

A special meeting of the Board of Aldermen was held Wednesday, February 26, 2020, at 7:02 p.m. at City Hall Auditorium, 3<sup>rd</sup> floor.

President Lori Wilshire presided; City Clerk Susan K. Lovering recorded.

Prayer was offered by City Clerk Susan K. Lovering; Alderman Ernest Jette led in the Pledge to the Flag.

The roll call was taken with 10 members of the Board of Aldermen present; Alderwoman-at-Large Shoshanna Kelly, Alderman June Caron, Alderman-at-Large Ben Clemons, Alderman Tom Lopez, and Alderwoman Elizabeth Lu were recorded absent.

#### President Wilshire

I did hear from Alderwoman Kelly, Alderman Caron, Alderman Clemons and Alderwoman Lu that they were unable to be hear this evening. For the Special Meeting for the Budget Review Committee, I will turn this meeting over to Alderman Dowd.

#### Chairman Dowd

Ok this evening we are going to have a Public Hearing before the Budget Review on R-20-012, Authoring the Mayor and City Treasurer to Issue Bonds not to Exceed the Amount of \$1,100,000.00 for the Public Health and Community Services Division Building Renovations. Before we take testimony, who is going to present? That would be Director Cummings.

#### Tim Cummings, Director of Economic Development

Thank you Mr. Chair, for the record Tim Cummings, Director of Economic Development. I am here before you this evening asking for a favorable recommendation of R-20-012. You have a handout before you, but what I was going to do is just quickly go through a few slides I put together which will hopefully help orientate everyone and give folks a better understanding of what we are looking for this evening.

This every first slide just shows the façade, the outside rendering of 18 Mulberry Street and the current site plan configuration. We are here before you to ask for an update of the authorization that was done in 2009. Tonight we are seeking a request to increase that authorization to \$3.6 million, essentially a \$1.1 million increase. This is housekeeping in nature; bringing the project authorization up to current cost estimates due to inflation. Prior to the request, we were basing our authorization on concept plan and design. Since we have started working on the project in earnest last year we have undertaken the following steps.

We have put together a project team to advance the building renovations, both external consultants and various internal departments and we are meeting regularly to make a project start date of Spring '20. We have completed concept design, schematic design and design development. We are hoping to complete construction documents in the next few weeks. Construction manager has been procured and has been working with us throughout the entire design process; we are using Martini Northern as our construction manager. This project has not changed materially since it was originally scoped, and is predominately being undertaken to meet ADA requirements by adding an elevator. But we will also be replacing the roof which has come to its end of life; doors, windows, floors, mechanical equipment which have come to all of its end of life. There will be additional miscellaneous tasks undertaken but I highlighted the major project elements.

So before you is just a quick slide that shows you what the first floor looks like and I wanted to show this to you because I really just want to show you the major reconfiguration of what is going to occur in the building. Basically right now when you are entering on the first floor, the ground floor, you walk back and you typically walk along the side here to the rear of the building to go down into the basement or go up.

Moving forward you are actually going to come in where there is an existing wall right now; they are going to reconfigure this stairwell here. The reason why is because this, what is a hallway now, will be redeveloped into an elevator and an elevator shaft.

There will be some reconfigurations of all the differing business units within the Public Health Building here to make this work, but that's the essential major change that we are doing.

Alderman Jette

Can I just ask, could you help me by – where is Elm Street and where is Mulberry Street?

Mr. Cummings

Mulberry Street, Mulberry, Elm.

Alderman Jette

Thank you.

Mr. Cummings

So again next slide, this is the basement and it just shows you that you will come in from the rear and it is pretty much laid out the same. We are looking to increase some usage along this corner of the building here by adding some additional office suites, storage, better communal space, trying to get all the business units that are spread over a couple of floors into one unit in a more efficient way here on the first floor.

And then this is the top floor essentially very minor changes, except for again you will have the elevator shaft that continues all the way through and then again, it's just re-laid out. So this is essentially an image of what it is that we are undertaking which is we are putting in this elevator shaft right here and that is the major element to this. We did a costing analysis to look at maybe actually just attaching the elevator to the external of the building as opposed to do it interiorly, and through both having the construction manager and the architect on board and through their investigations it was more economical to do it interior to the building.

With that being said, it is my goal to try to get this project underway for May of 2020 and the Board of Health has recommended this Legislation before you. Thank you.

Chairman Dowd

Are there any questions for Director Cummings on this project.

Alderman Jette

So remind me, when this started, when I looked I saw that originally there was a bond...

Mr. Cummings

I was five years old.

Alderman Jette

There was a bond of \$1.2 and then that was back in ...

Mr. Cummings

'09 / '08.

Alderman Jette

2008. Then in '18 we added another \$1.3 million and now another \$1.1 So when we started this before I was on the Board, I remember that there was discussed about whether we should buy the building on the other side of Elm Street, the old bakery building. So in retrospect, considering what it is costing us now...

Mr. Cummings

It would be significantly more if you were still to look at another building and particularly that building that you are talking about.

Alderman Jette

So this is still a better deal.

Mr. Cummings

Much better.

Alderman Jette

Than acquiring a different building or starting from scratch?

Mr. Cummings

Yes much better, this is probably the most efficient and economical approach that we can undertake and still achieve the original intent and scope that we set out to achieve.

Chairman Dowd

Any other questions? Thank you Director Cummings.

Mr. Cummings

Thank you.

**PUBLIC HEARING**

**R-20-012 - AUTHORIZING THE MAYOR AND CITY TREASURER TO ISSUE BONDS NOT TO EXCEED THE AMOUNT OF ONE MILLION ONE HUNDRED THOUSAND DOLLARS (\$1,100,000) FOR THE PUBLIC HEALTH AND COMMUNITY SERVICES DIVISION BUILDING RENOVATIONS**

TESTIMONY IN FAVOR - None

TESTIMONY IN OPPOSITION - None

TESTIMONY IN FAVOR - None

TESTIMONY IN OPPOSITION - None

ADJOURNMENT

**MOTION BY ALDERMAN O'BRIEN TO ADJOURN  
MOTION CARRIED**

The special meeting was declared adjourned at 7:11 p.m.

Attest: Susan K. Lovering, City Clerk