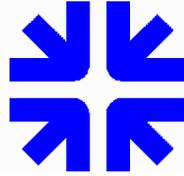


City/School Committee

Councilmember Nora Davis, Co-Chair
 School Board Member Kurt Brinkman, Co-Chair
 Councilmember Richard Kassis
 Councilmember Ken Bukowski
 Councilmember Ruth Atkin
 Councilmember John Fricke
 School Board Member Miguel Dwin
 School Board Member Joshua Simon
 School Board Member Melodi Dice
 School Board Member Cheryl Webb
 Student Member Brittany Collins
 Student Member Deszeray Williams

**AGENDA****City/School Committee**

Special Meeting of the Advisory Committee
 Special Meeting of the Emeryville City Council and Emery Unified School District Board of Trustees
 Emery Secondary School Atrium, 1100 47th Street, Emeryville, CA

May 7, 2009 – 4:30 p.m. (Please note time change)

All Advisory Committee meetings are noticed as Special City Council and School District Board of Trustees Meetings so that any or all of the City Council or School District Board of Trustees may attend and participate in the Advisory Committee's deliberations. However, actions taken by Advisory Committees are not official actions of the City Council and School District Board of Trustees but must be ratified at a regular City Council and School District Board of Trustees Meeting. All writings that are public records and relate to an agenda item below which are distributed to a majority of the City/School Committee (including writings distributed to a majority of the City/School Committee less than 72 hours prior to the meeting noticed below) will be available at the Information Counter, 1333 Park Avenue, Emeryville, California during normal business hours (9am to 5pm, Monday through Friday, excluding legal holidays).

AGENDA

- I. Roll Call
- II. Public Comment
- III. Approval of 4/9/2009 Minutes
- IV. Information Items
 - A. Y-Plan Recommendations for Youth Programs and Participation in Government (25 mins - Bierbaum, Suwalsky & Wheeler)
 - B. Emery Youth Entrepreneurs (10 mins - Stewart)
 - C. Update on Task Force Team meetings (10 mins – Miller/Chinn)
 - D. Update on AB 1080 (5 mins – Miller)
 - E. Update on site visit by State Assembly member Skinner (5 mins – Sugiyama)
 - F. Report from Architect Selection Committee (10 mins – Miller)
 - G. Update regarding the Lease Leaseback Builder RFP (10 mins – Miller)
 - H. Update on the development of a MOU for the ECCL (5 mins – Miller/Chinn)
 - I. Review of FAQ's for the ECCL (5 mins – Sugiyama)
- V. Action Items
 - A. EUSD parking permits for 41st houses on south side (5 mins – O'Keeffe)
- VI. Staff Comments
- VII. Committee Member Comments
- VIII. Adjournment

FURTHER INFORMATION may be obtained by contacting Kevin Laven, City/School Committee Secretary, at (510) 450-7813. **The next regular meeting is scheduled for June 4, 2009, at 4:30 pm (Please note time change).**

DATED: 5/1/2009

Post on: 5/1/2009

Post until: 5/8/2009

 Karen Hemphill, City Clerk

 John Sugiyama, School Superintendent

ACTION MINUTES
City/School Meeting
April 2, 2008
Emery Secondary School Atrium
1100 47th Street

1. Roll Call at 5:40pm.
 - a. Committee: Davis, Brinkman, Kassis, Atkin, Simon, Webb
 - i. Excused: Dwin, Dice
 - b. Staff: Sugiyama, Stewart, Miller, Turner, Laven
 - i. Excused: O'Keeffe, Chinn
2. Public Comment
 - a. None
3. Approval of 3/5/2009 Minutes:
 - a. Davis so moved, Kassis seconded, without exception.

Informational Items

4. California Youth Energy Services (CYES) 2009 program
 - a. Adley discussed the basic details of the CYES program. CYES provides energy and water conservation audits for eight local communities in the Bay Area. This is the 10th year anniversary of the program and the 3rd year in Emeryville. There are 15-22 youth at each site and with the support of a LEED certified technician. All youth will take a retreat to learn about management and administrative duties in the beginning of the summer. After the retreat, the youth will help manage the program and scour the city in teams of two, which at least one of which of the members is over 18 years old.
5. Report from the Architect Selection Committee on the draft RFQ for the Lease/Leaseback Builder for the ECCL
 - a. Miller reported that the Architectural Selection Committee met last Thursday and held conversations that focused on how to hire a true partner, not just an architect team. They focused on how the contractor can bring benefits to Emeryville throughout tenure of 4-5 year project, not just end product. It is important to note the lease/leaseback is for the general contractor and that the sub-contractors competitively low bid the actual work. This means that the project still gets the best value, but can hold the contractor more accountable to the process that keeps mistakes and overruns to a minimum. The other note was to discuss how the RFQ will require the builder to engage the youth throughout the process. The architects bidding on the ECCL plans are required to make site visits at ESS on Friday, 4/3/09, at 2:00pm and AYES on 4/10/09 at 3:00pm and that the public and elected officials are encouraged to attend.
6. Recap of community and student input given at February/March Center for Community Life presentations
 - a. Laven reported the top 13 questions and comments heard by staff at the eight community meetings and teacher/student presentations on the ECCL. The City-School Committee directed staff to integrate the city and school-

related questions all on one FAQ to post on the ECCL, City, and School District websites after approval by elected officials.

