



COUNCIL MEETING

February 1, 2021

Received Before Meeting

4

**CITY OF PALO ALTO
AT-PLACES MEMORANDUM**

TO: CITY COUNCIL

FROM: ED SHIKADA, CITY MANAGER

DATE: JANUARY 29, 2021

SUBJECT: PUBLIC SAFETY BUILDING CONSTRUCTION CONTRACT & FINANCING COUNCIL ITEMS

In advance of the City Council’s consideration of items 4 and 5 on the February 1, 2021 City Council Agenda, the award of the Public Safety Building construction contract and execution and delivery of Public Safety Building financing, staff wanted to provide some additional information for these items. The following report provides answers to questions received from the Council and the community.

1) What is the Total Project Cost of the Public Safety Building? Do these costs include FF&E?

The current cost estimate of the project including the components of the cost such as fixtures, furniture, and equipment (FF&E), are detailed in the table below.

PROJECT ELEMENT	EXPENSES THROUGH FY 2020	ESTIMATED FUTURE EXPENSES	PROJECTED TOTAL COST
DESIGN COSTS	\$7.1M	\$3.1M	\$10.2M
CONSTRUCTION CONTRACT	\$0	\$92.3M	\$92.3M
CONSTRUCTION MANAGEMENT & ADMINISTRATION	\$0	\$4.9M	\$4.9M
CPA STAFFING/CONTRACT	\$1.2M	\$1.2M	\$2.4M
FIXTURES FURNITURE & EQUIPMENT	\$0	\$4.3M	\$4.3M
OTHER	\$0.3M	\$3.6M	\$3.9M
TOTAL COST	\$8.6M	\$109.4M	\$118.0M

As discussed in the staff report, the construction contract is slightly below expected levels. Staff is working on refining the overall project budget that is expected to occur between FY 2021 and FY 2023. Refined budget adjustments are expected to be brought forward as part of the FY 2021 Mid-Year Budget Review including the transfer of remaining balances in the New Public Safety Facilities Impact Fee fund from the adopted transfer of \$350,000 to \$445,000.

2) What costs are eligible for debt financing?

Costs that are eligible for debt financing are all costs of payment of, or reimbursement for, design, acquisition, construction, installation and equipping of the Public Safety Building, including but not limited to, architect and engineering fees, construction contractor payments, costs of feasibility and other reports, inspection costs, performance bond premiums and permit fees, and includes Costs of Issuance.

IRS bond reimbursement rules allow a municipality to issue tax-exempt bonds to reimburse itself for capital expenditures as long as (1) if the expenditures are for soft costs, reimbursement is up to 20% of the issue price of the bonds and (2) if the expenditures are for hard costs, the municipality declared its intent to reimburse itself no later than 60 days after the expenditure date. For purposes of the IRS reimbursement rules, an agency can go back to any point in time to reimburse for soft costs (not driven by bond reimbursement resolution date), as long as soft costs incurred prior to adoption of a reimbursement resolution do not exceed 20% of bond issuances for the project.

The general rule is that expenditures must be reimbursed not later than 18 months after the later of (i) the date the expenditures were paid or (ii) the date the project is placed in service or abandoned, but not more than 3 years after the original expenditures are paid.

3) Can this Public Safety Building project be broken down into separate phases?

There is no practical way at this point to phase the Public Safety Building project that would result in a significant change in how the project expenses are incurred. Currently, \$3.4 million and \$0.4 million of the expenses for furniture, fixtures, and equipment (FF&E) are programmed for fiscal years 2022 and 2023, respectively. There is a potential that most of this funding will not be needed until fiscal year 2023. The recommended contract with Swinerton includes the \$1.5 million add-alternate bid item for installing the solar photovoltaic system over the new California Avenue Garage that will provide power for the Public Safety Building upon its completion. This installation could be delayed until a future date, but there are efficiencies gained by completing this work concurrently with the Public Safety Building electrical system construction.

4) Are there tax generating benefits that the City of Palo Alto would be the recipient of for this infrastructure project?

Yes, typically seen in what are referred to as development agreements, there is a clause in state regulations that allows for the designation of the purchase of goods for construction to be reported and allocated to the City. There is a minimum threshold of \$5 million in purchase of physical goods from any one subcontractor. The City has included the clause below in all construction contracts including this contract to identify and report these eligible instances. In addition to the designation of point of sale for construction materials, there are also the subsequent economic drivers for activities such as sales tax generated by the work and workers on the physical job site. Examples of this may be use of utilities at the job site, patronage at restaurants, stores, gas stations and other routine activities within City limits. Swinerton estimates that the project will have 100 to 150 workers on site daily for much of the construction duration.

The Section 3.7 of the contract General Conditions of the contract describe responsibility of the contractor and subcontractor related to taxes ([CMR 11752](#), Attachment A, p. 38 or packet page p. 93):

3.7 TAXES

3.7.1 *Contractor and Subcontractors are responsible for paying all sales, consumer, business license, use, income and payroll, and similar taxes for the Work or portions thereof provided by Contractor and Subcontractors.*

3.7.2 *All Contractors and Subcontractors for Construction Contracts equal to or greater than \$5 million dollars shall be required to obtain a sub permit with the California Board of Equalization for a direct allocation of any and all applicable use tax to the City of Palo Alto, where the jobsite is located. Contractor and applicable Subcontractors shall apply for and comply with all of the conditions of the sub permit pursuant to Section 260.020 of the California State Board of Equalization, Chapter 2, "Compliance Policy and Procedures Manual: Registration, subchapter Contractors," as may be amended from time to time.*

5) Are there other funding sources available through stimulus funds?

