REPORT AND RECOMMENDATIONS OF THE
ALUM ROCK UNION ELEMENTARY SCHOOL DISTRICT
FACILITIES REPURPOSING ADVISORY COMMITTEE

April 27, 2021

SUBMITTED BY: The District's Facilities Repurposing Advisory Committee
TO: The Governing Board of the Alum Rock Union Elementary School District
DATE: April 29, 2021

I. INTRODUCTION

On January 14, 2021, pursuant to Education Code Section 17388, et seq., the District's Governing Board unanimously approved the establishment of the District's Facilities Repurposing Advisory Committee (the "Advisory Committee") for the purpose of reviewing projected school enrollment and other data to determine the amount of surplus space and real property, establishing a priority list of use of surplus space and real property that will be acceptable to the community, cause to have circulated throughout the district a priority list of surplus space and real property and provide for hearings of community input to the committee on acceptable uses of space and real property, make a final determination of limits of tolerance of use of space and real property, and forward to the district governing board a report recommending uses of surplus space and real property.

The Education Code provides that the Advisory Committee must consist of not less than seven (7) and not more than eleven (11) members, and must be represented by each of the following: (a) the ethnic, age group, and socioeconomic composition of the District; (b) the business community, such as store owners, managers, or supervisors; (c) landowners or renters, with preference to be given to representatives of neighborhood associations; (d) teachers; (e) administrators; (f) parents of students; and (g) persons with expertise in environmental impact, legal contracts, building codes, and land use planning, including, but not limited to knowledge of the zoning and other land use restriction of the cities or cities and counties in which surplus space and real property is located.

On January 25, 2021, and in accordance with the committee membership requirements of Education Code section 17389 the Board appointed the following persons as members of the Committee:

- Brandi Salcido - DAC (District Advisory Committee)
- Araceli Ortiz - DELAC (District English Learner Advisory Committee)
- Alberto Torres - SPARC (Superintendent Parent Advisory Resource Council)
- Jocelyn Merz - AREA (Alum Rock Educator's Association)

- Brenda Zendejas - CSEA (California School Employees' Association)
- Edgar Gudiel - TEAMSTERS (Local 150)
- Maria Martinez - ARAA (Alum Rock Administrator's Association)
- Ray Turner - Community at Large (Facilities)
- Natalie Abal - Community at Large (Business)

The Advisory Committee consists of nine (9) individuals who, collectively, meet all the required categories of representation per the Education Code.

At its first meeting the Advisory Committee elected member Natalie Abal as Chairperson of the Advisory Committee. The Advisory Committee was co-facilitated by Rene Sanchez, Assistant Superintendent of Instructional Services.

II. THE ADVISORY COMMITTEE REVIEW PROCESS

The Advisory Committee met 11 times per the schedule below. All Advisory Committee meetings and public forums were held virtually and were posted and agendas created in accordance with the Brown Act.

Meeting/Forum Date	Type
1/28	Advisory Committee Meeting
2/4	Advisory Committee Meeting
2/18	Advisory Committee Meeting
2/25	Advisory Committee Meeting
3/4	Advisory Committee Meeting
3/10	Advisory Committee Meeting
3/18	Advisory Committee Meeting
3/25	Community Forum
4/1	Advisory Committee Meeting
4/22	Advisory Committee Meeting
4/27	Advisory Committee Meeting

As part of its work, the Advisory Committee considered the following reports, studies and information, and the comments from members of the public:

1. 2020/21 Demographics And Enrollment Projections prepared by SchoolWorks, Inc.
2. Facility Repurposing Overview including facility utilization 5-Year overview, school site operational cost analysis, and comparison and repurposing options.
3. Facility Review
4. Facility Repurposing Information Update
5. Facility Repurposing Information and Considerations
6. Facility Repurposing Information including repurposing criteria and re-use options

A copy of all agendas, materials and meeting minutes is posted on the District website at: https://www.arusd.org/board-of-trustees/board-committees/facilities-repurposing-advisory-committee

The Advisory Committee invited and considered public comments during each public meeting and during the Community Forum.

III. SITE AND INFORMATION REVIEW

As part of its work, the Advisory Committee reviewed and examined 5-year enrollment projections for each of the District's school sites, including a comparison of current and future enrollments versus seating capacity. The Advisory Committee also considered a 5-Year overview of facility utilization including operational cost analyses and comparisons (e.g., utility costs, etc.) reflecting the impact of individual site expenses on the District's overall budget, and maintenance considerations for all the District's school sites.

In connection with potential ***partial*** repurposing of facilities, the Advisory Committee used the above information to review the currently most underused sites, which sites would have the most severe anticipated enrollment drops over the next 6 years, the locations of charter schools and the ability to retain students from ***partially*** repurposed facilities, the District's program offerings, the cost of operation vs enrollment, repurposing options, and path of travel concerns.

The Advisory Committee also considered the potential for reutilization of existing HVAC capital modernization and improvements, information regarding District programs including, e.g., Special Education programs and arts programs.

