



Sacramento City Unified School District

Putting Children First

Monthly Facilities Update

May 3, 2016

Agenda Item No. 12.4

Presented by:

Cathy Allen, Chief Operations Officer



Topics

- Central Kitchen Task Force Committee Update
(Co-presented by Nathaniel Browning)
- Facilities Ad Hoc Committee
Recommendations
 - Old Marshall
 - Thomas Jefferson

Central Kitchen Location

Fact Sheet

Environmental Impact and Cost	Florin	San Joaquin
Environmental impact		
Proximity to freeway	1.8 miles in heavy traffic	0.6 miles in light to moderate traffic
Number of miles traveled per week	2560*	1560**
Number of schools in a 2.5 & outside of a 5 mile radius	24 & 17	21 & 20
Distance to furthest school	16 miles	12 miles
Utilizing the built environment	Negative impact on the utilization of the built environment.	1) District gas pumps across the street. 2) Service yard across the street. 3) Would allow for the sharing of staff and delivery trucks which would save 8 FTE and the purchase of 6 trucks.
Additional one-time costs		
District Warehouse delivery trucks	6 trucks at \$85,000 each (\$510,000 total).	None
Ongoing costs to district		
FTE increases	5 FTE for General Warehouse staff 3 FTE for Nutritional Services Estimated increased cost of \$540,000/yr.	None None None
Other potential costs		
Land acquisition	None	Land swap or purchase
Fueling needs	Purchase of fuel at public pumps, additional miles to the transportation yard, or create a 3rd party partnership.	Use the Transportation Department's fuel pumps located across the street.
Additional miles for vehicle servicing	Mechanical Servicing is located 10 miles away at the Transportation yard.	Service and maintenance is located across the street.
Estimated Timeline to Completion		
Two years for both Florin or San Joaquin if the San Joaquin property is acquired through a land swap. The Florin timeline is impacted by the required demolition. Otherwise, the timeline could be greatly extended for San Joaquin if the property is part of a development proposal through an RFP process for the 16th and N property.		
Development Impact Study results from Overland, Pacific and Cutler, INC		
Allowable zoning for both locations include the opportunity for food storage and distribution. The only notable difference between the two is an allowable building height difference of five feet. Total height allowed for San Joaquin is 70 ft. compared to 65 ft. at Florin.		
Notes		
*20 miles roundtrip from transportation yard to Florin location for each truck each day (11 trucks).		
**Number based on data gathered by Zonar technology.		

Old Marshall





Community Outreach

- April 5, 2016 meeting at Washington Elementary
- Over 100 people in attendance
- Ideas received from community
- Concerns/Questions/Comments received
- Three tour times offered (4/13[twice], 4/14)
- Approximately 75 people came to the tours

Ideas for Old Marshall

- Art Use
 - Arts/Performance Arts Center (11)
 - Studio and classroom space for artists (4)
- Community Use
 - Community Center (7)
 - Hybrid of Hotel/Restaurant/Theatre/Pool (5)
 - Garden in Parking Lot (5)
 - Nonprofit Incubator (4)
- Educational Use
 - Adult Education (3)
 - ESL Program (2)

Ideas for Old Marshall Cont.

- Housing Use
 - Subsidized Housing for Teachers (4)
 - Affordable Housing (3)
 - LGBT Senior Housing (3)
 - Apartment/Mixed Income/Condo/Townhome (2)
- Commercial Use
 - Coffee Shop (5)
 - Public Market (4)
 - Boutique Hotel (3)
 - Nonprofit Incubator (4)

Thomas Jefferson





Community Outreach

- April 28, 2016 meeting at Washington Elementary
- Over 50 people in attendance
- Ideas received from community
- Concerns/Questions/Comments received
- Two tour times offered (5/4, 5/5)
 - Approximately 30+ attended



Ideas for Thomas Jefferson

- Art Use
 - Museum (2)
- Community Use
 - Multi-use Space with Housing, Maker Space, and Farm, etc. (3)
 - Shared Working Space/Co-working/Collaborative Venue (3)
- Educational Use
 - Vocational Technology/Art Space (2)



Ideas for Thomas Jefferson Cont.

- Housing Use
 - Homeless Shelter (5)
 - Market Rate Housing/Mixed Income (4)
- Commercial Use
 - Central Kitchen Property Swap (4)
 - Sell it or Exchange it (3)



Facilities Ad Hoc Committee

- Meeting on May 3, 2016
- Approximately 15 people in attendance
- Shared a compilation of all ideas gathered at community meetings
- Discussed comments/concerns/questions raised



Facilities Ad Hoc Committee Recommendations Old Marshall

- Letter of Interest (LOI) with prescriptive measures
 - Maintain ownership
 - Derive income
 - Historical aspect be preserved
- May or may not offer site improvements to increase value (i.e., demolition of non-historic building?)



Facilities Ad Hoc Committee Recommendations Thomas Jefferson

- Letter of Interest (LOI) with prescriptive measures
 - Maintain ownership
 - Derive income
 - Historical aspect be preserved
 - Property Swap



Next Steps

- Release a Letter of Interest (LOI)
 - 3 to 4 week turn around
 - Evaluate responses and further define potential projects for development of a formal RFP



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Questions?