It is currently unknown if there will be specific stimulus funds for which this project may be eligible in proposed Federal legislation. Historically, during recessionary period funds are made available to assist in the economic recovery, most recently in the great recession there were Build America Bonds (BABs) that jurisdictions could issue. BABs were taxable municipal bonds that featured federal tax credits or subsidies for bondholders or state and local government bond issuers. Build America Bonds (BABs) were introduced in 2009 as part of President Obama's American Recovery and Reinvestment Act (ARRA) to create jobs and stimulate the economy. If there are federal funds that become available, staff will actively apply for such funding if economically beneficial. However, anticipated rates for the proposed tax-exempt financing may already be more advantageous. Experience with ARRA funding also suggests that any available grant programs will be for targeted purposes, likely related to COVID relief.

6) What will the existing Police facility be repurposed for and what are the financial impacts that are currently estimated?

Should the City Council choose to proceed with the building of the new Public Safety Building capital project, upon completion the current police facility would become available for a new use. The FY 2021 Adopted Capital Improvement Program includes a project to study the City Hall facility and its space allocation and uses (PE-19000, City Hall Space Planning). Early discussions have included the potential to relocate the Development Center, which currently leases space at 285 Hamilton Avenue and 526 Bryant Street at an annual cost of approximately \$1 million, to the vacated space. Although an alternate use of the existing police building would require a major renovation, this work could be fully funded through development fees if the Development Center relocation was pursued.

7) What is the history of this project and specifically, the alternative sites that have been explored?

Evaluations of the current police building and planning for a potential new building have been ongoing since at least the mid-1990s. Attachment A is a listing of Council staff reports since 2000 that involve the Public Safety Building project. Many sites throughout the City have been considered over the years. For example, in 2000 there was consideration of moving the Downtown Library to the Roth Building and building the Public Safety Building on the library site (see report 381:00). In 2009, there was considerable effort put into examining a number of options to expand and seismically retrofit the existing building (see June 7, 2010 Council memo). These options were not pursued by previous Councils for various reasons, including concerns of neighboring residents, costs, and inability to fulfill all of the project objectives.

8) Are there plans for sharing this new facility with other jurisdictions?

There are no formal agreements in place at this time; however, the facility has been scoped and built in anticipation of a future that would allow for a variety of cooperative and interjurisdictional projects. Currently the emergency communication center (dispatch center) does serve a variety of customers including police, fire, ambulance services, public works, Palo Alto utilities, animal services, and Stanford University.

The City of Palo Alto Emergency Plan (EOP) was written cooperatively with the other North County Public Safety Agencies: Los Altos, Mountain View, Sunnyvale (Stanford is already included). Although still aspirational, the plans envision joint training and staffing and could involve joint use of facilities, especially at EOCs: <https://www.cityofpaloalto.org/civicax/filebank/documents/34121>. The telecommunications infrastructure (radio and digital systems) included as part of the PSB is part of a regional interoperability system (not just Santa Clara Co.) in which this facility is a key node in that system.

Other examples of shared uses include: the San Francisquito Creek Multi Agency Coordination Group (SFC MAC) - other agencies coming to our EOC is a plan element: <https://cityofpaloalto.org/civicax/filebank/documents/61626>; and the City's Comprehensive Plan also has a number of elements that support such regional activities: <https://www.cityofpaloalto.org/civicax/filebank/documents/62915>.

9) Are there opportunities to proactively address the potential for slow recovery in tax revenues (e.g. push out projects, additional financing, etc.)?

Staff can review and bring forward options for the City Council's review in order to securitize or proactively plan for an event where the current expected revenue stream that services this financing remains insufficient for the first debt payments. Options for consideration include but are not limited to:

- A scenario of the General Capital Improvement Fund that defers projects in FY 2021-2023 to free up funding for reserves or to reduce funding commitments.
- A scenario that increases the financing of this project above the \$102 million, potentially reimbursing the General Capital Improvement Fund for prior year expenses or additional future expenses not currently expected to be financed, or establishment of a reserve for the first year(s) of debt payments should TOT revenues not recover. This would result in higher debt service cost.
- Instituting measures for phasing of other capital improvement projects that are not yet started or in the design phase to plan for options to phase those projects. This would enable pausing or phasing project work in the future.

10) What are the impacts on the recommended financing strategy and project costs if this project is delayed?

The future status of financial markets remains unknown and staff is unable to make those predictions. However, based on history some implications are driven by impacts to the a) cost of financing and b) cost of the project. In addition, there is the potential cost that would result from failure of the current facility to provide safety services needed by the community.

- a. *Cost of financing:* Currently, the financial markets are experiencing historically low interest costs; current estimates in the staff report reflect an estimated borrowing cost of 2.34 percent. For example, in February 2019, the City issued \$26.8 million in tax-exempt and \$10.6 million in taxable

COPs for the California Avenue Parking Garage. This issuance cost of borrowing was 3.52 percent and 4.32 percent, respectively. In addition, the historical average borrowing costs is about 1.8 to 2.9 percentage points higher. If rates were to return to these historic averages, the borrowing cost would increase by over \$57 million.