7. Briefing on AB1080
 - a. Amanda Skinner of Townsend Associates reported that Assembly Member Nancy Skinner is sponsoring AB1080 on behalf of the Emery Unified School District that allows the Center of Community Life to be a truly integrated site and not be restricted by current joint-use school languages. Skinner's office views this as a 'technical clean-up' of the language and they would like it as a special provision for Emery only per past precedent. The bill will be introduced in April and brought to the floor of the State Legislator in the summer of 2009.

Action Items

- * Stewart introduced Ms. Garrett from City College of Berkeley. Ms. Garrett is working with students to improve their job skills, self-confidence, etc.
1. Recommendation to the City Council and EUSD Board of Trustees to approve two student members to the City/Schools Committee at future meetings respectively.
 - a. Stewart introduced the two candidates for the positions. Brittany Collins, Junior, Desiree Williams, Junior, who both attend ESS. These students are members of the girls' basketball team, both are taking many AP classes, both are involved in Y-PLAN, and are leaders in the ESS student council. Ms. Collins and Ms. Williams then introduced themselves and spoke on their behalf as why they are qualified and interested in serving on the City/School Committee.
 - i. Davis moved to approve placing Ms. Collins and Ms. Williams on the Committee as Student Members, Atkin seconded, passed without exception.
 2. Recommendation that the City Council and EUSD Board of Trustees approve distribution of the ECCL RFQ for Lease/Leaseback Builder at future meetings respectively.
 - a. Miller stated each member was fully aware of the Lease/Leaseback and that he had no more information to report.
 - i. Davis moved to approve the RFQ, Atkin seconded, passed without exception.
 3. Reschedule of May City/Schools Committee meeting date due to Emery Ed Fund fundraiser with Pixar.
 - a. Sugiyama reported due to evening fundraisers for the school district by Emery Ed Foundation, he would like to request that the May and June City/School Committee meetings be moved to an alternate date or time.
 - i. The Committee chose to hold the meetings on the regular dates, but move the starting time to 4:30pm. No formal action was taken.
 4. Consideration of altered 59th Street restricted parking zones near Ralph Hawley School Site.
 - a. Kaufman reported at a recent City transportation committee meeting that public brought up complaints and concerns regarding parking rules near

Ralph Hawley now and how Piedmont School District will be using the site this fall. Kaufman suggested all entities work together to make sure this is well thought out and meet together to discuss. Simon reported that Piedmont is required to address this issue before school year as part of their lease agreement. Sugiyama will bring together these stakeholders (City, Schools, Community) for a meeting to address this issue.

- i. No formal action was taken
5. Consideration of altered 41st Street teacher/staff parking zone design near Anna Yates Elementary School.
 - a. Kaufman reported at a recent transportation committee that the new development (ie: the Oakwalk Condos and Single Family Houses) on 41st Street will be opening soon and there is no spaces for them to park at this time due to the street being zoned for teacher parking. Kaufman recommends to open up most of the west side of 41st Street (near San Pablo Avenue) to residential parking and continue to reserve the east side of 41st Street (near Adeline Street). Simon requested that Kaufman consider allowing teacher permit vehicles to park in the loading zone along the north side of 41st Street from 9:00am-2:30pm.
 - i. No formal action was taken.
6. Staff Comments
 - a. Sugiyama reported that the open schoolyards program is moving forward. The new gates will open at 8:30am to 4:00pm on Saturdays and Sundays.
 - i. Simon requested that the agenda item on the next meeting to report back on the testing of the open playground project.
7. Committee Comments
 - a. None
8. Adjourned at 6:55pm.

**First Set of FAQs for ECCL
First Draft of Responses
4/8/09**

1. How much will the Emeryville Center of Community Life cost?

Field/Paoli and HKIT Architects, as part of the Conceptual Master Plan study that they have recently completed for the City and School District, hired an independent cost estimator to assess the probable construction cost for the entire Center of Community Life project. It is their belief that the probable cost of the total project is approximately \$125,000,000 with around \$95,000,000 in actual construction costs and the remainder in various other necessary project expenses such as professional fees, project management costs, permits, agency fees, testing and inspection, furnishings and equipment, etc.

