

7. Update on New Senior Center (Steve Erickson, Project Manager)

Project Staff provided a building tour to the Subcommittee prior to the start of the meeting. Staff provided details on building finishes and project progress.

Steve Erickson, Project Manager provided an update on the progress and construction schedule for the new Senior Center:

- Framing for ceilings, community room, and interior partition walls continues.
- Placement of fiber board, paper, and tar roofing over the south and central wings is underway.
- Installation of exterior flashing, paper, and reglets for the stucco coating continues.
- Installation of electrical, and plumbing continues, and mechanical units and ducting were delivered to the site.
- New concrete curbs (site work) were poured.
- The contractor continues to work toward making the building weather-tight.

The project remains on schedule.

The Subcommittee reviewed the recommended locations for the building dedication plaque during the site tour. The Subcommittee recommended locating the new plaque on the building adjacent to the front entry, and was agreeable to locating the original 1983 building plaque in its previous location within the vestibule. Information signage will be provided indicating the building was the former home of the Milpitas Community Library.

Staff also reviewed change orders and cost items since the previous Subcommittee meeting. The project remains on budget.

MOTION to approve the following:

- 1) Receive staff report for the Senior Center Project, Project No. 8176;
- 2) Recommend location #1 for the dedication plaque location.

M/S: McHugh, Polanski
All Ayes

8. Use of Sal Cracolice Building (Bonnie Greiner, Parks and Recreation Director)

At the May 26, 2009, Neighborhood Services and Education (NS&E) Sub-committee meeting, staff proposed the relocation of the Milpitas Teen Center from the Milpitas Sports Center to the Sal Cracolice building which will become vacant once the new Senior Center is completed in August, 2010. Also present at the meeting, were a variety of community groups which included the Milpitas Food Pantry and other non-profit organizations who expressed interest in using the facility as well. The NS&E sub-committee recommended that staff and the groups return to the Commission with their proposals and recommendations for use, as well as investigate if “shared use” of the facility was possible.

Council member Polanski inquired if staff did any outreach to other organizations that might be interested in the space (i.e. Alcoholics Anonymous). Bonnie Greiner, indicated that she sent out an email to some organizations but did not hear back from them. Vice Mayor McHugh indicated that he thought it would be beneficial to recommend to City Council to advertise about the potential space availability since this type of space is so extremely valuable. He felt that 2-3 groups might be able to utilize the space and wanted to ensure that all groups were given the opportunity to express their facility needs. However, he agreed that if the Teen Center were moved to this location it would not be feasible to do have joint use facility. He felt there was ample time available and that he liked the City Manager's suggestion about doing a request for proposal and a competitive bid process for this item and then let the Council determine their preference.

Jaime Chew, Recreation Services Supervisor, provided an extensive overview of the report which was included in the packet. She provided background of the Teen Center operations and the pros and cons to moving the Teen Center facility to the Sal Cracolice Building. She also requested to turn the facility into a Youth & Teen Center.

Sareen Sandhu, Youth Advisory Commission Chairperson, explained that the Youth Advisory Commission conducted a focus group meeting with 40 teens to receive input and discuss the possibility of relocation of the Teen Center to the Sal Cracolice building. A memo was distributed on the results of the meeting. She reported that it was unanimous that the Teens were in favor of moving to the Sal Cracolice as it would greatly benefit the youth by attracting more teens, providing additional space, and offering a variety of new programs for the teens in the community.

Ha Phan explained that she was presenting on behalf of Ha Tran, President of Non-Profit Organization, Donate for Unfortunate Children. She reported that Ha Tran was unable to be at the meeting as he is in Vietnam working on a project for this group which is providing refurbished computers to needy children. She expressed a need for this group to have a small dedicated space to provide Vietnamese Teens with the following services: computer lab, shelter to go after school, medical services, legal advice, mentoring, etc. By providing these services, it would assist in preventing gangs and vandalism in the Vietnamese culture. She also indicated that they would open to share space with other organizations.

Council member Polanski suggested that this group could possibly collaborate with the Teen Center, Youth Advisory Commission, and Parks and Recreation Department by doing presentations at the various facilities and provide outreach to Teens should space not be available at this time.

Vice Mayor McHugh asked if Ha Phan has an idea on how many individuals this organization would serve. Ha Phan indicated that this group has done some preliminary surveys, which indicated approximately 200 individuals, however, they have been unable to promote because they don't have a location to work out of yet.

Karen Kolander, Milpitas Food Pantry Director, expressed an interest in using the main building at the Sal Cracolice facility for the following uses: Food Pantry's "store", clothes closet, Career Closet, Uniform closet. The offices could be used by other partnering social service agencies such as The Salvation Army, Second Harvest/Feeding America's Food Stamp registration, and other pertinent programs that could benefit the residents of Milpitas. She also felt that a city of our size is in dire need of a hub that could offer assistance to those facing hardships of the current economic times as the need is growing steadily. She reported that the current food pantry site is scheduled for demolition and the lease is only valid until 2011.

Council Member Polanski understood that many valuable groups would like to utilize this valuable space, however, the city doesn't have additional resources to expand services at this time.

Vice Mayor suggested recommending to the City Council to inform the community about the potential space by advertising in the local newspaper for 3-4 weeks about request for proposals (provide approximately 60 days for submittal of applications), then have staff analyze the applications and recommend the top 3 proposals to the City Council.

MOTION to return to the sub-committee at the October 27, 2009 meeting, with a draft request for proposal, which would then be forwarded to the Council for review and final approval (tentatively scheduled for November 17, 2009).

M/S: McHugh, Polanski

All Ayes

Agenda Items for October 27, 2009 Meeting:

- 1) Usage of the Sal Cracolice Building (RFP)

10. Adjournment

- Adjournment: 6:30 p.m.