- b. *Cost of the project:* During the project's design phase, construction cost escalation was significant, with increases of 4 to 5 percent in most years. Construction costs have flattened or decreased during the current pandemic, but industry forecasts expect costs to begin increasing again as the economic recovery progresses, likely increasing the cost of construction if the project is delayed. In comparison to the current low bid, for example, a delay of two years would increase the construction cost by \$3.7 to \$7.5 million if construction cost escalation resumed at rates of 2 to 4 percent, respectively.

Waiting for the City's finances to improve and stabilize will provide increase safety and security in knowing the impacts of taking on this investment. However, inevitably in a more favorable economic market it is likely costs will increase. This increase could combine both a higher construction cost and higher cost of financing.

11) Why has the City chosen to finance \$102 million of this expected \$118 million project?

A few factors have been evaluated to determine the financing level of this capital investment including and in no particular order: a) total project cost and eligible costs for financing, b) expenses already incurred versus future expenses, c) projected financial health of the General Capital Improvement Fund, and d) revenue to obligated lease payment ratio. Ultimately, the most restrictive of these variables was ensuring the City did not over-leverage its expected revenues, Transient Occupancy Taxes. This financing level ensured the debt was no more than 70 percent of the expected TOT receipts. In addition, it was aligned with the estimated construction, construction management, and FF&E costs, maximizing pay-go payments and minimizing financed levels. Subsequently as a result of the current COVID-19 pandemic, this obligation ratio has been significantly impacted today; however, as seen in the longer-term financial projections, this financing remains consistent with this practice.

ATTACHMENT A

[CMR: 279:00](#)

Results of Phase One Work Associated with the Four Sites Under Consideration for a New Public Safety Building

Revision Date: **6/12/2000**

[CMR: 381:00](#)

Discussion of Downtown Library site for new Police Building

Revision date: **10/10/2000**

[CMR: 291:01](#)

Conceptual Approval to Proceed with Conceptual Design for Expansion/Modernization of the Current Police Building

Revision Date: **7/2/2001**

[CMR: 314:02](#)

Information Regarding the Selection of the Option Selected for Schematic Design at the Civic Center Site for the Public Safety Building

Revision Date: **7/15/2002**

[Colleagues Memo:](#)

From Mayor Burch and Council Members Beecham and Cordell regarding New Police Building

Revision Date: **2/14/2005**

[Colleagues Memo](#) and [Attachment](#)

From Mayor Burch and Council Members Beecham and Cordell regarding New Police Building

Revision Date: **5/9/2005**

[CMR 349-05](#) , [Attachment A](#), [Attachment B](#), and [Attachment C](#)

RESPONSE TO COUNCIL DIRECTION TO ASSESS FEASIBILITY OF CONSTRUCTING A POLICE BUILDING ON A SITE ADJACENT TO THE CIVIC CENTER; AND RECOMMENDATION TO ISSUE A REQUEST FOR STATEMENT OF INTEREST TO BUILD A "TURNKEY" FACILITY

Revision Date: **8/8/2005**

[City Auditor's Memo on this item](#)

[Minutes from Council Meeting on 8/8/2005](#)

[CMR 401-05](#)

AUTHORIZATION TO ACCEPT TWO LATE SUBMITTALS IN RESPONSE TO THE REQUEST FOR STATEMENTS OF INTEREST (SOI) AND QUALIFICATIONS FOR THE DEVELOPMENT OF A TURN-KEY POLICE BUILDING PROJECT

Revision Date: **10/17/2005**

[Minutes from Council Meeting on 10/17/2005](#) – The two (2) late submittals were accepted for a total of four (4) Statements of Interest (SOI) to be reviewed.

[CMR 428-05](#) and [Attachments](#)

RESPONSE TO COUNCIL DIRECTION TO EVALUATE STATEMENTS OF INTEREST FROM DEVELOPERS FOR DEVELOPMENT AND ACQUISITION OF A TURNKEY POLICE BUILDING; APPROVAL TO NEGOTIATE AND BRING BACK TO COUNCIL AN EXCLUSIVE NEGOTIATING RIGHTS AGREEMENT WITH KEENAN LAND COMPANY FOR DEVELOPMENT AND ACQUISITION OF A TURNKEY POLICE BUILDING LOCATED ON PUBLIC AND PRIVATE LAND FRONTING GILMAN AND BRYANT STREETS; AND DIRECTION TO STAFF TO BRING BACK TO COUNCIL A PROPOSAL FOR A BLUE RIBBON TASK FORCE TO REVIEW THE SCOPE OF THE PROPOSED POLICE BUILDING PROJECT

Revision Date: **11/21/2005**

[Minutes from Council Meeting on 11/21/2005](#)

[Agenda and Minutes from Special Council Meeting on 12/12/2005](#)

Mayor Burch's recommendation to appoint the Blue Ribbon Task Force for the Police Building [No Staff Report]

[CMR 191:06](#) and [Attachments](#)

