

Board Report

August 10, 2021

Parma

Franklin Children's Center

Adelante Charter

Original Plan

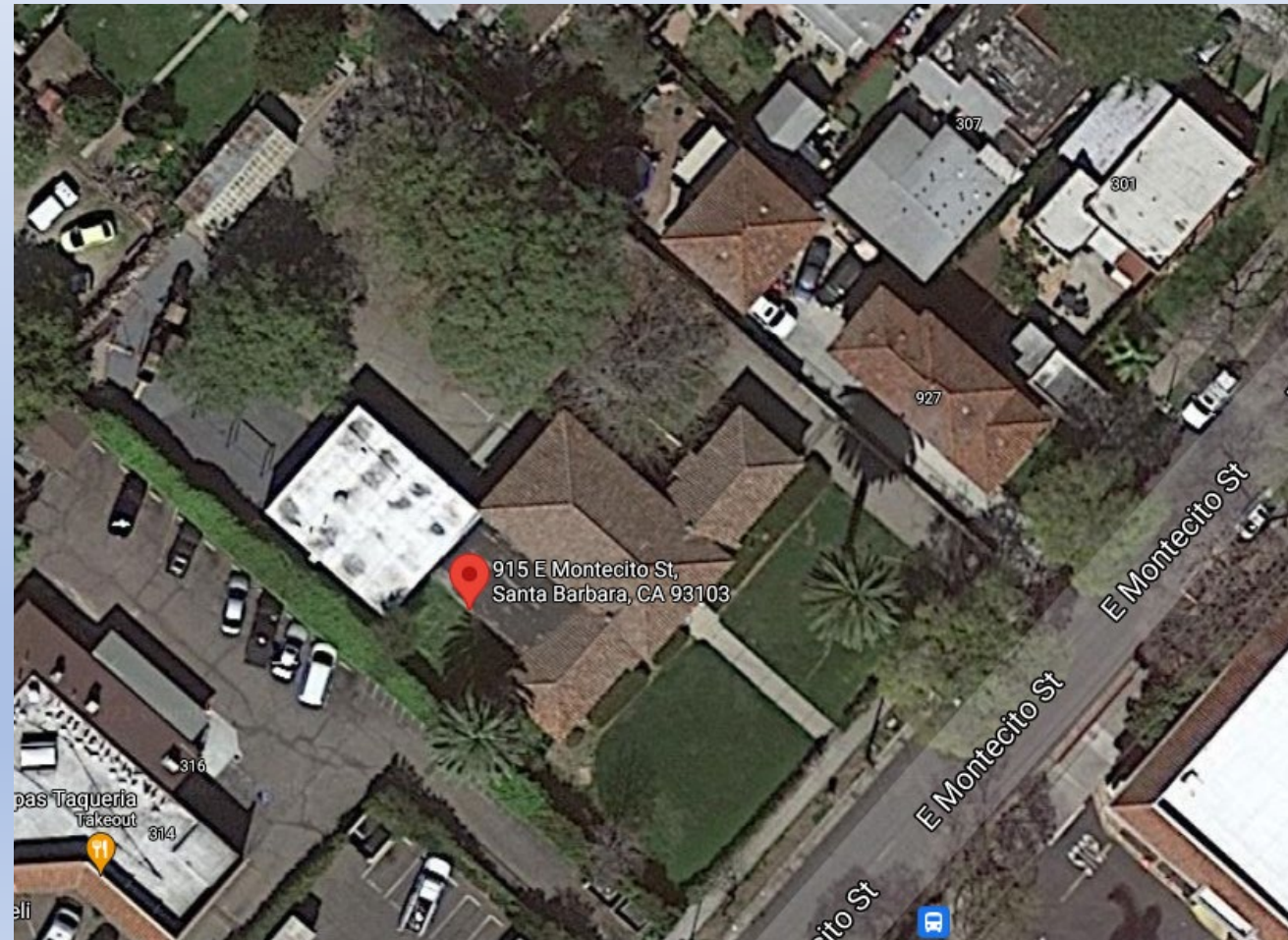


- Addendum to Facility Use Agreement approved by Board on May 26, 2018
 - \$2.4 M Budget from Measure J for portable replacements at Adelante used to develop Parma
 - Franklin Children's Center (FCC) moves to Parma when complete
 - Adelante expands into old FCC building

Parma Site

Challenges

- Existing building not Field Act compliant
- Building and recreational area will use most of the available space
 - 35 sq. ft./student indoor space
 - 75 sq. ft./student outdoor space
- Very limited parking onsite
- Will be necessary for parents to park in neighborhood or Trader Joes
- \$2.4M will be insufficient to develop the project



Site Comparison



Santa Barbara Unified
Every child, every chance, every day.



Parma = .66 acre.

Franklin Children's Center = Approx. 2 acres

Budget



Santa Barbara Unified

Every child, every chance, every day.

	Item	Amount	Explanation
1	Revenue		
2	Budget for Adelante portable replacement	\$ 2,400,000	Measure J Bond Funds
3			
4	Construction Estimate		
5	Site demolition and HAZMAT remediation	\$ 250,000	
6	7000 sq. Ft. building (including utilities)	\$ 4,550,000	
7	Site improvements	\$ 350,000	
8	Subtotal	\$ 5,150,000	
9			
10	10% construction contingency	\$ 515,000	
11	20% soft costs	\$ 1,030,000	
12			
13	Total	\$ 6,695,000	

Options



Some of the options the Board could consider are:

- Terminate the addendum to the Facility Use Agreement, and leave both programs in their current locations.
- Reallocate the \$2,400,000 to new classroom buildings at Adelante, and leave the Child Development Program in its current location.
- Sell the Parma property and allocate the proceeds to the Measure J Bond program.
- Sell the Parma property and allocate the proceeds to new classroom buildings at Adelante.