



# Lease of DVL Visitor Center Classrooms to Western Science Center for the Western Center Academy

Real Property & Asset Management Committee

Item 3a

May 25, 2010

# Western Science Center and DVL Visitor Center



# Western Center Academy (WCA)

- Charter middle school (6<sup>th</sup> through 8<sup>th</sup> grades) housed at the Western Science Center and sponsored by the Hemet Unified School District
- Focused on science, math, and technology, with hands-on “museum discovery” learning inside and outside the classroom
- Initial group of 240 students beginning in August 2010

# Lease Terms

- Rent all four classrooms at the DVL Visitor Center to the Western Science Center (WSC) for WCA use
- Lease begins on July 1, 2010
  - \$4,000 per month
  - Tenant responsible for janitorial, maintenance, traffic control, and security/supervision—plans will be attached to lease
  - One year with option to extend for four years based on mutual agreement
  - Rent would increase by 2 percent for each option year exercised

# Answers to RPAM Questions

## ● Field Act

- Charter schools are not required to use Field Act compliant facilities (CA Attorney General opinion/CA Education Code)

## ● Restrooms

- WCA students will use WSC external restrooms and DVL Visitor restrooms (accessed through side door)
- No Metropolitan expenditures required

## ● Tenant improvements

- Minimal work to sound proof the classrooms, work to be completed by tenant
- No cost to Metropolitan

# Answers to RPAM Questions (cont.)

## ● Security/Supervision

- WSC/WCA recognize that campus is open to public
- WCA will provide a full-time yard supervisor
- Principal and 8 teachers will supervise passing times before, during, and after school
- Students will wear uniforms to be easily recognized
- Restrooms will be constantly monitored
- High degree of parental involvement
- High expectations for student conduct
- Emergency response plan will be maintained

# Answers to RPAM Questions (cont.)

- Metropolitan's DVL Education Program
  - Classrooms were made available to the DVL Education Program while staff explored options for the DVL Visitor Center
  - Could temporarily move into the DVL Visitor Center until acceptable long-term use identified
  - Future of program to be evaluated by External Affairs Group and discussed with the Communications & Legislation Committee
- Other interest in space
  - No proposals for using space have been received
  - Lease is renewed in one-year increments, so would not foreclose on future opportunities

# Answers to RPAM Questions (cont.)

- Fair market value
  - \$4,000 per month is equal to \$0.93/sq ft/month
  - Industrial rents are \$0.50 to \$0.90/sq ft/month
  - Office rents are \$1.25 to 1.5/sq ft/month
- Net profit
  - Utilities for classroom buildings are \$4,000 per year
  - Net profit is \$44,000 per year



# Timeline

- May
  - Provide additional information to RPAM Committee
- June
  - Negotiate lease terms and document
- June/July
  - Upon agreement, finalize and execute document
- August
  - WSC takes possession and WCA commences operation