Based on its review, the Advisory Committee considered the following school sites for initial consideration for ***partial*** repurposing based on declining enrollment, additional projected declining enrollment, facility under-utilization and operations cost considerations:

- Adelante Elementary I & II K-8 Schools
- Chavez Elementary School
- Cureton Elementary School
- Dorsa Elementary School
- Fischer Middle School
- Hubbard K-8 School
- LUCHA Elementary School
- Lyndale Elementary School
- Mathson Middle School
- Ocala Middle School
- Painter Elementary School
- Russo/McEntee Elementary School
- Ryan Elementary School
- San Antonio Elementary School
- Sheppard Middle School

The Advisory Committee considered the following options for reuse, disposition, or repurposing ***(full or partial)*** of under-utilized school sites and facilities:

1. Health Clinics
2. Homeless Shelter
3. Day Care facilities
4. Community Support Tech Center
5. Senior Housing
6. Alternate education use (e.g., Community College/Higher Education Satellites, Community Awareness/Support Programs, Adult Education, Community Arts Program
7. Sell Properties
8. Create Sustainable Income Stream Opportunities through business partnerships
9. Development as teacher housing
10. Non-profit Use Opportunities
11. Construction Industry Apprentice Program/Training Sites

IV. ADVISORY COMMITTEE RECOMMENDATIONS

The Advisory Committee benefitted from the submittal of multiple proposed recommendations by committee members. Based on the information reviewed and considered and the substantial community testimony and input, the Advisory Committee recommends the following to the District's Board of Trustees

a. Amount Of Surplus Space And Real Property

Based on current and projected declines in enrollment, and the extent of under-utilization and operational costs and impacts to the District's budget and financial resources, the Advisory Committee recommends that the Board of Trustees declare [consider declaring] the following sites, or portions thereof, as surplus;

1. All sites that have unoccupied space which can be used for alternative purposes without closing the facility to school use.

b. Priority List Of Use Of Surplus Space And Real Property

The Advisory Committee recommends that the Board of Trustees consider the following priority list of uses of surplus real property and facilities:

1. Early start/intervention programs
2. Daycare for all ages (including those of staff)
3. Trade apprentice programs/Adult education classes (technology support, neighborhood empowerment)/Evergreen extension classes/ Other alternate education uses
4. Special Education County Programs as appropriate

c. Limits Of Tolerance Of Use Of Space And Real Property

The Advisory Committee recommends that the Board of Trustees consider the following limits of tolerance when considering the use of District surplus and real property:

1. Do not sell properties
2. Do not allow vacancy that would permit a charter school takeover
3. No homeless support activities
4. Follow Board policy regarding lease options for any surplus property (no long-term leases)
5. No adult industries (i.e., liquor sales, cannabis sales)
6. No activity that creates toxic waste which could impact the community

d. Recommended Uses Of Surplus Space And Real Property

The Advisory Committee recommends to the Board of Trustees that the District's surplus property be used for the following:

1. Use any unoccupied space at elementary schools for daycare (before and after school for all ages) and expanded pre-school offerings.
2. Use other unoccupied middle or elementary school space for
    a. Adult Education
    b. Trade School programs.
    c. Health Care Centers
    d. Community College extension programs
    e. Community agriculture/garden programs
3. MACSA – Use as Community College Extension Program Site

APPROVED BY THE ARUESD FACILITIES REPURPOSING ADVISORY COMMITTEE ON April 27, 2021.

_____
Natalie Abal
Committee Co-Chair

_____
Rene Sanchez
Committee Co-Chair

Attachments

APPENDIX A

WRITTEN RECOMMENDATIONS AS PROVIDED BY INDIVIDUAL COMMITTEE MEMBERS

Recommendations from Ray Turner 4.19.21

First choice (no students moved):

- Repurpose unused parts of: Fischer, Mathson, and/or Ocala for development of affordable housing for teachers and seniors
- Repurpose unused parts of: Lyndale, Cureton, Chavez as extended child care for teachers and school families and adult education classes

Second choice (students relocated):

- Combine Fischer & Mathson at either site and combine Renaissance Academies at same site repurposing one site for development of affordable housing for teachers and seniors with community center
- Close Cureton moving students to Lyndale; City and/or County to provide education opportunities to community at Cureton; Evergreen extension classes
- Close Chavez moving students to San Antonio and Dorsa; find partners to open a health clinic, adult ed. classes, neighborhood empowerment, and Community Support Tech Center(job training, technology support) at Chavez providing high value to the community

Recommendations from Ray Turner 3.18.21

Ray Turner 3.18.21
ARUSD Facilities Repurposing

1) **Close Chavez** moving 168 students to San Antonio and 100 students to Dorsa saving $1.884M Maintenance, $.704M Admin/Utility, and $2.854M Operational costs
2) **Close Lyndale** moving 294 students to Cureton(134), Ryan(80), and Russo(80) saving $4.38M Maintenance, $.723M Admin/Utility, and $3.469M Operational costs
3) **Close Mathson** Middle moving 276 Renaissance students to Fisher Renaissance and 214 students to Fischer saving $4.701M Maintenance, $1.168M Admin/Utility, and $4.794M Operational costs (Closing Fischer & moving to Mathson saves more operational but much less maintenance: $.887M/1.361M/4.910M)

