



Fagen Friedman & Fulfroft LLP

Third Meeting: Facility Advisory (7/11) Committee

(Phase 2)

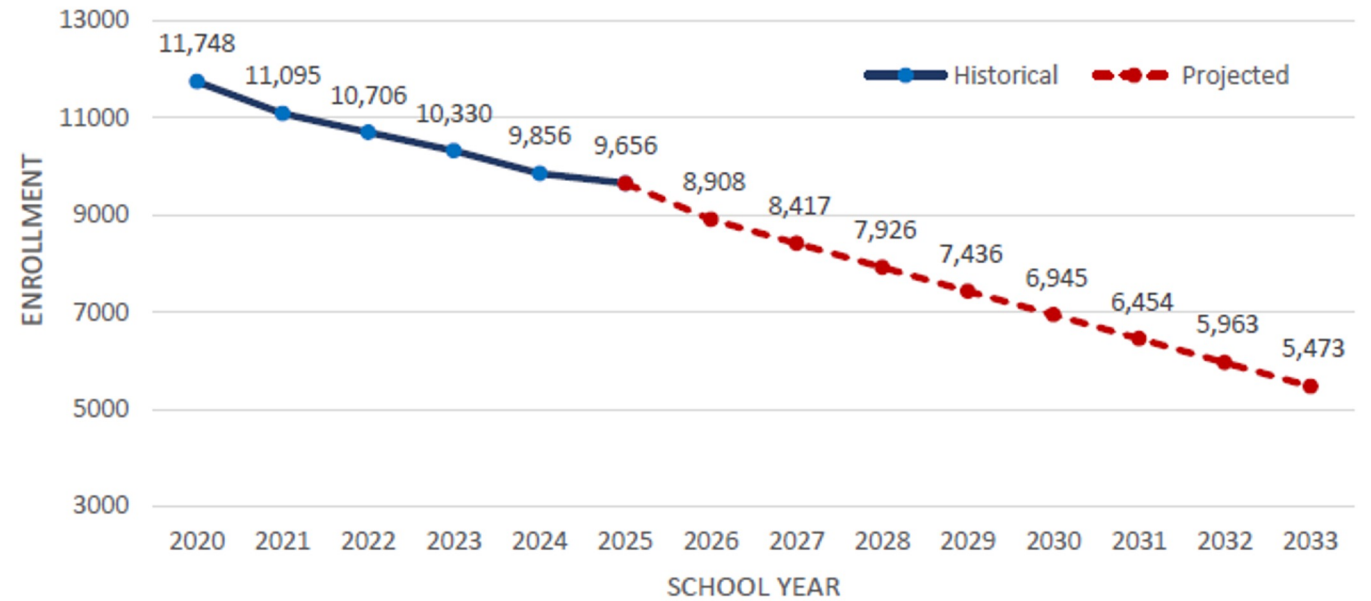
**Vallejo City Unified School District
July 28, 2025**



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VCUSD Actual and Projected Enrollment (Predictive Enrollment Analytics) from 2019-2033



Data Requests from Meeting 2 Regarding Capacity:

1.) What is the regional average for school capacity in SF Bay area?

- A survey of 22 schools indicates that capacity utilization is at 89%.

2.) Is there a legal requirement or recommendation for school capacity?

- The law approaches this question based on classroom load capacities and square feet per student. The assumption is that districts will place no more than the designated number of students in a single classroom and comply with the minimum square feet per pupil requirements. Otherwise, it is inferred that capacity will be maximized.
- There is no “recommended” capacity, just standards for compliance.

Data Request: Site Acreage and Square Footage

School Site	Building Square Feet	County Assessor Acreage	Land Square Footage
Lincoln Elementary	XXX	1.19	51,836 sq ft.
Federal Terrace Elementary	XXX	4.65	202,554 sq ft.
Steffan Manor	XXX	6.00	261,360 sq ft.
Highland Elementary	XXX	6.23	271,379 sq ft.
Cooper Elementary	XXX	6.94	302,306 sq. ft
Annie Pennycook Elementary	XXX	8.18	356,320 sq. ft.
John Finney	XXX	17.43	759,251 sq. ft.

