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**Education and Youth Services Advisory Committee
July 28, 2004 – Emery Secondary School Library
Meeting Notes**

Attending: Bob Canter, Michelle DeGuzman, Melodi Dice, Miguel Dwin, Cheryl Fabio, John Flores, Karla Golden, John Gooding, Patti Jeffery, Dick Kassis, Anita Larson, Roy Miller, Joanna Mooney, John Perry, Estelle Rubenstein, Joshua Simon, Tony Smith, Ellen Whittom.
Interested Parties: Jeff Vincent, Mitch Fine, Greg Harper, Mary McGruder, Ashley Hamilton, Tresjuncie Holloway, Denise Cornejos, Stephanie Hamilton, Cecily Burt, Halisi Noel-Johnson.

1. Welcome.

EYSAC Chair John Gooding welcomed the group.

2. Citizens to be Heard.

A group of Emeryville teens from Safe-Spaces attended the meeting and distributed an information flyer about Safe-Spaces and Youth First. Cheryl Fabio, executive director, talked about the neighborhood block party that is being planned as the group's debut event.

3. Update on EUSD – Superintendent Tony Smith

John Gooding introduced Tony Smith, who was appointed as the Superintendent of EUSD effective July 1, 2004.

Tony gave an update on EUSD, with the following highlights:

- Immediate focus on bringing facilities up to speed so that everything is ready and working on the first day of school. ESS and Anna Yates libraries are being upgraded with financial and volunteer support from the community.
- EUSD School Board held a retreat, focusing on the vision for EUSD and 5-year plan to move EUSD to be a high performing district, where 90% of entering freshmen graduate and 90% of students pass the high school exit exam on the first try. Tony circulated the draft vision statement for EUSD, which states: "Families, students, teachers, staff, and community lead Emery USD to continuously create academic excellence and equity for each student."

- Tony has met with school site leaders and will be meeting with administrative staff to get ready for the opening of school this fall. The goal is to create a service-oriented district where every day, we want and expect students to be successful.
- EUSD and City Recreation Department have been working together to make the Center of Community Life happen today, so that when we build new facilities, we already have nurtured the partnerships necessary to be successful in shared space.

John Gooding informed EYSAC that through EEF and the business and residential communities, more than 140 mentors/tutors assisted at EUSD this past year. The goal is to increase this number in the upcoming year. John also talked about the financial support provided by the Chamber of Commerce, Rotary Club and local businesses to support the school libraries.

4. Update on Emeryville Recreation Department – John Flores.

City Manager John Flores provided an update on the City Recreation Department facilities, with the following highlights:

- For the past few years, Recreation has operated out of an old post office building and a number of used portables located on San Pablo Avenue. This was intended to be a temporary situation, but lasted longer than anticipated.
- Last month, the portables were removed from the site. The post office building will be demolished in early August.
- New portable buildings will be installed on the site in August, hopefully in time for the start of school in the fall. There will be 9,000 square feet of space. These buildings are intended to house the Recreation Department for a period of 3-5 years.
- Recreation has been temporarily relocated to Emery Secondary School, thanks to the great cooperation and support of EUSD.

There was also discussion about the community room at Bridgecourt, which is currently under construction. This space will house the Emeryville Chamber of Commerce and will also have a community room for classes and activities.

John Gooding informed EYSAC about the need for scholarships for Emeryville's summer recreation programs. He applauded the support of Chiron and Pixar, who provided last minute funding this past summer to make sure that the most needy kids were able to participate. He indicated that EEF has made ongoing support of scholarships for the summer recreation program a part of its annual program.

5. Update on AC Transit

Michelle DeGuzman provided an update on the City's efforts to determine the feasibility of relocating AC Transit, with the following highlights:

- The program for the new facility has been completed.

- By the end of August, the consultant will have tested this program on the alternative site locations to determine if the move is feasible. This will also give us more information about project costs.

6. AC Transit Site Visit

Roy Miller described the site visit that he made to the AC Transit facility. He explained that his comments are all impressions and that we have not yet done the detailed studies that will be necessary as we proceed.

Based on what he saw, Roy expressed that there are potential opportunities for some of the existing AC Transit facilities to be reused for portions of the program for the Center of Community Life. He told the group that we had initially thought that the buildings were approved by the Department of the State Architect (DSA), but we recently learned that this is not the case. This means that we need more detail from DSA to determine if the buildings can be brought up to the standards required for school facilities. It may also affect the cost estimates that were reviewed later in the meeting.

