

Rationale:

On November 28, 2018, the Redwood City School District (District) Board of Trustees voted to merge and move programs and consolidate schools as part of the district's process called *Planning for our Future* to rethink how to focus on the organization's mission: *Educating Every Child for Success*. The vote resulted in the following four facilities becoming vacant beginning with the 2019-20 school year:

- 3150 Granger Way
(Note: The November 28, 2018, vote included the merger of the Adelante Spanish Immersion School program with the Spanish immersion strand at Selby Lane School. Adelante Selby Spanish Immersion School is now housed at 170 Selby Lane in Atherton.)
- 2950 Fair Oaks Ave. (Fair Oaks)
(Note: The November 28, 2018, vote included consolidating Fair Oaks Community School with Taft Community School on the Taft campus. Through a different process, proposition 39, the district now houses two charter schools on the 2950 Fair Oaks Ave. site. These charter schools are Kipp Excelencia Community Prep and Connect Community Charter School.)
- 909 Roosevelt Ave. (Hawes)
(Note: The November 28, 2018, vote included consolidating Hawes Elementary School with Henry Ford Elementary School and Roosevelt School.)
- 815 Allerton St. (Former Orion)
(Note: The November 28, 2018, vote included moving Orion Alternative to 555 Avenue del Ora, the John Gill Campus, and sharing the campus with Mandarin Immersion.)

The *Planning for our Future* process was undertaken because an independent financial consultant concluded that with declining enrollment, RCSD could not sustain 16 schools with 7,500 students and specifically schools with an enrollment of less than 400 students. The district has lost close to 2,000 students in six years as families move out of the Bay Area due to the high cost of living. In addition, three charter schools operate within the RCSD attendance zone.

With three facilities to be vacant at the start of the 2019-20 school year, the RCSD Board of Trustees hired 3D Strategies out of Fremont, CA, to lead the district through a process to lease 3150 Granger Way, 909 Roosevelt Ave. and 815 Allerton St.

The School Board also approved a California law required committee known as the 7/11 committee. The 7/11 Committee, comprised of faculty, staff, and parents/community members, is a committee with the objective to advise the Board of Trustees in the use of real property no longer needed for school purposes. (Education Code Section 17388).

The following individuals served on the 7/11 committee from April to October of 2019 and met on April 29, June 18, September 23, and October 1.

- Amy Barstad, Henry Ford Elementary Teacher
- Carol Anne Bauman, North Star Academy and Orion Alternative Parent
- Shannon Cody, Clifford School Teacher
- Rosario Gonzalez, Taft Community School Instructional Coach
- Shana Hackworth, Orion Alternative Parent
- Ann Hynecek, Adelante Selby Spanish Immersion Parent
- Beatriz Mancía, Garfield Community School Parent
- Richard Porter, Hoover Community School Parent
- Leslie Stafford, North Star Academy Parent
- Cindy Tong, Mandarin Immersion Parent
- Chauntelle Trefz, Roosevelt School Parent

In addition to RCSD parents and employees who attended the 7/11 public meetings, several members of the community attended and spoke before the committee including:

- Mitu Bhargava
- Laurie Castalucci
- Spencer Chi
- Kent Holubar
- Maureen Morley
- Barbara Ranes
- Michael Shostash
- Kate Stevenson

In particular, a group of residents from the 3150 Granger Way neighborhood attended the meetings and spoke to the committee about their desire to find a good neighbor to lease the facility that will be communicative and will be respectful of the residential properties that surround the RCSD facility.

Recommendation:

1. The Superintendent recommends that the RCSD Board of Trustees approves the 7/11 Committee’s lessee recommendation for 3150 Granger Way:

Stratford Lease Agreement

Tenant	Square Feet	Term	Average Revenue	Total Revenue
Stratford	34,260 out of 34,260	10 years	\$1,418,036	\$15,262,700

2. The Superintendent recommends that the RCSD Board of Trustees approves the 7/11 Committee's lessee recommendation for 909 Roosevelt Ave.:

Tenant	Square Feet	Term	Average Revenue	Total Revenue
Kidz Konnect, Building Kidz, and Immersion 5 LLC dba L'Academy	31,742 out of 31,742 of which 2,000 is allocated for Touchstone	10 years	\$1,309,991.20	\$13,099.912

3. The lease for 815 Allerton St., presented to the Board of Trustees at an earlier Board meeting, is up for approval at this public Board meeting to Creative Learning Center under the following terms:

Creative Learning Center Lease Agreement

Tenant	Square Feet	Term	Average Revenue	Total Revenue
Creative Learning Center	17,932	7 years	\$591,756	\$4,142,292