CCAC FACILITIES SUBCOMMITTEE MEETING 10/11/2012

Present: Jerry August, Brian Carilli, Mike Cobb, Penny Ellson, Richard Hackmann, Jennifer Hetterly

Debrief on 10/3 CCAC meeting:

Some frustration was voiced that little time was available for our subcommittee presentation and that so much of our data collection effort overlapped directly with that of the Community Needs subcommittee. Nonetheless, consensus was not to reschedule, given availability of the powerpoint to Committee members (members appreciated the close attention paid to our report by the Community Needs subcommittee), largely repetitive substance regarding problem statements and interest in moving forward. We are available to respond to questions or comments about the presentation either by email or at the next CCAC Meeting.

It was recommended that the work of the full CCAC could be more productive with staff (or consultant) to facilitate meetings and coordinate reports. There seems to be a great tendency, by all of us, to get caught up in the details. A facilitator could help maintain a focus on high level policy issues.

There was general agreement within the subcommittee that realistic, detailed estimates about costs and facilities requirements are impractical and unattainable without detailed guidance about desired programming.

Mike Cobb reiterated a goal to help Council make decisions that keep the doors open.

Sunnyvale Community Center Site Visit:

Beautiful site. Senior center has dynamic staff leadership, and ongoing success in meeting needs and increasing usership. Membership and cost-recovery model has been effective in managing the costs of providing services without turning people away.

Most importantly, the senior center director offered a compelling case that analysis and planning should drive facilities design. While the senior center planning process had fewer incompatibilities to consider (single age group and not working with schools), their comprehensive analysis included inventory, service delivery and user demand for services both in Sunnyvale and surrounding communities, including non-profit providers, and extensive stakeholder and public outreach. That analysis allowed him to design a program to meet the service needs/wants of his users, create productive partnerships with other service providers and funders, avoid unnecessary duplication, and ultimately design a flexible facility to meet the evolving needs of the community.
Merge or reorganize with Community Needs?

Agreed not to merge with Community Needs at this time, but for subcommittee chairs to communicate more closely regarding questions and deliverables to avoid duplication.

Refine Deliverables:

All present agreed that current facilities deliverables should be revised.

Old Deliverables –

Milestone 2: Possible scenarios for Cubberley site short-, medium-, and long-term, including possible joint uses and trends in other communities. (Due Oct. 15)

Milestone 3: Wide ranging estimated costs to maintain status quo, rebuild/remodel facilities. (Due Nov. 15)

Milestone 4: Thinking outside the box alternatives. (Due Dec. 1)

New Deliverables - Agreed that most of our work should focus on the short term, with recommendation that detailed, medium/long term facilities analysis should follow program development.

1. Short Term

a) Blocking: Subcommittee agrees that programming has to drive facilities design, including where any new building might best be located on the Cubberley site (if any). Understanding that a full programming analysis cannot be completed by February, we propose a blocking exercise to give CCAC members a snapshot of what could be done with 8 acres under very general parameters.

Present a general physical plant description in which we shift 8 acres for entry/exit on Middlefield Road, (that later can accommodate high school traffic), with underground parking. This would provide ball park cost estimates, and an idea how much space 8 acres can support, for generic use with maximal square footage.

b) Lease and Covenant Options: Subcommittee felt strongly that CCAC should recommend taking full advantage of the leverage and opportunities a new lease and covenant present for shaping planning priorities and limitations going forward for both parties.

Present a range of options for lease and covenant negotiations including:

- Ready options for inclusion that could balance City and PAUSD interests, including such things as protecting against reduction of field
access and increased coordination around child care, adult ed, and senior services; and

- Out-of-the-box alternatives that might separate the lifespan of a covenant from that of a lease, offering options to provide some certainty to guide planning and shape the partnership over time.

2. **Medium Term**

Provide an articulation of why it is so important for program planning to come first and to identify ways for the partnership to evolve.

3. **Long Term**

Offer “easy” and “out-of-the-box” planning ideas for efficient use of City and School facility resources in preparation for future high school presence at Cubberley.

**Action Items:**

- Check in with Rob DeGeus regarding the status of the tenant survey analysis, circulating the final survey questions that went out, and to confirm whether the City will struggle to replace Foothill College revenue upon their exit. (Jennifer)

- Circulate to subcommittee the programming Matrices provided by Sunnyvale’s senior center director. (Penny)

- Rob and staff are plugging in data for the matrix.

- Ask Steve to come talk to us about specifics of how best to frame our reflections for an RFP. (Richard)

- Check-in with Rob and school official (Bob?) about satisfaction with the current City/School relationship regarding field use. What’s working, what’s not? (Jennifer?)