Total savings:
$10.965M Maintenance
$2.605M Admin/Utility costs
$11.117M Operational savings

Possible uses for **Chavez**: Community Center, Health center/clinic, expand Kidango preschool program, Food panty/distribution, adult ed/ESL/computer classes. After school homework center, child care. Possible partners: Amigos de Guadalupe, County, Kidango, Somos, Mexican Heritage Center, San Jose City, Google, Adobe, banks
Future: Close Ocala or Sheppard in 2-3 years

BTW: *Student Attendance Matrix* missing some schools and # of students for Adelante don't agree with other charts.

Maria Martinez FRAC Recommendations 4.20.21

IV. ADVISORY COMMITTEE RECOMMENDATIONS

Closures of
1. Chavez Elementary
2 LUCHA
3. Fischer Middle School

Closing Chavez Elementary would allow for students to attend San Antonio Elementary and/or LUCHA (on the Mathson campus.)

LUCHA and Renaissance could become a TK-8th grade school on the Mathson Campus. LUCHA feeds into Renaissance so this would be a natural progression for students. This would require 2 principals. 1 for the TK-5, 1 for the 6th-8th. Or a principal and an AP.
Those currently at Mathson could attend Aptitud or stay at Ren@LUCHA.

Closing Fischer Middle School would allow for students to attend Ocala STEAM Academy or Hubbard Media Arts Academy . The Fischer Campus could be use a a health clinic, or community resource center, or to house the 2 Renaissance Schools with Separate Administration, or 2 tracks to maintain integrity to the program. It is not recommended that both Renaissance be combined into 1.

Jocelyn Merz Repurposing Proposal 4.11.21

As one member of the Facilities Repurposing Committee, I am absolutely NOT in favor of closing ANY Alum Rock USD schools before or during the 2021-22 school year. It is my opinion that our students and community need us to provide as much familiarity and stability as possible, considering the effect the pandemic has had on everyone. Many of our families have suffered severe losses over the last year. This is not the time to take away their home school.

I could support the consolidation of two schools currently located on one site in order to save administrative costs. For example, Fischer and Renaissance at Fischer could consolidate to be one school, and Mathson and Ren at Mathson could do the same. No students would need to relocate.

If a school site is closed, forcing the students to go elsewhere, that leaves the door wide open for them to go to a charter. That would not benefit the district at all. One of our goals is to increase our enrollment, not contribute to the decline.

I am very supportive of repurposing some of the classrooms on sites where space is available. It's my opinion that if we use that available space to meet some of the needs of our community, not only could it increase enrollment, it could lead to a stronger, safer community.

As a working parent (and now grandparent), I understand the importance of having **on-site daycare** for students before and after school. It could be operated by a community partner (YMCA, Kidango, etc.). It would generate some revenue, but more importantly, it would help the working parents by providing a safe space for their children to play, do homework, etc.

Not only could **before/after school daycare** be provided for our students, we could also offer daycare for our employees' children...again bringing in revenue and fulfilling an important need.

Partnering with some of the community groups, I think expanding the current **preschool** programs and adding them at other sites where rooms are available, would also fulfill a need. At the same time, it would open a pathway for entry to kindergarten.

Since we are an educational institution, some of our facilities could be used for **adult ed classes**, either during the day or in the evening.

Also, there may be **community groups looking for working space to rent or lease**. Of course, any group would have to be vetted since they would possibly be operating during school hours.

I know it does not bring revenue, but putting back a **library** at each school site is a necessity for our students!

Repurposing classrooms might involve some shifting of current occupied classrooms in order to have several available rooms side by side. That should not present a problem.

I think it's important to approach this with the goal of meeting the needs of our community, thus strengthening the culture and purpose of our schools as a foundation for our neighborhoods.

Thank you,

Jocelyn B. Merz,
President, Alum Rock Educators' Association
Mt. Hamilton Council CTA/NEA
Office: (408) 272-0601 ext. 212 Cell: (408) 209-6181
email: areapresident@gmail.com

Jocelyn Merz Repurposing Proposal 3.16.21

Dear Committee Members,
After much consideration and review of all the information we have available so far, I would like to bring forth a proposal that I believe will be in the best interest of the students, staff, and community, as well as meeting the needs of the district.

My main intention was to look at ideas that will prevent the need for students to move to a different school site. This will not only avoid the inconvenience and unsafe conditions created by getting to a different site, but will avoid opening the doors for students to leave the district altogether if they must relocate schools.

In order to save administrative costs, I propose combining Mathson Middle School and Renaissance at Mathson on the Mathson site. I also propose combining Fischer Middle School and Renaissance at Fischer on the Fischer Middle School site. Not only will it save administrative costs, all students will remain at their current school site.

