

CITY OF PERRIS

MINUTES: City Council Work Session
Date of Meeting: 14 May, 2002
Time of Meeting: 4:00 p.m.
Place of Meeting: City Council Chambers-City Hall

1. CALL TO ORDER:

4:10 p.m. Called to Order

2. ROLL CALL:

*Four Council Members Present
Absent: Rogers*

Council Members Present: Yarbrough, Landers, Motte, Busch

Absent: Rogers

Staff Members Present: City Manager Vasquez, Assistant City Manager Apodaca, City Attorney Dunn, Community Director Gutierrez, Finance Director Rogers-Elmore, City Engineer Motlagh, Public Services Director Owens, and City Clerk Rey

3. PUBLIC COMMENT: None

4. WORK SESSION:

A. To discuss revitalization of City Hall and former Police Building.

City Manager Vasquez said there was an assessment performed on the buildings and it was determined that the current facility was far under the space requirements. Therefore, we sought other alternatives to mitigate the space requirement and to look at long term plans for growth in the community. The City had contracted with Thirtieth Street Architects to conduct a study for space; long term needs of the City; current capacity of the City Hall and determine if it was possible to retrofit the former Police Building in order to make it available as part of the City Hall/Civic Center function.

City Manager Vasquez's Presentation

Mr. Loomis, Thirtieth Street Architects, introduced Margaret Sanchez, Computer Graphics Assistant and indicated the overall approach was multi-task: 1) identify current/future space needs; 2) develop a building program; 3) review the opportunities for expansion of the Civic Center Campus; 4) accommodate current/future space needs and necessary parking; 5) assess the condition of the old Police Building; and 6) determine feasibility of reuse. He presentation included:

- The old Police Building was previously inspected and problems were identified in a report, which was limited to the tower area and would need to be rebuilt; overall the building was in good shape; and Thirtieth Street Architect had their engineering team inspect the building;
- Based on the information the options were studied and compared. The adjacencies (relationship between each department) were to have an efficient, functional City Hall, one that was user friendly to the community and a central point of service;
- A Conceptual Level Cost Estimate was presented for the three alternatives; if an alternative was selected the next step, in order to remain in operation, would be the phasing and implementation;
- The project team: 1) prime consultant/architect were Thirtieth Street; 2) structural engineers were Land Mark Structures; and 3) mechanical/electrical lighting designer were Pacific Engineers;
- Civic Center had expansion space; and had the potential of a civic plaza;
- Architectural finishes, weather/water proofing systems, structural seismic, were reviewed and summarized in a report. The structural engineer evaluated connections between the building walls and foundation, plumbing, mechanical and electrical required new systems, and the building could be made accessible as required by the American with Disabilities Act;
- Construction sequence were identified: 1) initial building built; 2) an addition; and 3) addition of the jail; all three sequences would be re-used and the carports would be removed;
- The building had historical significance; contributed to the significance of the Civic Center and was worth saving;
- The result of the study determined that the building could be rehabilitated for slightly more than half the cost of new construction;
- All three alternatives, phasing, construction duration and cost, for each alternative, were presented;
- Cost for both buildings, excluding construction management cost, was about \$4.5 million overall; compared to \$7 or \$8 million for construction of a new City Hall.

CITY COUNCIL COMMENTS AND DISCUSSION:

Mayor Busch asked where the funding would derive from. Also, for financing, could any of the alternatives be constructed in phases.

*Mayor Busch's Query
on Funding & Phases*

In response, Mr. Loomis said they gave information/background to see if any of the alternatives were worth pursuing; funding could be researched depending on which alternative Council wanted to pursue; and construction could be phased. There was almost no termite damage, but there was dry rot at the tower. It was his opinion that the rehabilitation of the Old Police Building was viable based on the uses proposed. In Alternative C, where the Council Chambers was proposed, was a cost-effective way to handle because of the specific requirements for such an area.

*Mr. Loomis'
Response*

Councilmember Landers asked how much could they rebuild to retain the Historic Monument value.

*Councilmember
Landers' Query Re:
Historic Value*

In reply, Mr. Loomis said the standards used were the Secretary of Interior Standards for Rehabilitation. The intent was to retain as much as possible and to reuse. The areas looked at were the areas of significance: building exterior (tower/windows); the interior modified to accommodate a new use; the ability to make changes; not to impact the historic fabric; and minimize the impact to the significance of the structure.

*Mr. Loomis'
Response to Historic
Value*

Mayor Busch asked if the tower was rebuilt would it be functional. It was confirmed that it would be functional. He asked if the attic area was inspected.

*Mayor Busch's Query
Re: Rebuild Tower as
Functional Use &
Attic Area*

In answer, Mr. Loomis said the attic area was inspected and it looked as if the ceiling was dropped twice and there was a thirteen/fourteen foot ceiling height. The height was an advantage to allow air-conditioning ducts and to run data cabling. To add a second floor would be costly.

*Mr. Loomis'
Response Re: Attic*

Councilmember Yarbrough commented on the rumor of the building being a death trap and commended Mr. Loomis on a job well done. He said the alternatives/schemes were well thought out and planned. He supported Plan C, where there were three critical departments (City Clerk, Planning and Finance). He was interested in reviewing a proposal or strategy to implement.

*Councilmember
Yarbrough's
Comments Re: Old
Police Building*

Mayor Busch also voiced support of Plan C; and opposed the closing-off of the existing hallway and front door of the City Hall.

*Mayor Busch's
Comments on the
Alternatives*

In regards to replacing the actual roof material (tile roof), Mr. Loomis said the structural engineer had proposed construction to accommodate the weight of the tile for today's requirement.

*Mr. Loomis'
Comment on Tile
Roofing*

Councilmember Landers voiced the importance of preserving all the buildings historic structure design being compatible with the downtown area. He asked how much of a building could you rebuild and still retain its historic value (100 year).

*Councilmember
Landers' Comments
& Query Re: Historic
Value*

In reply, Mr. Loomis said if you had a building beyond structural repair, you could actually rebuild it, and it would have historic significance. But, the rule was you must not replace more than fifty percent.

*Mr. Loomis'
Response Re: Historic
Value*

Councilmember Motte voiced pleasure that the building was repairable and was pleased with the survey results.

*Councilmember
Motte's Comments
Re: Survey Results*

Councilmember Yarbrough asked if any remodeling, for the current recreation building, was included. It was confirmed that the recreation building was not included.

*Councilmember
Yarbrough's Query
Re: Remodeling
Recreation Building*

Mr. Loomis said there was potential for rehabilitation of historic buildings to generate revenue and could aid in maintenance cost. Also, the Civic Center was a terrific site.

*Mr. Loomis'
Comment Re:
Revenue Generation*

City Manager Vasquez asked if Council was comfortable with Proposal C, if so, staff would prepare and present a financial study and recommendations.

*City Manager
Vasquez's Query Re:
Selection of an
Alternative*

5. **ADJOURNMENT:** By unanimous consent the City Council Work Session was adjourned at 5:04 p.m.

*5:04 p.m. City
Council Work Session
Adjourned*

Respectfully Submitted,

Margaret Rey, City Clerk