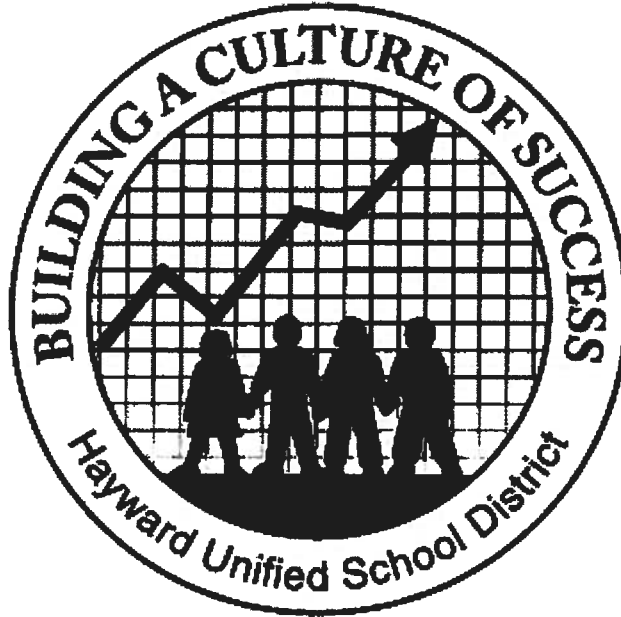


Hayward Unified School District



BOARD OF EDUCATION

SPECIAL MEETING

AGENDA

Ms. Lisa Brunner, President
Mr. William McGee, Vice President
Mr. Luis Reynoso, Clerk
Ms. Maribel Heredia, Member
Mr. Jesús Armas, Member

Janis Duran, Superintendent

September 14, 2011

Hayward Unified School District



BOARD OF EDUCATION
SPECIAL MEETING

Wednesday, September 14, 2011

Hayward Unified School District – Board Room
24411 Amador Street, Hayward, CA 94544

AGENDA

A. CALL TO ORDER:

1. Call to Order by the President of the Board _____ at 5:00 p.m.
2. Board Roll Call:
 - ☐ Lisa Brunner, *President*
 - ☐ William McGee, *Vice President*
 - ☐ Luis Reynoso, *Clerk*
 - ☐ Maribel Heredia, *Member*
 - ☐ Jesús Armas, *Member*

Administration:

- ☐ Ms. Janis Duran, *Superintendent*

3. Pledge of Allegiance to the Flag
4. Approve Agenda

B. PUBLIC COMMENTS:

Note: This Public Comments section provides an opportunity to speak on items listed on the agenda only.

*Comments are welcome; however, the Board is prohibited by law from having a discussion with the speaker(s) during this segment of the meeting. Board members may respond briefly, refer an item to staff, or ask clarifying questions. Those wishing to speak must fill out and submit a **“Request to Address the Board”** card located on a table near the entrance to the meeting room. This card should be given to the recording secretary, along with any material to be shared with the Board. Your item will be taken under consideration and referred to appropriate staff, if necessary.*

Remarks
Open Session
5:00 p.m.

Public Comments
5:05 p.m.

C. CLOSED SESSION

- Personnel** (Government Code Section 54957)
Public Employee Appointment/Discipline/Dismissal/Release
- **Conference with Labor Negotiator** (Government Code 54957.6)
Agency Designated Representative: Superintendent
Name of organization representing employees: HEA, AEOTE, SEIU 1021
- **Conference with Legal Counsel** – Anticipated Litigation
Government Code Section 54956.9 (b) (3) (C)
- **Conference with Legal Counsel** – Existing Litigation
Government Code Section 54956.9

REMARKS
Closed Session

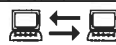
D. BOARD WORK SESSION:

1. Asset Management Study (Business Services)

Information Only

Work Session

E. ADJOURNMENT:

 This agenda is available on the Internet www.husd.k12.ca.us



Assistance will be provided to those requiring accommodations for disabilities in compliance with the Americans with Disabilities Act of 1990. Interested persons must request accommodations at least 48 hours in advance of the meeting by contacting the Superintendent's Office at (510) 784-2640

Agenda Item No.: D.1.
Page: 1 of 20
Board Meeting Date: 09/14/11
Consent: X
Yes No

BOARD OF EDUCATION SUMMARY REPORT

DIVISION: Business Services

SUBMITTED BY: Stanley Dobbs, Assistant Superintendent

SUBJECT: ASSET MANAGEMENT STUDY

BOARD GOAL: # 7: Provide and maintain modern up-to-date facilities and Systems, including professional development in order to ensure equity and meet district priorities.

