

Downtown Library Fact Sheet

Introduction

The Board of Education is considering a proposal to enter into a non binding Letter of Intent with the City of San Diego to move forward in discussions to consider leasing two floors in the proposed downtown library. This proposal will come before the Board of Education on June 23, 2009.

If adopted, this proposal will not obligate any Prop S funds for the purpose of building a downtown high school. To date the District has not spent any Prop S funds for exploratory research, planning, schematic design, design development, or consulting fees for this project. District staff has participated in meetings with the City of San Diego and have performed routine administrative duties as directed by the Board of Education and the Superintendent.

The project under consideration is to occupy two floors at the proposed Downtown Library site for a downtown charter high school. The district could potentially enter into a 40 year lease with the City of San Diego. Approximately 5300 high school students currently reside in the San Diego High School attendance area. About 2900 attend San Diego High and 2400 attend other school districts.

Prop S funds in the amount of 20 million dollars would be paid during the period of construction. District staff upon direction of the Board of Education, San Diego Unified School District set aside \$20,000,000 for use in meeting this initiative (ref Bond Project List Scenario, Board of Education meeting, July 28, 2009). This 20 million dollar payment represents lease payments throughout the 40 year period.

Prop S provides for the use of bond revenues “to construct classrooms and schools in the downtown area to meet educational needs of the district” (04 Nov 2008 Voter Information Pamphlet). The ballot measure did not specify the amount of funds to be allocated for this purpose. Sandra Chong district staff counsel has provided a confirmation that this was an appropriate use of Prop S Funds.

The proposed project would be exempt from Field Act construction requirements in accordance with applicable Ed Code sections as the site will be occupied as a charter high school. The building will need to comply with California Building Codes.

City staff has estimated that the Library could be bid and ready for construction in the spring of 2010, with an estimated construction period of 26-30 months. The earliest that the school could be open would be the 2012/2013 school year.

Project Specifics

Address:

The proposed site address is one whole block between Park Boulevard, 11th Avenue, J and K Streets.

Summary:

• Approximate Useable Square Feet	65,699
• Approximate Rentable Square Feet	71,809
• Expected Student Population	400 - 450
• Expected Faculty Population	20 - 25
• Support Staff	5
• Prop S Project Cost	\$20,000,000
• Cost of Tenant Improvements (Non Prop S)	\$ 7,500,000
• Other Project Costs (Non Prop S)	\$ 2,500,000
• Estimated Lease Cost Per Square Foot	\$ 75,000
\$ 1.42 per Month	
\$17.00 Annual	

SM/JW:kd

June 19, 2009