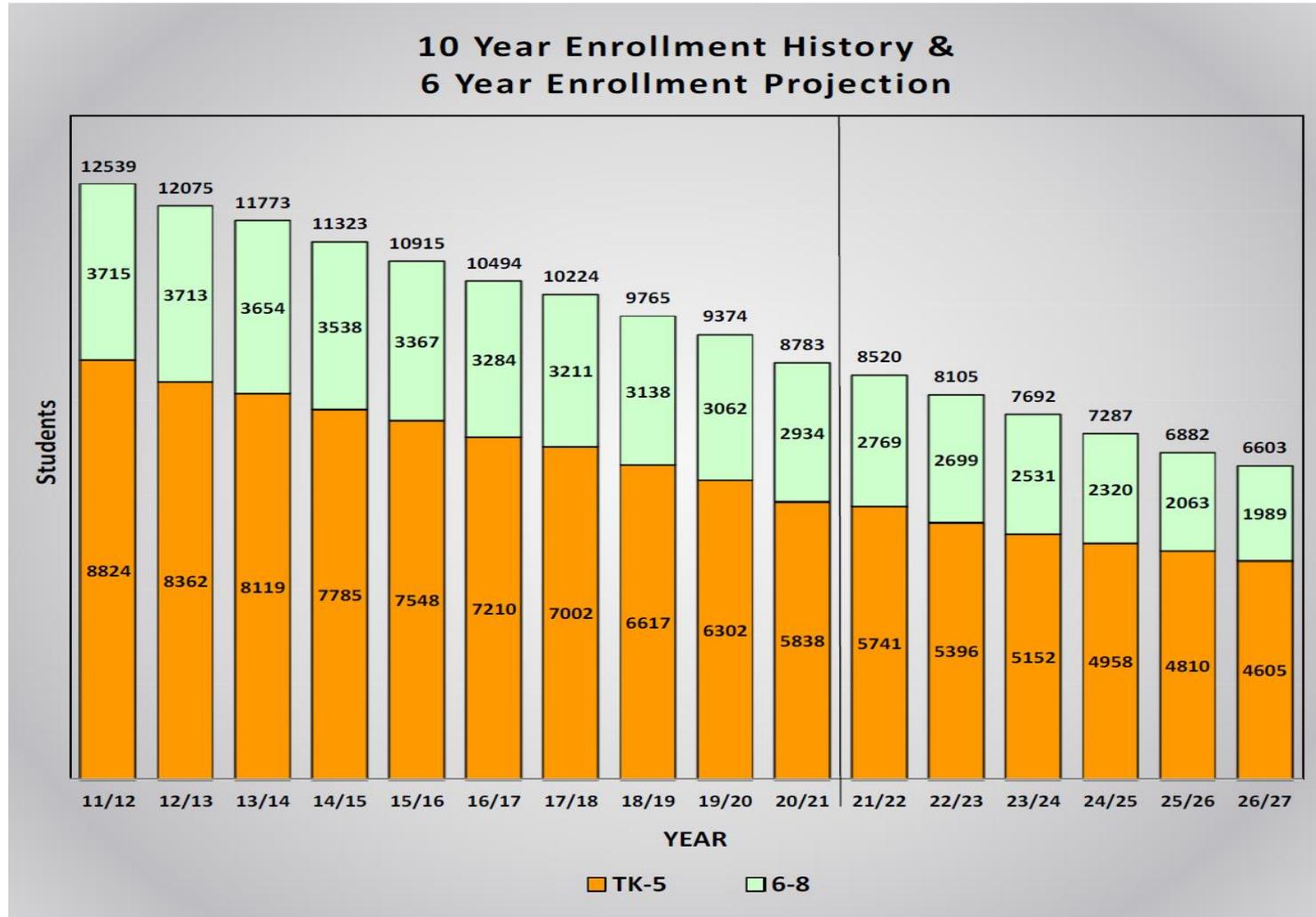
Presented March 25, 2021



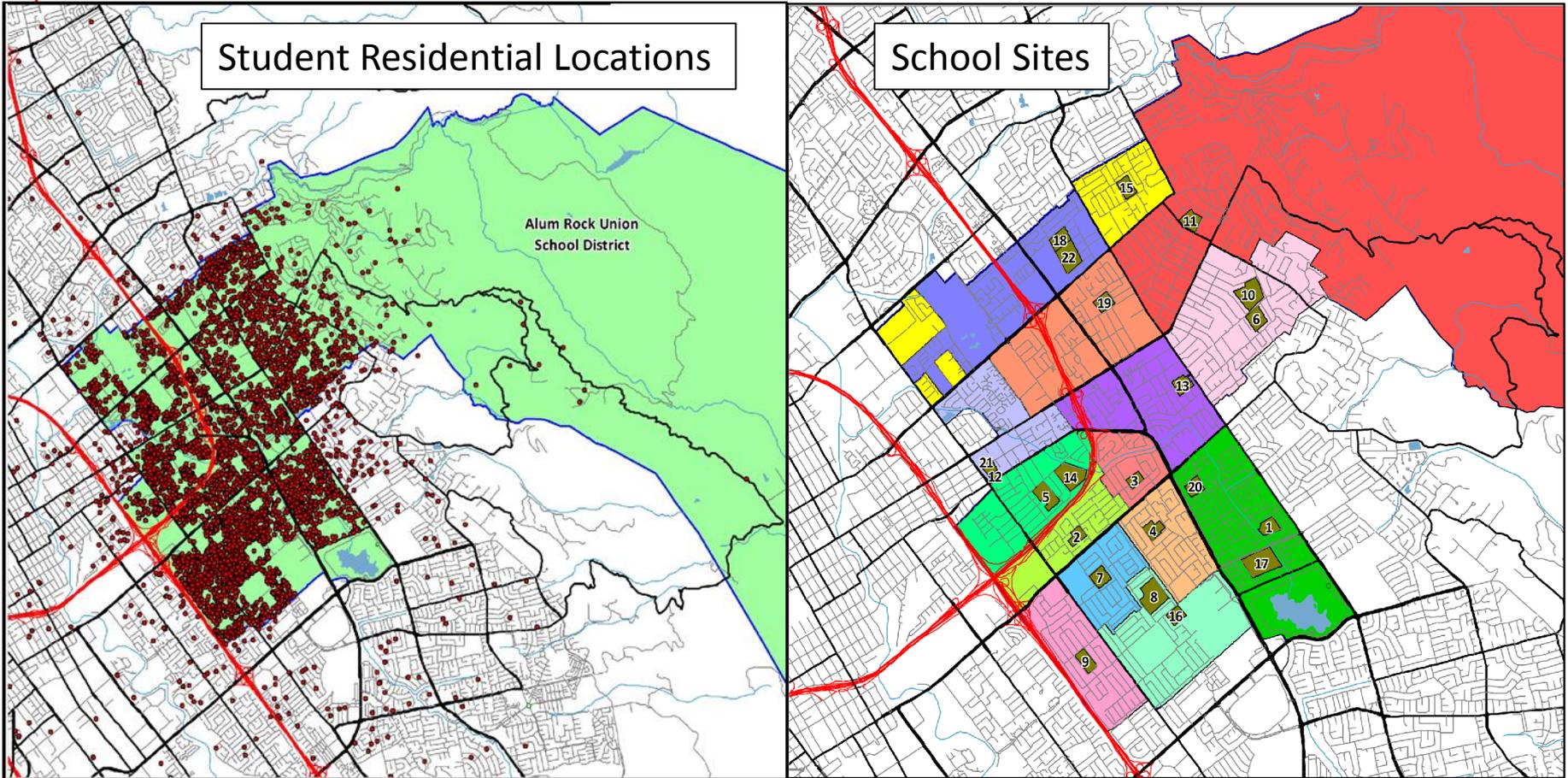
# Charter & Traditional School Locations



# ARUSD Enrollment Information



# 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       |    |          |    |             |



# Background

---

- For the Alum Rock Union School District severe declining enrollment and pressing budgetary concerns demand this action be undertaken
- The potential repurposing of school sites presents a difficult and unfortunate task for local school districts
- In total 9-10 sites may need to be repurposed over the next 6 years
  - Repurposing would be done in phases starting with the 2021-22 school year
- This presentation represents an overview of the repurposing process for the ARUSD



# Going Forward

---

- After a review of available criteria, as many as 3-4 sites must be earmarked for potential action
  - A minimum of approximately \$3-4 million in total operational savings is needed at this time
- In order to accomplish this mission, a process of review and evaluation has commenced that includes the establishment of a Facility Repurposing Committee whose responsibility it is to develop action recommendations for presentation to the Board of Education



# Repurposing Committee

---

As described in Ed Code Section 17387 et al

1. The Board of Education shall establish a committee to create facility repurposing recommendations. This committee will:
  - a) Review projected school enrollment and other data as provided by the district to support sites recommended for action
  - b) Provide input on acceptable potential uses of property, including the sale or lease of surplus real property pursuant to Ed Code Section 17458
  - c) Make a final preliminary recommendations on repurposing of identified surplus space and real property
  - d) Forward to the district governing board a report recommending uses of surplus space and real property.