PURPOSE OF PRESENTATION:

Between February and April 2011, the Board of Education took action to hire an asset management. Professional contractor, Dutra-Cerro-Graden (DCG), was selected to lead the Asset Management Study.

HISTORY/BACKGROUND:

The District owns a number of properties that may be considered surplus or under-utilized and may possess revenue generating potential. Special Asset Management expertise is required to evaluate these properties in light of both short and long term local market conditions with the goal of maximizing revenue generation while enhancing the District's educational program.

DCG provided a phase I update to the Superintendent's Action Team (SAT) on August 15, 2011. The preliminary results provided favorable insights into the feasibility of the District's asset valuation and the ability to evaluate capacity. A recently completed demographics study will be used to confirm the capacity requirements. The Asset Management Study has been expanded to consider potential property acquisitions as candidates to support facilities capacity for students and long-term and short-term revenue.

IMPLEMENTATION:

The Asset Management contracted study will make recommendations to the Board on the next steps in the process for a sell, lease or maintenance of district assets. The next steps could include:

- Forming a 7-11 Committee to assess the feasibility of selling public property onto the open market
- Authorizing the Asset Management group to continue the asset study until the potential revenue are identified and delivered.
- Approve contract proposal for the next steps, when presented.

RECOMMENDATION:

Informational only

Asset Management

Presentation to the
Board of Education
September 14, 2011

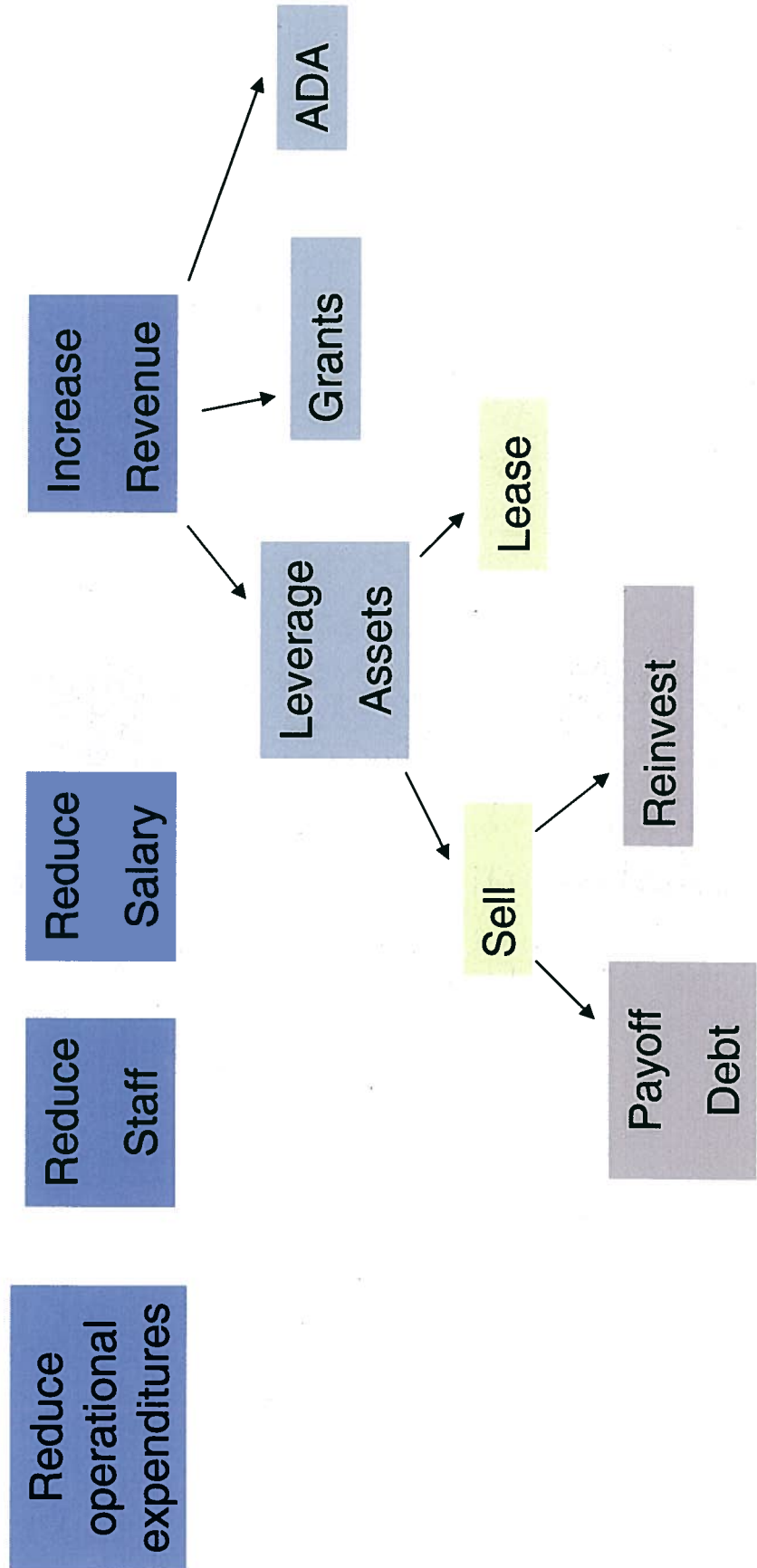


Goals

- Improve financial picture of HUSD
- Coordinate and improve services to students, staff and community
- Provide better instructional and learning environment

Improve Financial Picture of District

- Need to reduce/eliminate current deficit spending –
 - Approx - \$6 million per year



CAUTION

- 2011 -12 Governor's Budget
 - AB 114 imposed "Trigger" language if State Revenue levels fall below forecast:
 - < \$1B – no changes to district funding
 - \$1B<Forecast< \$2B – State cuts
 - Child care
 - Community Colleges
 - Higher Education and Other State Programs
 - \$2B<Forecast<\$4B – State cuts
 - Home to School Transportation
 - Community Colleges
