

**Special Board Meeting – Facilities Community Workshop**

January 19, 2022

Zoom Meeting

Meeting ID: 824 419 18526

**ADOPTED MINUTES**

**SPECIAL MEETING:** A Special Meeting of the Board of Education was held on the date and place mentioned above.

- A. CALL TO ORDER:** The meeting was called to order at 6:05 PM.

Board of Education Members present: Jennifer Williams, Ardella Dailey

Board of Education Members absent: Heather Little, Gary Lym, Megan Sweet

AUSD staff members present: Superintendent Pasquale Scuderi, Assistant Superintendent of Business Services Shariq Khan, Senior Manager of Community Affairs Susan Davis, Senior Director of Construction Robbie Lyng, Fiscal Director Steve Chonel, and Coordinator of Business Services Dani Krueger

Board President Jennifer Williams led the Pledge of Allegiance.

- B. MODIFICATION(S) OF THE AGENDA:** There were no modifications to the Agenda.

- C. GENERAL BUSINESS:**

- 1. Community Workshop – Proposed Facilities Master Plan (90 Minutes/Information):**

The District plans to place a bond measure on the ballot for the June 2022 election. This second special meeting is intended to provide the community an opportunity to provide input or ask questions on the proposed projects for the bond.

Assistant Superintendent of Business Services, Shariq Khan, began the presentation by explaining the goals of this meeting. Susan Davis highlighted the accomplishments of the current facilities bond, Measure I, and discussed community perceptions that Kofman Theater renovations had been part of this bond. Mr. Mark Quattrocchi, Architect with Quattrocchi Kwok Architects offered a detailed presentation of the proposed updates of the Facilities Master Plan (FMP). The current FMP was adopted by the Board of Education in 2014. The updates or amendment to the FMP for this second phase of the facilities bond work focuses primarily on the District’s secondary sites. Plans presented

by Mr. Quattrocchi include major renovations and construction at Alameda High School, Encinal Junior and Senior High School, Wood Middle School, Lincoln Middle School, Otis Elementary and the development of a joint-use athletic facility at the former Lum Elementary site.

Mr. Quattrocchi also provided the cost estimate details included in completing outstanding work in the facilities master plan. Completion of all projects would cost an estimate \$538,134,028.00, while the bond would generate \$290,000,000.00 in revenue. With that in mind, QKA completed a first pass where certain projects at each site were eliminated to bring the new estimated total to \$326,938,726.00. Projects proposed to be eliminated in this first pass include but are not limited to:

- Encinal Jr. and Sr. High - Performing Arts Building and Aquatic Building
- Alameda High School - Modernization of Patton Gym, Kofman Theater, Emma Hood Swim Center and Building E
- Wood Middle School - Entry Courtyard Improvements

Criteria used to determine what would be included or eliminated in this first pass are the facilities impacting the most students (i.e., secondary) and foundational projects identified in the 2014 Master Plan that could not be funded via Measure I and remain high priority.

Staff intends to bring the updated FMP to the Board at its January 25 meeting, and ask the Board to adopt the Bond Measure Resolution at a February board meeting in order to submit documents to the County Registrar by March 11.

Following the presentation, Board President Jennifer Williams opened up public comment.

Community member advocated for a better balance between athletics and performing arts. Would like to see upgrades or additions for both.

Kevin Gorham, Dean of Students at Encinal Jr. & Sr. High School, thanks the District for the wonderful upgrades completed in Measure I work at that site. He also advocated for a joint use athletic facility and refers to it as a desperate need for student athletes.

Community member advocated for upgrades to the Emma Hood Swim Center on Alameda HS campus and stated the pool is dangerous in its current state.

Community member advocated for upgrades to the Emma Hood Swim Center for both student and community use, stating that while the Encinal pool is great, it is inadequate for both schools.

