

Facility Planning – Adelante, Franklin Pre-School Center, and Franklin School

Overview

We have three programs co-located on the Franklin Elementary School campus – Franklin, Adelante, and the Franklin Pre-School Center. Adelante and the formerly named Cesar Chavez school have been co-located at Franklin for about fifteen years and the sharing of space is challenging. The Franklin Pre-School center occupies a permanent building at the site and it is this program and building that offers an opportunity to make some incremental improvements for both Adelante and Franklin School.

The Current Status

The entire Franklin Elementary school campus has 10.10 acres total. The distribution of land and classrooms is as follows:

School	Permanent Classrooms	Portable Classrooms	Acreage
Franklin	28	0	7.7 acres
Adelante	2	14	0.9 acres
Pre-School	3 (and lots of office space)	3	1.5 acres
Total			10.10 acres

Adelante uses two permanent classrooms in a classroom wing on the Franklin campus. The rest of their program is in portables. Measure J contains a budget allocation to convert 5 portables for Adelante to permanent classrooms, with a budget allocation of \$2 million dollars. To assist with the explanation of the recommended plan, it should be noted that a portable has 960 square feet of space which we will round off to 1000 square feet to make the plan easier to understand. Adelante is to receive the creation of 5 permanent classrooms or about 5,000 square feet of classroom space from Measure J.

The Proposal

We have a nearby piece of property called the Parma School, located at 915 E Montecito Street. The size of the property is 0.66 acres. The building is not usable and we have plans to demo the building. We have been pondering what to do with the Parma site and we are recommending that we use it to help solve the facility challenges for Adelante with some benefit for Franklin as well. The big picture involves three moves.

First, we will build a new pre-school facility at the Parma site to host office operations and the 3-year-old program. This will involve the construction of a yet-to-be-determined sized building

of around 3,000 – 4,000 square feet. The funding source for this project will be the budget for the 5,000 square feet of new permanent classrooms that Adelante was to receive from Measure J. The 4-year-old program will remain in portables and permanent classrooms at the Franklin campus so as to maintain that developmental pathway for pre-school to transitional kindergarten.

Second, Adelante moves into the permanent building that the Franklin Pre-School Center currently occupies. This building is about 5,000 square feet and will provide three permanent classrooms, office space, a small staff lounge, some storage, and a front office presence that Adelante currently lacks. The \$2 million dollars that was to be invested in Adelante will be used to move the pre-school operations to Parma, freeing up a 5,000 square foot permanent building to be used by Adelante.

Third, Adelante will move out of two permanent classrooms on the Franklin campus, freeing up those classrooms for use by Franklin.

In summary, the pre-school program gets a new building at Parma. Adelante gains a 5,000 square foot building and an additional 1.5 acres of land, making their total acreage 2.4 acres. Franklin gains access to two more permanent classrooms.

Commitments and a Timeline

We still have some details to work out with all three parties involved. We will capture all of the final recommendations in a future facility use agreement (FUA) with Adelante that will be approved by both boards when the District reviews the charter renewal in spring 2019. This FUA will capture the commitment by the District to execute this facility plan and also the requirement that Adelante maintain its status as a viable charter school as outlined in a future charter renewal document.

Upon approval of an FUA with Adelante, we project the following steps and timeline. This timeline is subject to the unforeseen conditions involved in facility design and construction.

Date	Task
Spring 2019	Approval of an architectural design contract with KBZ Architects to build a new pre-school facility at Parma.
Fall 2020	Approved plans received out of DSA
Winter 2021	Construction begins on a new pre-school facility at Parma
Summer 2022	New pre-school facility completed, program moves from Franklin to Parma. Adelante occupies Franklin pre-school center building in time for the 2022-23 school year.

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Next Steps

We recommend hiring KBZ Architects to begin planning the new pre-school at Parma. Based on board comments tonight, we can bring back a contract for your approval on April 2, 2019. The design and DSA approval steps are important to get in motion.

The charter renewal and FUA will be presented to the board at the May 28, 2019 meeting as a first reading. We will have the Board approve both documents at the June 11, 2019 meeting.

The Working Group

This proposal has been created in consultation with Casie Kilgore, principal of Franklin Elementary and Michelle Robertson, Preschool Coordinator. We held meetings with the entire staff of Franklin Elementary and Preschool staff. We met with the Adelante board several times and have met monthly with the following individuals on a regular basis over the last 4 months to develop this plan.

Representing the District

Cary Matsuoka, Superintendent
Meg Jette, Asst Supt of Business
Dr. Raul Ramirez, Asst Supt of Elementary
Steve Vizzolini, Director of Facilities
Laura Capps, Vice-President, school board

Representing Adelante Charter School

Dominic Paszkeicz, board president
Brianna Agular, board member
Inés Casillas, board member
David Bautista, Director