



Pacifica School District

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Preparing Students for an Evolving World

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MEMORANDUM

Business Services

Meeting of: 02/03/2016

TO: Wendy S. Tukloff, Ed.D., Superintendent
for Members, Board of Trustees
FROM: Josephine Peterson, Chief Business Official
SUBJECT: Oddstad Property – Consultant Contract Authorization

Recommendation

It is recommended that the Board of Trustees authorize staff to enter into a contract with Thompson-Dorfman for the pre-development phase of the Oddstad Property.

Background

At the August 26, 2015 Board Meeting, the Board discussed next steps for the Oddstad Property. Kelly Rem, Lozano Smith provided a presentation which outlined the history of Oddstad, previous Board actions taken and options for the Board to consider in moving forward.

The Board was interested in moving forward with the Oddstad process and an informal committee was formed with Matt Levie & Elizabeth Bredall, Trustees, Josie Peterson, CBO and John Hashizume, Director of Facilities, Maintenance & Operations. The committee met and discussed the following options for the Oddstad property:

1. Sell or lease all or a portion of the property
2. Maintain ownership & District builds on property
 - a. Educator Housing
 - b. Possibly include Habit for Humanity

At the same time, the City of Pacifica scheduled a presentation from the San Mateo Community College District regarding their affordable housing activities.

Discussion was brought back to the November 18, 2016 Board Meeting and direction was given to the subcommittee to find a consultant who could assist with maintaining ownership and building Educator Housing.

The committee has contacted Thompson-Dorfman, the consultant who assisted with the Community College project and is in the process of obtaining a proposal. The intent is to hire Thompson-Dorfman for the pre-development phase only and then prepare a Request for Proposal for the construction phase.

Discussion tonight will center on preferences from the Board which can possibly be included in the consultant contract for the pre-development phase. Following are some discussion items:

Consideration of input from Community/Board/Staff provided by the 7-11 Committee (2012):

- Desire to maintain neighborhood
- Retain playing fields for public use
- Retain a portion of the property to accommodate future needs of the District
- Generate long-term revenue stream
- Traffic considerations

Additional considerations based on ideas generated since August 2015:

- Workforce housing project
- Joint Agreement with City/Jefferson to allow City & High School District staff
- Adding a community clubhouse or similar activity
- Keeping the school building for income purposes
- Keeping acreage for future school building (with or without current building)
- The Habitat for Humanity Project
- Market rate housing

The committee will take the feedback from the Board and work with Thompson-Dorfman on the proposal. The committee had a conference with Thompson-Dorman to get preliminary information and the initial estimate is between \$75K-\$100K. The committee recommends moving forward with Thompson-Dorfman after receiving feedback from the Board tonight. Thompson-Dorfman does have a strong background in workforce housing that includes school districts, e.g., Santa Clara Unified School District.