



Our Services

Site Selection

Using the company's proprietary, state-of-the-art Geographical Information System (GIS), all sites within the client's operational area that have the potential to accommodate the intended use are identified, then compiled into an interactive geodatabase. After detailed analysis of location, physical characteristics and regulatory constraints, a Site Selection Report is prepared that provides the optimal tool for decision makers to use in making an informed choice.

Land Acquisition

Over the past 30 years SSA and its parent company (Ira Bennett, Inc.) have acquired hundreds of millions of dollars worth of land for school districts, transportation agencies, financial institutions and building companies. SSA is able to expediently deploy a support team of legal and technical consultants to manage all aspects of a transaction, from initial negotiation, through due diligence investigation of the property, to close of escrow.

Project Management

SSA selects, then diligently manages the architect, civil engineer, soils engineer, biologist, hydrologist, and all other disciplines required to design and complete the project. Budgets and timelines are updated frequently and reported to the client on a regular basis.

Modernization and M & O Streamlining

We are proud to announce the rollout of our S A V E program, which offers a systemic approach to modernization or replacement of existing facilities, and for streamlining of maintenance and operation costs. A more detailed explanation of S A V E may be found on the following pages, and on our website at www.SchoolSiteAdvisors.com.

Disposition of Surplus Property

If a property has become physically, economically or functionally obsolete, then our team of experienced land planners will strategically position the property to achieve its highest and best use, guide the client through procedural compliance to declare Surplus Property, circulate the offering to other public agencies as required, design and implement an aggressive, focused marketing campaign to private sector interests, then manage the final bidding and negotiation.

Liaison with Other Public Agencies

The firm oversees applications and permitting required by local, state and federal agencies such as CDE, DTSC, Regional Water Quality Control Board, California Department of Fish and Game, U.S. Army Corps of Engineers, U.S. Fish and Wildlife Service, and other agencies with jurisdiction over land development and construction.

CEQA

SSA manages the CEQA process, with a view toward strict compliance, tempered by budgetary restraint and practicality, saving our clients significant amounts of time and money.

Community Outreach

We organize and coordinate public meetings to provide information to neighbors of a proposed project, as well as the community at large. Outreach and education contribute to a more civil and reasoned dialogue at the eventual public hearings held for project approval.

Joint Use Agreements

SSA forms programs and negotiates agreements with public and private interests for joint use of campus facilities for parks, libraries, community centers, performing arts venues, league athletic events and other beneficial uses that recapture scarce capital, and/or enhance operating revenues.

S A V E
A Systemic Approach to Value & Economy
For Modernization, Maintenance & Operation

In addition to its ongoing work developing new K-12 and community college campuses, School Site Advisors (SSA), and its strategic partners in the Architectural, Mechanical Engineering and Construction Management fields, are developing a program that offers a systemic approach to modernization or replacement of existing facilities, and for streamlining maintenance and operational costs.

The S A V E program differs from typical vendor-driven initiatives in that it is not tied to any particular company or its products. SSA does not derive revenue from the sale or installation of equipment, or the acquisition of services from a third party. Instead, our clients are provided with unbiased analyses that result in the strategic allocation of scarce capital for the highest return, and the minimum amount of residual debt.

Many vendor sponsored modernization programs are good and valuable. However, all too often, decisions to proceed with these improvements are taken, to one degree or another, out of context. A better model begins with a more holistic approach that takes into account a district's long range plans, demographic and fiscal opportunities and constraints, and which includes a systemic overview of all of its facilities, thereby providing a sound rationale for decision making.

Notable aspects of the S A V E program include:

- ***The QL Factor:*** SSA explores the qualitative aspects of proposed modernization, in addition to examining the traditional metrics of energy savings and cost / benefit. The “best bang for the buck” should include a measure of how a project will impact the quality of life for staff and students, as well as reduce M & O costs.
- ***Staff Orientation:*** Staff are interviewed in order to identify behavior patterns that contribute to waste or inefficiency, and recommendations are provided to decision makers about how these behaviors might be modified. The operation and potential benefits of upgraded building systems will be thoroughly explained in interactive settings that allow for individual responses to be considered, and if possible, included in the operational protocols. We recognize that a “one size fits all” approach to lighting and climate control is likely to degrade over time, due to the assertion of individual needs and preferences of teachers and administrative staff.
- ***Financing:*** In the event monies are not readily available to the district, SSA will bring a public agency financing consultant onto the team that specializes in funding for new facilities, and for modernization.
- ***R F P Process:*** The competitive bid process is aggressively managed to assure maximum value.
- ***Project Management:*** Our Project Managers will turnkey the project on time, and on budget.

Testimonials

*Kathryn G. Lehner, President
Mendocino-Lake Community College District:*

Mendocino College has been working for over two years to acquire sites to build permanent facilities in two outlying areas. Although we thought we could complete the process using internal staff, we quickly became overwhelmed with the number of parcels to evaluate and the myriad of legal requirements a public entity must meet in order to purchase property. We turned to Ira Bennett for assistance, and Ira and his staff took over the details of these two projects for us. Their expertise and efficiency have freed us up to work on other aspects of the projects, such as building and facility needs. We are very grateful that Ira expedited our acquisition process and we will have new facilities for our students much sooner!

