Cubberley Community Advisory Committee (CCAC)

Meeting #8

September 5, 2012
Cubberley Community Center
4000 Middlefield Road, Palo Alto, CA 94303
Room H-1
5:30-7:30 PM

1. Welcome and call to order

2. Oral communications

3. Approval of the August 22 meeting action notes

4. Introduction by CCAC Architect John Northway

5. Presentation by the School Needs Subcommittee followed by a group discussion and questions

6. Response by the Finance, Facilities, and Community Needs Subcommittee Chairs to the School Needs Subcommittee presentation

7. Future meetings

8. Adjournment

ADA. Persons with disabilities who require auxiliary aids or services in using City facilities, services, or programs or who would like information on the City's compliance with the Americans with Disabilities Act (ADA) of 1990, may contact (650) 329-2550. Sign language interpreters will be provided upon request with 72 hours in advance notice.

Meeting materials will be provided at the meeting. Visit www.cityofpaloalto.org or call (650) 617-3174 for more information.
Cubberley Community Advisory Committee (CCAC)

Action Notes

Meeting # 7

August 22, 2012
Cubberley Community Center
4000 Middlefield Road, Palo Alto, CA 94303
Room H-1
6:00 - 8:00 PM

1. Welcome and call to order

2. Oral communications

3. Approval of the August 8 meeting action notes
   • Approved

4. Introduction and Q & A with CCAC architect John Northway
   • Northway talked about the importance of understanding the problem first and working on the solution only after the problem is thoroughly understood
   • Northway explained that if this ever goes to a bond measure being able to clearly explain what the problem is, what the solution should be, and why will be very important
   • Northway wants the subcommittees to bring back what their “problem” is to the next meeting to start forming a picture of the larger problem
   • Northway said to focus on Cubberley and not to worry too much about the larger problems of the City since the CCAC was asked to limit their recommendations to the site

5. City of Palo Alto and PAUSD Capital Budget Presentation
   • Phil Bobel of the City of Palo Alto Public Works Department presented a Power Point on the capital budget (SEE ATTACHED)
   • Bobel explained the background of the Infrastructure Blue Ribbon Commission (IBRC) recommendations and the subsequent Council discussion of those recommendations
   • He explained how Cubberley is and isn’t accounted for currently in the budget planning process.
   • Bobel explained that up-keep of Cubberley in a limited manner is included in the budget process but not funding for long-term rebuilding.
• Bobel explained that most of the Capital Improvement Program (CIP) expenditures in slide 8 of the attached Power Point are in the next ten years even though it reflects a 25 year horizon
• Bobel noted that he believes the cost estimates for maintaining the facility over the next 25 years is thin beyond 10 years and would likely need additional funding
• Bob Golton of the Palo Alto Unified School District (PAUSD) presented a Power Point on the PAUSD capital budget (SEE ATTACHED)
• Golton presented on the status of current capital projects under way and the funds allocated for them
• Golton said that voter approved bond funds for PAUSD use have already been allocated to the individual school sites even if the projects have not yet been identified
• Approximately $33 M of funds have been reserved for construction to accommodate PAUSD growth

6. Review of the discussion at the August 21 PAUSD Board meeting of the Cubberley related Board enclosure
• Mandy Lowell explained that the PAUSD is interested in looking for a fourth middle school site that could or could not be at Cubberley (SEE ATTACHED POWER POINT)
• A big issue is that PAUSD wants flexibility and the City (and some of the community) wants certainty
  o The City and PAUSD are also at different phases of their bond interests
• Question: Is there an impediment to building a City only facility on the City's 8 acres?
• A major part of the problem is the lack of clarity

7. Discussion of the CCAC Final Report schedule and timeline
• Deputy City Manager Steve Emslie reported out on the status of the Cubberley Policy Advisory Committee (CPAC) timeline
• Emslie said that the CPAC wants the CCAC input in part to decide if Cubberley should be included in a city bond measure for infrastructure needs
• Emslie reported that the CCAC Final Report must be done by February 28, 2012
• The CPAC is interested in the foreseeable school uses, community uses, range of priorities, and joint use scenarios at Cubberley
• Frustrations about the timeline of the process were expressed again by CCAC members
8. Future meetings
   a. Discussion of expected future subcommittee reports
   - Emslie mentioned that the CCAC Co-Chairs would like one or two subcommittees presenting updates at each meeting

9. Adjournment
• Cubberley Infrastructure

• August 22, 2012
IBRC Recommendations

1 IBRC listed with no assumed timeframe for implementation; IBRC recommendations intentionally excluded enterprise funds
2 Civic Center, LA Treatment Plant, Byxbee Phase II, 101 Bike/Pedestrian Bridge
IBRC listed with no assumed timeframe for implementation; IBRC recommendations intentionally excluded enterprise funds.

