

# CITY COUNCIL MINUTES

City of Campbell, 70 N. First St., Campbell, California



## STUDY SESSION MEETING OF THE CAMPBELL CITY COUNCIL

Tuesday, September 21, 2021 – 5:30 p.m.

City Hall – 70 N. First Street

**NOTE:** This City Council Study Session meeting was conducted pursuant to the Governor’s Executive Order N-29-20.

No action may be taken on a matter under Study Session other than direction to staff to further review or prepare a report. Any proposed action regarding items on a Study Session must be agendized for a future Regular or Special City Council meeting.

This meeting was recorded and can be viewed in its entirety at: <https://campbellca.gov/agendacenter> and <https://www.youtube.com/user/CityofCampbell>.

### CALL TO ORDER

The City Council of the City of Campbell convened in study session this September 21, 2021, via telecommunication.

Mayor Gibbons stated that this City Council meeting was conducted pursuant to provisions of the Brown Act and an Executive Order issued by the Governor to facilitate teleconferencing to reduce the risk of COVID-19 transmission at public meetings.

### ROLL CALL

Attendee Name	Title	Status
Elizabeth 'Liz' Gibbons	Mayor	Remote
Paul Resnikoff	Vice Mayor	Absent
Anne Bybee	Councilmember	Remote
Susan M. Landry	Councilmember	Remote
Sergio Lopez	Councilmember	Remote

Mayor Gibbons stated that Vice Mayor Resnikoff recused himself from this meeting, as the subject property lies within 500 feet of his residence.

### STAFF PRESENT:

Brian Loventhal, City Manager; Dusty Christopherson, City Clerk, Bill Seligmann, City Attorney; Will Fuentes, Finance Director; Todd Capurso, Public Works Director; Gary Berg, Police Chief; Natasha Bissell, Recreation and Community Services Director and Cecil Lawson, Information Technology Manager.

## **PUBLIC COMMENT**

There were no public comments.

### **1. Measure O, Police Operations Building Design Development**

Recommended Action: That the City Council receive and consider the Design Development for the Police Operations Building Project and provide feedback to staff regarding further details to be focused on during the construction document phase.

Public Works Director Todd Capurso introduced the item and reviewed the Staff Report dated September 21, 2021, noting that Council approved the schematic design on May 4, 2021, and provided feedback on design changes. Updates on these design changes were provided to Council in an informational memorandum dated July 2, 2021. Director Capurso stated that Staff is presenting an updated budget outlook which includes all resources currently allocated to the Police Operations Building, indicating a total project budget of \$29.1 million. Director Capurso introduced Jeremy Hart, Architect, LPA Design Studios (LPA).

Mr. Hart reviewed the project schedule noting that the design development is about 30% complete with the next major milestone being 100% design development completion. Reviewing the overall site plan, Mr. Hart noted that the latest revisions focused on being responsive to Council feedback and maximized parking while preserving existing trees, left the underground fueling tanks and pumps where they are instead of removing them to maximize project funding, reviewed the ramp to the lower level of the City Hall building and included project aspects to improve the ADA accessibility, and focused on paving types in use around the building to use a pervious concrete to capture and channel as much storm water as possible.

Mr. Hart reviewed the building layout noting the first floor of the new building houses the records counter, public lobby, a community room, the Traffic and Patrol Division, and building services. The first floor of the existing Police building will house evidence intake, patrol storage and other equipment storage needs of the Police Department. The second floor of the new building will house the Investigation Division, Administration, Dispatch operations, and the breakroom. The secure areas of the building include an open office environment, with an open stairwell and a lookout railing that open up the upper and lower levels of the building to keep them connected. The outdoor building design includes a simple smooth stucco finish, with a beadblast block wall for contrast which is a more cost-effective approach to the outside of the building. Glass windows go up as high as possible on the first floor, maximizing the natural light inside the building, around the building includes native drought tolerant planting, impervious concrete, and decorative fencing to break down the elevation. Mr. Hart noted the many access points in the secure parking lot allowing for good flow of entry and exit of patrol cars. The entry plaza area of the building will feature a main front door entry, as well as an outside access door into the Community Room for ease

of public access during events or meetings.

