



MINUTES
Town of Atherton
City Council
September 5, 2018
8:00 A.M.
Council Chambers
94 Ashfield Road
Atherton, California
Special Meeting

Mayor Wiest called the meeting to order at 8:00 a.m.

ROLL CALL

Lewis, DeGolia, Lempres, Vice Mayor Widmer, Mayor Wiest

PUBLIC COMMENT –

Christine David, wanted to remind the Council that the residents are very excited about building the civic center and they hope there aren't any changes to the design.

SPECIAL SESSION AGENDA

1. URBAN FUTURES PRESENTATION

Report: Michael Busch, Urban Futures

Description: Representatives from Urban Futures, Inc. will present the Council with an overview of various funding solutions that could be implemented to assist the Town with cash flow needs during the project timeline. Depending on the value engineering options selected by the City Council for the City Hall and Police Building and the actual bid returns in 2019, staff projects future funding will be sufficient to fund the project. However, staff has identified a cash flow concern in that the Town only receives its revenues twice a year and invoices are paid monthly during the project. Therefore, staff has suggested to the Council that some sort of bridge funding be considered to assist with cash flow during the project. The Council will be discussing these and other funding options during the Urban Futures presentation. Solutions that the Council could discuss as part of this item include certificates of participation, private placement funding, revenue anticipation notes, fundraising, and other financing solutions reasonably related.

Michael Busch, Urban Futures presented Council overview of various funding solutions that could be implemented to assist the Town with cash flow needs during the project timeline.

2. REVIEW AND DISCUSS THE CIVIC CENTER PROJECT UPDATE TO INCLUDE A DISCUSSION OF PROJECT FUNDING; REVIEW, DISCUSS AND PROVIDE DIRECTION ON DESIGN CHANGES AND VALUE ENGINEERING OPTIONS FOR THE ADMINISTRATIVE/POLICE BUILDING; DIRECT STAFF TO REQUEST A RE-DESIGN PROPOSAL FROM WRNS STUDIOS; AUTHORIZE THE CITY ATTORNEY TO PREPARE AND CITY MANAGER TO EXECUTE AN AGREEMENT AMENDMENT WITH WRNS STUDIOS TO

PERFORM RE-DESIGN WORK FOR THE LIBRARY; AND AUTHORIZE ADVERTISEMENT FOR PUBLIC BIDS TO PROVIDE DEMOLITION AND ABATEMENT SERVICES FOR THE LIBRARY BUILDING

Report: Marty Hanneman

Recommendation:

1. Review and Discuss the Civic Center Project Update to include a discussion project funding;
2. Review, discuss and provide direction on design changes and value engineering (VE) options for the Administrative/Police building; and
3. Direct staff to request a re-design proposal from WRNS Studios for Council approved VE options for the Administrative/Police building; and
4. Authorize the City Attorney to prepare and City Manager to execute an agreement amendment with WRNS Studios to perform re-design work for the library; and
5. Authorize advertisement for public bids to provide demolition and abatement services for the library building.

Description: This item will involve a discussion by the Council on the various possible design changes and value-engineering options for the City Hall and Police Building. These options include a review of discrete systems within the plans and recommendations for changes, as well as, other project specific areas where costs can be cut. Council discussion, will include, but not be limited to, plumbing systems, mechanical systems, landscaping, square footage, phasing and staging options, CalGreen requirements, furniture, fixtures, and finishes, windows, and other items reasonably related to the issue. The Council will also discuss funding options related to the overall project which will include, but not be limited to, fundraising, cash available for the project, certificates of participation, bonds, and other items reasonably related to funding. Ultimately, staff is recommending that the Council provide specific direction and feedback on each of the possible areas where costs can be cut or changes can be made to the City Hall and Police Building and have an in-depth discussion and provide feedback on funding for the overall project. Staff is also asking the Council to authorize a bid package to demolish the existing library prior to the award of construction for a new library. Lastly, staff is asking the Council provide authorization to request a redesign proposal from the project architect to specifically address the value-engineering options recommended by the Council for the City Hall and Police Building.

City Manager Rodericks reported.

Vice Mayor Widmer was pleased with the presentation by Urban Futures but still hesitant to take on any debt without resident approval.

DeGolia wanted to look at comparisons on one-year notes. He mentioned that we can wait to look at this option until after bids are received. He is not averse to going out to the public for a bond.

Lewis concurred. She supported short-term finance options and would even support a 10-year bond.

Lempres felt the discussion was premature. He is inclined to drive the cost down as much as possible and not delay the project.

Wiest was glad to see the various financing options and have the ability to evaluate them to see what works best for the town.

The following is a summary of the Council action taken:

- Authorized the City Attorney to prepare and City Manager to execute an agreement amendment with WRNS Studios to perform re-design work for the library; and
- Directed staff to request a re-design proposal from WRNS Studios for Council approved VE options for the Administrative/Police building that includes the following items with estimated savings:
 - * Windows/Storefront/Etc. - \$303,000
 - * Change Roofing to Asphalt - TBD - discuss change at Sept 19 - scope should be quoted with and w/o. - One option may be listed as add alt
 - * Split-face CMU/Plaster Finish - \$82,000
 - * Hydroseed in-lieu of landscaping - \$162,000
 - * Remove Site Furnishings - \$18,000
 - * Change Fencing to Cedar @ Ashfield - \$12,000
 - * Delete Corp Yard Improvements. - \$837,000
 - * Eliminate Acoustic Ceiling/Simplify Railings/Eliminate Gate - \$426,000
 - * Reduce Casework at CDD - \$52,000
 - * Incorporate P-Laminate - \$13,000
 - * Reduce Ballistic Sheathing to level 3 - \$143,000
 - * Remove Ceiling Fans - \$64,000
 - * Eliminate Onsite pad/Admin/CDD - \$39,000
 - * Site Phasing - \$400,000
- Add alts/deducts - leave Council Chambers as a deductive alternate, to be determined on the photovoltaic (PV) as an add alternative - depends on discussion of the roofing material, may do partial clay tile and asphalt shingle; and
- Authorized advertisement for public bids to provide demolition and abatement services for the library building.

ADJOURN

Mayor Wiest adjourned the meeting at 10:47 a.m.

Respectfully submitted,

Theresa N. DellaSanta
City Clerk