Equity Impact Analysis: AB 1912 (Education Code Section 41329)

The Metrics

- ❖ Physical conditions of a school facility
- ❖ Operating cost and potential savings
- ❖ The capacity of other schools to absorb students
- ❖ Availability and transfer of special programs
- ❖ Environmental factors
- ❖ Balance of pupil demographics
- ❖ Pupil transportation needs
- ❖ Aesthetics and opportunity for blight
- ❖ Impact on feeder school attendance patterns

Current General Fund Unrestricted Expenses per Site

Expenditure							
	COOPER ELEMENTARY	FEDERAL TERRACE	HIGHLAND ELEMENTARY	LINCOLN ELEMENTARY	PENNYCOOK ELEMENTARY	STEFFAN MANOR ELEMENTARY	FINNEY COMPLEX
Administration	\$ 174,534	\$ 187,005	\$ 173,288	\$ 161,479	\$ 173,288	\$ 176,252	\$ 370,237
Classified Staff	\$ 184,716	\$ 52,317	\$ 433,780	\$ 258,862	\$ 196,185	\$ 282,956	\$ 55,412
Inst. Media/Library	\$ 82,034	\$ 86,378	\$ 60,310	\$ 38,019	\$ 89,108	\$ 66,238	\$ 29,239
Instruction/Teaching	\$ 1,424,297	\$ 1,217,227	\$ 2,577,226	\$ 511,429	\$ 2,089,968	\$ 2,204,555	\$ 1,328,550
Site Security			\$ 67,043	\$ 74,100		\$ 65,831	\$ 45,819
Gas, Water, Electricity	\$ 131,084	\$ 122,546	\$ 226,008	\$ 48,215	\$ 177,792	\$ 192,357	\$ 77,847
Grand Total	\$ 1,996,665	\$ 1,665,473	\$ 3,537,655	\$ 1,092,104	\$ 2,726,341	\$2,998,189	\$1,907,104
Estimated Ongoing Savings	\$450,000	\$400,000	\$650,000	\$300,000	\$600,000	\$625,000	*No anticipated savings

Enrollment / Capacity

School	ENROLLMENT / CAPACITY								
	GRADE SPAN	Projected Enrollment 2025-26	Available Capacity	Percent Capacity	Max Site Capacity @ 28:1	Special Education Classrooms	Preschool Classrooms	Physical Site Condition	2013-14 Enrollment
Cooper Elementary	PS-5	297	431	40.80%	728	3	4	Fair	579
Federal Terrace Elementary	K-6	221	563	28.19%	784	4	4	Good	393
Highland Elementary	TK-6	487	577	45.77%	1064	4	2	Fair	657
Lincoln Elementary	TK-2	96	156	38.10%	252	0	0	Good	212
Pennycook Elementary	PS-5	355	625	36.22%	980	3	0	Fair	584
Steffan Manor Elementary	TK-5	382	514	42.63%	896	2	3	Good	683
Finney Complex								Good	
Finney High	11-12	163							170
Leadership Academy	10-12	13							58
Ind. Study	6-12	120							153
Everest Academy	10-12	17				6			38
Adult Transition	13+	47							33
Finney Complex total		360	930	27.91%	1,290				452
		2,198	3,796	36.67%	5,994				3,560

Bond Expenditures / 7-11 Sites

School	Completed	Active	Future/Allocated (potential savings)
Steffan	\$7,741,000	\$15,102,000	TBD
Pennycook	\$11,314,000		TBD
Lincoln	\$3,648,245		TBD
Federal Terrace	\$10,901,000		TBD
Finney	\$64,000		TBD
Cooper	\$7,495,091		TBD
Highland	\$5,999,000		TBD