I also propose repurposing some of the classrooms toward the back side of Russo/McEntee. Currently, Kidango is located at the far side of the rear parking lot. I think it would be worth reaching out to them to see if they are interested in expanding and leasing more classrooms for preschool use.

Another need that our district has had for the 30+ years I have taught in Alum Rock is for before and after school daycare for our students. There are several elementary sites, currently operating under capacity, that are built in such a way that either several classrooms or a wing of rooms could serve as a before/after school daycare for its students or as a separate daycare.

Not only are these ideas that would fill a great need for our community and families, but they could be an ongoing source of revenue.

I suggest Ryan or Cureton sites be considered for this partial repurposing also. They are operating under capacity and, the way the classrooms are situated on the campuses, could lend themselves to many other purposes without disturbing the educational structure of the schools.

These ideas would prevent the closure of any school site, therefore preventing the relocation of any students or teachers. It would also reduce the stress, anxiety, and upset by the Alum Rock community. Actually, it may even serve to attract more families to our schools if we can offer extended childcare or preschools.

This last year lives have been turned upside down. We literally went from full on-site learning to total distance learning overnight. It has been an incredibly challenging and difficult time for all. The last thing anyone needs right now is more change or chaos to their lives, especially our students. This proposed plan would provide stability for all. It would also provide opportunities for revenue to the district, while at the same time, fulfill preschool and/or childcare needs of the community. It would also provide an entry for preschoolers to transition to Alum Rock schools and help to offset the declining enrollment.

Please seriously consider this proposal.

Thank you, Jocelyn

Edgar Gudiel FRAC Recommendations 4.1.21

ARUSD School Repurposing
Edgar Gudiel 4.1.21

Hello Kolvira,

Per your request, the following is an explanation and suggestion of sites to consider for closure.

I strongly feel that in order to retain the most students already living within our District borders, we must consider the sites that physically lie deeper within our perimeter boundaries. Closing sites along our perimeter boundaries could possibly leave us vulnerable to losing those students to the neighboring school districts.

Closing Russo/McEntee would allow dispersion of students to Painter, McCollam, Linda Vista, San Antonio and Lyndale.

Closing Cassell would send the remaining students to Aptitud Goss, Dorsa, Ryan and Adelante ll.

Closing Dorsa would divide the students between Adelante ll, Hubbard, Cassell and Aptitud Goss.

Lastly, closing LUCHA would allow San Antonio to absorb those students into their site. Chavez could be another option.

Edgar Gudiel
Day Lead Custodian/Project Support
Alum Rock Union School District
408 426 0210

Natalie Abal FRAC Recommendations 4.19.21

Natalie Abal

The Advisory Committee considered the following options for reuse, disposition or repurposing of under-utilized school sites and facilities:

1. Health Clinics
2. Homeless Shelter
3. Day Care facilities
4. Community Support Tech Center
5. Senior Housing
6. Alternate education use (e.g., Community College/Higher Education Satellites, Community Awareness/Support Programs, Adult Education, Community Arts Program
7. Sell Properties
8. Create Sustainable Income Stream Opportunities through business partnerships
9. Development as teacher housing
10. Non-profit Use Opportunities
11. Construction Industry Apprentice Program/Training Sites

IV. ADVISORY COMMITTEE RECOMMENDATIONS

The Advisory Committee benefitted from the submittal of multiple proposed recommendations by committee members. Based on the information reviewed and considered and the substantial community testimony and input, the Advisory Committee recommends the following to the District's Board of Trustees

a. Amount Of Surplus Space And Real Property

Based on current and projected declines in enrollment, and the extent of under-utilization and operational costs and impacts to the District's budget and financial resources, the Advisory Committee recommends that the Board of Trustees declare [consider declaring] the following sites, or portions thereof, as surplus;

1. Consolidate Fischer & Renaissance @ Fischer to one school
2. ___ & Consolidate Mathson & Ren. @ Mathson to one school. (No students would need to relocate)

*I strongly recommend to not move or close any sites.

b. Priority List Of Use Of Surplus Space And Real Property

*I don't recommend this but if I had to make a choice to close a site in addition to the above, I would choose Cureton since it's in between Lyndale & Linda Vista. I still don't recommend this as of now & would prefer to consolidate & repurposing classrooms on sites w/ available space.

The Advisory Committee recommends that the Board of Trustees consider the following priority list of uses of surplus real property and facilities:

2 a. Early Start/Intervention/etc
1 b. Daycare → all ages
3. Alternate Ed use (Early start to School Age)
4. Non-profit use opportunities
- ~~Reuse~~ Apprentice Programs (could of this may Alternate Ed)
- Business Partnerships

same/similar

4

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c. Limits Of Tolerance Of Use Of Space And Real Property

The Advisory Committee recommends that the Board of Trustees consider the following limits of tolerance when considering the use of District surplus and real property:

1. _____; Do Not sell
2. _____; Do not allow vacancy for another Charter to
3. _____; come in. We are saturated w/ Charters, and
4. _____. some of them are underperforming. No more Charters.

d. Recommended Uses Of Surplus Space And Real Property

The Advisory Committee recommends to the Board of Trustees that the District's surplus property be used for the following:

1. _____; Please see item b on prior page
2. _____;
3. _____;
4. _____.

