TO: HONORABLE CITY COUNCIL

FROM: CITY MANAGER   DEPARTMENT: PUBLIC WORKS

DATE: NOVEMBER 20, 2006

SUBJECT: PROGRESS REPORT ON THE PUBLIC SAFETY BUILDING PROJECT PE-98020

This is an informational report and no Council action is required.

BACKGROUND
On June 26, 2006 the City Council unanimously approved the Public Safety Building Blue Ribbon Task Force Report recommending a 49,600 square feet building on the Park Boulevard site (CMR:280:06). On September 25, 2006, the City Council approved a consultant services contract with RossDrulisCusenbery Architecture (RDC) for an environmental impact report (EIR), preliminary engineering and architectural design, and cost estimates for the Park Boulevard site consistent with the task force recommendations (CMR: 374:06). The purpose of this report is to update the City Council on the status of the project.

DISCUSSION
Attached is a detailed schedule for the project (Attachment A). The schedule includes completion of the EIR in December 2007 as directed by Council at its September 25, 2006 meeting. This is in compliance with the Council approved “Top 3” priority schedule for Public Safety (CMR:191:06). Over the last few months, staff and RDC have begun the EIR studies and preliminary design. The preliminary design plans will show the general layout of parking, building location, entrances, exits, setbacks and building mass. Additionally, RDC will prepare preliminary project cost estimates. A formal Notice of Preparation (NOP) will be issued in early February kicking off the EIR process. A project scoping meeting scheduled for February 2007 will provide the public an initial opportunity to review and comment on the project. Staff and RDC also plan to meet in study session with the Architectural Review Board early in 2007, to obtain input on the preliminary design plans. A site shadow study looking at potential impacts of the new public safety building on surrounding properties and a traffic analysis of the proposed project will also begin in early 2007.
Property Acquisition
Staff and outside counsel are currently working on the property acquisition process for the Park Boulevard site. Preliminary discussions with the site property owners have taken place and property appraisals are under preparation. A Phase I environmental site investigation has been completed, including a review of historical records and past site uses that may identify the potential for site contamination. Follow-up investigations are expected to be completed by December 2006. The additional investigations will ascertain whether any site contamination is present and include recommendations for site clean-up with associated costs. Staff hopes to return to the City Council in closed session in January 2007 to discuss the property appraisals, results of the environmental site investigations and the next steps in the property acquisition process.

Upcoming Meetings
Following are upcoming public and City Council meetings related to the project:

- Dec. 6, 2006 Green Building Charette
  At this meeting, staff RDC and selected members of the community and ARB will assist in completing the checklist to attain a silver rating from Leadership in Energy and Environmental Design (LEED)

- Jan. 2007 Council Closed Session Property Acquisition
  At this meeting staff will present the Park Blvd. property appraisals and the results of the environmental site investigations for Council review. The next steps in the property acquisition process will also be discussed at the meeting.

- Feb. 2007 EIR Project Scoping Meeting
  At this meeting, staff and RDC will review the proposed project and obtain public comments on environmental impacts that should be addressed in the EIR

Staff plans to bring a financing plan for the project to the City Council in January 2007. Staff is also working on options for a voter poll or other method of public outreach to obtain public sentiment for the project. The timelines for this polling are still under discussion. Staff plans to return to Council in December with a discussion of these options.

RESOURCE IMPACT
This report is a status update to Council and has no resource impact.

ENVIRONMENTAL REVIEW
This report is an information item and is not subject to CEQA.

ATTACHMENTS
Attachment A: Schedule