Pupil Transportation

DRAFT Estimated Students That May Require Additional Transportation Services *			
<i>School Closure or Consolidation Options Reviewed for EIA</i>	<i>Distance</i>	<i>Estimate</i>	
1 Finney High (Continuation) to Vallejo High *	0.1 miles	0	<i>Least Impactful</i>
2 Finney High (Continuation) to Jesse Bethel High *	2.2 miles	0	
3 Steffan Manor Elementary to Pennycook Elementary	0.7 miles	2	
4 Lincoln Elementary to Highland Elementary *	1.3 miles	25	
5 Lincoln Elementary to Federal Terrace Elementary	1.5 miles	24	
6 Pennycook Elementary to Steffan Manor Elementary	0.7 miles	42	
7 Lincoln Elementary to Cooper Elementary	1.7 miles	46	
8 Highland Elementary to Cooper Elementary	0.9 miles	50	
9 Cooper Elementary to Highland Elementary	0.9 miles	70	
10 Federal Terrace Elementary to Lincoln Elementary (Grades TK-2)	1.5 miles	34	
11 Federal Terrace Elementary to Cooper Elementary (Grades 3-6)	1.6 miles	19	
12 Federal Terrace Elementary to Highland Elementary (Grades 3-6)	2.0 miles	63	
13 Federal Terrace Elementary and Lincoln Elementary to Cooper Elementary	1.6-1.7 miles	118	
14 Federal Terrace Elementary and Lincoln Elementary to Highland Elementary	1.3-2.0 miles	167	

* Notes:

Board policy does not require transportation for high school students. Minimum distances are 1.50 miles for grades TK-5 and 2.25 miles for 6-8.

The District already has 3 bus stops located in the Lincoln Elementary area to provide transportation to Highland Elementary for grades 3-6.

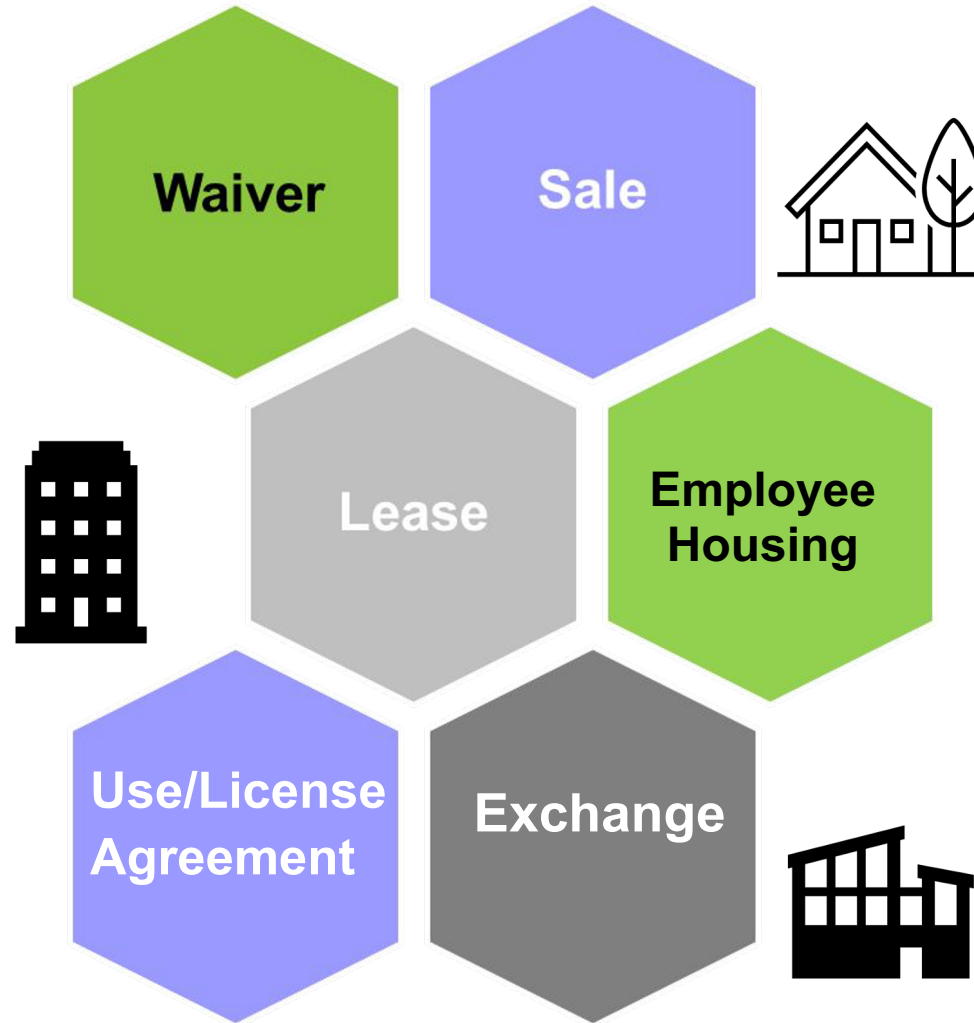
Estimates are based on students in FY 2024-25 who live outside the minimum distances per Board policy and located within the school attendance boundary of the school under review for closure or consolidation. Estimates do not evaluate potential path of travel.

