FUHSD ADULT SCHOOL TEMPORARY FACILITIES AT VALLCO MALL - FAQ

1. It makes sense that this is announced as a partnership between Sand Hill Properties and the Fremont Union High School District, but why is it also a partnership with the City of Cupertino? FUHSD had previously asked the City of Cupertino and other community organizations for assistance in finding a temporary location for our Adult School in anticipation of the upcoming construction and renovations at the current FUHSD Adult School site. When the District became aware that Sand Hill Properties might be open to having us at the Vallco facilities, we approached the City and their staff, who determined that having our Adult School at Vallco actually fits within the existing Use Permit for the site, as a vocational school for adults. All three parties are pleased and excited to have a central and appropriate space for our adult programs that serve so many in the City of Cupertino and provide programs that help adults return to work or retool their skills and prepare for new jobs in the workforce.

2. What is the role of the City, and what are the commitments being made on behalf of Cupertino residents in this partnership? Doesn’t this have to be approved by the City Council? What has been done to notify the residents, and have they been able to comment or express concerns about it? The role of the City is to verify that our Adult School falls within the regulations outlined in the current Vallco use permit and oversee the renovations that the District will undertake to convert the current food court into 12 to 15 temporary classrooms and an office space. The City’s planning department will be integral to this process, ensuring a safe facility that complies with local building codes and which has appropriate egress in case of emergencies. Neither the Cupertino City Council nor the Cupertino community has to make any additional commitments, provisions or approvals for the use of Vallco, as the District would simply be utilizing the space in a way that falls under the acceptable uses outlined in the current use permit.
   The District has been proactive in setting up meetings with representatives from various groups throughout the City, including Cupertino Forward and Better Cupertino. FUHSD will be sharing this information with the local newspapers, on our District website and through the Adult Education catalogue which is sent to residents and also posted in local libraries, senior centers and community centers. Staff is more than happy to meet with anyone in the community who has further questions, suggestions or concerns.

3. How does the Sand Hill Properties Company benefit from this agreement? For example, is there any quid pro quo understanding that it will help Sand Hill Properties get their project plans for the new Vallco approved more easily in the future? Since purchasing the Vallco property, Sand Hill Properties has consistently stated publicly their desire to find meaningful ways to support the community and its residents. Providing facilities for the 16,000 community members annually that take a course through the FUHSD Adult School is in line with Sand Hill Properties’ philosophy of giving back to the communities in which its developments are located. There is also an economic and safety
benefit to the Cupertino community and the remaining Vallco tenants to have increased traffic in the current Vallco facilities. By temporarily locating the FUHSD Adult School at Vallco, the District will have an opportunity to determine if Vallco could be an appropriate long-term location for our adult education classes. Through the proposed agreement, the District will be able to thoroughly evaluate the ease of use for our customers of attending classes at Vallco, including transportation and parking, before committing to the facility as a location for some of our classrooms.

4. **What is Sand Hill Properties’ motivation in making this offer to the high school district?** Sand Hill Properties and Peter Pau have repeatedly expressed an interest in providing some type of community benefit to the residents of Cupertino throughout the Vallco redevelopment proposal process. In the original proposal, Sand Hill Properties offered to provide the District with space to use for Adult Education or other educational purposes. While the original plans for the redevelopment of Vallco are not currently moving forward, Sand Hill Properties remains committed to providing some of the promised community benefits in the interim, regardless of the project’s status. The Fremont Union High School District is incredibly grateful to Sand Hill Properties for their willingness to continue to partner with the District and the City of Cupertino to provide this invaluable benefit to our students and ensure the uninterrupted continuation of our Adult Education program.

5. **What obligations does the Fremont Union High School District have under this agreement?** For example, will the Board and Superintendent be voicing their support for a new Vallco project? The primary obligation of the Fremont Union High School District is to find a way to continue and maintain all of the programs and services that the FUHSD Adult School has been providing to the community, while simultaneously conducting modernization of its aging facilities. To that end, the District began searching for an alternative that would provide temporary facilities for the Adult Education programs during construction. In addition to paying to renovate the space to fit the needs of the Adult School, which we estimate will cost around $1 million, the District will cover the cost of operating costs, including utilities and custodial support, not to exceed $6,000 per month. We must also ensure that there is safe exit and entry for those using the space. The District has not made a commitment to any particular future for Vallco, however we are grateful for the opportunity to continue providing services without interruption for the many community members we serve. The lease will be made public, outlining the commitments of both parties.

6. **How would the District spend the $4 million being saved by this agreement?** Who is going to ultimately benefit from this savings? The press release says that “the District and taxpayers” will save this money. Does it mean that all or some of this money is somehow going to be refunded to the taxpayers? When voters approved Measure K, a $295 million school bond, it was for a fixed sum of money. During the needs assessment process the District has actually identified approximately $500 million dollars worth of projects. The funding deficit forces the District to prioritize which projects are most
critical. Other projects will need to be delayed until additional funding can be obtained. Temporary facilities are often a necessary cost in a modernization program because schools must continue to function and meet the needs of students while buildings are being modernized. Any money we can save on temporary facilities will go towards funding other modernization projects on the District’s approved list of projects.

7. If the Vallco project proposal continues to be delayed for various reasons, and if the new Adult Education renovation is running behind schedule, is there an option for the Adult Education facilities to remain at Vallco for longer than three to four years? Vallco’s current use permit allows and supports the concept of vocational education. The FUHSD Adult School is a perfect match to the original intent of the current use permit. Our hope is that we can complete our Educational Options modernization program in less than four years, however, Peter Pau and Sand Hill Properties have indicated that we are welcome to use a part of Vallco for longer than four years if needed. We continue to hope that part of our Adult School would remain at Vallco in the long-term if a new plan for development is approved.

8. What will be the traffic impact on the area around Vallco to have 16,000 Adult Education students travel to this new facility for classes? This is as large a population or larger than the new Apple Campus. Shouldn’t we have a careful traffic study before deciding or approving such an agreement? Throughout the course of the year, the FUHSD Adult School serves approximately 16,000 students. However, these students attend classes in different quarters, on different days and in multiple locations throughout the District boundaries throughout the year. We are proposing to add just 12-15 classrooms at Vallco. Based on this number of rooms, fewer than 950 students would attend classes at Vallco on any given day. As a shopping mall, Vallco was designed to accommodate thousands of customers per day, so the impact from our Adult Education students will be minimal.

9. If traffic mitigations are required, who will be footing the bill for them? While the FUHSD Adult School serves approximately 16,000 community members over the course of a year, average daily student attendance for the proposed classrooms at Vallco would be less than a thousand students per day. This is far below the daily capacity that Vallco was originally intended for. For these reasons, it is unlikely that any significant traffic mitigations would be required at this time.

10. What happens if a new proposal for Vallco Mall is submitted by Sand Hill Properties before the end of this agreement? If a new proposal comes forward for Vallco, it would still take a considerable amount of time for the proposal to be considered and approved, and for construction to begin. The District understands that developments could occur which might lead to changes to this plan. However, if we are able to avoid creating temporary portables on one of our school sites or at another location for even just one to two years, the District will still realize a significant cost savings. Additionally, the modular walls and materials which will be used to construct the classrooms at Vallco will be owned by the District and can be used at other locations in the future. The
District also arranged with Sand Hill Properties for the classrooms to be located in a space in the mall where construction would be anticipated to take place last should a new proposal move forward. There are also provisions in the lease for the District to remain at Vallco Mall for the term of the lease should the property be sold.