Kirsten Snyder, Principal of Encinal Jr. & Sr. High School commends the District for work completed in Measure I, and advocated for a balanced program between athletics

and performing arts. Ms. Snyder stated that the school has brought theater back and needs an adequate performance space.

Jen Hartigan, teacher at Lincoln Middle School, advocated for additional work at Lincoln, including upgraded electrical.

Community member advocated for proposed work at Lincoln Middle School, particularly for upgrading the outdoor garden space.

Community member advocated for renovation of the Emma Hood Swim Center, stating a desperate need before the space is shuttered by the County. Member stated the importance of healthy outlets like swimming for physical and mental health.

Community member stated strong support for upgrading the Emma Hood Swim Center and questioned the agreement that had been completed with the City of Alameda.

Community member advocated for the renovation to Kofman Theater. Member asked how long will this work be deferred and when does the District anticipate opening it to community groups again.

Community member supported renovations to Kofman Theater and requested that if the full renovation can't be completed, that some funds are devoted to bring the space up to community performance standards.

Community member advocated for Emma Hood Swim Center and questioned what happened to agreement with the City of Alameda. Member also advocated for renovations to the Kofman Theater.

Community member stated their support of renovations to the Emma Hood Swim Center as they believed the pool to be unsafe. Member stated that access to swimming facilities are important to the physical and mental health of students.

Community member encouraged the Board to prioritize the current sports fields in use by high school students and stated they are embarrassing and a safety issue for students. Member stated safety for students should be focus of bond.

Community member advocated for the Kofman Theater as an essential community space and asked the Board and District to consider how they prioritize projects.

Community member advocated for Emma Hood Swim Center as a top priority.

Community member stated their support for Emma Hood Swim Center as an equity issue that would also attract families to Alameda.

Community member advocated for performance spaces at each site included in the project list as well as renovations to the Kofman Theater.

Community member was unable to be heard after several attempts and was directed to email their comments to the Board.

Community member advocated for renovations to the Kofman Theater.

Sheila Sath Warner, Principal of Lincoln Middle School, encouraged the Board and community to support classroom modernization as the most impactful investment for students.

Community member advocated for the Kofman Theater as well as performing arts spaces at other locations. Member asks the District why both can't be provided and requested the District use revenue from rentals to fund.

Tamara Centro, Parent Liason at Wood Middle School, states her support for renovations to Wood and advocated for performing art and athletic facilities but encourages a focus on classrooms.

Dotti Miller, Teacher at Lincoln Middle School, advocated for modernized classrooms as most central need.

Tanya Harris, Principal of Otis Elementary, supported the planned work at Otis and stated the issues the site currently faces that demand a solution.

Community member advocated on behalf of planned work at Wood Middle School. Member also stated their pleasure with an engaged community advocating and asked those supporters to also engage the City of Alameda for these community spaces.

Community member stated their support of upgrades to the Emma Hood Swim Center and asked the District to work with the City of Alameda.

Community member advocated for the Emma Hood Swim Center stating that students need and deserve aquatic space at their school and the lack of a second pool will have a negative impact on the community.

Community member advocated for the Emma Hood Swim Center to be upgraded for student safety and overall student wellness.

Community member read a statement from their daughter that stated how important a modern aquatic space is for students and the community. Member stated that children drownings are prevalent and a pool space to learn is necessary.

Community member advocated for upgrades to the Emma Hood Swim Center as the current space can't hold competitions and that sharing space with Encinal is a burden.

Keith Minor, Football Coach at Encinal Jr. & Sr. High School, advocated for both the joint use athletic facility and upgrades to the site's current football field. He stated the site requires a safe practice field as the current field is in bad condition.

Community member thanked the District for this process and acknowledged the difficult decisions to be made. Member advocated for renovations to both Emma Hood Swim Center and the Kofman Theater.

Marshall Dortch, Water Polo and Head Swim Coach at Alameda High School, stated his support for renovations to the Emma Hood Swim Center. Mr. Dortch also stated his pleasure in his students using the opportunity to advocate for their needs.