Distances are estimated direct straight-line distances (as the crow flies) between schools per Google Maps.

Alternative Use Options

Alternative District/Community Uses:

- More room for specialized education programs
- Expanded Learning Programs
- Community services
- Sale, lease or other disposition



First Committee Task: If one or more of the following sites need to be closed, order the following 7 from most recommended for closure to least recommended for closure :

Steffan Manor Elementary School

815 Cedar St., Vallejo, CA 94591

John Finney Education Complex

1347 Amador St., Vallejo, CA 94590

Annie Pennycook Elementary School

3620 Fernwood Dr., Vallejo, CA 94591

Cooper Elementary School

612 Del Mar Ave., Vallejo, CA 94589

Lincoln Elementary School

620 Carolina St., Vallejo, CA 94590 94590

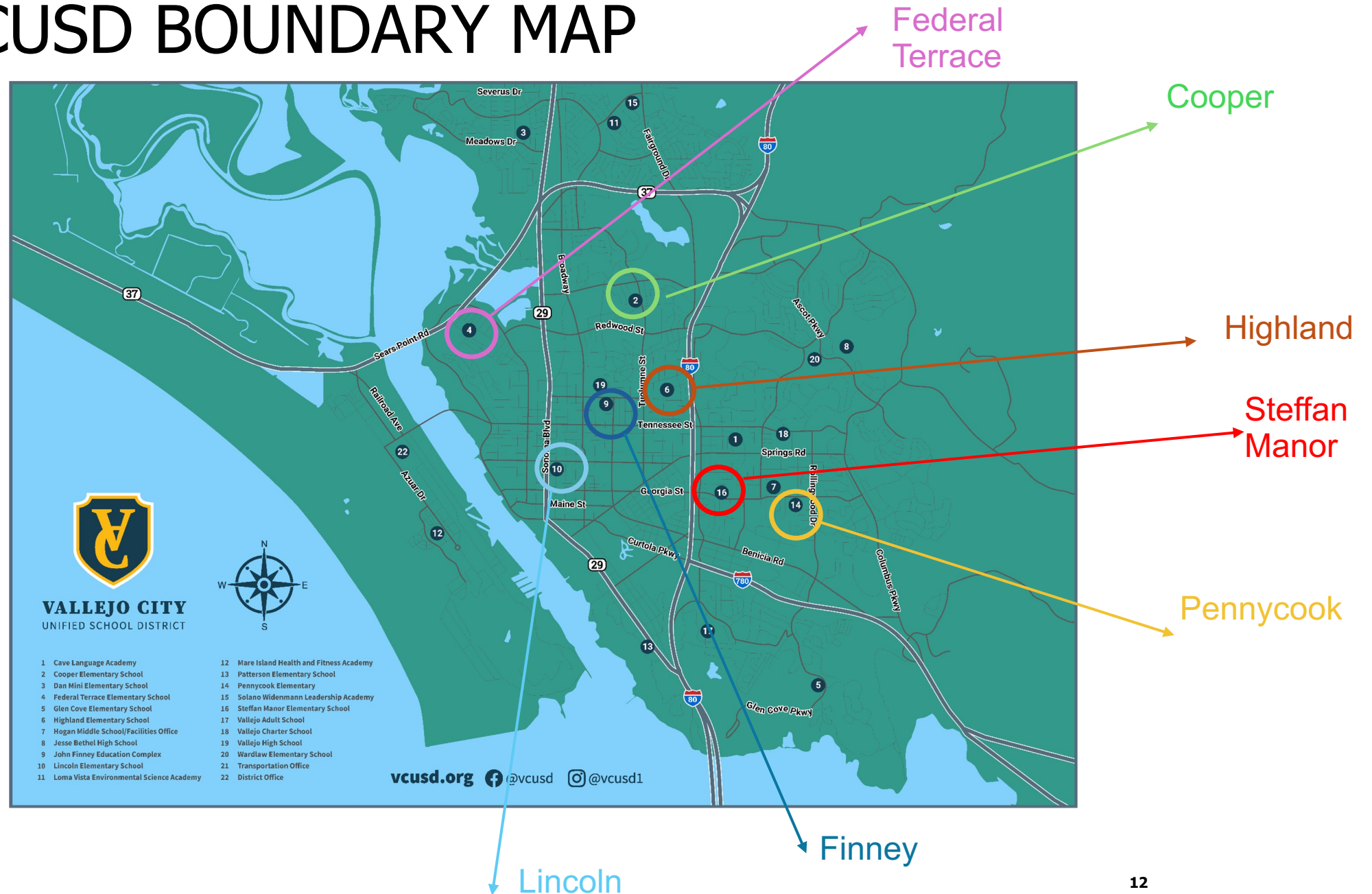
Highland Elementary School

1309 Ensign Ave., Vallejo, CA

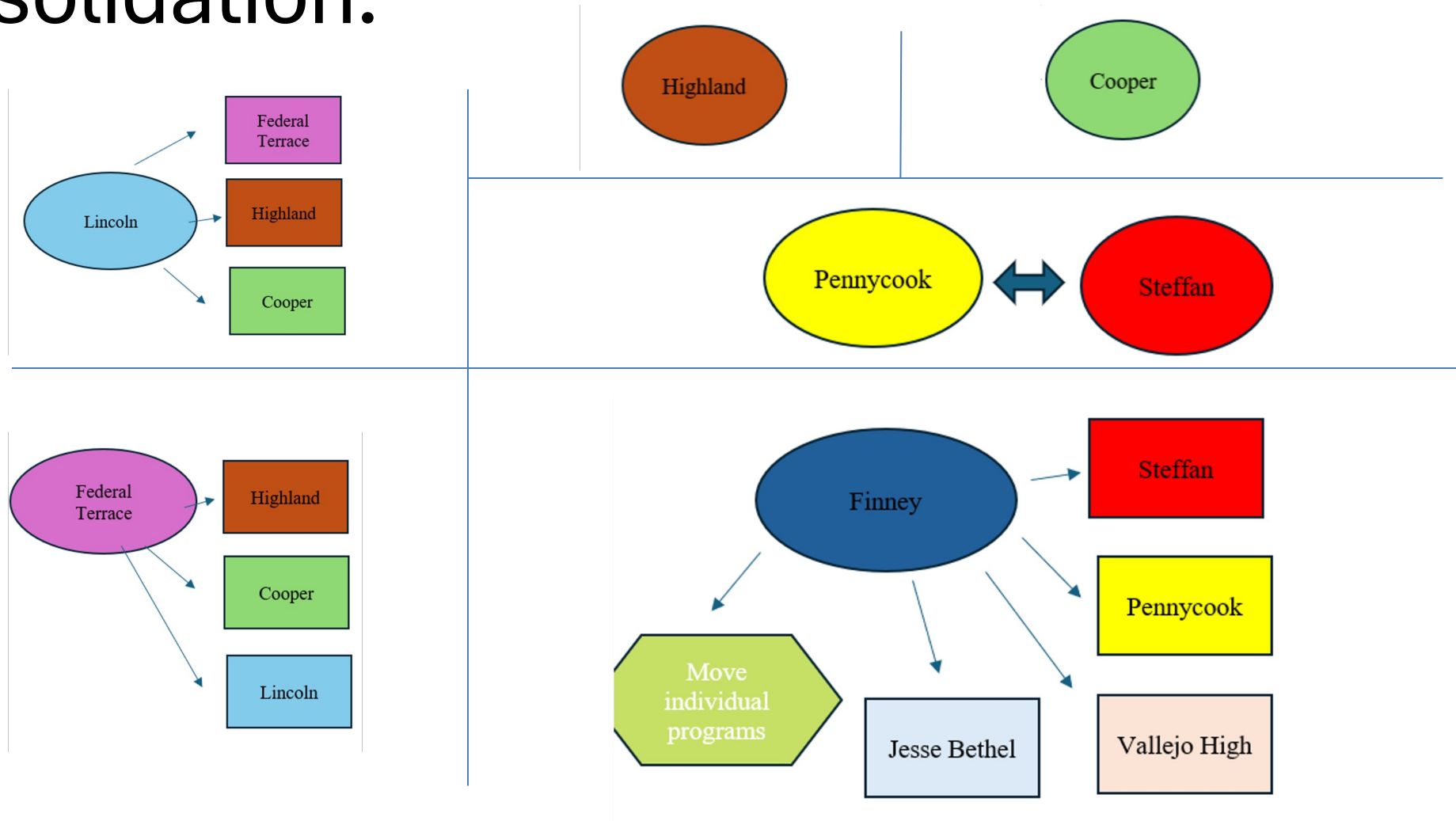
Federal Terrace Elementary School

415 Daniels Ave., Vallejo, CA 94590

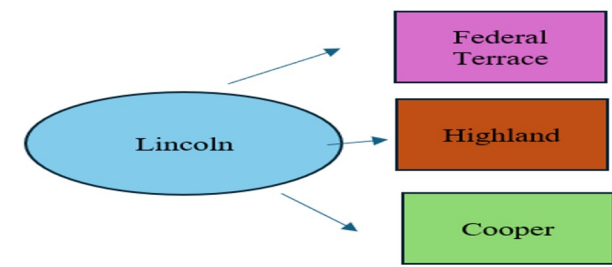
VCUSD BOUNDARY MAP



Options for closure and relocation or consolidation:

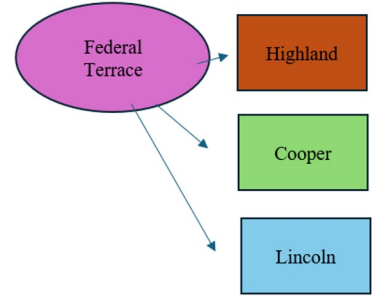


Closure of Lincoln:



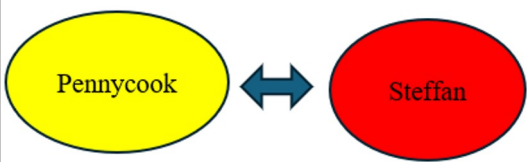
ACTION	PROGRAM BENEFIT	FISCAL BENEFIT	DRAWBACK OR RISK	FACILITY OPTION
Redraw boundaries to move students to: • Federal Terrace • Highland • Cooper	Join school populations & develop a specialized school program with increased academic and thematic based offerings: • example: performing arts; Science and technology focus, etc. More classes per grade level at the receiving schools to support true collaboration.	\$300,000 Ongoing Savings	Access Concern: • Risk of student disengagement given high rate of absenteeism • Transportation Costs Combined programs must ensure that all students who need Expanded Learning Services can continue to participate.	Provide community services: Expanded Learning Center for spring and summer including tutoring; enrichment; mental health services. Full Service Community School Resources: Partner with city services and other community based programs to provide clinic services; parenting classes; ESL classes Provide preschool and infant/toddler childcare programs