# Facility Repurposing Guide

---

## Gathering Facts

- Program-based review based on tangible, quantifiable information
  - Demographic Study
  - Regular Operational Costs
  - Repurposing Consideration Criteria
  - COVID Reopening Considerations
  - Repurposing Options



# Resource Information

---

- Demographic Study information
  - 6-year enrollment projections by site
- School site operational cost analysis and comparison
- Potential repurposing options
  - Public agency offerings as defined by Ed Code
  - Alternate educational uses
  - Community support facilities
  - Sustainable income generating opportunities



# Demographic Study

---

- Demographic Study information
  - 6-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





# Facility Maintenance Consideration

---

- 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



# 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 CRITICAL 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 &               | 32         | 944             | 229              | 24.0                   | 140                        | 15.0                          | \$674,500                                |
| Renaissance Academy @ Fischer  | 10         | 295             | 294              | 99.6                   | 201                        | 72.0                          | \$213,000                                |
| 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 &               | 27         | 837             | 214              | 25.6                   | 100                        | 11.9                          | \$3,431,949                              |
| Renaissance Academy @ Mathson  | 10         | 310             | 276              | 89.0                   | 201                        | 64.8                          | \$1,269,351                              |
| 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>                      |

- School of choice



# Educational Operation Costs

---

- 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 additional central office administrative support expenses
  - Transportation
  - Maintenance & Operations
  - Technology Services
  - Business Office Support



# 2020-21 Admin/Utility Costs

| SITE                           | 20/21 ENROLLMENT | 20/21 CR UTILIZATION % | 26/27 PROJECTED ENROLLMENT | 26/27 PROJECTED UTILIZATION % | 20/21 ADMIN/UTILITY COSTS | 20/21 PER STUDENT ADMIN/UTILITY COSTS | 26/27 PER STUDENT ADMIN/UTILITY COSTS |
|--------------------------------|------------------|------------------------|----------------------------|-------------------------------|---------------------------|---------------------------------------|---------------------------------------|
| Adelante Dual Language Academy | 529              | 100.2                  | 416                        | 78.8                          | \$882,258                 | \$1,668                               | \$2,121                               |
| McCollam                       | 494              | 74.1                   | 513                        | 76.9                          | \$739,824                 | \$1,498                               | \$1,442                               |
| LUCHA                          | 286              | 87.5                   | 231                        | 70.6                          | \$572,922                 | \$2,003                               | \$2,480                               |
| Aptitud Academy                | 432              | 74.7                   | 391                        | 67.6                          | \$861,546                 | \$1,994                               | \$2,203                               |
| San Antonio                    | 296              | 54.2                   | 295                        | 54.0                          | \$770,396                 | \$2,603                               | \$2,612                               |
| Linda Vista                    | 486              | 59.6                   | 379                        | 46.4                          | \$766,457                 | \$1,577                               | \$2,022                               |
| Dorsa                          | 373              | 52.5                   | 293                        | 43.2                          | \$802,457                 | \$2,151                               | \$2,739                               |
| Sheppard Middle                | 571              | 57.0                   | 406                        | 40.6                          | \$890,013                 | \$1,559                               | \$2,192                               |
| George Middle                  | 487              | 58.3                   | 321                        | 38.4                          | \$849,872                 | \$1,745                               | \$2,648                               |
| Adelante II Academy            | 276              | 45.7                   | 226                        | 37.4                          | \$707,304                 | \$2,563                               | \$3,130                               |
| Meyer                          | 321              | 45.2                   | 265                        | 37.3                          | \$686,631                 | \$2,139                               | \$2,591                               |
| Hubbard Media Arts Academy     | 537              | 53.6                   | 369                        | 36.8                          | \$914,805                 | \$1,704                               | \$2,479                               |
| Ryan STEAM Academy             | 309              | 54.2                   | 204                        | 35.8                          | \$665,539                 | \$2,154                               | \$3,262                               |
| Russo McEntee Academy          | 402              | 49.6                   | 288                        | 35.5                          | \$716,777                 | \$1,783                               | \$2,489                               |
| Cassell                        | 348              | 49.4                   | 248                        | 35.2                          | \$740,963                 | \$2,129                               | \$2,988                               |
| Painter                        | 307              | 45.1                   | 235                        | 34.5                          | \$731,448                 | \$2,383                               | \$3,113                               |
| Lyndale                        | 294              | 38.5                   | 219                        | 28.7                          | \$723,457                 | \$2,461                               | \$3,303                               |
| Fischer Middle                 | 229              | 24.0                   | 140                        | 15.0                          | \$770,036                 | \$3,363                               | \$5,500                               |
| Renaissance Academy I          | 294              | 99.6                   | 201                        | 72.0                          | \$591,194                 | \$2,011                               | \$2,941                               |
| Ocala STEAM Academy            | 428              | 46.1                   | 264                        | 28.4                          | \$922,153                 | \$2,155                               | \$3,493                               |
| Cureton                        | 326              | 40.5                   | 222                        | 27.6                          | \$690,230                 | \$2,117                               | \$3,109                               |
| Mathson Middle                 | 214              | 25.6                   | 100                        | 11.9                          | \$668,876                 | \$3,126                               | \$6,689                               |
| Renaissance Academy II         | 276              | 89.0                   | 201                        | 64.8                          | \$508,966                 | \$1,844                               | \$2,532                               |
| Chavez                         | 268              | 33.0                   | 163                        | 20.1                          | \$704,069                 | \$2,627                               | \$4,319                               |
| <b>DISTRICT TOTALS</b>         | <b>8,783</b>     | <b>52.3</b>            | <b>6,603</b>               | <b>39.3</b>                   | <b>\$17,878,193</b>       | <b>\$2,036</b>                        | <b>\$2,708</b>                        |

