

SACRAMENTO CITY UNIFIED SCHOOL DISTRICT  
BOARD OF EDUCATION

Agenda Item 8.2

Meeting Date : October 5, 2017

Subject : Public Hearing on Resolution No. 2961: Approve State Board of Education  
Waiver Request for Old Marshall Lease

- Information Item Only
- Approval on Consent Agenda
- Conference (for discussion only)
- Conference/First Reading (Action Anticipated: \_\_\_\_\_)
- Conference/Action
- Action
- Public Hearing

Division : Facilities Support Services

Recommendation : Board to approve, after a public hearing, Resolution No. 2961, a waiver request to be submitted to the California Department of Education for a long term lease (more (thae)]TJ -0[(at)2( O)2(l)16(d M)6.9(ar)7(4(e

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Estimated Time of Presentation : 5 minutes

NOTICE OF PUBLIC HEARING FOR LEASE WAIVER BY  
SACRAMENTO CITY UNIFIED SCHOOL DISTRICT

NOTICE IS HEREBY GIVEN that a public hearing will be held on October 5, 2017, beginning at 6:00 p.m., or as soon thereafter as the matter may be heard, in the Serna Center Community Conference Rooms located at 5735 47th Avenue, Sacramento, California 95824.

The hearing will be held to receive public comment before the Governing Board of the Sacramento City Unified School District considers submitting a waiver request to the State Board of Education, relating to Education Code sections 17455, 17466, 17469, 17472, 17473, 17474, and 17475. The waiver request will ask that the District be allowed to lease surplus District property located at 2718 G Street, Sacramento, California, to a developer based on the District's use of a request for proposal process intended to maximize community input.

For further information, please contact Cathy Allen, Chief Operations Officer, Facility Support Services, Sacramento City Unified School District, 5735 47th Avenue, Sacramento, California 95824; Phone: 916-643-9233.



NOW,

EXHIBIT A

PROPOSED WAIVER TO THE STATE BOARD OF EDUCATION

CALIFORNIA DEPARTMENT OF EDUCATION  
**GENERAL WAIVER REQUEST**

GW-1 (Rev. 2/10/09)  
 Page 1 of

<http://www.cde.ca.gov/re/lr/wr/>

First Time Waiver:   
 Renewal Waiver:

Send Original plus one copy to:  
 Waiver Office, California Department of Education  
 1430 N Street, Suite 5602  
 Sacramento, CA 95814

Faxed originals will not be accepted!

CD CODE						

Local educational agency:

From: Aug. 12, 2016 to Aug. 11, 2018	Local board approval date: (Required) October 5, 2017	Date of public hearing: (Required) October 5, 2017
LEGAL CRITERIA		
1. Under the general waiver authority of Education Code 33050-33053, the particular Education Code or California Code of Regulations section(s) to be waived (number): 17455, 17466, 17469, 17472, 17473, 17474, 17475 Circle One: <b>EC</b> or CCR Topic of the waiver: Public Bid Auction Requirements		
2. If this is a renewal of a previously approved waiver, please list Waiver Number: _____ and date of SBE Approval _____		

3. Collective bargaining unit information. Does the district have any employee bargaining units?  No  Yes If yes, please complete required information below:

Bargaining unit(s) consulted on date(s): 9/25/17 (UPE), 8/29/17 (SEIU); 8/9/17 (SCTA); 8/10/17 (Teamsters)8/STeamsSTeams0t.A(68/); notice at each school and three public places

How was the required public hearing advertised?