REVISED MILESTONES FOR COUNCIL FY 2006-07 "TOP 3" PRIORITIES OF EMERGENCY AND DISASTER PREPAREDNESS AND RESPONSE AND INCREASE INFRASTRUCTURE FUNDING; AND REQUEST FOR DIRECTION REGARDING POLICE BUILDING AND LIBRARY

Revision Date: **4/3/2006**

[Minutes from Council Meeting on 4/3/2006](#)

[CMR 280:06](#) and [Attachment](#)

REQUEST FOR CITY COUNCIL 1) ACCEPTANCE AND APPROVAL OF THE PUBLIC SAFETY BUILDING BLUE RIBBON TASK FORCE RECOMMENDATIONS; 2) APPROVAL TO BEGIN PRELIMINARY DISCUSSIONS FOR PROPERTY ACQUISITION WITH OWNERS OF PREFERRED SITE FOR THE PROPOSED PUBLIC SAFETY BUILDING; 3) DIRECTION TO STAFF TO BRING BACK FINANCING OPTIONS;.. Revision Date: **6/26/2006**

[Minutes from Council Meeting on 6/26/2006](#)

[CMR 374:06](#) and [Attachments](#):

APPROVAL OF AMENDMENT NO. 4 TO CONTRACT C9102718 WITH ROSSDRULISCUSENBERY ARCHITECTURE INC. IN THE AMOUNT OF \$1,037,490 FOR PRELIMINARY DESIGN, ENVIRONMENTAL REVIEW, AND COST ESTIMATING FOR THE PUBLIC SAFETY BUILDING, CAPITAL IMPROVEMENT PROGRAM PROJECT PE-98020 AND APPROVAL OF A RESOLUTION DECLARING INTENTION TO REIMBURSE EXPENDITURES FROM THE PROCEEDS OF BONDS TO BE ISSUED BY THE CITY

Revision Date: **9/25/2006**

[Minutes from Council Meeting on 9/25/2006](#)

[CMR 117:07](#)

APPROVAL OF EXPENDITURE OF UP TO \$85,000 FROM THE CITY COUNCIL'S CONTINGENCY ACCOUNT FOR PUBLIC POLLING FOR THE MITCHELL PARK LIBRARY/COMMUNITY CENTER, PUBLIC SAFETY BUILDING AND ENHANCED LIBRARY OPERATIONS

Revision Date: **1/22/2007**

[Minutes from Council Meeting on 1/22/2007](#)

City Council Study Session: Presentation of Preliminary Polling Results for Public Safety Building and Libraries [ATTACHMENT](#)

Revision Date: **3/5/2007**

[CMR 163:07](#) and [Attachments](#)

ADOPT COUNCIL "TOP 4" PRIORITIES AND MILESTONES FOR 2007: EMERGENCY PLANNING; GLOBAL CLIMATE CHANGE; LIBRARY PLAN/PUBLIC SAFETY BUILDING; AND SUSTAINABLE BUDGET

Revision Date: **3/5/2007**

[Minutes from Council Meeting on 3/5/2007](#)

[CMR 193:07](#) and [Attachments](#)

DIRECTION ON POTENTIAL BALLOT MEASURES AND OTHER FUNDING OPTIONS FOR LIBRARY FACILITIES AND OPERATIONS AND/OR PUBLIC SAFETY BUILDING: TIMING, SCOPE, AND RELATED ISSUES

Revision Date: **4/9/2007**

[Minutes from Council Meeting on 4/9/2007](#)

[CMR 372:07](#) and [Attachments](#)

APPROVAL OF A BUDGET AMENDMENT ORDINANCE FOR \$275,000 TO INCREASE MITCHELL PARK LIBRARY AND COMMUNITY CENTER, CAPITAL IMPROVEMENT PROGRAM PROJECT PE-04012; APPROVAL OF AMENDMENT ONE TO CONTRACT C07122215 WITH GROUP 4 ARCHITECTURE RESEARCH + PLANNING, INC. IN AN ADDITIONAL AMOUNT OF \$275,000 AND TOTAL AMOUNT NOT TO EXCEED \$1,555,400 FOR BOTH DESIGN OPTIONS OF THE MITCHELL PARK LIBRARY AND COMMUNITY CENTER, CAPITAL IMPROVEMENT PROGRAM PROJECT PE-04012; UPDATE ON FOCUS GROUPS AND PROJECT OUTREACH EFFORTS (LIBRARY, COMMUNITY CENTER, AND PUBLIC SAFETY BUILDING); AND REFERRAL TO POLICY & SERVICES COMMITTEE FOR CONSIDERATION OF CHANGES TO THE CITY'S FACILITY NAMING POLICY FOR MAJOR CAPITAL CAMPAIGNS/CONTRIBUTIONS

Revision Date: **10/1/2007**

[Minutes from Council Meeting on 10/1/2007](#)

[CMR 420:07](#)

ADOPTION OF A RESOLUTION CERTIFYING FINAL ENVIRONMENTAL IMPACT REPORT (FEIR) FOR THE PALO ALTO PUBLIC SAFETY BUILDING PROJECT, ADOPTING MITIGATION MONITORING AND REPORTING PROGRAM AND STATEMENT OF OVERRIDING CONSIDERATIONS; APPROVAL OF A PURCHASE OPTION AGREEMENT WITH ESSEX PARK BOULEVARD, LLC TO ACQUIRE REAL PROPERTY LOCATED AT 2785 PARK BOULEVARD AND ADOPTION OF A BUDGET AMENDMENT ORDINANCE IN THE AMOUNT OF \$436,000 TO INCREASE FUNDING FOR CIP PROJECT PE-98020, PUBLIC SAFETY BUILDING

