



MINUTES
Town of Atherton
City Council
August 17, 2018
8:00 A.M.
Admin Conference Room
91 Ashfield Road
Council Chambers
94 Ashfield Road
Atherton, California
Special Meeting

8:00 AM CLOSED SESSION IN ADMIN CONFERENCE ROOM

ROLL CALL Wiest, Widmer, Lewis, DeGolia, Lempres

PUBLIC COMMENTS

Public Announcement of Closed Session Items

CLOSED SESSION

**A. PUBLIC EMPLOYEE PERFORMANCE EVALUATION - Pursuant to
Government Code Section 54957(b)**

City Manager

Mayor Wiest called the meeting to order at 8:35 a.m.

City Attorney Connors reported that the City Council unanimously approved a \$5000 bonus for the City Manager effective immediately.

PUBLIC COMMENT –

Christine David, said that she is speaking on behalf of many residents and the cost savings and value engineering has been done by the CCAC and there is concern for changing the character of the project; residents are frustrated; bite the bullet and build it.

Walter Sleeth, Friend of the Library, wants the Council to be fair to the library and move forward and build it. He questioned the amount of funds taken from the library for the civic center landscaping.

REGULAR SESSION AGENDA

- 1. RECEIVE CIVIC CENTER PROJECT UPDATE; REVIEW, DISCUSS AND PROVIDE DIRECTION ON DESIGN CHANGES AND VALUE ENGINEERING OPTIONS FOR THE LIBRARY; DIRECT STAFF TO REQUEST A RE-DESIGN PROPOSAL FROM WRNS STUDIOS; RECEIVE UPDATE ON PROGRESS OF**

VALUE ENGINEERING OPTIONS FOR THE ADMINISTRATIVE/POLICE BUILDING; RECEIVE, DISCUSS AND PROVIDE DIRECTION ON FUNDING ISSUES RELATED TO THE OVERALL PROJECT; AND PROVIDE DIRECTION ON POTENTIAL DEMOLITION OF LIBRARY BUILDING

Report: Marty Hanneman

Description: This item will involve a discussion by the Council on the various possible design changes and value-engineering options for the Library as well as an overview of the same issues for the Admin/CDD/PD 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, LEED certification and 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 library and have an in-depth discussion and provide feedback on funding for the overall project. Staff is also asking the Council to provide direction on whether to issue 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 Library.

Recommendation: Receive the Civic Center Project Update; review, discuss and provide direction on design changes and value engineering options for the Library; direct staff to request a re-design proposal from WRNS Studios; receive update on progress of value engineering (VE) options for the Admin/PD building; review, discuss and provide direction on funding issues related to the overall project and provide direction on potential demolition of library building

Council agreed that a funding discussion about the library would be helpful in making decisions on some of the recommendations for redesign.

City Manager Rodericks discussed the available library funding including the SMCL offer to front future donor funds to fund things that they specifically want for the library in terms of design and space.

Council Member DeGolia said the ‘advance’ of funds is going to the JPA for approval in September. The County has proposed that on the bay canal they would advance us those funds and the Town would pay it back over time. The County would in turn take the excess tax funds each year until it is paid off.

Council Member Lewis discussed the increasing market prices and felt that the SMCL proposal is reasonable.

Vice Mayor Widmer sought clarification on how the funding would work.

Didi Fisher, questioned redesign costs and whether they are included in the bottom line of the value engineering. She also asked if a contingency was included.

John Schluter, WRNS, walked the Council through the value engineering recommendations. The Council made the following value engineering deducts from the spreadsheet provided by WRNS.

Metal Panels & Flashings - (\$76,000)
VE Curtain Walls & Windows - (\$897,000)
VE Heat Pump (Library Only) - (\$466,000)
VE Lighting - (\$19,000)
Delete Microgrid/Retain Infrastructure - (\$570,000)
Eliminate Southwest Deck - (\$69,000)
Change Fencing Material/Elim. S. Fencing/Furnishings - (\$59,000)
VE Wall Panels - (\$65,000)
VE Interior Window Systems - (\$175,000)
Remove Shelving/Add to FFE - (\$605,000)
Remove Library Demo - (\$140,000)
Total \$3,141,000

MOTION by DeGolia, second by Widmer to approve the value engineering recommendations as they have been adjusted above by Council. The motion passed unanimously.

Council agreed that demo of the library should be done before the end of the year. Staff will come back to Council for approval of going out to bid.

Alex Keh, asked if the Maple/Station Lane intersection still in plan? Council confirmed yes.

City Manager Rodericks noted that the recommended listed items above results in a VE savings of approximately \$3,140,816.

Council directed staff to receive a proposal from WRNS to do the redesign costs of the library.

Vice Mayor Widmer suggested waiting until the SMCL JPA makes their decision before WRNS begins their redesign. Council Member Lewis noted that this would push the clock and delay the project. Council Member Lempres said that some risk is accepted in going out now but felt it was appropriate given timing. Mayor Wiest agreed.

ADJOURN

Mayor Wiest adjourned the meeting at 10:28 a.m.

Respectfully submitted,
Theresa N. DellaSanta
City Clerk