 - \$1.5B to K-12 Revenue Limit
 - Estimated **\$260** per ADA deficit
- Impact on deficit
 - Could add an additional \$6 – \$6.5 million
 - Currently \$6 million in deficit spending
 - Total of \$12.5 million (minimum) in 2011-12 with no other actions taken



Coordinate and improve services to students, staff and community

- May Include
 - ☐ Provide joint use facilities
 - ☐ Relocate programs to be more accessible to students
 - ☐ Expand program options



Provide better instructional and learning environment

- May Include
 - Updated facilities
 - Technology enhancements
 - Hardware
 - Software
 - Infrastructure

Asset Management

- Total asset picture for HUSD
- Value of the assets – monetary and best use

Capacity	■ Other uses ■ School or District site
Revenue	■ Short term = sell ■ Long term = lease
Lease	■ As is - Buildings remain ■ Land – Buildings replaced
Sell	■ Reinvest capital – modernize or new investments ■ Payoff long term debt - liability



Presentation

Dutra-Cerro-Graden, Inc. Consulting August 15, 2011

Information Needed

■ In addition to the Asset Management and Demographic Study

- Educational Specs – review/revise
- Update Facilities Master Plan with current information (*site capacities*)
- Review impact of change of grade level configuration (*middle school as 6-8 grade*)
- Comparison of other districts (*size of school and staffing*)



Education Code Requirement

17388, 17458 and 17390

- Commonly known as a 7-11 committee
- District Advisory Committee to Advise the School Board
- Comprised of 7 members minimum and 11 maximum
- Subject to the requirements of the Brown Act

Committee Responsibilities

- Review projected enrollment and other data to determine “surplus space”
- Establish priority list
- Provide for public hearings on sale/lease of property
- Make final determination of limits of tolerance of use
- Provide written report and recommendations to Board of Education



Recommendations

- Establish 7-11 committee
- Board meeting September 21, 2011
 - BOE approval of 7-11 Committee
 - Composition of Committee
 - Process for Selection
 - Timelines

The GOAL

Best use of identified facilities - both
short term and long term

- ☐ Improve financial picture of HUD
- ☐ Coordinate and improve services to students,
staff and community
- ☐ Provide better instructional and learning
environment



■ Questions

Attendance Matrices

The Attendance Matrix helps the District track its "open enrollment" distribution.