Revision Date: **11/19/2007**

[Minutes from Council Meeting on 11/19/2007](#)

[CMR 453:07](#) (Information) for the Council Meeting on December 10, 2007

PUBLIC SAFETY BUILDING DESIGN AND FINANCING STATUS REPORT

Revision Date: **12/10/2007**

[CMR 114:07](#) for the Finance Committee Meeting on January 15, 2008:

FINANCING OPTIONS FOR PUBLIC SAFETY BUILDING

Revision Date: **1/15/2008**

[Minutes from Finance Committee Meeting on 1/15/2008](#)

[CMR 135:08](#)

REVIEW OF PROJECT COST ESTIMATES FOR THE MITCHELL PARK LIBRARY AND COMMUNITY CENTER, MAIN LIBRARY, AND DOWNTOWN LIBRARY PROJECTS (CAPITAL IMPROVEMENT PROGRAM PROJECT PE-04012) AND DIRECTION ON SCOPE, FINANCING AND SCHEDULE FOR THE LIBRARY/COMMUNITY CENTER AND PUBLIC SAFETY BUILDING PROJECTS

Revision Date: **2/4/2008**

[Minutes from Council Meeting on 2/4/2008](#)

[CMR 140:08](#) for the Finance Committee Meeting on February 5, 2008:

RESPONSE TO FINANCE COMMITTEE QUESTIONS AND DIRECTION ON FINANCING OPTIONS FOR PUBLIC SAFETY BUILDING

Revision Date: **2/5/2008**

[Minutes from Finance Committee Meeting on 2/5/2008](#)

[CMR 144:08](#) and [Attachments](#)

Summary of Finance Committee Discussion of Financing Options for the Public Safety Building and Library/Community Center Projects

Revision Date: **2/11/2008**

[CMR 135:08](#)

Unfinished Business: Request for Council Direction on Schedule for the Public Safety Building (continued from February 4, 2008)

Revision Date: **2/11/2008**

[Minutes from Council Meeting on 2/11/2008](#)

[CMR 163:08](#) and [Attachments](#)

ADOPTION OF COUNCIL "TOP 4" PRIORITIES AND MILESTONES FOR 2008: CIVIC ENGAGEMENT; ENVIRONMENTAL PROTECTION; LIBRARY PLAN/PUBLIC SAFETY BUILDING; AND ECONOMIC HEALTH
Revision Date: **3/17/2008**

Item 163:08 was postponed per [Minutes from Council Meeting on 3/17/2008](#)

Council STUDY SESSION: Revenue and Expense Options to Help the General Fund Accommodate Financing for the Public Safety Building [REPORT 4/7/2008](#)

[CMR 163:08](#)

Adoption of Council "Top 4" Priorities and Milestones for 2008: Civic Engagement; Environmental Protection; Library Plan/Public Safety Building; and Economic Health (continued from March 17, 2008)
Revision Date: **4/7/2008**

[Minutes from Council Meeting on 4/7/2008](#)

[CMR 290:08](#) and [Attachments](#)

ADOPTION OF A BUDGET AMENDMENT ORDINANCE AMENDING THE BUDGET FOR FISCAL YEAR 2008-09 TO PROVIDE AN ADDITIONAL APPROPRIATION OF \$3,436,981 TO CAPITAL IMPROVEMENT PROGRAM PROJECT PE-98020 AND APPROVAL OF CONTRACT WITH ROSSDRULISCUSENBERRY ARCHITECTURE INC. IN THE TOTAL AMOUNT OF \$3,807,801 FOR DESIGN AND CONSTRUCTION DOCUMENTS AND COST ESTIMATING FOR THE PUBLIC SAFETY BUILDING, CAPITAL IMPROVEMENT PROGRAM PROJECT PE-98020
Revision Date: **7/14/2008**

[Minutes from Council Meeting on 7/17/2008](#)

[CMR 226:09](#) and [ATTACHMENT](#)

Discussion on Termination of Option Agreements Between the City and Essex Park Boulevard, LLC and Brown-Fairchild Park Investment Company, L.P. for the Purchase of the Properties Located at 2785 Park Boulevard and 2747 Park Boulevard, Respectively and Direction to Pursue Alternative Land Banking Options for Public Safety Building (continued from May 18, 2009)

Revision Date: **6/1/2009**

[Minutes from Council Meeting on 6/1/2009](#)

[CMR 464:09](#)

Status of the Public Safety Building Feasibility Study Mezzanine Build-out Option
Revision Date: **12/14/2009**

[Council Memo](#)

Study Session for Public Safety Building Feasibility Study of Facility Alternatives
Revision Date: **6/7/2010**

[Infrastructure Blue Ribbon Committee \(IBRC\) Final Report](#)

Palo Alto's Infrastructure: Catching Up, Keeping Up, and Moving Ahead

Revision Date: **12/22/2011**

[ID #2813](#)

Council Retreat #3 – Continued Discussion on Infrastructure Investment & Renewal

Revision Date: **4/30/2012**

[ID #2826](#)