APPROVED BY THE ARUESD FACILITIES REPURPOSING ADVISORY COMMITTEE ON _____, 2021.

_____

Natalie Abal
Committee Chair

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Brenda Zendejas FRAC Recommendations 4.20.21

After a lot of deliberation the Committee agreed we would partially repurpose schools instead of consolidating them completely. As a committee we strategize on how to make the most efficient use of these properties in timely, financially practical ways that return them to constructive use quickly. We carefully tried to create a process that would not only be transparent, but would actively seek community input. We agreed that we would each write our own proposal. Lastly we agreed to submit our recommendations together as a committee.

This is my proposal:

1. A phase repurposing process that reflects a set of guiding principles. Immediate partial reuse, competitive partial repurpose use through revitalization partners.
2. Community engagement that is authentic and fully informed
3. Facilitate projects with high community value.

1. We need to help preserve buildings and reduce maintenance costs, some temporary leases should be extended to non-governmental organizations, and government organizations until a final repurposing plan can be adopted if needed. Many of these buildings can create opportunity and positive change in their communities needs.
2. Community engagement is very important. We have to ensure that any school being partially repurposed understands the needs of the community based on each school location. Stakeholders and community members should be offered the ability to review and provide input into all proposals.
3. Bring in state, county, and non profit programs that can partially use the facilities.

Saying this I recommend to repurpose partially the schools that ada has gone down and expenditure for long time fixtures exceeds 1 million dollars or more We have one facility not being used I recommend to fully repurpose.
Schools that I recommend to partially use are

MACSA Center (no students) Mathson
Middle school (214 students) Chavez
Elementary (268 students)
San Antonio Elementary (294 Students)
Painter Elementary (307 Students) Ryan
Elementary (309 students) Lyndale
Elementary (330 students)

MACSA center currently has no students and we can fully repurpose this building to a college extension program. (Evergreen college extension program)

Mathson Middle School We can partially repurpose it and add childcare centers and counseling centers and band programs. (Kidango, or County program, nonprofit, Aj tutoring)

Chavez Elementary can also be partially repurposed to early education programs and testing centers for eye exams, Band programs, hearing centers and resource centers. (kidango, healthier kids foundation and catholic charity)

San Antonio Elementary can also be partially repurposed to child care centers, early education and testing facilities. (First 5, County, State, Healthier kids)

Ryan Elementary could be partially repurposed to early childhood programs and tech after school programs, (First 5, County, and Kumon)

Painter Elementary could be partially repurposed to afterschool programs. (kumon, genius kid after school, ALOHA)

Lyndale Elementary can be partially repurposed to childcare centers, blind and deaf programs, testing centers for hearing and eye exams. We could also use this building at night for english classes for parents. (FIRST 5, State programs, and Healthier kids, County)

In the case that partial repurpose is not working these are my recommendations to fully repurpose these schools.

Adelante Dual Academy (529 Students) Adelante
II Dual Academy (276 Students)

move students to:
Clyde Fisher Middle School (292 students)
Then moving Fisher students to Renaissance academy and Ocala
Both Adelante Dual Academy schools can be put in the Fisher Middle school building.
Fisher Middle school children can be transferred to Renaissance Academy and Ocala middle school.
We put portables if needed to accommodate capacity.

Adelante Dual Academy could be fully repurposed for a child care center facility, and early education with testing sites for hearing and eye exams.

Adelante Dual II could be fully repurposed to be used as a senior center facility with some county programs for dental and eye exam centers. Would also recommend renting some space for chiropractic or alignment space.

