

MONTEREY PENINSULA UNIFIED SCHOOL DISTRICT

TO: Board of Education

DATE: November 6, 2006

ITEM: **INFORMATION:** Next Steps for Surplus Property Disposition

BACKGROUND:

On October 23, 2006 the Board approved a final report with recommendations from the Surplus Property Advisory ("7-11") Committee. Next steps are listed below. Staff proposes to present the first of these action requests at the November 20 Board meeting.

DISCUSSION:

Actions required for property disposition include:

- Prepare each property for disposition by obtaining current title and boundary information, appraisal/value data, restrictions and disclosure information, and assemble a marketing package.
- Designate each property as surplus, comply with CEQA requirements, and adopt a Resolution of Intention to dispose of real property;
- Comply with Naylor Act determination requirements regarding school playfields and open space areas;
- Authorize staff to solicit offers from public agencies/entities and public benefit corporations as required by California law, and advertise/provide public notice of offers;
- Submit a report to the planning department of any jurisdiction affected by the proposed disposition;

Some of these steps involve specialized technical skills not available on staff. Also required will be assistance from legal counsel. Staff will request funding for these direct expenses through an inter-fund loan which will be repaid with interest from disposition proceeds.

RECOMMENDATION:

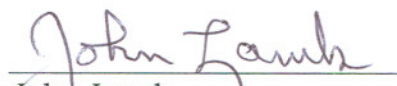
Receive report and consider individual action requests as presented at upcoming Board meetings.

PREPARED BY:

 11/1/06

Thomas Woodruff,
Chief Business Officer

APPROVED BY:



John Lamb,
Superintendent

MONTEREY PENINSULA UNIFIED SCHOOL DISTRICT

TO: Board of Education

DATE: November 6, 2006

ITEM: **INFORMATION:** Overview of Upcoming Actions to Prepare for School Construction and Implementation

BACKGROUND:

For more than two years MPUSD staff has worked closely with City and County officials to plan schools for students who will live in new housing projects on and near the former Fort Ord. Housing projects have been approved and litigation has been resolved. Construction is actively underway in two major projects, with the first move-ins programmed for summer 2007. In addition, additional military housing will fill available space in the center of the District, requiring new spaces for new students. District staff will present an overview of actions that will be requested in the near future to begin design and development of schools to serve students from these growth areas.

DISCUSSION:

Key facility actions and decisions facing the District in the near future are listed below.

1. Select permanent location for Marina High School, including CEQA process.
 - Future investments in the campus, road access projects, and coordination with city and developer plans all depend on a final site selection decision for Marina High School. An Environmental Impact Report (EIR) is often required for a high school, a process that can take up to a year to complete.
2. Identify architectural/engineering design team(s) for new schools and expansion projects.
 - Design professionals, including civil engineers, are needed to coordinate grading, utility connections, and other early decisions for future schools. Coordinating school site

development with surrounding projects can save the District many thousands of dollars and time during construction.

3. Obtain water allocation from City of Marina for new schools on Fort Ord.
 - A critical path item is obtaining a formal allocation of water. This process should begin soon as unallocated supplies are limited. (Existing campuses, including Marina High School, receive water from a separate allocation which has ample reserve capacity.)
4. Pursue Safe Routes to School grant funding in partnership with various cities.
 - Each year the state offers grants for schools working through their local community traffic department. Staff would like to solicit project ideas from schools and work with each of the cities. Grant applications must be filed by January 2, 2007.
5. Plan for expansion of Olson, Los Arboles, and other existing Marina schools.
 - Staff believes it is educationally sound and cost efficient to expand existing schools to serve some of the growth. This process will study each campus, "master-plan" those that may expand, and present a plan for improving conditions for existing students as well as students from future homes.
6. Identify first elementary school in South Marina and coordinate site design with surrounding developments.
 - As with Marina High School, a decision is needed soon on the first elementary school so that school development may coordinate with surrounding projects. A typical timeline for developing a new school is about 4 years, suggesting this school needs to start planning and development soon to open when existing schools can no longer handle the number of students from new homes.
7. Create a permanent housing plan for the military housing areas in Seaside to accommodate new housing construction.
 - Over the next eight years (by 2013-14) the Army proposes to add about 1,000 occupied homes in the Ord Military Community. The first wave of these students will arrive in

fall 2008. Planning is needed soon to prepare for these changes.


8. Update Board on MOU discussions with City of Marina and builders, including joint use opportunities and funding.
 - The MOU process has been useful in identifying and resolving technical issues with schools in the development areas. Several policy questions (financing parameters, cost factors, size and grade configuration assumptions for schools) should be addressed by the Board to complete this process.

Most tasks will run concurrently and stretch over several years. Time sensitive items include finalizing school site decisions so that campus planning may go forward to, preparing for increased enrollment from military housing on Fort Ord by the 2008-09 school year, and continuing to address needs at all schools. Three years is required to plan, get approvals and funding, and build a school expansion project. Four years is typical for a new school. Projects started in 2006 will be ready in 2009 and 2010 when many new students are expected.

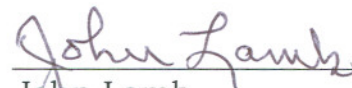
RECOMMENDATION:

Receive report and consider individual action requests as presented at upcoming Board meetings.

PREPARED BY:


Thomas Woodruff,
Chief Business Officer

APPROVED BY:


John Lamb,
Superintendent

MONTEREY PENINSULA UNIFIED SCHOOL DISTRICT

Draft Board Policy Section 3000 can be accessed online under "Agenda/Minutes" of the Board of Education home page <http://www.mpusd.k12.ca.us/board.html>

A copy will be available at the meeting for review.

TO: Board of Education

DATE: November 6, 2006

ITEM: **INFORMATION:** Review Board Policy Section 3000 – Business & Noninstructional Operations

INTRODUCTION:

Attached is Board Policy section 3000 – Business & Noninstructional Operations. The draft section 3000 was prepared by the California School Boards Association (CSBA) Policy Update Service and distributed to Board members for input to the Board Policy Subcommittee. The Subcommittee incorporated suggested revisions and viable District policies and/or regulations and is presenting it to the Board for review and subsequent approval. Upon approval, it will be returned to CSBA for final production and made available to the public.

BACKGROUND:

At the October 3, 2005, meeting, representatives from CSBA presented information regarding a policy development workshop and policy update services for Board consideration. At the meeting of October 24, 2005, the Board directed the administration to contract with CSBA for policy update services. The Board agreed to have the services of CSBA provide assistance to review and revise all current Board policies, which would help standardize all Board policies and make them current. In January 2006, a three-day workshop was held and a District review team comprised of Board members and staff reviewed core sample manuals that included a full volume of policies, regulations, and bylaws. A CSBA consultant facilitated the workshop, clarified process questions and researched content information. The District review team customized the manual by modifying CSBA optional language to reflect district philosophy and practice. At the end of the workshop, the draft policy manual was returned to CSBA for production and a newly typed manual, specific to MPUSD, was mailed to the District for Board review and subsequent adoption.

OBJECTIVE:

To review Board Policy section 3000 – Business & Noninstructional Operations

COST/FUNDING SOURCE/FISCAL IMPACT:

N/A


RECOMMENDATION(S):

That the Board review and provide input to Board Policy section 3000 – Business & Noninstructional Operations.

PREPARED BY


Jeannie Fernandez
Administrative Assistant

**APPROVED FOR SUBMISSION
TO THE BOARD OF EDUCATION**


John Lamb
Superintendent