



## Staff Reports

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**File #:** 2042-2019, **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 proceed with gathering public and City staff input regarding specific Project Alternatives for a proposed Public Safety and City Hall Facilities Project (outlined in this administrative report).
2. Authorize the City Manager to execute Amendment No. 2 to Agreement No. C2018-044 with Laura Blake Architect for project design services in the increased amount of \$15,000 for a total agreement of \$265,000.

**DISCUSSION:**

At the direction of City Council, staff have analyzed various alternatives regarding the renewal of the City's Public Safety and City Hall facilities, currently dispersed in 8 locations throughout the city. In coordination with outside architects and other professionals, staff have outlined 5 representative project alternatives. These alternatives vary in their ability to achieve project goals, in upfront cost, and in ongoing cost to operate and maintain. Input from the public and City employees regarding these project alternatives will be gathered through an engagement process, such that City Council will have as much information as possible in order to select a project direction (anticipated January 21, 2020).

The attached "Summary Report for Project Alternatives Analysis" (Attachment 1) will be presented by Staff for City Council discussion and consideration.

**FINANCIAL IMPACTS:**

The current Capital Project budget (JL FC15PW02) covers project management, legal and technical advisory services related to the Project and has a current balance of approximately \$5.8M (\$2.9M unencumbered/available balance). To assist with the updated Alternatives Analysis Process, staff recommends Amendment No. 2 to Agreement No. C2018-044 with Laura Blake Architect in the increased amount of \$15,000; agreement costs will be charged to the project budget (JL FC15PW02). All other costs associated with gathering public and City staff input regarding specific Project Alternatives for a proposed Public Safety and City Hall Facilities Project (as outlined in this

administrative report) are included in existing professional services agreements.

**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 for Project Alternatives Analysis

ATCH 2 - Communications Examples

ATCH 3 - Amendment No. 2 to Agreement No. C2018-044 with Laura Blake Architect

ATCH 4 - Public Safety and City Hall Facilities Project Alternatives

**NOTIFICATION:**

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