Mr. Hart reviewed the construction budget and noted that the project is currently estimated at about \$100,000 over budget, which is about .5% of the total construction costs. LPA and staff are tracking market fluctuations and price increases and trying to plan for them. Staff and LPA are also identifying alternate design elements that could be used if necessary to right size the project to the budget. It is the intention of Staff and LPA to have additional cost estimates completed prior to taking this project to bid to identify market trends as much as possible at the time of bidding. Mr. Hart noted the next steps include completion of the construction documents, plan check reviews, a pre-qualification process for bidders, with a target award date of June 2022 and construction to begin by September 2022.

In response to inquiries relating to drainage and parking, Mr. Hart stated that most of the storm and sewer lines for the building are located on the Grant Street side, so the design pushes the storm water towards that location, however a lift will be required to move the water, and should the power go out, the lift will be maintained by the back-up generator. The overall parking design on the site currently results in a net loss of approximately 12 parking spaces.

In response to inquiries relating to the design contingency, Mr. Hart stated that the design contingency is currently holding at 5% and is reduced as the project moves through each phase through to design completion. This is to cover the many pieces that are not yet included in the design such as the many miscellaneous steel connections, sign design. LPA uses previous experience and materials cost projections to estimate those expenses.

In response to inquiries relating to the plans review process, Director Capurso noted that the building official has taken a cursory review of the plans, but the third-party review has not yet begun.

In response to inquiries relating to the State received grant for furniture, fixtures, and equipment (FF&E) for the Police Building, Finance Director Will Fuentes stated that the grant stipulates for broad uses of the funds relating to the FF&E needs and does allow for the installation costs to be included.

Director Capurso noted that in addition to the design and construction contingency funds being held by each project, there is also a \$1.3 million Measure O project-as-a-whole contingency that is still unallocated and as each project moves through the design and construction phases those funds can be allocated as needed to either building project.

Councilwoman Landry displayed a site layout with noted areas of concern including the entry plaza, ADA access, sloping walkways, parking spaces, tree impact concerns, site lines along sidewalks, fencing needs for the Ainsley house courtyard, and curb cuts and ramps for delivery trucks. Councilwoman Landry

also expressed concerns relating to the upkeep of the small planting areas in the parking lot, new bike rack locations, signage and lighting needs for the entire Civic Center complex, bollard locations, and needed trash bin enclosures.

Mayor Gibbons stated that overall, there has been good progress made but expressed concerns relating to an overall parking master plan for the entire Measure O project, including the use of the current gravel lot, pool vehicle locations, and necessary contractor and construction truck parking needs. Mayor Gibbons expressed agreement for the need of a shared vision and design for the signage and lighting throughout the entirety of the Civic Center complex. Mayor Gibbons expressed concerns relating to the protection of adjacent spaces during construction including the power/communication poles, and the Ainsley House. Mayor Gibbons expressed views of a strong fiduciary responsibility for the tax payor funds and for this project and expressed concerns about having a clear documented schedule, budget, and how the physical moving and phasing will be handled throughout the project including their direct cost implications.

Councilmember Lopez expressed appreciation for the progress made thus far and liked the way the outside walls were designed to blend in from the street and for adding some visual texture to the side of the buildings that abut the closest neighborhoods. Councilmember Lopez noted that coordination and consistency between the two projects and with signage and lighting of the Civic Center complex is important. Councilmember Lopez stated that he liked seeing the extent of the alternates that can be added or excluded to right size the project to the budget and expressed concerns with the southside access to the building.

Councilmember Bybee agreed with the cohesion of the signage and lighting for the Civic Center complex as a whole and felt that parking challenges were a known going into this project and will be a challenge throughout the entirety of the project but shouldn't be a reason to not move forward. Councilmember Bybee stated that the budget and cost projection reports received for this meeting were adequate for her needs and expressed appreciation and agreement with the site plan provided.

## **ADJOURN**

Mayor Gibbons adjourned the meeting at 7:13 p.m.

APPROVED:

ATTEST:

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Elizabeth 'Liz' Gibbons, Mayor

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Dusty Christopherson, City Clerk