2 Civic Center, LA Treatment Plant, Byxbee Phase II, 101 Bike/Pedestrian Bridge

3 $4.2M annual catch-up over 10 years
New Projects

- Bike Bridge $10M
  - Byxbee Bridge $3.6M
  - Los Altos Treatment Plant $2M
- Civic Center $16M
  - Animal Services $6.9M
- Municipal Services Center $93M
- Fire Stations $14.2M
- Public Safety Building $65M

Approx $211M/ One-Time

- Airport
- Post Office
- Regional Water Quality Control Plant
- Cubberley Replacement
- Bike Master Plan/ Trails
- Compost Facility

New Projects IBRC
New Projects Additional Needs
Drag and arrange the blocks on the potential 2014 measures stack to the left with your highest priority on the bottom of each stack and ascending upward toward the lowest priority. Projects you don’t want to include there but which you think some action should take place before Nov 2014 (pay-as-you-go) or enterprise projects, which won’t need a ballot bond or tax measure, can be stacked as blocks in the Other Actions stack on the right. You may choose to not place every project/need into a stack.

Potential 2014 Measures

- Public Safety Building $(50)-$85M
- Municipal Services Center $93M***
- Regional Water Quality Control Plant $250M***
- Compost Facility $100M***
- Airport $18M***
- Post Office $10-20M
- Bike/Ped Plan $35M
- Fire Stations $14.2M
- Civic Center $16M
- Police Station $10M
- Rec & Parks $5.1M
- Streets $5.7M
- Sidewalks $1.7M
- Surface $2.8M
- LV 131st Yearly Maint $1.8M
- Air Quality Plan $2M
- Bike & Ped Plan $3.2M
- Bus Bridges $9M
- Fire Stations $14.2M
- Civic Center $16M
- Public Safety Building $(50)-$85M
- Municipal Services Center $93M***
- Regional Water Quality Control Plant $250M***
- Compost Facility $100M***
- Airport $18M***
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- Airport $18M***
- Post Office $10-20M
- Bike/Ped Plan $35M
- Fire Stations $14.2M
- Civic Center $16M
## Cubberley Infrastructure Needs

(Thousands of $)

<table>
<thead>
<tr>
<th></th>
<th>Operating FY2012</th>
<th>CIP Catch-Up</th>
<th>CIP Keep Up</th>
<th>Total CIP</th>
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<tbody>
<tr>
<td>Owned</td>
<td>$381</td>
<td>$3,871</td>
<td>$ 4,480</td>
<td>$ 8,351</td>
</tr>
<tr>
<td>Leased</td>
<td>$361</td>
<td>$3,096</td>
<td>$ 7,380</td>
<td>$10,476</td>
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<tr>
<td>Total</td>
<td>$742</td>
<td>$6,967</td>
<td>$11,860</td>
<td>$18,827</td>
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</tbody>
</table>
Cubberley Statistics

- 35 Total Acres
  - 27 Acres School District
  - 8 Acres City
- 175,540 sq.ft. Building
  - 94,402 School District
  - 76,138 City
- 750 Parking Spaces
  - 620 School District
  - 130 City
Cubberley Infrastructure

August 22, 2012
Strong Schools Bond Status Report

Construction Team
Citizens’ Oversight Committee

Completed Projects
Gunn High School
Aquatic Center
Occupancy: June 2009
Final Cost: $4,862,530

Gunn High School
Industrial Arts Renovation
Occupancy: January 2010
Final Cost: $5,045,659
Gunn High School
Air Conditioning of Existing Buildings

Current Status: Completed Summer 2010
Final Cost: $2,293,021

Palo Alto High School
Multi-Use Field

Occupancy: February 1, 2011
Final Cost: $3,527,950
Ohlone Elementary School
New Construction and Modernization

Occupyancy: January 3, 2012
Project Budget: $11.7M

Elementary Schools
Interactive White Boards and Sound Assists

Current Status: All Phases Complete
Final Cost: $1,679,401
Duveneck Elementary School
Portable Relocation – Interim Housing

Occupancy: August 8, 2012
Project Budget: $11.1M

Technology Upgrade
All Schools, K-12

Status: Yearly Updates
Project Budget: $8.2M
Projects Under Construction

Gunn High School Projects

Project Budgets Total: $37.9M
Gunn High School
New Gymnasium
Current Status: Construction On-going

Gunn High School
New Classroom Math & English Bldg
Current Status: Construction On-going
Gunn High School
New Classroom World Languages Building

Current Status: Construction On-going

Palo Alto High School

Project Budgets Total: $43.7M
Palo Alto High School
New Math and Social Sciences Classroom Building
Current Status: Construction On-going
Palo Alto High School
Stadium Field
Current Status: Construction On-going

Palo Alto High School
Tower Building Improvements
Current Status: Construction On-going
Jordan Middle School

