



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

Natalie Abal
Committee Co-Chair

Rene Sanchez
Committee Co-Chair

Attachments

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

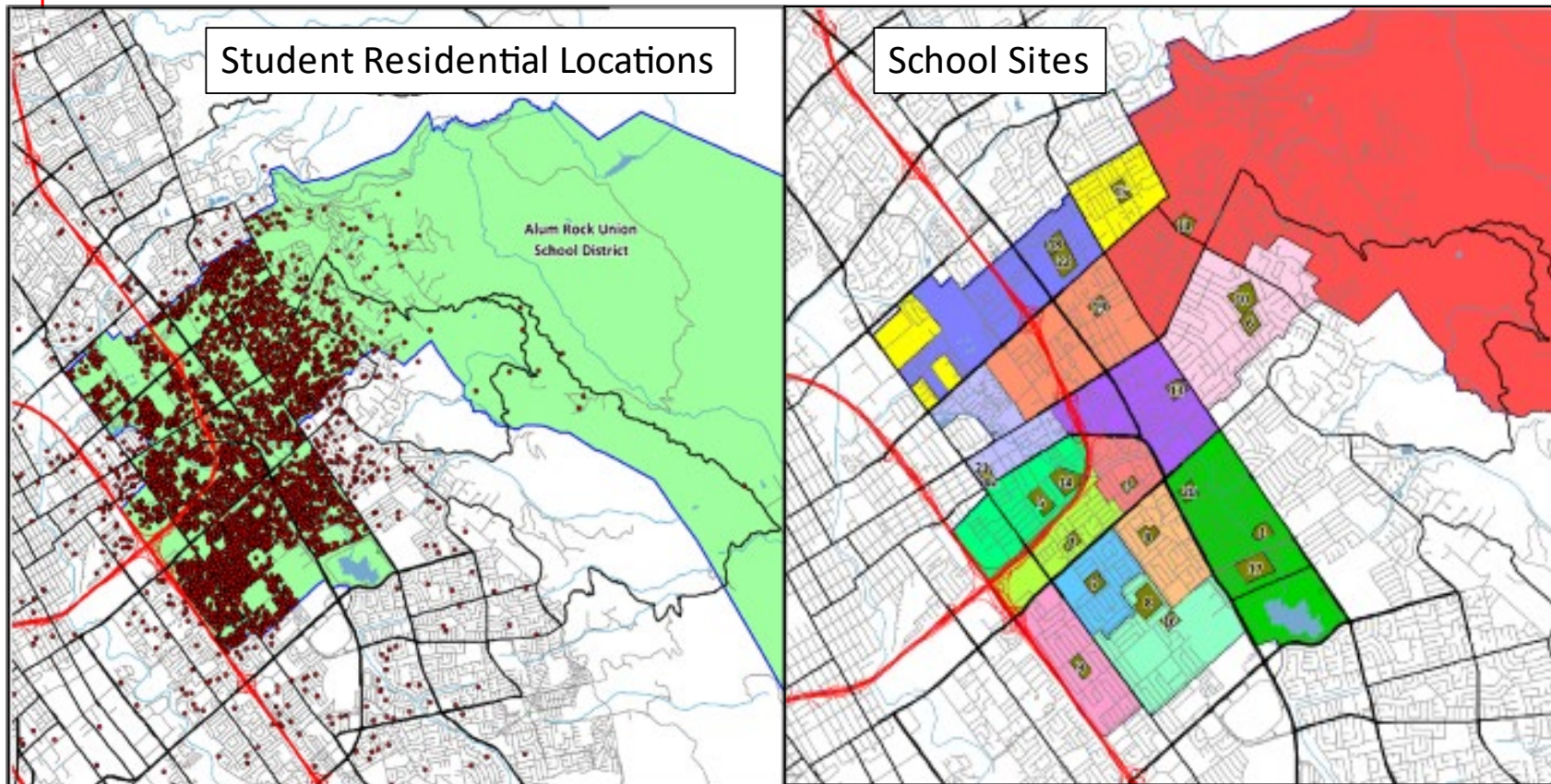


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ARUSD Repurposing Advisory Committee

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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				

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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
- School of choice						



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
- School of choice							



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	\$882,25	\$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	\$1,992	\$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	\$1,571	\$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	\$1,555	\$2,192
George Middle	487	58.3	321	38.4	\$849,87	\$1,741	\$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	\$1,702	\$2,479
Ryan STEAM Academy	309	54.2	204	35.8	\$665,53	\$2,152	\$3,262
Russo McEntee Academy	402	49.6	288	35.5	\$716,77	\$1,781	\$2,489
Cassell	348	49.4	248	35.2	\$740,96	\$2,121	\$2,988
Painter	307	45.1	235	34.5	\$731,44	\$2,381	\$3,113
Lyndale	294	38.5	219	28.7	\$723,45	\$2,461	\$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	\$2,151	\$3,493
Cureton	326	40.5	222	27.6	\$690,23	\$2,111	\$3,109
Mathson Middle	214	25.6	100	11.9	\$668,87	\$3,121	\$6,683
Renaissance Academy II	276	89.0	201	64.8	\$508,96	\$1,842	\$2,532
Chavez	268	33.0	163	20.1	\$704,06	\$2,621	\$4,319
DISTRICT TOTALS	8,783	52.3	6,603	39.3	\$17,878,19	\$2,031	\$2,708

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	



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



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



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ARUSD Repurposing Advisory Committee

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