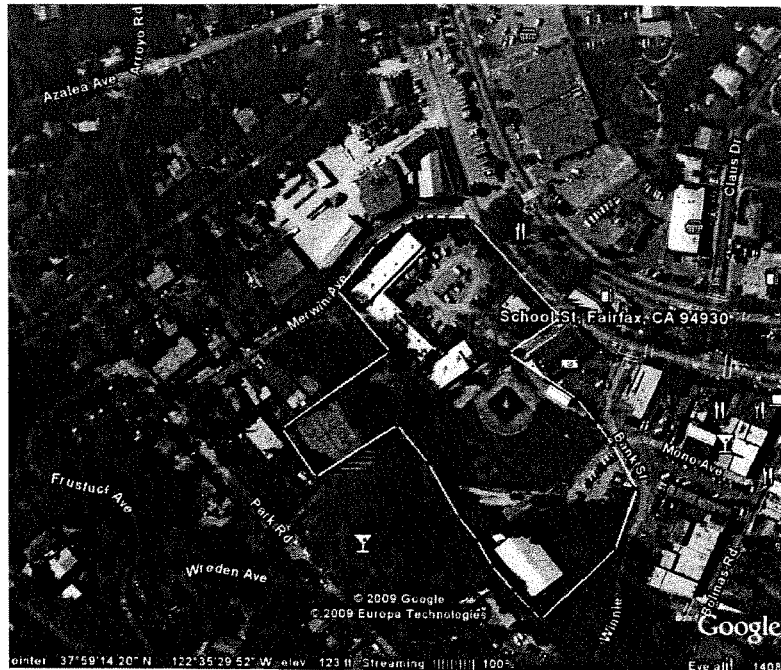


Option F: Acquire and Redevelop School St. Property



Advantages

- *Central Location:* makes it accessible by foot and bike.
- *District Property:* RVSD currently owns the tennis courts.

Disadvantages

- *Unknown Acquisition Costs:* additional acreage and buildings; may be out of range of the district's bonding capacity; significantly reduce amount of funds available for making necessary upgrades and expansion at White Hill (est. \$28-30M); no available matching state modernization funds for properties not owned by district.
- *Unknown Construction Costs:* scope of work, structures, assessment unknown.
- *Significant Upgrades or Rebuilding:* required modifications to meet Dept. of State Architect (DSA) standards.
- *Timing:* RVSD current enrollment beyond existing capacity – further delay will prohibit the district from meeting construction needs ASAP; extensive process involved to purchase property will delay November bond which includes funds for other district school site construction.
- *Required Fairfax Pavilion JPA:* between the Town of Fairfax and RVSD, providing RVSD with exclusive use during school hours and for after school day care.
- *DSA Regulations for Pavilion Use:* renovation of building to meet DSA requirements may be cost prohibitive; total reconstruction may result; unlikely to be supported by RVSD voters.
- *Access from school classrooms to Pavilion:* Construction needed to provide pathways and access from school classrooms to Pavilion that meet ADA regulations; construction of walkways from classrooms to Pavilion need to protect students on inclement weather days for lunch times, assemblies, and other classroom instructional activities.

- *Required Central Park ball field JPA:* between the Town of Fairfax and RVSD, providing RVSD with exclusive use during school hours as a play area, and after school hours for daycare children.
- *Student playgrounds:* Separate appropriately-sized Kindergarten playground may be prohibitive due to limited available acreage. Location of play structures, previously located in parking lot area, will impact on-site parking for staff and school volunteers/parents.
- *Funding of Non-district-owned Facilities:* limitations on school funding of improvements to non-school district owned facilities; places burden on town-generated revenues to bring Pavilion and access routes at ball field to meet DSA requirements
- *Required Demolition:* tennis courts may not be considered usable acreage due to location across creek
- *Lost Tax Revenue, Town of Fairfax:* Property is a prime retail location.
- *Office Building:* Possible use as school offices; will need to meet DSA requirements for student use.
- *DSA Recommended Minimum Campus Acreage:* 3.9 acres for about 180 elementary students, likely unable to meet acreage due to many onsite elevation changes, creek bed, ratio of open space to built space.
- *Flood Zone Problems:* FEMA flood zone map includes the tennis court area and the back of Central School.
- *Required DSA-Approved Bridge:* bridge would be closed to general public during school hours.
- *Required Extensive ADA Ramps:* to gain access to Park, Merwin, and Broadway streets.
- *Proximity:* closer to Manor School than other sites being considered.
- *CDE Requirements:* Needs CDE (California Department of Education) 4.0 study to determine potential issues of the site and surrounding neighborhood, such as Traffic, High Voltage line, underground fuel storage tanks, pipe lines and flood or dam inundation.
- *Supervision issues:* site has multiple access points in the center of a busy commercial/business area; will need significant fencing to ensure no access by unauthorized persons.
- *Pedestrian Safety Issues:* Heavily traveled roads near school with attractive businesses; need for multiple crossing guard locations before and after school
- *Pick-up/Drop-off locations:* Pick-up and drop-off of students at school may impact narrow streets at Park, Merwin and Broadway (possibly eliminate red curbs at school side of Merwin Street)