

**FACILITIES MEETING
APRIL 15, 2013**

CALL TO ORDER: 6:06 PM / Tam

TAM: Introduce Jeff Cambra

CAMBRA: Introduce Alice Lai-Bitker; stakeholders self-intro; advisors; review agreements; review agenda; intro Board Members/staff;

COMMUNITY COMMENTS - OPTIONS:

Alameda Citizens Taskforce

- 3 categories: educational use; administrative use; community use
- Reconfigurations based on needs of District / community

Alameda Architectural Preservation Society

- Preserve architectural integrity
- Preferred to be education oriented (including administration)
- Restore bldg as part of HS
- If not viable, consider non-educational uses
- What are specific needs of District for educational demands over next decade; how break down by age group?
- Compare cost of providing functions

At-Large – Alice Lai-Bitker

- Implode HAHS instead of sinking more money into it; new, state-of-the-art facilities
- What are needs of schools; look at keeping historic building – consider costs of associated expenses when not in use; what purpose can the building serve? Other, limited uses available?
- Turn into low-income housing; increase taxes on East End/Harbor Bay use extra \$ to renovate bldg for homeless, low-income
- Some sort of education institution (environmental studies/competitive arts school/museum)
- Improve bathrooms for Kofman Auditorium
- Too expensive to repair; tear it down – build usable classroom space

- Waste of money to retrofit Carnegie Library
- Technical training center? Career orientation? GED/at-risk prevention youth program? CNA training? Charter school?
- Verbal commitment from Board/Administrators will not dispose of property on Eagle Ave
- Choice between historical preservation and educational children, choose education
- Sell to party who can do necessary upgrade

Legacy Committee – Ed Kofman

- Example of Napa HS project (rehab of old bldg)
- Comes down to cost/financing
- Share opinion of AAPS – rehabbed; put in good shape according to Field Act Standards; use for HS/DO/other educational use
- 3 bldgs to consider; financing for 1, 2 or all 3; if not, creative solution to consider – what are needs of district right now; needs of high schools (swim centers rehab); alternative uses (keep shell of bldg – same look w/alternative use)sell property? Bargain sale; developer build new swim center, etc.

Alameda High Teachers

- New facilities lack tradition, culture; connection w/bldgs
- Part of glue that make unique community; short-sided to ignore
- Opportunity to bring community together – what’s important? History?
- Teachers – like to see bldgs renovated into state-of-the-art classrooms, science labs, Auditorium; campus be central part of community; focus on this campus makes sense
- Lincoln School example
- Travesty for community; can’t lose bldgs themselves; like to teach in bldgs
- Old stuff has more character/tradition; hate to lose that; update current facility

Alameda Education Association

- Agree with teachers’ statements
- Rest of teachers, most upsetting thing is that it’s vacant with fence – looks very vacant; use for educational purposes – first priority
- If not, something other than just abandoning it

Alameda High School Alumni Assn

- Agree with most previous opinions; better quality classrooms than created in modern structure
- Feels like déjà vu; historical memories of bldg; architecture, materials, etc. most recognized bldg in Alameda and most beloved
- Comments to tear down new AHS and keep HAHS
- Opportunity to restore HAHS once and for all; survey sent out, all but 2 requested bldg be used again as high school
- Hope for upgrade for entire interior; looking to Board to be custodians

Alameda Assn of Realtors

- Heard similar things: keep building, get students back, do everything you can to tear down, put new bldgs up;
- Option to re-use bldg and look at portioning some work out; use bldg ourselves for other purpose (affordable housing, etc.)
- What do you want, what can you afford, how pay for?
- Think about how will this be paid for; will need a school bond of some sort
- Helpful – heard other options; may be money available from state/preservation society; add to discussion

PUBLIC COMMENTS:

