

First Set of FAQs for ECCL

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

Based on the 2009 Master Plan concept presented to the community, the independent cost estimator assessed the probable construction cost for the entire Center of Community Life project to be 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 are critical design concerns for the new Center of Community Life. Many Emeryville residents have asked that the school yards be as safe, open and welcoming to the community as our local parks. Many schools around the country have achieved this goal with design solutions that address:

- *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*

Emery Unified is currently testing many of these measures at Anna Yates Elementary and Emery Secondary School. 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?

There are several answers to this question. For one, even though they will be on the same site, the High School and Elementary School will be separated by the recreation center and wellness center. Entrances for the two schools will be a block apart and gates that separate uses will combine with design features that give the elementary and high school kids their own campus (This is very common for elementary schools located next to High Schools).

Second, having all grade levels on one site will provide a number of benefits such as 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 physical 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.

Third, Emery Unified is a small District with small class sizes, so minor changes in enrollment can require changes in classroom requirements. At the same time, Emeryville's population has grown from 7,000 in year 2000 to over 10,000 today and we continue to grow. This growth results in changing space needs for the City Community Services department, which provides students with recreation and after-school activities and for the School District. The new facility will be designed to shift the use of rooms between grades and between the City and School District by opening and closing doors. This practice, which is common in hotels and convention centers, will allow both the city and school district to be more flexible and better coordinated in serving our community.

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. Many of these plans have already begun to be implemented. For example, every Emery High School student will have an opportunity for a mentorship or internship with local companies before graduation. Emery Unified is also working with Berkeley City College to provide employment readiness courses and other training beyond the regular academic curriculum. Emery Unified works with the County Regional Occupational Program to provide career technical training and is currently working with surrounding cities to develop a "green" technology curriculum.

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

The current estimated total project costs are approximately 125 million dollars. There are a wide variety of State Bond and Federal sources that are available for Public School Construction, City Parks, City Recreation Centers, Safe Routes to School and public site improvements. All of these uses are planned for the Center of Community Life. Most of the funding sources require completion of plans before the application can be submitted. Once plans are completed, we are confident of getting funding.

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.

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 modest 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 combined school, community wellness and community recreation facility that is intended to be the Center of Community Life.

8. Can Emeryville afford a state of the art community facility like the one proposed?

A community benefit that Emeryville residents have requested for 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 which are designed to decrease annual maintenance costs. But by paying the higher costs for a more "green" building, we will save on annual operating expenses and 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. They are obsolete and research on the impact of school design on test scores 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 throughout 7 years of community meetings.

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 generated to defray the operational costs of 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 at 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 students who attend elementary school during the time 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 as well as 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 classrooms, 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 is being tested and assessed to determine if it 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 the past 7 years to hear what community uses Emeryville residents would see as a benefit to the community. The Center of Community Life is for 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.

The Emeryville Center of Community Life is for every resident of Emeryville.

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

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, natural light, community access, computer technology, and joint use were not considered.. 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. 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, “greener”, more functional and easier to maintain 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 all members of the City Council and the School Board who jointly meet on a monthly basis as the “City/Schools Committee”. Recommendations are made by the City/Schools Committee and official actions are subsequently taken by the City Council and the School Board separately. There is currently a Governance Task Force that is examining the need for different governance structures that may be more appropriate for decisions that will need to be made in the future, including when the Center of Community Life is operational. The School District and the City are working with

the University of California's Center for Cities and Schools to identify best practices. The Partners for Community Life Governance Committee will recommend the best practices for adoption by the City and the School District.

14. What is the "Partners for Community Life"?

In 2001, a committee of over 40 (please confirm # by checking the report) Emeryville residents met for over a year and held a series of community meetings and ultimately published the Emeryville Education and Youth Services Master Plan. When the plan was presented to a joint meeting of the City Council and School Board, the committee members asked to continue meeting to be able to implement the recommendations. This Committee was then known as the Education and Youth Services Advisory Committee (EYSAC). This committee has worked with City and School District staff for over 6 years to develop and begin implementing coordinated City and School District programs which are being designed to increase benefits to Emeryville residents. The facilities for these programs were named the Emeryville Center of Community Life. Beyond the City-School District partnership, the committee fostered partnerships with Berkeley City College, the Nursing program at Samuel Merritt College, the Social Work program at Cal State East Bay, Head over Heels and a number of other nonprofit and educational institutions. Based on this work, the committee changed its name to the Partners for Community Life. The committee now has 7 sub-committees which work with staff to implement the vision of a school district and city whose coordinated services combine with various community organizations for the benefit of the community of Emeryville.

End of first set of FAQ's for ECCL