Page 19 of the report

Fall 2010 K-6 (Elementary School) Attendance Matrix

SCHOOL OF ATTENDANCE

Elementary School Attendance Area	K-6 Students	Bowman ES (Single Track YR)	Burbank ES	Cherryland ES	East Avenue ES (Single Track YR)	Eden Gardens ES	Edridge ES (Single Track YR)	Fairview ES	Classbrook ES	Harder ES	Longwood ES	Lorin Eden ES	Palma Ceia ES	Park ES (Single Track YR)	Bus ES	Scholar Park ES	Southgate ES	Stonebriar ES	Strobridge ES	Treeriew ES	Tyrrell ES	Feldt Ringgold ES	Cesar E Chavez MS	Winton MS	Hayward HS	Tennison HS	K-6 Students
Bowman ES	390	3	3	5	0	12	1	4	50	2	1	3	4	11	4	4	11	4	4	32	2	1	1	0	0	0	588
Burbank ES	809	1	348	30	2	6	15	23	1	6	1	1	1	98	1	1	5	4	2	0	0	6	0	1	1	0	809
Cherryland ES	706	6	21	613	3	7	16	2	0	0	3	1	2	5	0	0	4	5	12	1	1	2	0	0	0	0	706
East Avenue ES	514	4	22	13	337	0	4	29	2	18	2	1	0	10	3	3	2	19	10	5	2	28	0	0	0	0	514
Eden Gardens ES	638	2	2	1	4	443	10	0	2	1	60	9	7	2	1	4	104	2	3	0	1	0	0	0	0	0	638
Edridge ES	494	1	1	0	0	2	304	2	38	1	2	2	10	3	16	16	13	2	2	4	72	3	0	0	0	0	494
Fairview ES	468	0	6	1	68	3	5	299	2	7	2	3	0	0	0	1	5	28	12	1	1	24	0	0	0	0	468
Glasbrook ES	917	5	3	1	1	2	22	0	313	6	1	2	4	9	6	40	12	1	4	0	81	0	0	0	0	0	917
Harder ES	473	4	16	2	14	4	16	8	11	333	2	3	1	25	3	6	6	11	1	3	1	2	0	1	0	0	473
Longwood ES	593	4	8	4	3	4	6	0	2	0	326	2	2	7	2	4	8	4	6	1	1	1	0	0	0	0	593
Lorin Eden ES	482	2	0	0	0	15	7	0	0	1	4	406	34	0	0	0	7	1	0	1	2	2	0	0	0	0	482
Palma Ceia ES	471	5	8	1	0	6	8	0	0	1	1	10	336	0	66	0	15	2	1	4	3	4	0	0	0	0	471
Park ES	674	7	25	3	6	9	26	18	12	16	2	3	4	436	1	71	18	5	2	4	2	4	0	0	0	0	674
Russ ES	372	6	2	0	1	4	16	0	7	0	3	5	6	2	498	7	6	3	1	1	4	0	0	0	0	0	372
Scholar Park ES	529	1	0	0	2	0	38	0	74	6	1	1	2	5	0	266	5	1	0	2	5	0	0	0	0	0	529
Southgate ES	563	2	0	4	0	34	6	0	1	2	0	29	96	3	0	2	361	0	0	0	3	2	0	0	0	0	563
Stonebriar ES	724	6	2	2	6	0	5	4	5	69	1	1	7	4	1	5	2	387	2	1	5	9	0	0	0	0	724
Strobridge ES	698	0	18	97	18	2	12	5	1	2	1	1	0	4	0	0	2	12	513	1	0	9	0	0	0	0	698
Treeriew ES	621	50	5	6	3	3	7	5	2	4	2	3	3	1	22	1	8	9	1	478	3	4	0	0	0	1	621
Tyrrell ES	543	5	1	2	1	1	17	0	34	1	2	2	1	3	9	10	6	0	1	2	447	0	0	0	0	0	543
	11,603	501	691	783	474	563	972	429	533	563	623	486	519	621	640	441	600	700	577	541	636	101	1	2	1	1	11,603

(BASED ON CURRENT ATTENDANCE AREAS)