- Suggesting because of changing demographics, don't need 2 high school; 1 high school, rid of education imbalance
- Propose HAHS repurpose; keep façade, rework interior for mixed-use bldg (condos?) Example: Alameda Marketplace repurposed bldg
- Chicago: Academy for Global Citizenship – current charter; net-positive energy campus
- Alameda Point – 12 acres
- Plan for 22nd century
- Money = seriously look at all roads and where leading; no way equipped for more than another fix
- Neighborhood schools eliminated – need to be upgraded dramatically
- \$93M too low
- Bond – not refinanced
- Advocate for West End
- EHS not much too look at
- School = students/teachers, not bldg
- No more \$ and energy into this end of Alameda; needs of EHS
- Loved DO moved in as our neighbors at Marina Village
- Work better in area that is beautiful
- School in main bldg serve purpose; no pride/tradition
- Think of AHS, think of AHS not current AHS
- Hope get back to place where students can have classes in original bldg
- Don't have to choose between education/history
- Encouraging to keep educational purpose for HAHS; need some science rooms
- Current science classrooms over crowded/inadequate
- Mandated 2 yrs of lab science, will need more lab space
- Already been plans drawn up to convert part of western side of bldg into modern lab classrooms; more than a want, it's a need; have to spend money for that eventually, might as well do it in this bldg
- Talking about tearing the bldg down, question asked last week – no one knew answer to: even if we wanted to, can we? On historic registry. Answer?
- New, state-of-the-art bldgs; value of things old; new library = warehouse for books; modern isn't always great

- Beauty is important to part of educational system; School Board has to look at needs; need administrative space, need more space for education; look to see at cost of bldg up to field act standards; reasonable premium over modern bldg, do it
- If money just isn't there/too much of an expense, Board not a historical society and not their job. Hold bldgs in trust for community; can't imagine community without HAHS buildings. Private development to maintain architectural structure?
- Developer that will want to maintain it structurally; get fences torn down; last alternative
- Feel investment in these bldgs; also feel sense of pride in community should be part of education
- Sense of history; Alameda's heritage is relatively well-preserved and what makes Alameda Alameda; keep that sense of Alameda; HAHS part of city center and should be retained to reflect the heritage that we have here
- Heard comments about selling it on, retaining façade; as a last resort, would be an option. Also familiar with recent history of old bldgs sold with some degree of condition attached that would be totally ignored once in hands of developers. City gov't – not strong hold on retaining old buildings. If pass into private hands, may lose facades as well as interiors

JEFF CAMBRA: AHS Alumni – 1,000 more on Facebook in 2 weeks

NEXT STEPS: Meeting identical to this one, Saturday at 1:00 PM; like to come in here, new group, recording that. Anybody that's a stakeholder, welcome to come back again, otherwise excused. Welcome to come and listen to any new people who would come up.

JEFF CAMBRA: Mark Patroky – architect here last week – quotes preparing right now; multi-phase process; hoping to target May 9 meeting for that. Also some peer review that's going to happen with some of our stakeholders before costing.

Presented – maybe I will do part of that presentation (explain terms)

Shared interest meeting may be taken up with constructional components
For each one of bldgs, 3 bldgs – Kofman center bldg according to DSA, 3 bldgs

Kofman is 1, right wing is another, left wing is a 3rd; East Wing
Get 3 different costs simply on structural side; highest use for education will be field act, also get a bldg code uniform code which is a little less than field act, then collapse prevention

9 quotes just on the structural piece; then for each of those 3 bldgs, talk about heating system, plumbing, electrical, mechanical, something called envelope (windows, doors, etc)

Hoping to get some pictures of the inside

Final piece = ballpark

Tenant improvements – rough ballpark on what tenant improvements might look like dependent upon use of bldg

Ask stakeholders and public – if needed to, possibly set one more meeting = shared in shared interest meeting; 1 meeting exclusively. 5/14 6:00 – 8:00 PM

MARGIE SHERRATT: No school board meeting on May 14th

VITAL: Moved our meeting to 7th, then canceled because we didn't need it

SPENCER: We're not having because of religious holiday, shouldn't have any meeting

JEFF CAMBRA: May not be 14th

BARBARA KAHN: How compares to city ordinance?

CHACON: change time to 6:30 PM?

CAMBRA: Set next at 6:30 PM

ALICE: Questions good for staff to give some clarification at some point; bond passed in 2004? Repairs, emergency upgrade, etc. Includes seismic repairs...clarify 2004 Measure C.

SHEMWELL: Measure C bond measure is slated to be closed out before the end of this fiscal year – June 30. About a \$63M bond with some state matching funds – brought up to \$92M. Literally on our last projects, now – roofs at EHS.

ALICE: Specifically money designated for AHS – all spent in all these different categories?

SHEMWELL: Bond measure went to specific projects across all campuses; on website, have breakdown of all projects. Breakdowns will be more information.

END: 7:18 PM