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From: Rice, Danille
Sent: Friday, June 4, 2021 5:48 PM
To: Council, City; Council Agenda Email
Cc: Executive Leadership Team; ORG - Clerk's Office
Subject: Council Agenda Consent Questions for June 7: Items 3, 5, 8



Council Question Response

Dear Mayor and Council Members:

On behalf of City Manager Ed Shikada, please find below the staff responses to inquiries made by Council Member Cormack and Council Member Tanaka in regard to the June 7, 2021 Council Meeting agenda.

- **Item 3: Underground District 46 Completion Project Construction Contract & Budget Amendment**
- **Item 5: Design/Build Contract for Civic Center Fire Life Safety Upgrades**
- **Item 8: Adoption of ADA Transition Plan Update**

Item 3: Underground District 46 Completion Project Construction Contract & Budget Amendment (Question provided by Council Member Tanaka)

- 1. What is the likelihood that “unforeseen work” or any other unexpected operations will raise the price of the contract by up to 20 percent?**
Staff is not aware of any unforeseen work but due to the large scope and uniqueness of this project, such as but not limited to depth of excavation needed, for our utilities, staff recommends a 20% contingency.
- 2. Are there any fiscal implications of removing \$500,000 from the Electric Fund operations reserve?**
This will reduce available funding in the reserve though is not expected to impact overall levels in FY21 and FY22 however the financial forecast models reflect estimates that the reserve will be near minimum levels in FY23.
- 3. Why was the cost escalation from the 2016 budget allocation not previously accounted for?**
The original allocation was underestimated and was inadvertently not updated as part of the annual budget process by the department.
- 4. What amount of new economic productivity, if any, is expected to result from the completion of this project?**
This addresses resilience and reliability of the system.
- 5. How long is this infrastructure expected to last before it needs to be replaced? Is this duration shorter than that of the previous/current utilities?**
The life expectancy of the new facilities should exceed the life expectancy of the existing facilities, new infrastructure typically lasts approximately 40 years.

Item 5: Design/Build Contract for Civic Center Fire Life Safety Upgrades (Question provided by Council Member Tanaka)

1. **Will everyday municipal work within the Civic Center be disturbed throughout the implementation of the new fire safety protection system?**

The project duration is anticipated to be eight months including the design phase, with actual installation taking five to six months. Staging installation will encompass one floor per week. The project team will work with affected departments to minimize disruption.

2. **Will the new system possess the capacity to adapt to future renovations on the Civic Center and therefore produce substantial longevity?**

This system is extremely robust and scalable. The current design will tentatively utilize about 25 percent of the current design capacity which could be expanded in the future to accommodate even further development. Additional enhancements include the capability to interact with future alarm needs such as an early detection warning system for earthquakes as well as to interact with the proposed Hexagon CAD system for monitoring Civic Center devices from the new Public Safety Building following its construction.

3. **Is the budget allocation described in the contract the final financial burden on the City or will future maintenance for the new fire protection system be necessary?**

Annual testing is completed in accordance with the fire code on any system, including the existing system. An important safety enhancement to the system includes the ability to continually self-monitor all the addressable components. This also allows for the annual testing of the system to be performed during regular working hours without disturbing building occupants with the associated noise of the alarms and visual notification devices activating. Testing during non-overtime hours will also yield a small cost savings of approximately \$2,000 per year.

4. **How does this fire protection system compare to others in public buildings across the city and will it be setting or meeting the standard for fire protection in Palo Alto?**

This system currently meets or exceeds the capabilities of fire alarm systems in other City maintained and owned buildings in Palo Alto. It complies with applicable building code requirements, while providing capacity for future expansion.

Item 8: Adoption of ADA Transition Plan Update (Question provided by Council Member Cormack)

1. **The transition plan schedule at 60 years is quite lengthy. Understanding that this timeframe is typical for changes of this magnitude and cost, would it be appropriate to prioritize the projects based on their usage first and the other criteria thereafter?**

Staff worked with the consultant to propose a schedule that first prioritized the points of arrival needed for site access, to support a basic level of accessibility. The highest priority also includes current budgeted capital projects which are often at locations with the highest public use. Using existing recurring and one-time CIP projects helps leverage funding for this work and provides for more complete projects. This schedule is a living document, and as such can be revised to accommodate new capital renovation projects at priority facilities in the future, even if they don't align with the current schedule.

Many of the City's high use/traffic facilities have been recently rebuilt or renovated using recent codes, so that remaining issues are of a lower priority. The Mitchell Park Library and Community Center (MPLCC) and Civic Center are examples. MPLCC construction was completed in 2014 and the project was designed in compliance with then-applicable accessibility codes. Renovations at the Civic Center have occurred on individual floors and have included ADA upgrades, while additional ADA upgrades needed on the ground floor are planned as part of the City Council Chambers Upgrade Project CIP TE-19001.

Thank you.



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