

# THE LEASE FOR DISTRICT PROPERTY AT 6500 STOCKTON EXPIRES IN 2 MONTHS: WHY DOES IT MATTER?

The long-term lease between the City of El Cerrito and WCCUSD for the 6500 Stockton building and grounds, historically part of Fairmont School's campus, terminates June 30, 2017.

The 30+ year lease agreement allowed district-owned property (including the Fairmont Open House, 2/3 of the parking lot, and neighboring park land) to be used by the City of El Cerrito for its Senior Center... for \$1 per year.

## OVERENROLLED, OVERCROWDED, OVERLOOKED

Fairmont School is at 140%\* capacity with the use of portables and 289%\* capacity without them. It has the 3rd worst acreage\* deficit in WCCUSD based on enrollment and CDE recommended acreage per enrolled student.

Fairmont has been overcrowded since the closing of Castro Elementary in 2009. The District moved staff, 150+ students, and district-wide special education programs from Castro to Fairmont, and permanently extended our catchment area.

### What does this overcrowding mean for our students and faculty?

- **Too many portables** - Fairmont has eight permanent portables, soon to get another used portable for kindergarten, further reducing available play space.
- **Inadequate instruction space** - specialized instructors work with students in hallways - no privacy for struggling students
- **Crowded restrooms and long lines** - the entire female staff shares just two toilets. 200+ boys and girls each have 3 toilets/urinals they have to use in a 20-minute recess.
- **Lack of Storage** - hallways cluttered with preschool items and play equipment that have no dedicated storage



### Lease facts:

- Originates from a 1965 agreement
- In 1980 the District declined to sell the property to the City, stating "we may have need of that property in the future."\*\*
- City did work on the building with full knowledge of the lease end date
- Expires June 30, 2017, with no provisions for extension or renewal
- Lease fee of \$1/year

\* Demographics, Student Projection and Facility Capacity Study for the 2015-2016 School Year, 7/18/16, Jack Schreder & Associates

\*\* Letter from R.W. Lovette, Superintendent of Schools, RUSD, to City of El Cerrito, 11/10/80.

# THE LEASE IS A RELIC FROM A DIFFERENT ERA IN CALIFORNIA PUBLIC EDUCATION

The termination of this lease is an opportunity to study how this property can be used for educational purposes or, minimally, as a revenue-generating asset for our District. The District has been giving this property away for 35+ years, allowing taxpayers throughout the District to subsidize city operations in El Cerrito.

This outdated arrangement was made at a time when the District had different needs and it no longer makes any sense – practically or financially.



## WHERE TO GO FROM HERE?

- Initiate a transparent process in a public forum to restore this property to educational use
- Follow guidelines in Board Policy 3820, which states: "that the district should utilize its facilities and resources in the most economical and practical manner," and that selling or leasing property be in accordance with Education Code
- Closely involve faculty and parents in decision-making process and negotiations
- Make a financially prudent and defensible transaction for District taxpayers

## FAIRMONT BY THE NUMBERS \*

### Fairmont hosts:

- K-6
- Special Education Preschool Program
- Special Day Program

### Facilities:

- 17 classrooms
- 3.3 acres
- 8 portables so far

### 555 students:

- 35% Hispanic/Latino
- 21% Asian
- 16% African American
- 18% White
- 68% LCAP Unduplicated Count
- 59% Socioeconomically Disadvantaged
- 39% English Learners
- 14% Students with Disabilities

### Residency:

- 290 Richmond residents
- 237 El Cerrito residents
- 124 students living outside attendance area in 2015-16\*\*

Prepared by the Fairmont School PTA Subcommittee on Overcrowding Solutions  
[www.fairmontschool.org](http://www.fairmontschool.org)

\* West Contra Costa Unified School District Long-Range Facilities Master Plan

\*\* Superintendent's Friday Memo, January 22, 2016.