



**School of Engineering and Sciences
City of Sacramento Library
Design Team Meeting
August 21, 2006**

Notes

On August 21, 2006, the School of Engineering and Sciences Design Team met to review updates from the subcommittee meeting, upcoming events and to discuss the next steps.

Update on Land Use Discussions from Subcommittee Meeting

Representatives from the City of Sacramento, Library Authority, SCUSD and Max Medina of WLC Architects met on August 16, 2006 to discuss key issues of the project. Provided were:

- Schematics of Health Professions High School.
- RFQ/RFP (Request for Qualifications/Request for Proposals) documents requested by the City.
- Power point presentation of joint use funding by Office of Public School Construction (PSC).
- Discussions of:
 - Cost sharing
 - Design of facility
 - Operations once facility is built
- WLC Architects was asked to provide separate cost estimates for: 1) a school design and 2) a library design if the City chooses to select the same architect hired by the District.
- Architect was informed of a joint use master agreement between SCUSD and the City of Sacramento. The Library Authority requested copies of the joint use agreement for all committee members.
- SCUSD is coordinating a meeting with WLC Architects and CDE (California Department of Education) to meet at the site with their consultant to evaluate and develop site selection criteria (checklist).
- SCUSD and Architect are meeting with DSA to fast track this project emphasizing that this is the school they previously approved.
- CEQA consultant was selected using the professional services consultant guidelines that were forwarded to the City for review. If the City chooses to use their own CEQA consultant, they can still make reference SCUSD's contract.

- This site does not meet the traditional high school guidelines. The Small School Guidelines will be used to build the school with a-g requirements.
- Joint use agreement will identify:
 - Additional costs
 - Additional space
 - Combination of the above two
- In the site utilization plan (master plan), there is flexibility for the Architect to design shared facilities so the joint entities are not building redundant components. There are several joint use agreements in tact so the library can gain by having the adjacent high school to share each other's facilities.
- For clarification: the site utilization plan is a preliminary set of drawings to fit all the major components needed without any specific details and could have several different alternatives. The site utilization plan will have sufficient details in the drawings but not precise design details.
- In the joint use funding process, where applications have to be submitted simultaneously, the City is checking whether this is an issue.
- New construction eligibility may not be feasible but it is being checked if it can be considered one project or both projects can be built under separate timelines.

Supplying materials for the facilities could be a combination from all three entities that needs future discussion. The library and high school materials can be shared if the library construction is on a different timeline. The library could be set up to share components where the public will not be permitted access into the school areas.

In approximately a 30-day period, the Architect will:

- meet with the City, Library and District to address the needs of the school district, library and existing park.
- provide separate costs to the school district for the site utilization plan (master plan) that will be provided to committee members.
- deal with existing site conditions.
- complete the site utilization plan (master plan) for review by the committee.

The intent of the Design Team committee will be as an oversight committee to set the design and needs of site utilization plan.

The recommended plan will be provided to the October 18 community engagement meeting to solicit input. The Design Committee, along with the Facilities Committee, will review revisions and community input. A final recommendation will be forwarded to the Board of Education in January 2007.

The Strategic Implementation Team (SIT) committee has other major components such as programs, curriculum, chamber of commerce and some of the same team members are part of those committees.

The City requested a timeline through the completion of the final site utilization plan so the City can work in their own CEQA and other needed requirements.

At the November/December Design Team meetings, the committee will be focusing more on the design of the school and open enrollment questions.

The recommended SES Principal will be on the Board of Education agenda in September for approval.

The school district will dialogue with the J.F. Kennedy High School staff to limit the number of students coming from their high school attendance area as a result of the last community engagement meeting.

The City of Sacramento and the Sacramento Public Library Authority outlined basic assumptions in agreement with the District:

1. "A Master Plan will be completed for the entire site (all District and City owned parcels) to include a school, library and park.
2. City to reimburse District for a share of the costs of the Master Plan.
3. Parking to be shared and park can be used to meet open space requirements of the school.
4. City to own library and park site.
5. Upon completion of agreed upon Master Plan, land ownership to be reallocated to appropriate entities at no cost to either party.
6. Joint CEQA for entire project as appropriate, costs to be shared.
7. City will construct the library including appropriate review by the District and the State Architect so as to insure design compatibility and appropriate library utilization by the District.
8. Appropriate MOU's to be developed for construction and for maintenance and operation of joint use areas."

The District has the ability to do a lease-leaseback program and it will be a recommendation to the Board of Education. A lease-leaseback program is a construction delivery method where the school entity leases the land to the developer/contractor for a period of time and the developer/contractor performs the site improvements to the district's specifications. The school district pays it back and the ownership reverts back to the school entity.

The next meeting will not be scheduled until more information can be shared from the community engagement meeting and architect's meeting with the joint entities.

Next Meetings:

Design Team: TBD

**Community Engagement Meeting: September 20, 2006, 5:30-7:30 pm,
Sam Brannan Middle School, Multipurpose Room, 5301 Elmer Way.**