



Date: June 20, 2008
 To: Board of Education
 From: Dr. J. Brian Sarvis, Superintendent
 Subject: Approval of Memorandum of Understanding with Santa Barbara County Education Office for Preparation of Joint Response to City of Santa Barbara Redevelopment Agency Request for Proposals to Move Maintenance and Operations to RDA Property and Development of a School Facility

Action Agenda: X Time: 15 mins.

Background:

On June 18, 2008 the City of Santa Barbara Redevelopment Agency (RDA) issued a Request for Proposals (RFP) for a development project on 2.4 acres located on Calle Cesar Chavez. The school district has long been interested in relocating Maintenance and Operations to a better facility and has discussed the development of the current Maintenance and Operations area as school and classroom space. While the plans in 2003 and 2004 called for development of the space in conjunction of a build-out of the Santa Barbara Community Academy Ortega Street campus, funding was not available at the time. The Community Academy has since been relocated to Portesuello Avenue (La Cumbre).

The County Education Office has been struggling to find a suitable site for El Puente Community School since 1980. El Puente serves at-risk students, many of whom have been expelled from Santa Barbara High School District, and is in need of improved facilities.

Issue:

The District and the Santa Barbara County Education Office have drafted a Memo of Understanding for the purpose of developing a joint proposal for the relocation of district maintenance and operations facilities to the Redevelopment Agency property and the relocation of El Puente Santa Barbara Community School to the current district maintenance and operations property. Currently, state Proposition 1D funding has \$5.5 billion available for school construction including \$1.3 billion for new construction.

Fiscal Impact:

To be determined.

Recommendation:

It is recommended that the board of education approve the memorandum of understanding between the District and the Santa Barbara County Education Office for preparation of a joint response to city of Santa Barbara Redevelopment Agency request for proposals to move maintenance and operations to RDA property and development of a school facility.

Attachment(s)?	<input checked="" type="checkbox"/>	Yes (if so, please attach)	<input type="checkbox"/>	No	<input type="checkbox"/>	Powerpoint	<input type="checkbox"/>	Overhead	<input type="checkbox"/>	Consultant
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Adams Elementary School Cesar Chavez Charter School Cleveland Elementary School Franklin Elementary School	Harding Elementary School McKinley Elementary School Monroe Elementary School Open Alternative School	Peabody Charter School Roosevelt Elementary School Santa Barbara Charter School Santa Barbara Community Academy Washington Elementary School	Goleta Valley Junior High School La Colina Junior High School La Cumbre Junior High School Santa Barbara Junior High School	Dos Pueblos High School La Cuesta Continuation High School San Marcos High School Santa Barbara High School
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MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding (“Memorandum”), which shall be effective on and after June 24, 2008, is entered into by and between the Santa Barbara School Districts (“District”) and the Santa Barbara County Education Office (“SBCEO”), in reference to the following facts:

RECITALS

A. The City of Santa Barbara Redevelopment Agency (“Agency”) has issued a Request for Proposals (“RFP”) for a development project on a 2.4 acre site owned by the Agency located at 125 South Calle Cezar Chavez that, among other things, confers a general benefit to the community including educational and social services and provides opportunities for public agencies.

B. District and SBCEO wish to collaborate on a joint response to the RFP that would afford a unique opportunity to address the needs of the at-risk student population frequently associated with gang related issues as well as other benefits through the relocation of District’s Maintenance and Operations facilities, currently located at 724 Santa Barbara Street, to the Agency site with Agency subsidized build-out of a new maintenance and operations facility at that location; and in connection therewith, ground leasing the current District Maintenance and Operations property to SBCEO for the purpose of relocating the El Puente Santa Barbara Community School from its present location at 430 E. Gutierrez Street, Santa Barbara.

C. District has long-planned the eventual relocation of its aged maintenance and operations facility to a more suitable location for the purpose of, among other things, creating opportunities for higher priority educational use of the 724 Santa Barbara Street’s central downtown location,

D. El Puente Santa Barbara Community School, which primarily serves youths who have been expelled from District’s secondary schools, is experiencing a number of issues at its present location, has limited time remaining on its present lease, and would better serve its at-risk student population with improved facilities.

E. Since the inception of El Puente Community School in 1980, SBCEO has struggled to find a suitable permanent site, necessitating several prior moves.

F. A three-way collaboration by and among the District, SBCEO and Agency would provide a pooled commitment of resources towards addressing a critical community-wide concern and produce tangible long range benefits through expanded and better services to a segment of the youth population that need additional resources.

G. The proposed Agency collaboration with District and SBCEO would additionally serve to ameliorate the historic diversion of educational dollars by reason of the Agency funding model.

NOW THEREFORE, in recognition of the foregoing, District and SBCEO agree as follows:

1. District and SBCEO will collaborate on the preparation of a comprehensive response to the Request for Proposal for Development of Redevelopment Agency-owned Property that was released on June 18, 2008. District staff will procure all necessary and appropriate information needed to document the compatibility of the proposed relocation of its maintenance and operations facility consistent with specified City restrictions on the Agency site, including development of a preliminary building and parking plan consistent with site constraints, and supply necessary information to identify the Agency subsidy to be requested in connection with the build-out of the proposed project.

2. SBCEO staff will identify a preliminary building and space plan needed for the relocation of El Puente Santa Barbara Community School to the 720 Santa Barbara Street site and will endeavor to identify adequate funding sources for the construction of the new El Puente Santa Barbara Community School buildings and related amenities.

3. District and SBCEO staff will consider and include in the joint response to the Agency RFP any and all regulatory requirements needing to be satisfied in connection with completion of the project, additional to those imposed by the City of Santa Barbara and Agency.

4. District and SBCEO will meet and confer in good faith to develop the framework for a long term lease at 720 Santa Barbara Street as well as taking other actions as appropriately need to demonstrate to Agency a sufficient capacity to undertake and successfully complete the project. District and SBCEO will jointly participate in the pre-submittal conference scheduled by Agency on July 8, 2008 and will complete all needed work, including securing needed approvals from the District Board of Education and County Superintendent of Schools in advance of the deadline for developer proposals in order to make a timely submission to Agency on or before August 21, 2008.

5. This Memorandum was approved by District's Board of Education on June 24, 2008.

(Signatures on next page)

SANTA BARBARA SCHOOL DISTRICT

SANTA BARBARA COUNTY OFFICE
OF EDUCATION

By: _____
J. Brian Sarvis, Ed.D.
Superintendent

By: _____
William J. Cirone
County Superintendent of Schools

Dated: _____

Dated: _____