

SAN DIEGO CITY SCHOOLS
Office of School Site Support – Facilities Management

TEMPORARY LICENSE OF DECATUR ELEMENTARY SCHOOL
TO HIGH TECH MIDDLE MEDIA ARTS

August 9, 2005

Introductory Statement

High Tech Middle Media Arts has requested use of the Decatur Elementary School site on a temporary basis.

Background

High Tech High Learning (HTH), the umbrella nonprofit corporation that supports the development of High Tech High schools, and Explorer Elementary School acquired Building 83 in the former Naval Training Center to develop the building to house High Tech Middle Media Arts (HTMMA). Due to unforeseen circumstances, the construction schedule for HTMMA's facilities at the former Naval Training center is behind schedule. Although HTH has made every effort to accelerate the construction, the building will not be ready until late fall. HTMMA must now find temporary facilities to house its students for the opening of school in September.

HTMMA, a board-approved public charter school, serving San Diego Unified School District students, has requested temporary short-term use of Decatur Elementary School on Soledad Mountain Road from approximately August 22, 2005, through December 31, 2005. If HTMMA's buildings at NTC are ready for occupancy prior to December 31, 2005, the license agreement may be terminated with 30 days written notice. The monthly payment is \$16,700. This amount is fair market value and is the same as the current tenant pays for the use of Decatur. Prior to HTMMA moving in, the district will perform a deep cleaning of the facility.

The current tenant at Decatur will vacate the premises the week of August 15, 2005, and the facility will be available on a temporary basis. Since Decatur will not be available for long-term occupancy until Summer 2006 at the earliest, the temporary placement of HTMMA at Decatur would be beneficial to the district by maintaining a presence at the site for some of the 2005/06 school year and by providing monthly income of \$16,700 that would otherwise not be available.

Instructional Implications

There are no instructional implications.

Facilities Implications

Decatur Elementary School is designated for short-term lease on the Property Inventory and Property Management Plan (PMP) for Selected School Sites, February 24, 2004 (Amended). It will be available for temporary use from August 22, 2005, through December 31, 2005.

Budget Implication

The district will receive an unanticipated \$16,700 per month for the temporary use of Decatur, for a total projected income of \$66,800.

Public Support and Engagement Implications

The district's Property Inventory and Property Management Plan (PMP) designates Decatur as suitable for short-term leasing. The Advisory Committee on Utilization of Excess School Property (ESP) has reviewed the PMP and concurs with the designation.

Policy Implications

The recommendations are consistent with Board Policy E-2450 regarding creating "greater community understanding of, and support for, public education including the expansion of potential revenues for facilities."

Recommendation

The superintendent recommends that the Board of Education:

1. Approve the temporary use of Decatur Elementary School by High Tech Middle Media Arts, a board-approved charter school, for a period commencing August 22, 2005, and terminating December 31, 2005.
2. Authorize the Chief Facilities Officer, Facilities Management, to negotiate and execute a temporary license agreement for the use of Decatur by High Tech Middle Media Arts.
3. Authorize the Chief Facilities Officer to expend the funds necessary to make the facilities ready for occupancy.

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