Project Budgets Total: $19.9M

Jordan Middle School
New 6th Grade Classroom Wing
Current Status: Construction On-going
Jordan Middle School
New Multi-Use Building
Current Status: Construction On-going

Jordan Middle School
Modernization
Current Status: Construction On-going
Jordan Middle School Modernization
Current Status: Construction On-going

Terman Middle School
Project Budgets Total: $13.3M
Terman Middle School
Library Addition & Admin Renovation

Current Status: Construction On-going

Terman Middle School
New Drama Classroom

Current Status: Construction On-going
Terman Middle School Modernization

Current Status: Construction On-going

J.L. Stanford Middle School

Project Budgets Total: $17.2M
J. L. Stanford Middle School
New 7th & 8th Grade Classroom Wing
Current Status: Construction On-going

Fairmeadow Elementary School
Project Budgets Total: $9.5M
Fairmeadow Elementary School
New 4th & 5th Grade Classroom Building
Current Status: Construction On-going

Fairmeadow Elementary School
Library Addition
Current Status: Construction On-going
Fairmeadow Elementary School
Modernization & Sitework Improvements
Current Status: Construction On-going

Projects in DSA
Duveneck Elementary School

Project Budgets Total: $11.1M

Duveneck Elementary School
New 4th & 5th Grade Classroom Building

Current Status: Project being reviewed by DSA
Duveneck Elementary School
New Primary Grade Classroom Building
Current Status: Project being reviewed by DSA

Projects in Design
Palo Alto High School
New Performing Arts Center

Current Status: Design Development Phase
Project Budget: $24.4M
Gunn High School
Parking and Drop-off
Current Status: BOE approval of Schematic Design anticipated October 2012
Project Budget: $3.9M

Future Projects
Gunn High School
Future Projects

• Performing Arts Complex
• Student Activities
• Spangenberg Modernization

Palo Alto High School
Future Projects

• Library & Bldg 300A Renovation
• Weight / Fitness Facility
• Renovation of 100 Bldg for Performing Arts
• Addition & Renovation of 700 Bldg for Career Tech
• Tower Administration Bldg Renovation
Elementary Schools
Future Projects

• $33,457,555 reserved for construction to accommodate growth

• Garland Elementary School = $22,178,544

K-12 Funding
Future Projects

• Furniture, Fixtures and Equipment

• Technology Infrastructure

• Multi-Year Planned Maintenance
Summer Projects

Paly Walkway Repair & Re Roof

Before  After
Paly Parking Lot Lighting

Before

After

Duveneck Playground Rubber

Before

After
Repair and Reupholster Seats in Spangenburg Theater

During

After

• Over 100,000 SF of asphalt and concrete repair
• 250+ LF cabinets added
• 500+ gallons of paint
• Palo Verde & Ohlone LED Lights
• District Office Fire Alarm
• Roof tile repairs on Paly Tower and Haymarket Theatre Buildings
• Work space improvements at District Office Building A and B
Cubberley Update

Kevin Skelly, Ph.D.
Superintendent

August 21, 2012
Palo Alto Unified School District

PAUSD Interests

1. Continuation of the revenue from the Lease and Covenant. Loss of this ongoing, almost $7 million would require major structural cuts to the PAUSD educational program.

2. Preservation of the option to reopen Cubberley sometime in the future including the possibility of multiple comprehensive schools / for maximal usage for educational purposes as a third comprehensive high school to meet enrollment projections.

August 21, 2012  Palo Alto Unified School District
**Board Information Needed from CPAC & CCAC**

Clarifying current and desired uses for Cubberley *including possible combined use opportunities*. This would include the period under consideration for renewal (the five years from 2014 to 2019) and more long term.

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**Board Information Needed from CPAC & CCAC**

Identifying criteria to prioritize present and future community uses and examine Cubberley capacity.

**While this is more an issue at the City level since they currently have responsibility for the site, any scenario that places PAUSD educational functions on the campus will either add to the programs on the campus or reduce the non-PAUSD space available to the community.**
Board Information Needed from CPAC & CCAC

Consider *complementary* infrastructure maintenance needs of the site and alternative ways to pay for them. While there have been some studies of these needs done in the past, having the CCAC and CPAC’s thinking in these areas would be helpful for the Board.

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Board Information Needed from CPAC & CCAC

Considering some post-2014 Cubberley lease alternatives that would give some certainty to Cubberley users and the community while meeting the interests of the District and the City of Palo Alto.
Additional Request to the Board –
Regarding a Fourth Middle School Site

Staff would like to explore the possibility of an alternative site for a middle school and utilize some consulting services to help in this regard. While land for a middle school would be difficult to find, staff believes that a strong effort to find a suitable alternative space for a middle school is warranted at this time.

**BOARD APPROVED THIS REQUEST**

August 21, 2012          Palo Alto Unified School District