

City of Brisbane

Agenda Report

To: Mayor and City Council

From: Stuart Schillinger, Administrative Services Director

Subject: Solicit Proposals and Authorize the City Manager to Engage a Consultant to Perform a Study

Date: July 19, 2019

Purpose:

Develop an understanding of how the development of the Baylands will impact primary and secondary education for future residents of Brisbane.

Recommendation:

Authorize the City Manager to solicit proposals and sign an agreement not to exceed \$50,000 with a firm which will provide information regarding the financial impact on the local school districts (Brisbane Elementary School District (Brisbane ESD), Bayshore Elementary School District (Bayshore ESD), and Jefferson Union High School District (JUHSD), as well as determining if there is a different configuration of the school districts which would be able to provide better educational opportunities for students of the three school districts.

Background:

At the April 27, 2017 meeting City Council considered a proposal from the law firm of Dannis, Woliver, and Kelley to look at impact of the Baylands on the financial and territorial on the three School Districts: Brisbane ESD, Bayshore ESD, and JUHSD. The City Council decided not to move forward with the project at that time.

At the June 21, 2018 City Council a number of residents spoke during Oral Communications requesting the City provide information regarding how the potential development of the Baylands would impact the primary and secondary educational opportunities for future residents of the community. City Council directed staff to contact the firm of Dannis, Woliver, and Kelley to determine if they were still interested in doing the study proposed in April 2017 and if there would be any changes to the cost since it was a year old. Staff contacted the firm and was told they were under contract with one of the three districts and would no longer be eligible to do the study. The firm provided the City with the list from the State's Education Department of consultants who perform similar studies. Staff met with the Baylands Subcommittee seeking further direction regarding soliciting interest from other firms. The Subcommittee directed staff to contact firms within the area to get an understanding of potential interest in the project and potential cost.

Staff contacted six firms. Staff has discussed the project with four of these firms who are likely to provide a proposal. To date only one firm has provided a potential cost of the work. The firm estimates that the legal services would cost between \$20 and \$25 Thousand and the financial services

portion would be similar in cost. This slightly more than the \$19,000 quoted last year by Dannis, Woliver and Kelley but not so high to question the reasonableness of the estimate. Staff anticipates receiving more information between the writing of the staff report and the Council Meeting which may further hone the cost or the scope of the project.

In addition to the firms staff has contacted in the Bay Area, Council Member Lentz contacted firms outside of the Bay Area. Firms outside of the Bay Area may be a better fit for this project since they are less likely to have a conflict in providing the study and the rules of school finance and school district boundaries are the same throughout the State.

Discussion:

In discussions with the interested firms staff has stated the object of the study would be to determine how the proposed Baylands project would impact the finances of the three school districts. The development that would be studied would be the proposed General Plan Amendment of 1,800 – 2,200 housing units and up to 7 million sq. ft. of commercial space of which 500,000 sq. ft. would be hotel. In addition to the financial piece which would include potential revenues and costs including a new school site and building if needed, there would need to be estimates on the number of students going to the three districts.

After the financial information piece is known, the study would then develop information relating to the configuration of the districts and if a different configuration would better serve the students of the three districts as well as how school district boundaries impact the of building community relationships.

Potential changes to school district boundaries would be:

- No change
- Bayshore ESD and Brisbane ESD merging to form a new Elementary School District
- Bayshore ESD and Brisbane ESD merging to form a Unified School District
- Baylands is detached from the Bayshore ESD and incorporated in Brisbane ESD
- Baylands is detached from the Bayshore ESD and incorporated in Brisbane ESD; Brisbane ESD becomes a Unified School District

Fiscal Impact:

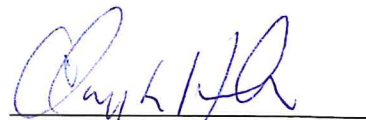
It is anticipated the cost of the study will be between \$40,000 and \$50,000. Previously, UPC has stated they would reimburse the City for the cost of the study since the impact on the schools is an important piece of information for the developer to know as well.

Measure of Success

A study is completed in a timely fashion.



Stuart Schillinger
Administrative Services Director/Deputy City Manager



Clay Holstine
City Manager