



## *Irvine Unified School District*

### **Asset Management Plan Advisory Committee**

#### **Need for a Real Property Use Study**

Within a three year future, IUSD will own several real properties that have the potential either to be developed, or to be used in alternative ways. These include the current District Office and Creekside High School, the soon-to-be-abandoned Alderwood and Vista Verde school sites, and the site at Harvard and Barranca. Since not all of these properties are needed for district or school operations, the potential exists to reduce operational costs and to generate revenue for the district. Existing agreements on the Harvard & Barranca site call for an educational facility to be in place by March 2006, therefore, the development of plans for the use of this site shall be prioritized accordingly.

#### **Purpose of the Study**

The Asset Management Plan Advisory Committee (AMPAC) shall:

- a. Describe viable, legal, and financially sound alternatives for unused real property, and/or for alternative uses of existing property. The alternatives shall be beneficial to the district and shall be designed to:
  - Reduce modernization or maintenance/operations costs by creating new facilities that replace older, existing facilities
  - Generate long-term revenue through a variety of means such as sale, lease, or joint development
  - Integrate with the IUSD Facilities Plan
  - Adhere to the regulations of the Office of Public School Construction
- b. Forward to the Board of Education a recommended Asset Management Plan (AMP) including any other recommendations deemed relevant and necessary to the successful implementation of the AMP.
- c. In the process of completing its work, the AMPAC shall:
  - Review enrollment projections and surplus real property,
  - Establish a priority list of use of surplus real property that will be acceptable to the community,
  - Circulate throughout the district a priority list of surplus real property and provide for hearings of community input to the committee on acceptable uses of real property, including the sale or lease of surplus real property for child care development purposes,
  - Make a final determination of limits of tolerance of use of real property.

#### **Committee Membership**

The Board of Education shall create a 9-11 member AMPAC. Members of the AMPAC shall be representative of each of the following:

- a. The business community
- b. Village associations.
- c. Teachers.
- d. Administrators.

- e. Parents.
- f. Persons with expertise in environmental impact, legal contracts, building codes, and land use planning
- g. Deputy Superintendent of Business Services

The IUSD Fiscal, M&O and Facilities Staff, complemented by any necessary legal advisors and district consultants, will provide support and data for committee analysis.

**Meetings**

The AMPAC will convene in the fall of 2003, and meet twice each month until their work is completed. The target date for completion of the work of the committee shall be May 2004.

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