



Los Altos School District

Measure N Update

A Long-Term Solution

- Enrollment growth and school overcrowding is a long-term problem
- We cannot settle for a short-term solution
- We have diligently sought a solution to serve our community for the decades to come:
 - Superintendent's Enrollment Growth Task Force
 - Facilities Master Plan Committee
 - 10th Site Subcommittee
 - Community forums, workshops and meetings

A Community-Driven Solution

- LASD identified three options to address future enrollment growth with Measure N:
 - Purchase additional land
 - Configure public land for shared use
 - Use existing LASD land
- Community's preferred solution: identify a 10th school site

Finding a 10th Site

- 10th Site Subcommittee has created publicly adopted criteria for a site
- Finding suitable land that meets these criteria at the right price has been difficult, but we have been diligent

Progress Made

- We pursued shared land-use with the City of Los Altos until the City voted to halt discussions
- Currently exploring solutions with the City of Mountain View
 - City of MV is garnering funds from developer of 400 San Antonio for significant community benefit and park in-lieu funding; some \$ may be available to help in acquiring a school site



Los Altos School District

5150 El Camino Real

Site Description

- Size: site size is 3.79 acres
 - Currently houses a 3 story office building
- Location: 5150 El Camino Real
 - Directly across from Rengstorff Ave., between Distel Drive and Clark Ave.
- Potential for an innovative 21st century multi-story school

Location



Key Terms

- Cost
 - \$39M; \$10.3M per acre
 - Initial deposit of \$500,000 (refundable)
- Condition: “as is” condition
- Buyer’s Contingencies
 - 60 day period for buyer to determine suitability of the property for buyer’s use
 - Option for 30 day additional period, with \$100,000 of the initial deposit becoming non-refundable
 - Additional \$500,000 deposit is due at end of the feasibility period
 - Both deposits are applied to the purchase price
- Closing: 15 days after the end of the feasibility period

Due Diligence

- Allows us to closely examine details of the site before considering final purchase
- Gives us an important window to determine viability of this property to provide an innovative, multiple-story school mirroring high density housing units in the area
- Due diligence involves:
 - Gathering community input
 - Engaging consultants for testing and CDE review
 - Collaborating with Bullis Charter School regarding suitability for their program

Timeline

- If District signs agreement tomorrow (Nov 15), then contingency period begins
 - 60 day feasibility period ends on Monday, January 16 (the first business day following Saturday, January 14)
 - Additional 30 day period ends on Wednesday, February 15
- Board meeting dates during these periods
 - Dec 5; Jan 9, 23; Feb 13
 - Additional special meetings could be scheduled

60 Day Period

- Board to engage in process of garnering Community Input
 - Board needs to decide the process for input
- District and BCS to continue collaborative discussions re: suitability of the site
- Other due diligence needed
 - Seller to release information re: tenants and leases
 - Obtain and review title report
 - Physical inspection of the facilities
 - Environmental assessment of the property
 - Traffic study
- Secure financing
- Analyze existing 25 leases to determine scope of potential relocation obligations

Additional 30 Day Period

- District to seek approval from California Department of Education (CDE)
- Continue any other unfinished due diligence
- Note: Should District require the additional 30 days then \$100,000 of deposit becomes non-refundable

Board Decision

- If the Board decides to discontinue pursuing this property, then no action is required and staff will inform the broker to convey to the property owner that the District is no longer interested in purchasing the property
- If the Board decides to continue pursuing this property, 60 day due diligence period will begin tomorrow
- Any proposed school project on the site will be evaluated in compliance with CEQA