2. How are security and safety thought about and handled?

Security and safety, both for persons and for property, are critical design concerns for the new Center of Community Life. There has been a desire expressed repeatedly at various community meetings to have an open, welcoming, accessible Center, yet one that is, at the same time, ultimately safe and secure for its users and the surrounding community. The design solutions that achieve this will be carefully studied, monitored, reviewed, and discussed with the project designers as they move forward later in 2009 with their design proposals. Aspects that will be important to success in this regard will be such things as:

- *Entry point control, both to the site and to the Center*
- *Appropriate separation of varying age groups*
- *Traffic and parking control*
- *Play area access and control*
- *Appropriate building monitoring systems (card key lock systems, video monitoring, operational decisions about time of use, property management, etc)*
- *Inclusion of police and fire community outreach and communications personnel in space within the new Center*

During the upcoming design phase, the Emeryville Police Department, the Emeryville Fire Department, and the security teams and personnel at Emery Secondary School will all work closely with the design team to assure a secure and safe environment for the Center.

3. Why are we doing all grade levels on one site?

The goal of the Emeryville Center of Community Life is to bring all of our K-12 educational programs together on one site. The current plan is to maintain two schools which is our current grade configuration. However, the K-6, 7-8 and 9-12 programs will be housed together but physically separated from each other. Having all grade levels on one site will provide a number of benefits (i.e cross-age tutoring, cost efficiencies by having shared common facilities

such as multipurpose rooms, gymnasiums, libraries, etc.). In addition, it is anticipated that public and community-based agencies will provide a range of services on site such as health and mental health clinics for families and children. Having all grade levels on one site will facilitate ease of access to these services by all students and families served by the school district.

4. Where do the ESS grades go while construction is occurring?

Current plans call for the 7th and 8th graders to be housed at the Anna Yates School site. The 9th-12th graders will be housed at the Ralph Hawley School site or another site to be determined that will meet the facilities requirements to deliver a high quality high school educational program.

5. Are there any "career tech" opportunities for students (meaning programs like career trades and fields other than college prep academics)?

It is anticipated that a variety of educational opportunities will be provided in the K-12 program that would prepare students to be successful in the world of work. Plans for partnerships with workforce preparation programs will be one of the areas that are being considered by the Instructional Programs Task Force. The task force is currently meeting to define the instructional/educational program to be put into place when the ECCL facility is completed.

6. What are the funding sources and amounts and how likely are they?

The current estimated total project costs are approximately 125 million dollars. The financing plan under discussion by the Finance Committee Task Force includes the following:

- *\$25 million currently allocated in the City Capital Improvement Program (certain)*
- *Emery USD will contribute existing Land and Buildings to the project (certain)*
- *State School Facilities Bond funds (eligibility amount to be determined; application to State in early 2010; construction documents must be completed and approved by the Department of the State Architect (DSA) in order to apply for funding (highly likely))*
- *State Proposition 84 Park Bonds Program (amount to be determined, application for funds anticipated in early 2010)(likely)*
- *Federal Department of Education Funding (amount to be determined; based upon funding for school construction from the American Recovery and Reinvestment Act)(to be determined)*
- *Gap Financing: Local Bond Measure (Balance of the \$125 million total project cost after all other funding sources are tapped will be raised through a local bond measure; tentative date for the bond measure is March, 2011.(to be determined))*

7. Is this the "right time" to be doing a big project like this?

Now is a perfect time to coordinate rebuilding our schools and City recreation facilities.

Both the State of California and the Federal economic stimulus programs have funding for new green school facilities. By planning these needed community facilities at the bottom of a recession, we will position our community to benefit from the State and Federal funds available. We can also take advantage of low construction costs.

“To the extent that a small tax is required, it would be paid over many years and would not start until there are signs that the current economic crisis has begun to pass. To start our project at this ideal moment, when the economy is improving, construction costs are still low and the State and Federal programs are still available, requires that we start our design work NOW. We have spent seven years of planning and community meetings to identify community benefits that a Center of Community Life can provide. With this information, and information from the community meetings, it will take many months to design a new building. We believe that once the design is completed and presented to the voters of Emeryville for approval, it will be an ideal time to build the combines school, community wellness and community recreation facility that is intended to be a Center of Community Life.” (quote from Josh Simon)

8. Is the project "elaborate" or "extravagant"?

(QUESTION MUST BE REFRAMED: IE- "CAN EMERYVILLE AFFORD A 'STATE OF THE ART' COMMUNITY FACILITY LIKE THE ONE PROPOSED")

A community benefit that Emeryville residents have asked for over many years is a new recreation center. The City already plans to build one, and the school district must modernize. Yes, it costs more to build green buildings designed to decrease annual maintenance costs. By paying the higher costs for a more "elaborate" green building, we will save on annual operating expenses and we can contribute to the fight against global warming.