Continued Discussion on Infrastructure Funding Options for the November 2012 Ballot

Revision Date: **5/8/2012**

[ID #2880](#)

Approval of Policy & Services Committee Recommendations on Infrastructure Funding

Revision Date: **5/21/2012**

[ID #3140](#)

Approval of Work Plan and Schedule for Potential Infrastructure Finance Measure for the November 2014 Ballot

Revision Date: **9/18/2012**

[ID #3380](#)

Adoption of a Budget Amendment Ordinance and Approval of a Contract with Fairbank, Maslin, Maullin, Metz and Associates in a Total Amount Not to Exceed \$90,000 for Public Opinion Research Services Related to a Potential 2014 Infrastructure Finance Measure

Revision Date: **12/17/2012**

[ID #3382](#)

Update on Planning for Potential Infrastructure Finance Measure for 2014 Ballot

Revision Date: **12/17/2012**

[ID #3589 and Committee for Potential Infrastructure Finance Measure Meeting Minutes](#)

Infrastructure Projects Update

Revision Date: **3/7/2013**

[ID #3592](#)

Update on Infrastructure Strategic Planning and Timeline

Revision Date: **3/7/2013**

[ID #3625](#)

Infrastructure Committee Recommendation to Modify List of Projects Approved by Council for Public Opinion Research for a Potential Infrastructure Revenue Ballot Measure

Revision Date: **3/18/2013**

[ID #3638](#)

Update on Implementation of the Infrastructure Blue Ribbon Commission Final Report Recommendations

Revision Date: **3/28/2013**

[ID #3646](#)

Objectives for 2013 Baseline Infrastructure Survey

Revision Date: **3/28/2013**

[ID #3728](#)

395 Page Mill Revised Schedule

Revision Date: **4/16/2013**

[ID# 3783](#)

Update on the Preliminary Design of the Public Safety Building Associated with Jay Paul Company's Proposed Development at 395 Page Mill Road

Revision Date: **5/7/2013**

[ID# 3797](#)

Update on the Preliminary Design of the Public Safety Building Associated with Jay Paul Company's Proposed Development at 395 Page Mill Road

Revision Date: **5/7/2013**

[ID #3875](#)

Review Baseline Survey Results and Make Recommendations to the City Council on Next Steps in Considering an Infrastructure Finance Measure

Revision Date: **6/6/2013**

[ID #3913](#)

From Infrastructure Committee: Preliminary Survey Findings

Revision Date: **6/24/2013**

[ID #3992](#)

Continued Discussion on Baseline Survey Results and Make Recommendations to the City Council on Next Steps in Considering Infrastructure Finance Measure

Revision Date: **8/6/2013**

[ID #4055](#)

Continue Discussion from August 6, 2013 Infrastructure Committee Meeting on Baseline Survey Results and Recommendations to the City Council on Next Steps in Considering an Infrastructure Finance Measure

Revision Date: **9/3/2013**

[ID# 3959](#)

Review of Preliminary Economic Analysis Report for a Planned Community (PC) Rezoning to Accommodate: 1) Four-Story Office Development at 395 Page Mill Road and; 2) Three-Story Public Safety Building with Attached Six-Level Parking Structure Located at 3045 Park Boulevard

Revision Date: **9/16/2013**

[Minutes from Council Meeting 9/16/2013](#)

[ID #4135 and Infrastructure Committee Meeting Minutes](#)

Continue Discussion from September 3, 2013 Infrastructure Committee Meeting and Make Recommendations to the City Council on Next Steps in Considering a Potential Infrastructure Finance Measure

Revision Date: **10/1/2013**

[ID #4194](#)

Background Information in Preparation for City Council's Discussion on Infrastructure Committee Recommendations at October 28, 2013 City Council Meeting

Revision Date: **10/21/2013**

[ID #4207](#)

Update on the Infrastructure Committee's Work to Evaluate Finance Measures to Fund Infrastructure Projects and Financing Measures

Revision Date: **10/28/2013**

[ID #4324](#)

Review Infrastructure Survey Findings and Recommendations and Provide Direction to Staff on Next Steps

Revision Date: **12/9/2013**

[ID# 4382 and Infrastructure Committee Meeting Minutes](#)

Infrastructure Survey Findings, Recommendations and Next Steps

Revision Date: **1/10/2014**

[ID# 4431 and Infrastructure Committee Meeting Minutes](#)

Infrastructure Committee Project List Discussion

Revision Date: **1/29/2014**

[ID# 4477 and Infrastructure Committee Meeting Minutes](#)

Discussion of the Draft Infrastructure Project Cost and Prioritization Plan

Revision Date: **2/12/2014**

[ID #4524](#)

Infrastructure Project and Funding Plan

Revision Date: **3/3/2014**

[ID #4816 and Infrastructure Committee Meeting Minutes](#)

Revised Draft Infrastructure Project Funding Proposal

Revision Date: **5/20/2014**

[ID #4697](#)

Proposed Changes in Development Impact Fees: Implementation of New Public Safety Facility and General Government Facilities Fees

Revision Date: **5/6/2014**

[Minutes from Council Meeting 5/6/2014](#)

[ID #4805](#)

Proposed Changes in Development Impact Fees: Implementation of New Public Safety Facility and General Government Facilities Fees