?
<input checked="" type="checkbox"/> Notice in a newspaper <input type="checkbox"/> Notice posted at each school <input checked="" type="checkbox"/> Other: (Please specify) Agendized per the Brown Act

7. Education Code or California Code of Regulations section to be waived. If the request is to waive a portion of a section, type the text of the pertinent sentence of the law, or those exact phrases requested

Attachment A

7. Education Code or California Code of Regulations section to be waived.

The Sacramento City Unified School District desires to waive the following sections and portions of the Education Code lined out below:

17455. The governing board of any school district may sell any real property belonging to the school district or may lease for a term not exceeding 99 years, any real property, together with any personal property located thereon, belonging to the school district which is not or will not be needed by the district for school classroom buildings at the time of delivery of title or possession. The sale or lease may be made without first taking a vote of the electors of the district ~~and shall be made in the manner provided by this article~~

17466. Before ordering the ~~sale or~~ lease of any property the governing board, in a regular open meeting, by a two-thirds votes of all its members, shall adopt a resolution, declaring its intention ~~to~~ lease the property, as the case may be. The resolution shall describe the property proposed to be





## Attachment B

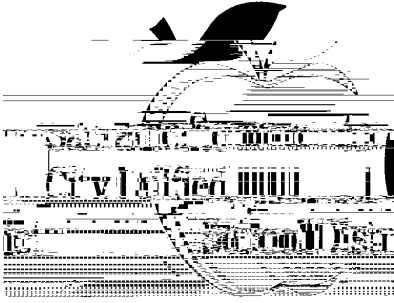
### 8. Desired Outcome/Rationale

The Sacramento City Unified School District ("District") requests that





# ATTACHMENT 2



*Facilities Support Services*  
5735 47<sup>th</sup> Avenue  
Sacramento, California 95824  
(916) 643 -9233

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## REQUEST FOR PROPOSALS

### QUALIFIED REAL ESTATE DEVELOPERS FOR SACRAMENTO CITY UNIFIED SCHOOL DISTRICT OLD MARSHALL SITE

RFP ISSUED: August 12, 2016  
DUE DATE/TIME: September 30, 2016 3:00 PM

PLACE: Facilities Support Services  
5735 47<sup>th</sup> Avenue  
Sacramento, California . 95824

CONTACT: Elena Hankard  
elena -hankard@scusd.edu  
916 -643 -9233

**SUBMITTAL INSTRUCTIONS:** Complete proposals must be delivered to the above address in a sealed envelope *prior* to the date and time specified. *Late submittals will not be considered.* In addition to your complete firm name and address, please

**CONFIDENTIAL PROPOSAL FOR QUALIFIED REAL ESTATE DEVELOPERS OLD MARSHALL**

RFP FOR QUALIFIED REAL ESTATE DEVELOPERS ± 32 / ' 0 \$ 5 6 + \$ / / '

accurate and will serve the interests of SCUSD. The most optimal proposal will be based on objective evaluation criteria.

II. CRITICAL DATES AND INFORMATION FOR THE RFP

Proposal Due Date: September 30, 2016 3:00 PM

The Proposal shall be marked "PROPOSAL FOR QUALIFIED REAL ESTATE DEVELOPERS"

Sacramento City Unified School District  
 Facilities Support Services  
 5735 47<sup>th</sup> Avenue  
 Sacramento, California 95824  
 ATTENTION: Elena Hankard

Submission of the Proposal by facsimile or e-mail is not acceptable. Proposals not received by the deadline will be returned unopened.

Questions Regarding the RFP

Any questions regarding the RFP are due by 500 PM on September 7, 2016. Questions must be submitted in writing to Elena Hankard.

Potential Schedule of Events (Subject to Change)

EVENT	DATE
Release of RFP Documents	August 12, 2016
Site Visit	August 31, 2016
Deadline for Questions Regarding the RFP**	September 7, 2016
Response to Questions Received	September 12, 2016
Proposals Due	September 30, 2016 at 4PM
Evaluate Qualifications & Reference Checks	Week of October 3, 2016
Notification of Initial Interviews if Applicable	Week of October 3, 2016
Interviews if Necessary	Week of October 10, 2016
Selection Committee Review / Recommendation to Board for Short List	Week of October 10, 2016
Presentation of Proposals to Board by Staff in Accordance with Joint Occupancy Requirements or Ground Lease Requirements	November 3, 2016
Board Authorization to Proceed With Short List of Proposers	November 17, 2016
District to Notify Short List and Request Advanced Proposals	Week of November 21, 2016
Final Advanced Proposals Due From Short Listed Real Estate Developers	December 22, 2016
Review of Proposals From Short List of Proposers	Week of January 9, 2017