Community member advocated for renovations to the Kofman Theater and stated they represent a portion of the community concerned that art facilities are not available.

Community member advocated for renovations to the Kofman Theater and the addition of a performance space at Encinal.

Community member supported all potential projects as presented and asked for equity in the process, specifically to provide arts spaces at Encinal.

Community member expressed sadness in an investment in athletics and advocated for prioritizing the Kofman Theater.

Community member asked the Board to consider that an upgrade to the Kofman Theater should not be a priority over providing some performing arts space to Encinal which is currently without.

Community member advocated for upgrades to Wood Middle School and stated the school is in rough shape with many classes operating out of portables.

Kai Dwyer, Principal of Wood Middle School, advocated for proposed projects at Wood. Ms. Dwyer states the need for upgraded classrooms as students are still learning in portables, the need for appropriate spaces for STEAM, and outdoor learning spaces for learning and play.

Community member advocated for renovation of the Kofman Theater.

Community member advocated for renovations to the Kofman Theater for students and a community benefit. Member stated the District could use revenue earned from rentals to support the work.

Community member supported the renovation of the Emma Hood Swim Center and stated it is not feasible in the long-term to run two high school swimming programs at Encinal.

Zachary Morris, Drama Teacher at Alameda High School, advocated for upgrades to the Kofman Theater. He stated that the theater is a marvel and now is the time to bring it back to its glory.

Marci Nettles, Science Teacher at Wood Middle School, encouraged the Board and community to prioritize safe and equitable spaces for students.

Community member advocated for repairing and upgrading both current football fields for AHS and EJSHS.

Community member advocated for renovations to the Emma Hood Swim Complex and stated they are concerned the County will shut the pool down.

Community member advocated for the Kofman Theater and stated it was shameful that the City of Alameda doesn't have adequate performing arts spaces.

Following public comment, the Board had the following questions for staff:

- What proposed projects in the updated Facilities Master Plan are included for performing arts?

Mark Quattrocchi answered that those spaces include a new performing art space for Encinal, renovations to both the Chacon Little Theater and Kofman Theater, stages and STEAM spaces at Wood and Lincoln Middle Schools.

- With Title VIII in mind, will proposed athletic facilities proportionally benefit both female and male athletes?

Mark Quattrocchi responded that all locker room spaces will include upgrades for female, male and gender neutral athletes and fields for both at the proposed joint use athletic facility.

- Many community members inquired about a previous agreement between AUSD and the City of Alameda to create an aquatic facility at the current Emma Hood Swim Center site, where is that process?

Shariq Khan, Assistant Superintendent of Business Services, responded that the agreement with the City had been created and executed which would grant the City use of the AHS land to build a community aquatic center to also be used by AHS. The City was unable to secure the necessary funding of \$25M.

- Public comments inquired as to the plan for reopening the Kofman Theater to community groups, what is the current status?

Shariq Khan, Assistant Superintendent of Business Services, informed the Board that the Kofman Theater is currently in use by the District, but has been non-accessible to outside rentals due to the pandemic. Mr. Khan stated that the rigging which was removed as well as the closure of the basement dressing rooms was per the District's insurance carrier.

- Many community members stated the revenue potential for the District with a renovated Kofman Theater, can you give us historical context on the revenue of that space?

Shariq Khan, Assistant Superintendent of Business Services, informed the Board that the District is bound by the Civic Act, which doesn't allow the District to make money on facility rentals. The rental costs are only to cover the expenses incurred by the District such as custodial and utility costs.

Board members shared their comments and a board member expressed concerns about equity issues asking to keep in mind reparations necessary to the Encinal community.

The Board directs staff to provide additional alternate scenarios beyond the "First Pass" presented to the Board for their January 25 meeting where they plan to take action on the updated Facilities Master Plan.

**D. ADJOURNMENT:** The meeting was adjourned at 8:33 PM.