



BOARD OF EDUCATION
SAN DIEGO UNIFIED SCHOOL DISTRICT

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LUIS ACLE
President

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DRAFT PROPOSAL FOR CONSIDERATION BY THE BOARD REGARDING THE DISTRICT PROPERTY AT AND ABOUT 4100 NORMAL ST. IN SAN DIEGO, CA.

SUMMARY

The Board resolves to ask the Superintendent to direct Staff to study the feasibility of replacing current facilities with a modern Educational Complex to meet educational and support space requirements of the District, plus income-generating office space for rent for as long as it is practical and permissible.

INTRODUCTION

The current Education Center in Normal Heights is an agglomeration of buildings of varying age and condition. Some of the older structures are so deficient that they would not seem worth repairing or even painting. Most buildings (all?) are inefficient with regard to energy and water conservations, plus they are difficult to maintain and generally not in full compliance with ADA, let alone earthquake regulations.

BACKGROUND

Apparently, there has been consideration of various options for the demolition of the existing buildings and their replacement by a mix of structures. Some of the proposals have included the possibility of dedicating some of the land to private development not directly related to the educational facility that would be build in the remaining land.

The surrounding area near the Ed. Center is a part of San Diego that seems ripe for major modernization, with likely private sector investment in housing and commercial properties, which would likely be undertaken independently if the Ed. Center went through major transformation, in which case it would also make sense for the City to enhance public transportation in all directions, thus creating a major hub, quite possibly near the intersection of Park Avenue and El Cajon Blvd.

The availability of reliable public transportation and the centrality of the location would make it possible for the District to congregate several important activities or functions where student access is necessary, since most of our students do not drive or have cars. To the extent that the District wishes to attract students from diverse backgrounds and communities (such as for a Public Safety Academy, nursing, etc.), it may well be the only way to effectively offer all students equal opportunity to participate. District students who

would benefit from and attend classes at City College are within a short ride. Many of the District's schools are accessible by bus service currently in place. An extension of the trolley line from San Diego High has been discussed at one time or another.

CURRENT UNMET NEEDS

- A Professional Development Academy
- A facility for ALBA
- Small High Schools (or incubators) to prepare students for careers in:
 - Public Safety
 - Nursing and other health professions
 - Civil Service (Local Government, including Courts, County, etc.)
 - Emerging foreign languages (still in small demand stage, e.g., Arabic)
- Adequate facilities for public meetings, teacher observations, multi-purpose rooms, with modern security and ADA compliant access
- Special Ed. Facilities for students requiring special instructors and aides
- Visual and Performing Arts Academies, K-8 and High School
- Major repository of District educational materials for teachers' uses
- Major library, perhaps joint project with the City (an Uptown Library)
- Adequate parking that does not encroach on neighborhood spaces

PLUS

- All offices that are currently housed in the existing Ed. Center
- Possible revenue producing eating facilities
- Office space and meeting rooms/auditoriums available for lease to generate revenue for the District and/or pay for finance or maintenance costs.

REASONS FOR DEVELOPING THIS SITE EXCLUSIVELY FOR THE DISTRICT

This property is extremely valuable and constitutes one the District's major assets. There are legitimate reasons to think of this as an asset that should have both the purpose of housing activities that are essential to the District's mission, as well as generating revenues to supplement to our operating budgets, especially during times of declining enrollment, hence declining income. The District has an outstanding bond rating, with excellent credit history. Our staff should be perfectly capable of acquiring the services of architects, engineers, contractors to execute an implementation plan, pursuant to a Bond Measure well conceived and managed in order to obtain voter approval.

CONCLUSION

The Board of Education should take the initiative to transform this rather inadequate collection of buildings into a modern Educational Complex, primarily because of its contributions to educational activities such as those mentioned above. The District may even consider receiving conceptual designs and proposals, especially if they include components that private foundations or other sources may be willing to pay for.