

68th Street and Oak Facility Improvement Proposal



...a little history

In the Spring of 2018, the old Tonalea Elementary School's buildings located on the SE corner of 68th Street and Oak were demolished with plans to develop the property as a multipurpose athletic facility. Changes to the SUSD Leadership at that time moved this project to the back burner.

In the Spring of 2020, SUSD was approached by Phoenix Rising FC with a proposal to improve the property as a premier soccer facility to support Phoenix Rising youth soccer teams and provide wellness amenities on the property for community use. This proposal was initially met with resistance. After significant collaboration efforts and various changes to the proposal the community got behind the plan. Between COVID, a long property appraisal process, and an assessed valuation of the property that put the cost of leasing the property out of reach for Phoenix Rising the project met its demise.

The administration is recommending that we pick up where we left off and re-visit the idea of SUSD developing the property as a multipurpose athletic facility with opportunities for community use. The administration is prepared to re-engage the 68th Street and Oak Community, procure the services of an Architectural firm and General Contractor to bring a viable plan together and return to the Governing Board for final approval of a plan and financial commitment.

The administration will outline a “moving forward” plan utilizing the District’s Facility Use Decision-Making Rubric.



Facility/Land Use Decision-Making Process

In order to determine the most advantageous path for use of district assets not currently being utilized as schools, the following framework is being put forward for consideration by the Governing Board. This framework is designed to help prioritize alternatives and ensure that any and all decisions are guided by the district's vision, mission, values, and strategic plan priorities.

Areas to be evaluated (listed in priority order):

- ☐ Educational Programming - What programming and services could be offered in the repurposed facility? Determining the goals and need for instructional, enrichment, or other student programs should guide decisions.
- ☐ Shared Use Options - Are there opportunities for collaborative community use such as recreation programs, social services, early childhood or senior programs? Can any community partnerships be leveraged?
- ☐ Cost Analysis - What are the costs associated with repurposing the facility versus other options? Costs for renovations, operating expenses, and capital investments should be projected and compared to alternatives.
- ☐ Condition of the Facility - What is the current physical state of the building? Does it require major renovations to be usable or is it in good shape overall? An assessment of the facilities condition and improvement needs should be conducted.
 - ☐ Accessibility - Is the facility ADA compliant? Are there any accessibility barriers that would need to be addressed? Ensuring equitable access is important.
 - ☐ Safety & Security - What safety improvements and security measures would need to be put in place? Things like alarm systems, secure entrances, lighting, and video surveillance may need to be evaluated.
 - ☐ Sustainability Considerations - What energy efficiency updates are needed? Can sustainable building operations be incorporated? Life cycle costs should be evaluated..
- ☐ Legal & Regulatory Issues - Have all legal and code requirements been reviewed? Zoning, permits, deed restrictions and other regulations should be researched. Bond restrictions (if not paid off)

Any proposal for use of a district access (land or facility) needs to consider these categories and can be evaluated on the following rubric to guide the decision-making process of the Governing Board and administrative staff:

- ❑ Educational Programming - What programming and services could be offered in the repurposed facility? Determining the goals and need for instructional, enrichment, or other student programs should guide decisions.

While the proposal for this facility does not have a specific academic purpose there are a number of studies that correlate the participation in sports with success in the classroom.

- ❑ Shared Use Options - Are there opportunities for collaborative community use such as recreation programs, social services, early childhood or senior programs? Can any community partnerships be leveraged?

Youth Programs

Soccer

Rugby

Football

Lacrosse

Basketball

Playground and Swings

Wellness Trail

SUSD High School Beach Volleyball

Community Meetings

Private Celebrations / Events





- ❑ Cost Analysis - What are the costs associated with repurposing the facility versus other options? Costs for renovations, operating expenses, and capital investments should be projected and compared to alternatives

The cost to execute this proposed facility improvement requires additional feedback & investigation:

- ✓ SUSD Administration must re-visit this project proposal with the 68th Street and Oak Community
- ✓ Proposed facility elements may require preliminary design in order to assign costs
- ✓ Existing building's constructability must be thoroughly investigated
- ✓ Sustainability options (solar panels from Chaparral) will be explored
- ✓ Finding a balance between optimal use of the facility and overuse

This is a flood irrigated facility. Retaining this very inexpensive method of watering the grass has its drawbacks and benefits. Using a limited use model to allow time for flood irrigation, turf recovery and to be properly maintained, we have calculated a baseline for potential revenue.

Establishing a facility use schedule that allows for flood irrigation every other week during growing season may look like this: Week 1 & 3 Facility use M, T, W, Th and flood irrigate F, S, S, M then Week 2 & 4 Facility use T, W, Th, S. This will allow for a "metered" use of the facility allowing for water, rest, and maintenance.

- ❑ Condition of the Facility - What is the current physical state of the building? Does it require major renovations to be usable or is it in good shape overall? An assessment of the facilities condition and improvement needs should be conducted.
 - ❑ Accessibility - Is the facility ADA compliant? Are there any accessibility barriers that would need to be addressed? Ensuring equitable access is important.
 - ❑ Safety & Security - What safety improvements and security measures would need to be put in place? Things like alarm systems, secure entrances, lighting, and video surveillance may need to be evaluated.
 - ❑ Sustainability Considerations - What energy efficiency updates are needed? Can sustainable building operations be incorporated? Life cycle costs should be evaluated.

The existing structure on this property is 2,385 square feet and was built in 1958. When the former Tonalea buildings were demolished in 2018 this building was left standing because of the tile mosaic on the east wall of the building and as a future, potential “community room”. There are 60 designated parking spaces including 4 handicap parking spaces. In its current state the campus has some ADA compliance challenges that can be addressed during the improvement process. At just under 10 acres, this property has a very large turf footprint and undeveloped space to consider additional amenities for the property.

- ❑ Legal & Regulatory Issues - Have all legal and code requirements been reviewed? Zoning, permits, deed restrictions and other regulations should be researched. Bond restrictions (if not paid off)

There are no known legal, code requirements, zoning, permitting, or deed restrictions that can't be address through the design process. Because this property will not house students in an academic environment 2016 Bond funds cannot by used to improve this property.

The administration is proposing that Plant Funds (Capital) be used to develop this project.

Next steps:

- ☐ Solicit the professional services of a design team that can help navigate the design and construction of this facility
- ☐ Community meeting to discuss this proposal to develop the property as a youth athletic facility and community resource
- ☐ Solicit a General Contractor to provide pre-construction services to include cost estimating for the proposed improvements
- ☐ Return to the Governing Board for final approval of the project