



## Staff Reports

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**File #:** 2043-2019, **Version:** 1

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**To:** Honorable Mayor and Members of City Council

**From:** Steve Potter, City Manager

**Prepared By:** Nancy Weiss, Executive Project Manager

**TITLE:**

Public Safety and City Hall Facilities Project, Including Buildings for City Offices, Meeting Spaces, and Related Facilities for Public Safety, General Government Administration, Fire Station No. 1, and Public Parking

**RECOMMENDED ACTION:**

1. Provide direction to the City Manager to: (a) prepare alternative project configurations for a proposed Public Safety and City Hall Facilities Project, focused on the **Site Area “A” (described herein)** based on the Site Comparison Analysis presented September 17, 2019 and (b) return to City Council at a future public meeting to evaluate the proposed alternative Project configurations.
2. Authorize the City Manager to execute Amendment No. 2 to Agreement No. C2018-331 with Jones Lang LaSalle for project management consulting services in the increased amount of \$262,000 for a total Agreement amount of \$1,011,500.

**DISCUSSION:**

The attached “Public Safety & City Hall Facilities Project: Summary Report for Site Areas A & C Additional Site Analysis” (Attachment 1) will be presented by Staff for City Council discussion and consideration.

**FINANCIAL IMPACTS:**

The Recommended Actions #1 and #2 in this item will result in additional expenditures of City funds to evaluate the proposed alternative project considerations. City Hall Consolidation Study Capital Improvement Program (CIP) project budget (JL FC15PW02) includes sufficient funds to accommodate the costs associated with this next project alternatives analysis phase.

To assist with the updated Alternatives Analysis Process, communications and outreach discussed above, Staff recommends Amendment No. 2 to Agreement No. C2018-331 with Jones Lang LaSalle in the increased amount of \$262,000.

The current Capital Project budget (JL FC15PW02) covers project management, legal and technical advisory services related to the Project. The current Project balance of approximately \$5.8M (\$2.9M available balance) provides sufficient funding to fund the proposed agreements with Jones Lang LaSalle.

**CEQA:**

The Public Works Director has determined that the Recommended Action described in this Staff Report is not in-and-of-itself a “project” (pursuant to CEQA Guidelines Section 15378) since it does not result in a physical change in the environment.

However, the Recommended Action is a part of a larger “project” that will be subject to environmental review in accordance with CEQA at the “earliest feasible time” prior to “approval” consistent with CEQA Guidelines Sections 15004 and 15352. The larger “project” is “to Design and Build a New Public Safety and City Administration Building as well as to Develop Excess City Land with Private Uses,” and staff plans to bring back a CEQA analysis of that project to Council prior to approval of the Project Agreements that commit the City to construction of the Project.

**DOCUMENTS ATTACHED:**

- ATCH 1 - Summary Report and Site Analysis for Site Areas A & C
- ATCH 2 - Comparison Analysis Chart
- ATCH 3 - FEMA Fact Sheet
- ATCH 4 - Project Schedule and Phases
- ATCH 5 - Amendment to Agreement with Jones Lang LaSalle

**NOTIFICATION:**

Stuart Marks, Plenary Properties Napa, LLC (PPN) development team