The City currently has a temporary recreation center in portable buildings at San Pablo and 43rd and has been planning to build a permanent recreation center. The High School facilities were built in the 1950s and were designed in the prison style that was popular for urban schools at that time, It is obsolete and research on the impact of school design on test score results indicates that a modern, green school design will be less expensive to operate and will result in higher test scores. By combining the school and the recreation center, we can reduce our operating expenses and coordinate use of our facilities to make them more available to the community.

Real Estate developers have argued for 20 years that there were great community benefits to transforming our city with retail, offices and high rise condominiums. By combining existing programs on one site, we can design more efficient space to make room for the community benefits we have asked for during 7 years of community meetings.

The proposed combination of community facilities and publicly accessible school facilities is not new. It is being done throughout the United States. Examples include . . . (from Josh Simon)

9. What happens with the Anna Yates and Ralph Hawley sites once the ECCL is completed?

The potential uses of the Anna Yates and the Ralph Hawley School sites after the completion of the ECCL have yet to be determined. Ideas that have been considered include expansion of ECCL services to one or both sites (i.e. services for families with children aged 0-5, preschool programs, etc.) and/or the development of affordable family housing from which rental income can be used to defray the operational costs for the ECCL facility. There will be a formal process established to determine uses of both sites at the appropriate point in time.

10. Why did the school district spend money at Anna Yates if the school district is interested in completing the want to do the ECCL project?

First, approximately half of the funds used for the Anna Yates growth project were from Developer Fees. State Law requires that if a school district does not spend fees that are assessed to developers within 5 years of being collected, they must be returned. Since our facilities had immediate problems as Anna Yates, it made sense to address those immediate needs rather than return the funds. By investing in Anna Yates in 2008, the District has insured that kids who attend elementary school over the years it will take to design and build the Center for Community Life will have an excellent facility.

Second, rebuilding our schools to be Centers of Community Life requires many changes in our facilities and changes in the way we do business. The Anna Yates growth project allows the district to test these new designs and new ways of doing business. For example, we have added new art and science areas, two story class rooms, artificial turf, school yards open to the public on Saturdays, classroom garden areas, new technology, new types of play areas, and other innovations. Each of these are being tested and assessed to determine if they should be incorporated in our future facilities.

11. Who is this project for?

The Center for Community Life is a gathering place for all Emeryville community members who seek education, recreation, health and community activities. The School District and City have hosted meetings over 7 years to hear what community uses Emeryville residents would see as a benefit to the community. The Center for Community Life is for the Emeryville residents who would like to use the swimming pool, fields, recreation center, meeting rooms, park area, play grounds, gymnasiums, libraries, classrooms, wellness centers, gardens and other facilities programmed by the City, Schools and nonprofit organizations that serve the community.

12. What are the operating and maintenance costs going to be and how will the costs be paid for?

The City and the District currently own and maintain a number of facilities that are older and more maintenance-intensive than the new Center of Community Life will be to house many of the very same programs. The facilities currently occupied were constructed in an era when energy use was not the pressing design consideration that it is today. Creating the new Center provides a tremendous opportunity to significantly improve upon existing maintenance and operations costs and practices.

The total square footage dedicated to existing programs in current facilities that in the future will be housed at the new Center is in excess of 170,000sf (if we include Ralph Hawley, otherwise 136,000sf). The Center as currently proposed will provide approximately 180,000sf of space, 160,000sf of which will be newly constructed and about 20,000sf of which will be significantly renovated. The goal of building a very “green” and “sustainable” project will provide the opportunity to decrease on-going utility costs. Smart decision-making about materials and systems choices for the new project will provide the opportunity to think frugally about long-term maintenance and upkeep of the facility. In the end, it is very likely that the new facility will actually be much more energy-efficient and maintenance-friendly than what exists today. That will lead to more effective use of the monies available for maintenance and operations efforts.

13. How are the process and the final ECCL ‘governed’? What are the decision-making structures and processes?

Currently, the governance structure is made up of the City Council and School Board meeting monthly as a “City/Schools Committee. Recommendations are made by the City/Schools Committee and official actions are subsequently taken by the City Council and School Board separately. There is currently a Governance Task Force that is examining the need for different governance structures that may more appropriate for the decisions that will need to be made in the future including when the Center of Community Life is operational

End of first set of FAQ’s for ECCL