APPENDIX B

FINAL PRESENTATION TO THE COMMITTEE

APRIL 22, 2021

Committee Action Recommendations

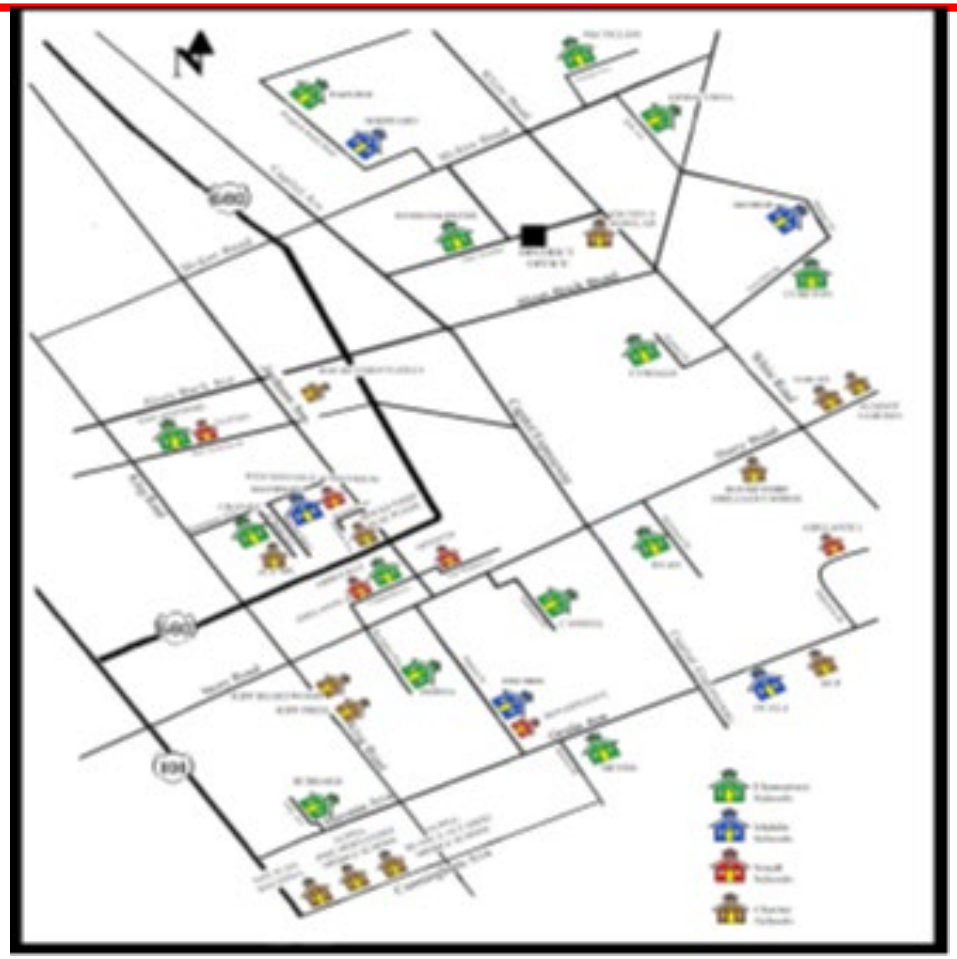
An Informational Presentation to the

Alum Rock Union Elementary School District

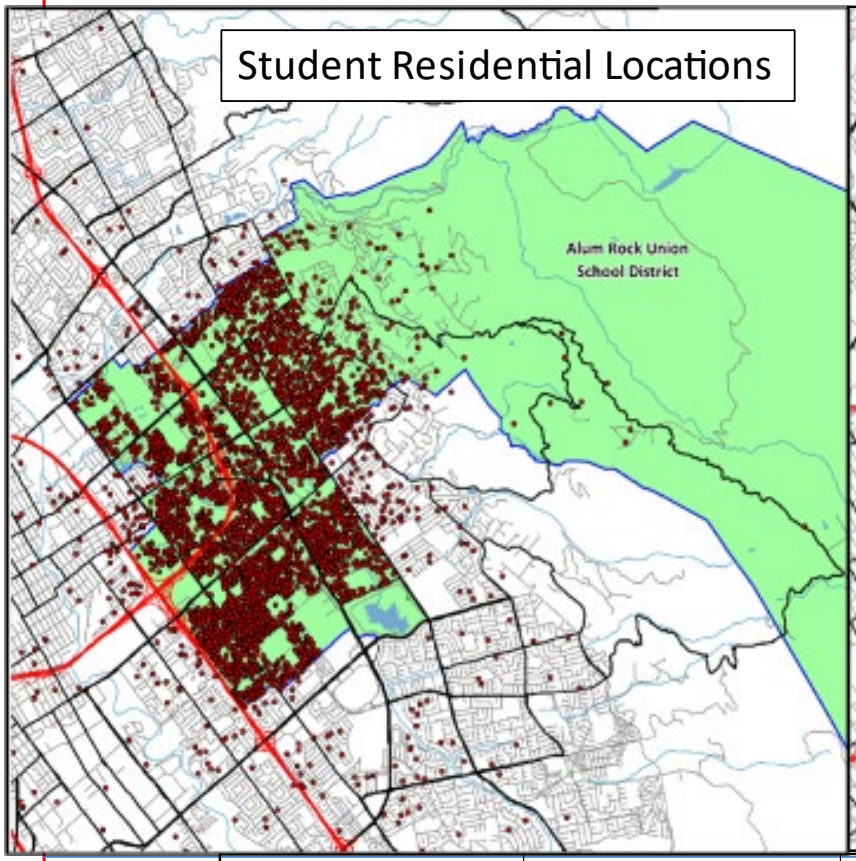
Facility Repurposing Advisory Committee

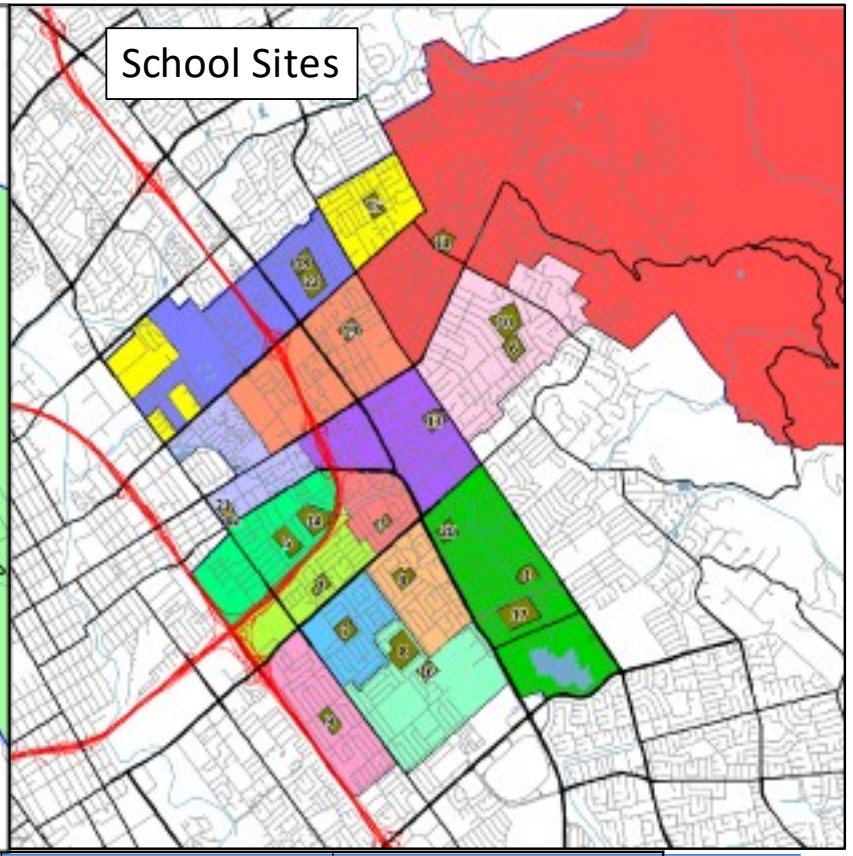
Presented April 22, 2021

Charter & Traditional School Locations



2020-21Students/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				

FRAC Action Recommendations

RECOMMENDATIONS - GENERAL REPURPOSING OPTIONS

- General repurposing suggestions
  - Early start/intervention programs 1 iiiii
  - Daycare for all ages (including staff) (all ages) 2 iiiii/1
  - Non-profit opportunities
  - Trade apprentice programs/Adult education classes (technology support, neighborhood empowerment)/Evergreen extension classes/ Other alternate education uses 3 iiiii/2

FRAC Action Recommendations

RECOMMENDATIONS - SITE SPECIFIC REPURPOSING OPTIONS

- Combine Fischer, Mathson and the Renaissance Programs at one site
  - Affordable teacher/senior housing with community center
- Sites with more than $1 million in anticipated maintenance costs
  - MACSA Center– College extension program
  - Mathson Middle– Childcare/counseling centers/band program
  - Chavez– Early education program/health center/band program/Community Support Tech Center/resource center
  - San Antonio- Childcare/early education/testing facility
  - Painter– Afterschool programs
  - Ryan– Early childhood programs