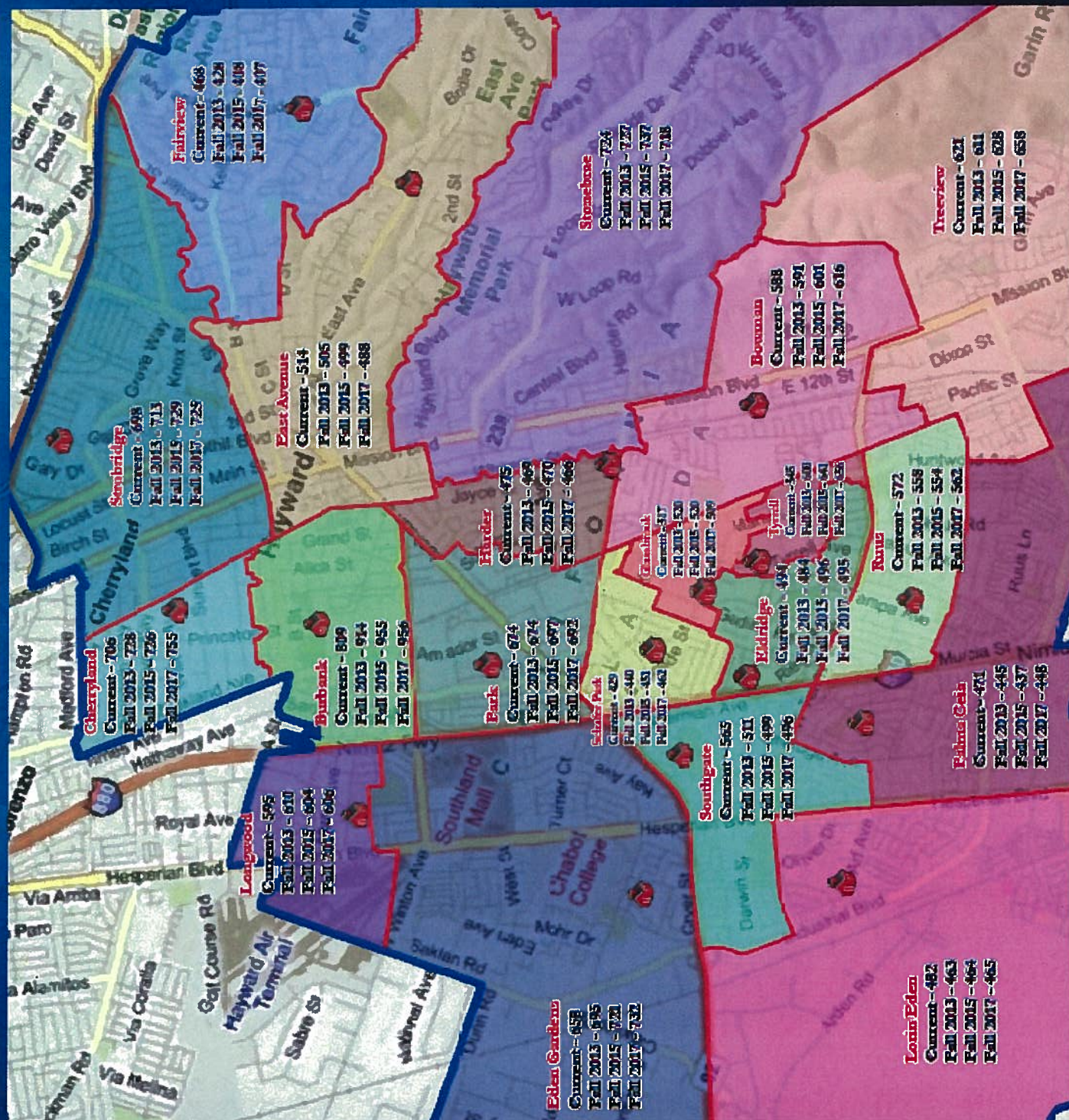
Special Education:	312	21	0	0	25	23	19	32	0	19	12	1	30	8	11	24	27	18	27	14	1	0	0	0	0	0	312
Speech:	331	19	36	12	22	15	9	12	20	16	14	17	16	22	22	18	12	14	19	12	20	4	0	0	0	0	331
Out of District:	184	3	31	10	5	5	9	4	1	3	18	11	8	7	1	6	7	9	9	28	2	7	0	0	0	0	184
Other:	2	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	
Unassigned:	19	1	2	0	2	0	2	1	2	1	0	1	0	1	2	0	1	2	0	0	1	0	0	0	0	0	19
K-6 Totals:	12,473	543	760	807	530	608	611	478	538	602	667	516	573	639	676	489	647	743	632	593	660	112	2	1	1	1	12,473

# Enrolled, But Not Living in Attendance Area:	114	174	180	142	127	277	277	134	221	231	113	91	191	192	143	181	246	122	73	91	191	108	1	2	1	1	3,349
Open Enrollment %:	20.9%	22.9%	22.5%	26.8%	20.9%	45.3%	28.0%	28.0%	35.6%	38.4%	17.2%	17.6%	33.3%	29.1%	21.2%	37.0%	38.0%	16.4%	11.6%	15.3%	23.9%	N/A	N/A	N/A	N/A	N/A	26.8%
District-wide Open Enrollment %:	26.8%																										26.8%