Closure of Federal Terrace:



ACTION	PROGRAM BENEFIT	FISCAL BENEFIT	DRAWBACK OR RISK	FACILITY OPTION
Redraw boundaries to move students to: • Lincoln • Highland • Cooper	Join school populations & develop a specialized school program with increased academic and thematic based offerings: • example: performing arts; Science and technology focused school, etc. More classes per grade level at the receiving schools to support true collaboration.	\$400,000 Ongoing Savings	Student Transportation Costs and availability Combined programs must ensure that space is maintained for Special Education classes (SDC) and Preschool programs. Combined programs must ensure that all students who need Expanded Learning Services can continue to participate.	Vacated campus can house programs from the Finney Complex if they are moved.

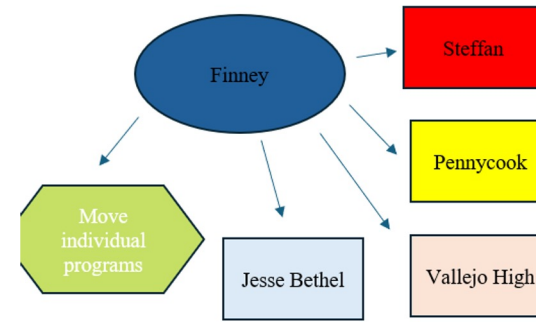
Consolidation of Pennycook and Steffan:



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ACTION	PROGRAM BENEFIT	FISCAL BENEFIT	DRAWBACK OR RISK	FACILITY OPTION
Move Pennycook students to Steffan Manor	Join school populations & develop a specialized school program with increased academic and thematic based offerings: ● example: performing arts; Science and technology focused school, etc. More classes per grade level at the receiving schools to support true collaboration.	\$600,000 Ongoing Savings	Combined programs must ensure that space is maintained for Special Education classes (DHH & SDC) and Preschool programs. Combined programs must ensure that all students who need Expanded Learning Services can continue to participate.	Vacated campus can house programs the Finney Complex if they are moved.
Move Steffan Manor Students to Pennycook		\$625,000 Ongoing Savings		

Closure of Finney:



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ACTION	PROGRAM BENEFIT	FISCAL BENEFIT	DRAWBACK OR RISK	FACILITY OPTION
Move all programs together to an available vacant campus (contingent on closure)	Similar programmatic opportunities as the current location	None	Limited negative impact	Possible Sale or Lease of Property
Distribute the 5 programs to other campuses. (i.e. Jesse Bethel, Vallejo High)	HS students may have access to broader course options		Management and administration of the variety of programs would need to be considered. the specialized programs currently at the Finney Complex require significant	

Closure of Highland or Cooper:



SITES	ACTION	PROGRAM BENEFIT	FISCAL BENEFIT	DRAWBACK OR RISK	FACILITY OPTION
Close Cooper	Redraw boundaries to move students to: - Federal Terrace - Highland - Solano - Widenmann	Join school populations & develop a specialized school program with increased academic and thematic based offerings: example, performing arts; Science and technology focused school, etc.	\$450,000 Ongoing Savings	Student transportation costs and availability Combined programs must ensure that space is maintained for Special Education classes (SDC) and Preschool programs. Combined programs must ensure that all students who need Expanded Learning Services can continue to participate.	Vacated campus can house programs the Finney Complex if they are moved.
Close Highland	Redraw boundaries to move students to: - Federal Terrace - Cooper - Lincoln	More classes per grade level at the receiving schools to support true collaboration.	\$650,000 Ongoing Savings		

Second Committee Task: Should these sites be declared surplus?

- **Federal Terrace Elementary School**
- **John Finney Education Complex**
- **Cooper Elementary School**
- **Highland Elementary School**