

February 15, 2011

TO: CITY COUNCIL AND BOARD OF EDUCATION

FROM: CITY MANAGER AND SUPERINTENDENT OF SCHOOLS

SUBJECT: APPROVAL OF ADDENDUM NUMBER 2 TO THE JOINT USE FACILITIES AGREEMENT BETWEEN THE CITY OF PASADENA AND THE PASADENA UNIFIED SCHOOL DISTRICT FOR CONSTRUCTION AND USE OF WASHINGTON MIDDLE SCHOOL GYMNASIUM AND USE OF SURROUNDING OUTDOOR RECREATIONAL AREAS AND SPORTS FIELDS

RECOMMENDATION

It is recommended that the City Council and Board of Education:

1. Authorize the City Manager and Superintendent of Schools to execute Addendum #2 to the Joint Use Facilities Agreement for construction and use of Washington Middle School Gymnasium (the terms of which are set forth in Attachment A in substantial final form) and use of surrounding outdoor recreational areas and sports fields, provided the following conditions are met:
 - a. The project has been approved pursuant to the California Environmental Quality Act (“CEQA”);
 - b. The City has successfully obtained the required conditional use permit.
2. It is recommended that the City Council:
 - a. Appropriate \$1,250,000 from the approximately \$5.6 million which is designated in fund balance in the General fund for capital-related projects;
 - b. Find that the action proposed herein is not subject to environmental review pursuant to the California Environmental Quality Act (“CEQA”) because the project replaces an existing structure.

BACKGROUND

For more than 20 years, until its closure in April 2008, the City of Pasadena provided after-school, weekend and summer recreational activities at the Washington Middle School Gymnasium and playground. Programs included youth sports, dance and exercise classes, often in partnership with local non-profit organizations.

In addition to the programming for school-age youth, activities geared toward older youth and adults included open gym hours, scheduled recreational sports leagues (ranging from basketball and indoor soccer to aerobics classes), a weight room program for persons 18 and older, and other special events.

The City also assisted Washington School in applying for and securing an Amateur Athletic Foundation (AAF) grant from the LA 84 Foundation to repair the gym floor. The City provided weight room equipment, padding behind the basketball net with the Washington School logo, and various other types of support to enhance the gym for both community and School use.

Since closure of the gym in 2008, opportunities for positive community recreation activities at this location have significantly declined. PUSD has included construction of a new Washington School Gym as part of the overall Washington School Complex Masterplan

This project has been identified as an outstanding opportunity for joint use, particularly for the community surrounding Washington Elementary and Middle schools. As proposed, the City would reimburse a portion of PUSD's costs to construct the new gym, provided the City obtains joint use approvals (environmental clearance and a Conditional Use Permit).

As currently designed, the new Gym will provide an office area for City staff, storage area for City equipment, two first floor rooms which can be used for dance or fitness classes, and access to common areas such as the lobby and concessions space. Anticipated outdoor joint use will provide access to the three basketball courts, three handball courts, three tennis courts and continued access to the multipurpose fields. The City currently uses the lighted multipurpose fields for the Villa Parke Youth Soccer Program. It is anticipated that community users will have access to on-site parking and that the City will also have weekend access to a multipurpose room if needed.

It is anticipated that the proposed City-Use period during the school year would be from 5 p.m. to 9 p.m. on weekdays and 8:00 a.m. to 5:00 p.m. on weekends with the exception of scheduled PUSD events. Summer weekday hours would be adjusted annually depending on summer school use.

A detailed schedule of current and proposed use of the gymnasium and the outside recreation areas will be developed for the Conditional Use Permit submitted.

ENVIRONMENTAL

The City is required to apply for and obtain approval of a Conditional Use Permit (CUP) prior to the City's use of the gymnasium and any outdoor recreation areas. At that time, the proper CEQA analysis will be conducted to analyze the potential effects of the joint use of gymnasium and outdoor recreation areas as the programming requests are fully developed. The City will be subject to any mitigation measures that could be identified during CEQA review and the conditions of approval that are part of the CUP.

