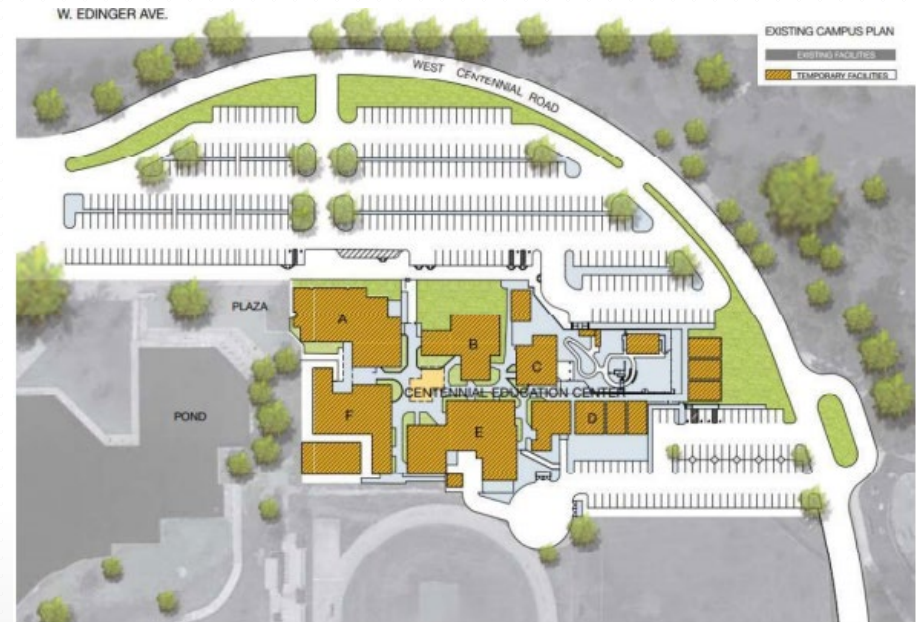




*CENTENNIAL EDUCATION CENTER  
PLANNING UPDATE*

*BOARD FACILITIES COMMITTEE MEETING  
JULY 6, 2021*

- ▶ New 80-year lease commenced May 8, 2020 and ends June 3, 2101 (supersedes prior agreement from 1979)
- ▶ Lease is conditioned upon National Park Service's (NPS) approval of the lease or approval of a land conversion related to deed restrictions on the Park property (currently in progress).
- ▶ Agreement of lease is conditioned on two types of improvements:
  - ▶ Capital Contribution of \$1,000,000
  - ▶ Significant Improvements



## Capital Contribution of \$1,000,000

- ▶ No timeline associated with implementation
- ▶ To be used for projects/improvements **adjacent** to the Site Lease Premises, agreed upon by District and City
- ▶ Types of projects outlined in the agreement reference: an electronic sign at Fairview & Edinger, improvements to sidewalks, landscaping, lighting corridors to SAUSD Godinez High School, improvements to utility infrastructure and parking areas, and improvements to the park lake.

## Significant Improvements

- ▶ The replacement of buildings **on the Site Lease Premises**
- ▶ Types of improvements outlined in the agreement reference: a branch Library, Community Room, classrooms for recreational, physical fitness, yoga, dance, other community service classes
- ▶ City and District must mutually agree on *Significant Improvements* within 4 ½ years (Nov 2024)
- ▶ Informal working group may be appointed by parties to facilitate the determination of the *Significant Improvements*.
- ▶ Project to be approved by City, designed and submitted to the City first then the District can submit plans to the Division of State Architect.
- ▶ Construction must comply with City's Workforce Agreement.

- ▶ City and District will mutually agree on *Significant Improvements* within 4 ½ years (November 2024)
- ▶ District must submit final plans and specifications for the *Significant Improvements* (whichever is later):
  - 5 years after the commencement of the lease (by May 8, 2025);
  - 3 years after approval by the NPS of the land conversion (TBD); or
  - 3 years after the parties agree upon the *Significant Improvements* (November 2027)
- ▶ District must commence construction (whichever is later) no later than 7 years after commencement of Lease, May 8, 2027 or 3 years after the plan submittal deadline, November 2030.
- ▶ If the District fails to commence construction on or before these timelines, the City can provide a one year notice to the District to terminate the lease.
- ▶ District shall complete construction no later than 12 years after commencement of lease May 8, 2032 or 5 years after the construction commencement deadline, November 2035.

## **‘Capital Contribution’ Condition**

- ▶ District has been developing potential projects and are evaluating scopes of work
- ▶ Met with City staff in November 2020
- ▶ Meet with City staff in September 2021 to review potential projects

## **‘Significant Improvements’ Condition**

- ▶ Kick-off meetings to begin this summer with consultant Brailsford & Dunlavey to work with District and College on determining mutually agreeable scope of work in compliance with the site lease terms, College’s Educational Master Plan and College’s Facility Master Plan
- ▶ Meet with City staff in September 2021 to discuss the creation and participants of the Informal Working Group

- ▶ City status of NPS approval of lease, clarification of title survey issue and schedule
- ▶ Determine scope of work for the *Capital Contribution*
- ▶ City meeting to be scheduled in September 2021 to discuss the \$1,000,000 *Capital Contribution* for work adjacent the premises
- ▶ Establish Informal Working Group for *Significant Improvements Project*
- ▶ Scope of Work for the *Significant Improvements Project*
- ▶ Funding for *Significant Improvements Project*



# QUESTIONS