*Anthony Roehrick, Superintendent
Bellevue Union School District:*

The Bellevue Union School District has an excellent working relationship with the team of Ira Bennett and Jennifer Granborg. They have assisted us with the purchase of acreage adjacent to an existing school for the purpose of expanding the size of this site as we look forward to future growth. They guided us through the various legal and state requirements to ensure we would be able to eventually develop the new property. Both Ira and Jennifer lent their considerable expertise throughout the process. As a small district superintendent, I was able to minimize my time on this project and place my focus where it truly belongs, on the instructional programs for our students. I strongly recommend other public entities seriously consider adding School Site Advisors to their construction development teams.

*Casey D'Angelo, Superintendent
Wright Elementary School District:*

Our District has worked with Ira Bennett and Jennifer Granborg for the last three years in our pursuit of purchasing property for a new school site and getting approval from a myriad of California State agencies so the property can be used as a school site. They have both been extremely knowledgeable and helpful with this process. They have saved our district lots of money in both the negotiations of the purchase price, and in guiding the district through the State requirements. I give them my highest recommendation.

*Rosie Greco, CBO
Roseland School District:*

Jennifer Granborg has provided her expert advice and guidance in various complex areas of our new elementary school project. She is extremely professional, confident, and knowledgeable and has served as an important liaison with others. Our project would not have progressed without her knowledge and experience in land development, construction and California Tiger Salamander issues.

*Michael Rea, Executive Director
West County Transportation Agency:*

West County Transportation Agency, a 16 district transportation JPA in Sonoma County, is very pleased to offer its highest recommendation for School Site Advisors. Ira Bennett organized and managed our search for a property for our new facility, and he did an outstanding job. He guided us through a complex and highly technical site selection process, identified the ideal site, pulled together a team of experts in each of the disciplines needed to design the project, then expertly managed a politically charged entitlement process with the County of Sonoma.

FEATURED PROJECTS

Roseland Creek Elementary School



Development Team:

<u>Land Acq. & Proj. Mgmnt:</u>	School Site Advisors	<u>Architect:</u>	TLCD
<u>Civil Engineer:</u>	Brelje & Race	<u>CEQA:</u>	Jones & Stokes
<u>Biologist:</u>	LSA	<u>Environmental:</u>	Iris Environmental
<u>Construction Manager:</u>	Counterpoint CS		

Wright Road Elementary School



Development Team:

<u>Land Acq. & Proj. Mgmnt:</u>	School Site Advisors	<u>Architect:</u>	TLCD
<u>Civil Engineer:</u>	Brelje & Race	<u>CEQA:</u>	Winzler & Kelly
<u>Biologist:</u>	LSA	<u>Environmental:</u>	Harris & Lee

Jack London Elementary School



Development Team:

Land Acq. & Proj. Mgmnt:
Civil Engineer:

School Site Advisors
Brelje & Race

Architect:
Biologist:

Quattrocchi Kwok
Laurence Stromberg

Windsor High School



Development Team:

Land Acq. & Proj. Mgmnt:
Civil Engineer:
Biologist:

School Site Advisors
Brelje & Race
LSA

Architect:
CEQA:

Quattrocchi Kwok
LSA / Benson Lee

Our Principals



Ira Bennett is the Managing Director of School Site Advisors (SSA), a division of the Bennett Companies, which for the past 15 years has served public schools, colleges, and transportation agencies in the areas of master planning, site selection, acquisition and project management. Mr. Bennett has been in the land development, construction and real estate advisory business for over 30 years. Headquartered in Santa Rosa, Sonoma County, California, SSA operates throughout Northern and Central California. The firm is currently developing six new campuses in Sonoma, Lake and Mendocino Counties.



Jennifer Granborg is the Senior Project Manager for the company's public school projects, managing formation of the design team, and serving as liaison between the District, its consultants and state agencies such as the California Department of Education (CDE) and the California Department of Toxic Substances Control (DTSC). Ms. Granborg schedules and actively manages a variety of tasks required for CEQA, CDE and DTSC compliance, additional entitlements and land acquisitions.

Client References

➤ **Mendocino Lake Community College District:**

Kathryn G. Lehner, President

Phone (707) 468-3071; Email: KLehner@Mendocino.edu

Michael Adams, Facilities Director

Phone (707) 468-3072; Email: Madams@Mendocino.edu

➤ **School & College Legal Services**

Susanne Reed, of Counsel

Phone (707) 524-2690; Email: SReed@sclscal.org

Patrick C. Wilson, Senior Associate General Counsel

Phone (707) 524-2690; Email: PWilson@sclscal.org

➤ **Wright School District**

Casey D'Angelo, Superintendent

Phone (707) 542-0550 Ext 102; Email: cdangelo@wrightesd.org

➤ **Bellevue Union School District**

Anthony Roehrick, Superintendent

Phone (707) 542-5197; Email: TRoehrick@Bellevueusd.org

➤ **West County Transportation Agency (JPA)**

Michael Rea, Executive Director

Phone (707) 206-9988; Email: MRea@WestCountyTransportation.org

➤ **Middletown Unified School District**

Korby Olson, Superintendent

Phone (707) 487-9100; Email: Korby.Olson@Middletownusd.org