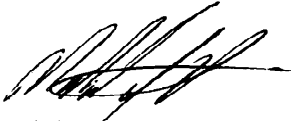
COUNCIL AND BOARD POLICY CONSIDERATION

The proposed joint use addendum for the Washington Gym furthers the City Council’s Strategic Plan Goals of Improving and Enhancing Public Facilities as well as supporting and promoting quality of life through programming that benefits the Community. It also furthers the Schools District’s Strategic Priorities of Quality Learning Environment – High Quality Facilities as well as Meaningful Collaboration and Partnerships.

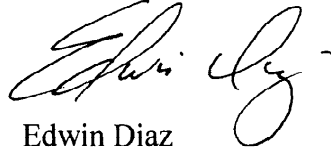
FISCAL IMPACT

The total estimated cost of the project is \$5,000,000. Provided all conditions set forth above are met; the City would contribute \$1,250,000. Funding for this project is available from approximately \$5.6 million which is designated in fund balance in the General Fund for capital-related projects.

Respectfully submitted,



Michael J. Beck
City Manager



Edwin Diaz
Superintendent of Schools

ATTACHMENT A

CONSTRUCTION AND USE OF WASHINGTON MIDDLE SCHOOL GYMNASIUM AND USE OF SURROUNDING OUTDOOR RECREATIONAL AREAS AND SPORTS FIELDS.

Washington Middle School is located at 1505 North Marengo, Pasadena, California 91103.

- A. **PROJECT RESPONSIBILITY.** The District shall be responsible for coordinating all aspects of constructing the Project including but not limited to environmental clearance, permitting, design, bid advertising, award of construction contract, and construction management.
- B. **APPROVAL OF PLANS.** Prior to advertising or other solicitation of bids for construction of the Project the City's Director of Public Works shall review the project described in the Division of State Architect approved plans and specifications and shall advise the District of any requested changes within 30 days of receipt.
- C. **CONTRIBUTION BY THE CITY.** In exchange for the periods of City use set forth in this agreement, , and conditioned upon (1) receipt of environmental clearance for the Project; and (2) receipt of appropriate land use approvals for the City Use Periods set forth below, the City shall contribute to the District 25% of the Total Development Cost of the Project or \$1.25 million, whichever is less. Total Development Cost includes but is not limited to the cost of environmental clearance, permitting, design, bid advertising, construction and construction management. Notwithstanding the foregoing, the City is responsible for the costs of obtaining the appropriate land use approvals and environmental clearance for the City Use Periods, with such costs not considered part of the City's contribution to the District for the Project.
- D. **CITY USE PERIODS.** In exchange for the contribution set forth above, the City shall have use of the Gym and surrounding recreation areas and lighted fields including the right to permit to third parties during the following periods:
 - a. Monday through Friday from 5 pm to 9 pm, with the exception of PUSD sponsored events. Summer weekday hours would be adjusted annually depending on summer school use. City and District representatives, upon mutual agreement, shall annually determine the precise dates associated with the City use periods, provided such schedule does not substantially reduce total City hours of use below the amount herein committed.

b. Saturdays from 8 am to 5 pm.

c. Sundays from 8 am to 5 pm.

- E. UTILITIES. The City will pay a prorated portion of the utilities in the Gym based upon the square footage designated for City and public use. Any dedicated phone line will be installed and paid for by the City. The City, or designated user group, will also pay the standard hourly fee for the use of the lighted fields.
- F. ACCESS AND PARKING. During periods of City use the District shall provide access to a parking area as designated on the attached site plan. The District shall provide access to the Gym, recreational areas and soccer fields in compliance with ADA requirements.
- G. SIGNAGE. The District shall post signs in both English and Spanish in conspicuous areas which set forth the rules for use of the Gym, surrounding recreation areas and the fields.
- H. RESTROOMS. The District shall provide access to the restroom facility adjacent to the soccer field for those using the soccer fields and access to the Gym restroom for public use of the Gym.
- I. GYM EQUIPMENT AND OFFICE FURNISHINGS. The City will provide equipment, such as weight room equipment and other sports equipment that is designated for public use and whose use will be supervised by Human Services and Recreation staff. The City will also provide all office furnishings and supplies utilized by City staff.