  - Lyndale– Childcare/ blind & deaf programs/health center/adult evening ESL courses
- Fischer Middle– Health center/community resource center
- Consolidate Fischer & Renaissance I
- Consolidate Mathson & Renaissance II
- Multiple repurposing options at Ryan and Cureton
- Kidango expansion at Russo/McEntee

FRAC Action Recommendations

RECOMMENDATIONS (All) - POTENTIAL CLOSURES

- Chavez – Students to San Antonio. LUCHA (on Mathson Campus)
- Chavez – Students to San Antonio, Dorsa
- LUCHA – Move program to Mathson
- Fischer Middle – Students to Ocala or Hubbard
- Adelante I & II/Fischer Middle–Adelante I & II students to Fischer/Fischer students to Renaissance & Ocala
- Cureton – Students to Lyndale and Linda Vista
- Cureton – Students to Lyndale
- Russo/McEntee – Students to Painter, McCollam, Linda Vista San Antonio, Lyndale
- Cassell – Students to Aptitud, Goss, Dorsa, Ryan, Adelante II
- Dorsa – Students to Adelante II, Hubbard, Cassell, Aptitud Goss

FRAC Action Recommendations

RECOMMENDATIONS (All) - REUSE TOLERANCE ISSUES

- Do not sell properties
- Do not allow vacancy that would permit a charter school takeover
- Other options for consideration

Facility Utilization 6-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 &	32	944	229	24.0	140	15.0
Renaissance Academy @ Fischer	10	295	294	99.6	201	72.0
Ocala STEAM Academy	32	929	428	46.1	264	28.4
Cureton	32	804	326	40.5	222	27.6
Mathson Middle &	27	837	214	25.6	100	11.9
Renaissance Academy @ Mathson	10	310	276	89.0	201	64.8
Chavez	32	811	268	33.0	163	20.1
DISTRICT TOTALS	**641**	**16,786**	**8,783**	**52.3**	**6,603**	**39.3**

