

San Diego Unified School District
OFFICE OF SCHOOL SITE SUPPORT
Facilities Management

PROPOSAL TO CONSIDER THE FEASIBILITY OF
COLLABORATING WITH THE YMCA ON VARIOUS PROJECTS

April 27, 2004

Introductory Statement

Recently, the district and YMCA successfully collaborated on two board-approved projects, the skateboard park that was built on the Whittier site and the roller-hockey rink that is currently under construction on the Clairemont High School site. The YMCA has approached the district with a proposal to further collaborate on various projects to include shared parking and the potential for the YMCA to construct recreational facilities on district-owned sites, which could ultimately benefit the students of the district, the community, and the YMCA.

Initially, the YMCA would like to expand its facilities that are located adjacent to the Correia Middle School. The YMCA's proposed expansion includes construction of a new gymnasium, restrooms, storage facilities, and major renovations to existing facilities. In order to maximize on their proposed expansion, the YMCA would like shared use of the Correia parking facilities. In exchange, the YMCA would make the YMCA's new proposed gymnasium available to the students of Correia Middle School during school operating hours, in conjunction with their physical education program. The YMCA would also provide enhanced security and maintenance of the parking facilities. District staff members are currently in the process of studying the feasibility of shared parking at Correia Middle School.

The purpose of this report is to advise the Board of Education of the YMCA's proposal to collaborate with the district for the purpose of maximizing joint-use opportunities and to request authorization for district staff to pursue the feasibility of such use on a project-by-project basis.

Instructional Implications

The use of gymnasiums and other YMCA facilities by students of the district would provide enhanced physical education opportunities.

Facilities Implications

Facilities implications will need to be considered on a project-by-project basis; however, in general, the district would provide use of land in exchange for use of YMCA facilities.

Proposal to Consider the Feasibility
of Collaborating with the YMCA
on Various Projects
Page 2

Budget Implications

The district will only consider potential joint-use projects with the YMCA that are revenue neutral to the district.

Public Support and Engagement Implications

With regard to the proposed expansion of the YMCA facilities adjacent to Correia Middle School, the YMCA is working with the Principal of Correia, the surrounding community, the City of San Diego, and district staff to ensure that support for the project exists and to provide a forum for addressing issues and concerns related to the project. The proposed project received unanimous approval from the Project Area Committee (local citizens group) of the City of San Diego. The YMCA also received an allocation of \$575,000 from the Redevelopment Agency of the City of San Diego. The proposed project has been presented to local service clubs and groups including the O.B. Lyons, O.B. Kiwanis, Point Loma Kiwanis, Point Loma Optimist and Correia P.T.A. YMCA representatives have canvassed the streets in the immediate area of the proposed project and received nothing but positive feedback. The neighbors were also notified of the proposed project by personal mailings and through the local Beacon newspaper, which generated only positive responses.

Policy Implications

This report is generally consistent with board policies E-2300, E-2350. It is recommended that board policy E-2350 be revised as follows (see proposed revision in bold type below).

E-2350

The Board of Education shall establish schools as focal points in the community and seek active planning, funding, and joint site use agreements with city and county governments, **non-profit organizations**, and other educational institutions so that schools are a community resource and scarce revenues are used effectively.

Proposal to Consider the Feasibility
of Collaborating with the YMCA
on Various Projects
Page 3

Recommendations

The superintendent recommends that the Board of Education:

1. Authorize staff to consider joint ventures with the YMCA and, when feasible, negotiate joint-use agreements or joint occupancy agreements on a project-by-project basis. All such proposed agreements will be brought to the Board for consideration.
2. Authorize staff to negotiate joint use agreement between the YMCA and the District for shared parking at Correia Middle School in exchange for use of the YMCA's proposed new gymnasium.
3. Approve the proposed minor amendment to board policy E-2350 as specified in this report under "Policy Implications."

Prepared by Robert F. Kiesling, Director, Acquisition and Asset Management and Sue Lawrence, Real Estate Specialist, Acquisition and Asset Management.