Notes:  
Custodial and utility costs are split between Mathson/Renaissance and Fischer/Renaissance respectively

- School of choice

| ADMIN/UTILITY COST ITEMS |                      |                      |
|--------------------------|----------------------|----------------------|
| 1) Principal             | 5) Community Liaison | 9) TOSA - VILS Grant |
| 2) Vice Principal        | 6) Health Assistant  | 10) Utilities        |
| 3) School Admin          | 7) 2 Custodians      |                      |
| 4) Office Assistant      | 8) Campus Para       |                      |



# Possible Repurposing Criteria

---

- Currently most underused sites
- Most severe anticipated enrollment drops over the next 6 years
- Charter proximity and the ability to retain students from repurposed facilities
- Program offerings
- Cost of operation vs enrollment
- Repurposing potential
- Path of travel concerns



# Potential Reuse Options

---

- Health Clinics
- Homeless Shelter
- Day Care
- Community Support Tech Center
- Senior Housing
- Alternate education use
  - Community College/Higher Education Satellites
  - Community Awareness/Support Programs
  - Adult Education
- Community Arts Program
- Sell Properties
- Create Sustainable Income Stream Opportunities through business partnerships
- Teacher housing
- Non-profit Use Opportunities
- Construction Industry Apprenticeship Program/Training Sites



# Next Steps For the Committee

---

- Preliminarily identify sites for repurposing consideration
- Hold a Community Forum to offer the public background and discuss options
- Use all available information, comments and suggestions to formulate a list of recommended sites for Board consideration
- Prepare and present a repurposing report for the Board of Education to review and act upon



# Facility Repurposing Committee Calendar

| Date                 | Overview  | Location              |
|----------------------|---|-----------------------|
| • <b>February 25</b> | Committee forms recommendations for first site repurposing locations      | Zoom Meeting – 5PM    |
| • <b>March 4</b>     | Establish repurposing recommendations and being report format development | Zoom Meeting –5PM     |
| • <b>March 10</b>    | <del>Community Forum</del> <b>RESCHEDULED</b>                             | Zoom Meeting - 5:30PM |
| • <b>March 11</b>    | Board Update on Committee progress  | ARUSD BOE Meeting     |
| • <b>March 18</b>    | Committee continues to form recommendations                               | Zoom Meeting – 5PM    |
| • <b>March 25</b>    | Community Forum   | Zoom Meeting - 5:30PM |
| • <b>April 1</b>     | Draft Committee report format for review and approval                     | Zoom Meeting – 5PM    |
| • <b>April 15</b>    | Draft Facility Repurposing Report To Board of Education                   | ARUSD BOE Meeting     |
| • <b>May 13</b>      | Board approval of Final Facility Repurposing Report                       | ARUSD BOE Meeting     |