Revision Date: **5/19/2014**

[Minutes from Council Meeting 5/19/2014](#)

[ID #4889](#)

Review and Approval of the Revised Draft Infrastructure Project Funding Proposal (CONTINUED FROM JUNE 2, 2014)

Revision Date: **6/9/2014**

[ID #5409](#)

Finance Committee Recommends Proposed Changes in Development Impact Fees: Direction to Draft Ordinance Implementing New Public Safety Facility and General Government Facilities Impact Fees

Revision Date: **11/3/2014**

[Minutes from Council Meeting 11/3/2014](#)

[ID #5396](#)

Proposed Changes in Development Impact Fees: Adoption of Ordinance Amending Chapter 16.58 Implementing New Public Safety Facility and General Government Facility Impact Fees And Direction to Draft Resolution Setting Initial Impact Fee Rates at 75 Percent of Levels Identified in Nexus Study

Revision Date: **12/15/2014**

[Minutes from Council Meeting 12/15/2014](#)

[ID #5461](#)

Public Hearing: Proposed Changes in Development Impact Fees: Adoption of Resolution Setting New Public Safety Facility and General Government Facility Impact Fee Levels as Approved by Council on December 15 2014

Revision Date: **2/9/2015**

[Minutes from Council Meeting 2/9/2015](#)

[ID #5704](#)

SECOND READING: Proposed Changes in Development Impact Fees: Adoption of Ordinance Amending Chapter 16.58 Implementing New Public Safety Facility and General Government Facility Impact Fees And Direction to Draft Resolution Setting Initial Impact Fee Rates at 75 Percent of Levels Identified in Nexus Study (First Reading: December 15, 2014 PASSED: 9-0)

Revision Date: **4/13/2015**

[Minutes from Council Meeting 4/13/2015](#)

[ID #6069](#)

Review and Accept the Public Safety Building Site Evaluation Study of California Avenue Parking Lots C-6 and C-7 for Construction of a New Public Safety Building and Public Parking Structure; Direct Staff to Proceed With Design and Environmental Review of a 3-Story Public Safety Building Meeting Zoning Requirements on Lot C-6, and to Proceed With Design and Environmental Review of a New Public Parking Garage on Lot C-7 That will Provide Approximately 460 (160 Net New) Public Parking Spaces
Revision Date: **12/14/2015**

[Minutes from Council Meeting 12/14/2015](#)

[ID #6809](#)

Approve and Authorize the City Manager to Execute a Contract With Nova Partners, Inc., in an Amount Not-to-Exceed \$4,200,471 to Perform Program Management Services in Support of Nine Infrastructure Plan Projects Including the Public Safety Building

Revision Date: **6/13/2016**

[Minutes from Council Meeting 6/13/2016](#)

[ID# 7417](#)

Approval of a Contract with RossDrulisCusenbery Architecture, Inc. in the Amount of \$7,007,992 to Provide Design and Environmental Assessment Services for the new Public Safety Building, Capital Improvement Program Project, PE-15001 and new California Avenue Area Parking Garage Capital Improvement Program Project, PE-18000

Revision Date: **12/12/2016**

December 12, 2016	Agenda and Packet	Action Minutes	Transcript	Video
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[ID# 7738](#)

Council Direction on the Parking and Retail Program and Related Zoning Changes Needed for the Public Parking Garage Component of the Public Safety Building and New California Avenue Parking Garage Project at 250 Sherman Avenue and 350 Sherman Avenue, Respectively

Revision Date: **4/3/2017**

April 03, 2017	Agenda and Packet	Action Minutes	Transcript	Video
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[ID #8120](#)

Update on the Public Safety Building and California Avenue Area Parking Garage Design Concept Options to be Presented to the Architectural Review Board for a Study Session on June 1, 2017

Revision Date: **6/5/2017**

INFORMATIONAL REPORT

[ID# 8855](#)

Infrastructure Plan and Projects: Status Update on Infrastructure Plan Projects, Anticipated Costs and Funding Levels; Recommendation and Possible Action to Remove the Second Basement Level From the California Avenue Parking Garage to Reduce Costs; and Discussion and Council Direction on Project Priorities, Timing and Potential Funding Options to Achieve a Fully Funded Infrastructure Plan

Revision Date: **1/22/2018**

January 22, 2018	Agenda and Packet	Action Minutes	Transcript	Video	Presentations
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[ID#8967](#)

PUBLIC HEARING LEGISLATIVE AND QUASI-JUDICIAL 250 and 350 Sherman Avenue, Public Safety Building Project: Adoption of: 1) Resolution Certifying the Final Environmental Impact Report and Adopting Findings and a Mitigation Monitoring and Reporting Program Pursuant to the California Environmental Quality Act for the Project Comprised of a New Public Safety Building at 250 Sherman Avenue and a new Four-Story Parking Structure at 350 Sherman Avenue; 2) Ordinance Amending the Public Facilities (PF) Zone Development Standards in Chapter 18.28 of Title 18 of the Palo Alto Municipal Code; and 3) Record of Land Use Action Approving Architectural Review Application [File 17PLN-00257] for a new Four-Story Parking Structure at 350 Sherman Avenue to Provide 636 Public Parking Spaces Above and Below Grade. Planning and Transportation Commission Review Recommended Modification to PF Zoning Development Standards on January 31, 2018