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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**
DISTRICT TOTALS	**641**	**16,786**	**8,783**	**52.3**	**6,603**	**39.3**	**$62,849,800**

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2020-21 Admin/Utility Costs

SITE	20/21 ENROLLMENT	20/21 CR UTILIZATION %	26/27 PROJECTED ENROLLMENT	26/27 PROJECTED UTILIZATION %	20/21 ADMIN/UTILTY 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	$882,25	$1,668	$2,121
McCollam	494	74.1	513	76.9	$739,82	$1,498	$1,442
LUCHA	286	87.5	231	70.6	$572,92	$2,003	$2,480
Aptitud Academy	432	74.7	391	67.6	$861,54	$1,994	$2,203
San Antonio	296	54.2	295	54.0	$770,39	$2,603	$2,612
Linda Vista	486	59.6	379	46.4	$766,45	$1,577	$2,022
Dorsa	373	52.5	293	43.2	$802,45	$2,151	$2,739
Sheppard Middle	571	57.0	406	40.6	$890,01	$1,559	$2,192
George Middle	487	58.3	321	38.4	$849,87	$1,745	$2,648
Adelante II Academy	276	45.7	226	37.4	$707,30	$2,563	$3,130
Meyer	321	45.2	265	37.3	$686,63	$2,139	$2,591
Hubbard Media Arts Academy	537	53.6	369	36.8	$914,80	$1,704	$2,479
Ryan STEAM Academy	309	54.2	204	35.8	$665,53	$2,154	$3,262
Russo McEntee Academy	402	49.6	288	35.5	$716,77	$1,783	$2,489
Cassell	348	49.4	248	35.2	$740,96	$2,129	$2,988
Painter	307	45.1	235	34.5	$731,44	$2,383	$3,113
Lyndale	294	38.5	219	28.7	$723,45	$2,462	$3,303
Fischer Middle	**229**	**24.0**	**140**	**15.0**	**$770,03**	**$3,363**	**$5,501**
Renaissance Academy I	**294**	**99.6**	**201**	**72.0**	**$591,19**	**$2,011**	**$2,941**
Ocala STEAM Academy	428	46.1	264	28.4	$922,15	$2,155	$3,493
Cureton	326	40.5	222	27.6	$690,23	$2,117	$3,109
Mathson Middle	**214**	**25.6**	**100**	**11.9**	**$668,87**	**$3,126**	**$6,688**
Renaissance Academy II	**276**	**89.0**	**201**	**64.8**	**$508,96**	**$1,844**	**$2,532**
Chavez	268	33.0	163	20.1	$704,06	$2,627	$4,319
DISTRICT TOTALS	**8,783**	**52.3**	**6,603**	**39.3**	$17,878,19	$2,036	$2,708

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

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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	

Next Steps For the Committee

- Finalize sites for repurposing/closing consideration
- Prepare and approve report on recommended sites/actions for Board consideration
- Prepare and present the repurposing advisory report for the Board of Education for review and action

Final Recommendations

FACILITY REPURPOSING ADVISORY COMMITTEE RECOMMENDATIONS

Amount Of Surplus Space And Real Property

a) Based on current and projected declines in enrollment, and the extent of under -utilization and operational costs and impacts to the District's budget and financial resources, the Advisory Committee recommends that the Board of Trustees consider declaring the following sites, or portions thereof, as surplus;

1. _____
2. _____
3. _____
4. _____

Recommended Uses Of Surplus Space And Real Property in Priority Order

The Advisory Committee recommends to the Board of Trustees that the District's surplus property and facilities be used for the following purposes in priority order:

1. _____
2. _____
3. _____

Limits Of Tolerance Of Use Of Space And Real Property

The Advisory Committee recommends that the Board of Trustees consider the following limits of tolerance when considering the use of District surplus and real property:

1. _____
2. _____
3. _____
4. _____

FRAC Calendar

Date	Overview	Location
• **March 4**	Establish repurposing recommendations and being report format development	Zoom Meeting –5PM
• **March 10**	~~Community Forum~~ **RESCHEDULED**	Zoom Meeting - 5:30PM
• **March 11**	Board Update on Committee progress	ARUSD BOE Meeting
• **March 18**	Committee continues to form recommendations	Zoom Meeting – 5PM
• **March 25**	Community Forum	Zoom Meeting - 5:30PM
• **April 1**	Draft Committee report format for review and approval	Zoom Meeting – 5PM
• **April 15**	Committee member submission of written (email) repurposing suggestions	Close of Business
• **April 22**	Review of Committee member repurposing suggestions	Zoom Meeting – 5PM
• **April 27**	Approval of Final Committee Report by FRAC	Zoom Meeting – 5PM
• **TBD**	Board approval of Final Facility Repurposing Report	ARUSD BOE Meeting