Recommendation to Board from Short List	January 19, 2017
Presentation of Proposalsto Board	TBD
Board Authorization to Proceed With Negotiations With Selected Entity	TBD

\*\*\* Questions pertaining to the RFP:

Questions related to this RFP should be submitted in writing to elena-hankard@scusd.edu no later than Wednesday, September 7, 2016 at 5:00 PM. Specify

3 5 ) 3 ~~IO~~ Marshall Parcel



## Description of Properties

SCUSD is offering the 1.18 acres of RU-3-A residential zoned property located 2718 G Street in Sacramento, CA with an assessor parcel number of 003-0202-001. Site includes building improvements and is a registered historic resource in Sacramento.

An entity may, in the form a single and sole party, corporation, limited liability company or partnership, or joint venture, propose to acquire interest in the Site as described in the Transaction Parameters below.

### III. Transaction Parameters

The District has determined that it seeks proposals from qualified Real Estate Developers interested in acquiring a leasehold interest in the Subject Property through a Joint Occupancy Agreement or, possibly a Long-term Ground Lease in the alternative from SCUSD

The limiting conditions of both the Joint Occupancy and the Ground Lease property utilization options are described below.

*Joint Occupancy Agreement* : Under a Joint Occupancy Agreement the District is allowed to enter into a lease with any person or entity for a period of 66 years. The Joint Occupancy Agreement must include the following:

- 1) The contracting party must construct or provide for the construction of building(s) which will be jointly occupied by both parties.
- 2) Title to that portion of the building to be occupied by the private party remain the exclusive personal property of the private party.
- 3) Title to that portion of the building to be occupied by the District shall vest in the District upon completion and acceptance by the District.
- 4)





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## Evaluation Criteria

1. Demonstrate experience to successfully design, construct and operate similar facilities and demonstrate the best approach for the Project.
2. Demonstrate financial ability to provide project financing.
3. Creative approaches to achieving ancillary revenues through ground leases and revenue participation, including upfront lease payments to the District .
4. Creative and viable approaches to providing the District with a functional asset that meets its program requirements.
5. Have demonstrated ability to perform successful community engagement on projects.

District staff will select teams with the highest combined scores from the written submission. In addition, the District will conduct interviews with the highest scoring teams.

C. Development Teams are prohibited from contacting any Board member or their staff in reference to this RFP other than in public during a public hearing to assure a fair and equitable process. Development Teams failing to abide by this prohibition will be disqualified from submitting.

## District Rights

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performance.

### Capabilities of Proposers

#### A. Firm Experience

1. Experience with types of development proposed
2. Record for delivering projects on time and on budget
3. Financial capabilities
4. Insurance requirements
5. Claims, litigation and arbitration history
6. Experience with community outreach
7. References
8. Experience in public/private partnerships

#### Experience of Key Personnel on Similar Projects

1. Project management experience
2. Past experience working with other firms on the overall team
3. Sustainable design experience
4. Educational background
5. References

#### Evaluation Criteria/Scoring

All submittals in response to this RFP will be reviewed for their relative strengths and weaknesses based on the requirements described above. Rankings will be based generally on the completeness, responsiveness and quality of answers to this solicitation. Submittals will be evaluated more specifically based on the following weighted criteria:

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# ATTACHMENT 3

## Marshall School Development Summary

As a registered historic resource in Sacramento, the Old Marshall School (Marshall) is a historic neighborhood landmark. No longer suitable to serve as a school, in need of significant rehabilitation the district's property presents a challenging yet unique opportunity to weave new senior housing options into the rich neighborhood fabric. The team of Mogavero Architects and Bardis Homes (Team) propose to renovate and rehabilitate the existing Marshall School and construct two new architecturally compatible structures to the east and west of the current building fronting on 27<sup>th</sup> and 28<sup>th</sup> Streets. The small annex building will need to be de-constructed to make space for the new structures. The

condominiums targeting seniors and near term retirees.  
the option for site caretaker accommodations and  
at once served the education of the neighborhood's youth  
needs of the neighborhood's seniors.

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