Revision Date: **6/11/2018**

June 11, 2018	Agenda and Packet	Action Minutes	Minutes	Video	Presentations
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[ID #9413](#)

Review of Public Safety Building Design and Project Status

Revision Date: **9/17/2018**

September 17, 2018	Agenda and Packet	Action Minutes	Minutes	Video	Presentations
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ID# 9689

Adoption of a Resolution Authorizing the Delivery and Sale of Certificates of Participation (COPs) in a Principal Amount Not to Exceed \$50 Million to Finance the Construction of the California Avenue Parking Garage; Declaring the Intention to Reimburse Expenditures Related to the California Avenue Parking Garage from Proceeds of the COPs; Approving, Authorizing and Directing the Execution of Certain Lease Financing Documents; Approving a Preliminary Official Statement; and Authorizing and Directing Certain Related Actions

Revision Date: 10/15/2018

October 15, 2018	Agenda and Packet	Action Minutes	Minutes	Video	Presentations
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October 15, 2018 (PIC)	Agenda and Packet	Action Minutes		Video
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ID# 9685

PUBLIC HEARING: QUASI-JUDICIAL, 250 Sherman Avenue, Public Safety Building [17PLN-00256]: Approval of an Application for Architectural Review for a new Public Safety Building, Three Stories Above Grade With 45,400 to 48,000 sf of Floor Area Above Grade, two Basement Levels With Usable Floor Area Within the First Basement Level, Five Surface Parking Spaces Within a Fenced Area and 143 Below Grade Parking Spaces (Including 12 Stalls in Tandem Arrangement), two Operational Site Buildings Accessory to the Public Safety Building, and Site Improvements, With Approval of Adjusted Setbacks and Height per Ordinance 5445, and Adoption of a Record of Land Use Action. City Council Certified the Environmental Impact Report and Adopted the Public Facilities Amendment Ordinance on June 11, 2018. Zone District: PF (Public Facilities)

Revision Date: 11/5/2018

November 5, 2018	Agenda and Packet	Action Minutes	Minutes	Video	Presentations
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ID #9688

Approval of: 1) Construction Contract C19173521 with Swinerton Builders in the Amount of \$39,395,153; 2) Amendment Number 3 to Contract C16163034 with Nova Partners, Inc. in the Amount of \$1,249,193 for Construction Management Services; 3) Amendment Number 1 to Contract S18171787 with Romig Engineers, Inc. in the Amount of \$99,000; 4) Authorization to Negotiate and Execute Four Easements for Underground Shoring Tie-backs; 5) Authorization to Negotiate and Execute a Short-term Lease for a Parking Lot from the County of Santa Clara; 6) Authorization to Negotiate and Execute a Month-to-Month Lease of Parking Stalls from Caltrain; and 7) A Budget Amendment for Capital Improvement Fund Project PE-18000 for the New California Avenue Area Parking Garage *Revision Date: 12/10/2018*

December 10, 2018	Agenda and Packet	Action Minutes	Minutes	Video	Presentations
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ID# 10439

Approval of a Contract With Peter Wegner in the Amount of \$716,000 for a 3-year Term for Fabrication and Installation of Public Art at the new Public Safety Building

Revision Date: 6/24/2019

June 24, 2019	Agenda and Packet	Action Minutes	Minutes	Video	Presentations
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Closed Session – Tieback Easements for PSB

Revision Date: 12/02/2019

December 2, 2019	Agenda and Packet
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ID# 11175

PUBLIC HEARING: Approval of a Finding That the Public Safety Building Project (CIP PE-15001) is "Substantially Complex" Under Public Contract Code Section 7201 and Direction to Increase the Retention Schedule From Five Percent to Ten Percent

Revision Date: 4/13/2020

April 13, 2020	Agenda and Packet	Action Minutes	Minutes	Video	Presentations
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ID #11752

Approval of: 1) Construction Contract Number C21178123B With Swinerton Builders in the Amount of \$83,953,000; 2) Authorization for the City Manager to Negotiate and Execute Related Change Orders With Swinerton Builders for a Not-to-Exceed Amount of \$8,395,300 for a Total Notto-Exceed Contract Amount of \$92,348,300; 3) Amendment Number 4 to Contract C16163034 With Nova Partners, Inc. in the Amount of \$3,071,978 for Construction Management Services; 4) Amendment Number 1 to Contract C17165953 With RossDrulisCusenbery Architecture, Inc. in the Amount of \$1,746,206; 5) Waterproofing Inspection Services Contract Number C2118074 With Consolidated Engineering Laboratories in the Amount of \$106,317; 6) Authorization to Execute a Short-term Lease for a Portion of the Courthouse Parking Lot From the County of Santa Clara; 7) Authorization to Negotiate and Execute a Month-to-Month Lease of Parking Stalls From Caltrain; and 8) Approve the Surveillance Policy and Use of a Construction Video Camera for the Public Safety Building Project (PE-15001)

Revision Date: 2/1/2021

February 01, 2021 - 5 PM	Public Improvement Corporation	Draft Minutes		Video	
February 01, 2021 - 5 PM	Agenda and Packet	Draft Minutes	Minutes	Video	Presentation