Roy explained that the facilities are mostly large buildings. They were built in the 1980s and have been well maintained by AC Transit. He detailed the existing buildings on the site as follows:

- 2-story office building with approximately 16,000 square feet of space. This building has been outfitted as AC Transit's dispatch and emergency operations center.
- Parking garage with space for approximately 180 vehicles.
- Bus maintenance facility (bus barn), consisting of two large bays and a 3-story center section with a total of 50,000 square feet of space.
- Tire facility (tire barn) with approximately 4,000 square feet of space
- Washing and fueling stations
- Approximately 7 acres of open surface parking

7. AC Transit Site Diagrams

Roy reviewed two alternative site diagrams for the Emeryville Center of Community Life that assume reuse of the following facilities: Emery Secondary School, AC Transit Office Building, Bus Barn, Tire Barn and Parking Structure.

Both diagrams include the following elements:

- Reuse of Emery Secondary School, most likely for upper grades. The portion of Emery Secondary that fronts San Pablo Avenue would be opened up to the street and would house school functions that interact with the community (e.g. art, technology, etc.)

- Reuse of the AC Transit office building for administration for EUSD and the City Recreation Department.
- Reuse of the AC Transit bus barn for a number of uses, including multi-purpose space, community gymnasium, dance and music studios, before/after school programs, teen center, storage.
- Reuse of AC Transit tire barn for a professional development center.
- Reuse of AC Transit parking garage.
- Construction of two new 2-story school facilities along 47th Street (across from Emery Secondary School). 47th Street is envisioned as a pedestrian mall that could be opened to one-way vehicular traffic for drop-off and pick-up.
- Construction of new playing fields and playground areas in the center of the AC Transit site (enough space for two large soccer fields and other play areas).
- Construction of a new City Police facility at the corner of San Pablo Avenue and 45th Street.

The two alternatives differ in placement of facilities along San Pablo Avenue, as described below:

In one alternative, the existing Armstrong facility is relocated to the northern end of the site, along San Pablo Avenue between Emery Secondary School and 53rd Street. In this alternative, a new Community Theatre and Community Resource Center are located at the southwestern corner of San Pablo Avenue and 47th Street.

In the other alternative, Armstrong stays in its current location, and the Community Resource Center is located west of the Armstrong building and does not front San Pablo Avenue. There is no Community Theatre included in this alternative. The San Pablo frontage between Emery Secondary and 53rd Street is designated for commercial use.

Mitch Fine of Armstrong described his company's focus on ecological development and educational opportunities. He expressed his excitement to be a part of the process and to work with the City and School District to help make the Center of Community Life a reality.

There was discussion about LEED or CHPS status of the envisioned facilities. It was explained that these two programs (LEED and CHPS) refer to the construction of "green buildings" that focus on energy conservation and generation. Roy explained that these are important aspects of the building design and will be considered in terms of cost and benefit as we proceed.

8. Space Analysis and Cost Comparison

Ellen Whittom reviewed the Space Program Analysis and Cost Comparison spreadsheets with the following highlights:

- The space analysis shows that the uses identified in the ECCL space program could potentially be located a combination of rehabilitated and new facilities.
- The space program identified a total space need of approximately 220,125 square feet (without the community theatre). When specific uses are allocated to either reused or new space, it results in a total of 227,875 square feet of development (135,000 sf of reused space and 92,875 sf of new space).
- The cost analysis compares all new construction with the combination scenario and shows that there is the potential to save approximately \$30 million and to build the entire program in one phase, which would locate all students at the AC Transit/ESS site at the same time.
- The cost analysis is very general at this point and will be fine-tuned as more project details are developed. The lack of DSA approval for the AC Transit buildings may increase the costs for rehabilitation beyond what was assumed in this analysis.

There was discussion regarding the reuse option and whether this was preferred over new construction. The consensus was that as long as the existing buildings can be rehabilitated to effectively house some of the programs envisioned in the ECCL with a cost savings, then reuse would be desirable. At this point, we need to continue to develop more information and details so that we can make a good decision about reuse versus new construction.

9. Subcommittee Meetings

The subcommittees did not break out into separate meetings.

10. Website Update

Ellen Whittom provided a brief update on City and EUSD staff efforts to plan a website that provides information on EYSAC and the Emeryville Center of Community Life project. Staff has worked on a long-term plan and is currently developing content for the initial website. It will have a separate web address and will have links to both the City and EUSD websites. We are hoping that it will be up and running sometime this fall.

11. Next Meeting

The group tentatively set the next EYSAC meeting for the week of September 27, 2004, either on Monday, September 27, 2004 or Wednesday, September 29, 2004. Notice of meeting date and location will be provided to all EYSAC members.