

VILLAGE ENTRANCE

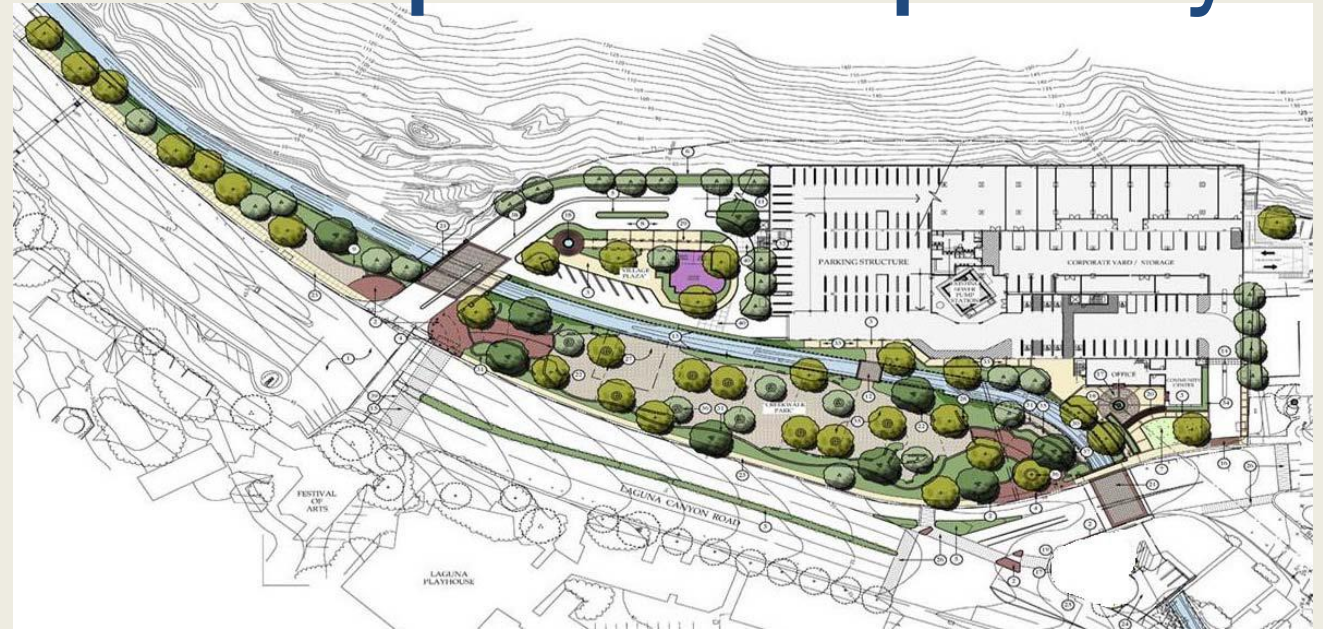
October 1, 2013



Recent City Council Actions

- January 2013: Determining direction for Village Entrance established as top Council priority

- March 2013:
Project concept
Selected



- June 2013: Budget and funding plan approved

Proposed Funding Plan

- Available Cash Balances = \$13.3 million
 - \$7.8 million from the Parking Fund
 - \$5 million from the Capital Improvement Fund
 - \$500,000 for lift station from the Sewer Fund
- Borrowing = \$29 million
 - Lease Revenue Bonds or other form of municipal debt



TOTAL = \$42.3 million

Project Update

- **June 11 City Council direction:**
 - Refinement of design concept
 - Credit/Debit card parking meters
 - Acquisition of 479 Ocean Ave.
 - Meeting with Farm Bureau
 - Project Manager selection



Soil Conditions

- Foundation alternatives
- Limited soil and groundwater testing
- Phase I Environmental Site Assessment



Soil Testing: Preliminary Findings

- Project is geotechnically feasible
- Soil and groundwater samples found nothing that would require mitigation
- More extensive testing is recommended

Design Concept

- Studio One Eleven presentation



studio **o** **n** **e**leven
at Perkowitz+Ruth Architects

- Public outreach process

Next Steps and Outreach Plan

- Public forums: October – December 2013

- City Council workshop:
January 2014



Estimated Timeline

- Council considers next steps: Feb 2014
- Receive input on project concept: Apr/May 2014
- Schematic design development: May – Sept 2014
- Design review of project: Sept – Nov 2014
- Council determines final design: Jan 2015
- Completion of construction plans: Jan – Sept 2015
- Approval of financing documents: September 2015
- Construction: November 2015 – June 2018

Independent Technical Studies

- **Phase II Environmental Site Assessment**
 - **Comprehensive testing of entire site**
- **Odor control alternatives at lift station**

Recommendations

- **Comprehensive soils testing**
 - **Agreement with Geofirm (\$85,000)**

- **Evaluate odor control alternatives**
 - **Agreement with DHK Engineers (\$15,000)**

Recommendations (cont.)

- Approve process for public outreach
- Select a date for a City Council workshop (January 18 or 25)
- No debt issuance without further City Council vote following public hearing

Recommendations (cont.)

- **Authorize the City Manager to:**
 - **Extend contract with Studio One Eleven (\$25,000)**
 - **Hire workshop facilitator (\$5,000)**
 - **Administer budget contingency (\$20,000)**

Questions