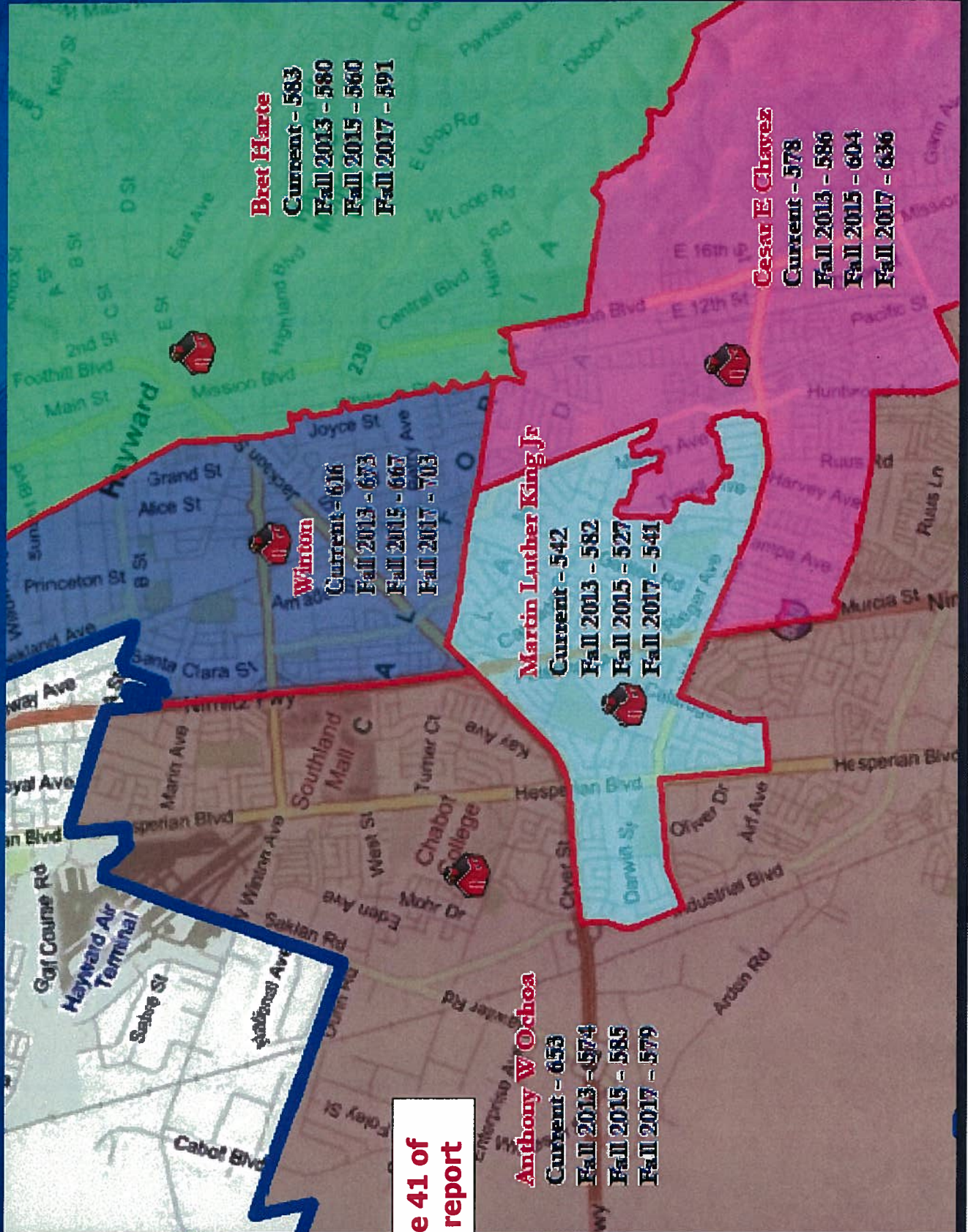
1 - For the Fall 2010-11 school year, all of the East Avenue ES students are bused to the former Highland ES site.
2 - For the Fall 2010-11 school year, all of the Fairview ES students are bused to the former Muir ES site.
3 - "Other" represents students with no grade assigned to them.
4 - "Unassigned" represents incomplete student address information and therefore could not be mapped.

Enrollment %

7-8 Matrix on page 20 and 9-12 Matrix on page 21 of the report



Middle School (7-8) Attendance Area Projections
(Current, 2013, 2015, 2017)



High School (9-12) Attendance Area Projections (Current, 2013, 2015, 2017)

