

BOARD AGENDA ITEM

F-6

Meeting Date: October 12, 2010

Item Title: Approval of Recommendation regarding Miller Site (Island High School and Woodstock Child Development Center)

Item Type: Action

BACKGROUND:

Currently, the Island High School and Woodstock Child Development Center are housed on Navy property. The Navy previously provided water and sewer services for those AUSD properties as well as for Coast Guard properties on this land. However, in January 2011, the Coast Guard will switch to city water and East Bay MUD sewer services. AUSD will be the only entity remaining on the property and using the Navy owned water and sewage systems.

If AUSD accepts this public benefit conveyance of property, they will be responsible for all water and sewer service costs, monthly maintenance costs for the lift station, and all required repairs of the water and sewer lines and lift station. They will also be responsible for any capital expenditures to maintain operations for programs at both sites.

If AUSD releases this public benefit conveyance of property, there will be costs associated with moving programs to other district property.

FISCAL IMPLICATIONS: Financial Impact –\$265,230 to \$356,310 to accept conveyance of property; \$184,000 to relinquish conveyance of property.

RECOMMENDATION: Relinquish Public Benefit Entitlement to Miller Property. Relocate Woodstock Child Development Center to Longfellow Education Center December 2010. Relocate Island High School to Woodstock Education Center Summer 2011.

AUSD Guiding Principles: #5-Accountability, transparency and trust are necessary at all levels of the organization. #6-Allocation of funds must support our vision, mission and guiding principles.

Submitted by: Robbie Lyng, Director of Maintenance, Operations & Facilities *RS*

Approved for Submission to Board of Education



Kirsten Vital, Superintendent

Final Recommendation regarding Miller site: Island High School and Woodstock Child Development Center properties.

Maintenance, Operations & Facilities

October 12, 2010

Final recommendation regarding Miller site:

Option 3: Relinquish Public Benefit Entitlement Property

Current recommendations:

Woodstock Child Development Center relocates to Longfellow Education Center December 2010

Island High School relocates to Woodstock Education Center Summer 2011

Timeline associated with program relocation

- Move 1 - Relocation of Special Education from Woodstock Education Center to District Office, second floor rooms starting November 1, 2010 through December 2010
- Move 2 - Relocation of Woodstock Child Development Center to Longfellow Education Center, Winter Recess: December 2010
- Move 3 - Relocation of Island High school from current site to Woodstock Education Center, June 27 – July 31, Summer 2011.

Costs associated with relocation of programs

- Move 1: Relocation of Special Education staff, equipment and materials into existing District office rooms with capacity and utilities ready for staff: staff and equipment moving costs only estimated at \$15,000.
- Move 2: Relocation of Woodstock Child Development Center staff, equipment and materials into existing Longfellow rooms with capacity and utilities ready for staff: staff and equipment moving costs estimated at \$15,000, play yard relocation costs estimated at \$30,000.
- Move 3: Relocation of Island High School staff, equipment and materials into Woodstock Education Center rooms with capacity.
 - Complete maintenance to upgrade rooms from primary to secondary level
 - painting
 - addition or raising of white boards
 - electrical repair and technology needs for computer lab
 - relocation and addition of fence indicating AUSD property boundary
 - Relocation of play yard equipment – AUSD location TBD
- Estimated costs - \$124,000

Additional Information

Transportation will be available on the following AC transit lines servicing Woodstock Education Center

20 Eastbound, 31 Northbound, 51A, 631 Northbound
majority of stops at intersection of Atlantic Ave. and Webster St.
663 Northbound – 2 stops mornings only
closest route to Woodstock at 3rd St and Santa Clara Ave