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****DRAFT****
ACTION MINUTES OF THE
SAUSALITO CITY COUNCIL
SPECIAL MEETING

TUESDAY, DECEMBER 18, 2007

CALL TO ORDER

The meeting was called to order at 5:05 pm.

ROLL CALL

PRESENT: Councilmember Weiner, Councilmember Kelly, Mayor Belser, Vice Mayor Albritton,
Councilmember Leone (arrived late and joined the Closed Session already in progress)

ABSENT: none

ANNOUNCEMENT OF CLOSED SESSION ITEMS

Mayor Belser announced the items that would be discussed in Closed Session.

Public Comment: There was no public comment on Closed Session items.

Council adjourned to the Conference Room for their Closed Session 5:06 pm. Councilmember Leone joined the Council while they were in Closed Session.

The regular meeting reconvened at 6:12 pm.

PLEDGE OF ALLEGIANCE

REPORT ON RESULTS OF CLOSED SESSION ITEMS

1. **CONFERENCE WITH LEGAL COUNSEL** – Existing litigation pursuant to subdivision (b) of CGC § 54956.9
Sausalito v. Alta Mira Treatment Program
Instructions were given to the City Attorney

2. **CONFERENCE WITH REAL PROPERTY NEGOTIATOR** pursuant to CGC § 54956.8
Property: Sausalito Marine Properties; Foot of Locust Street
Negotiating Parties: Zacks Inc. dba Sausalito Marine
City Negotiator: City Manager and City Attorney
Under Negotiation: Price and Terms
Instructions were given to the City Attorney

Public Comment: There was no public comment on these items.

APPROVAL OF 100% DESIGN DEVELOPMENT DOCUMENTS FOR THE SAUSALITO PUBLIC SAFETY BUILDINGS AND AUTHORIZING GLASS ARCHITECTS TO PROCEED INTO CONSTRUCTION DOCUMENTS PHASE

Presenting this item were John Baker, Project Executive of Swinerton Management and Consulting, and Eric Glass of Glass Architects.

1 John Baker gave an overview of the last few months. He explained that the current cost estimates will be
2 over by about 12%. He then went through and described the work changes since 2006. He advised that
3 the next step should be to include a workshop to look at possible cost savings in the areas of HVAC,
4 plumbing, electrical and/or structural modifications.
5

6 At Councilmember Kelly's request, Mr. Baker explained the contingencies for the project.
7

8 Eric Glass explained the architect's side of the costs and what is affecting these costs. He also explained
9 that some of the added cost values are due to Council's desire to go for "certified" green buildings.
10

11 Mr. Glass explained that the architects are ready to begin construction drawings tomorrow; however, the
12 value engineering could cause a delay. He suggested that they could come back to Council for direction
13 after the value engineering process takes place. He felt that this would only add about two weeks to the
14 project timeline – worse case scenario would be four weeks. At this point, there could be concern if the
15 start of construction begins to slip to September.
16

17 Council discussion followed on some of the specific things that had caused the cost overrides. Noted
18 were such items as soil conditions, retaining wall issues, crossing utilities under Caledonia and the
19 foundation system for the fire building.
20

21 **Public Comment:** There was no public comment.
22

23 Councilmember Leone wanted to know if one of the buildings was creating more of the cost override. Mr.
24 Baker noted that it was the Police building, and that was because of the soils condition.
25

26 Councilmember Kelly did not believe that there would be much of a savings found following the value
27 engineering process, and suggested moving ahead concurrently.
28

29 Vice Mayor Albritton suggested that the sidewalk improvements could come out of another budget. He
30 also was in favor of moving forward, and try and figure out other ways to cover some of the costs.
31

32 Mayor Belser agreed that time is money and that any delay would cost.
33

34 It was the consensus of the Council to move ahead concurrently, having drawings prepared at the same
35 time that the value engineering process takes place.
36

37 **Vice Mayor Albritton moved, seconded by Councilmember Kelly to approve the design**
38 **development documents for the Sausalito public safety buildings and authorize Glass Architects**
39 **to proceed into the construction documents phase. The motion was unanimously approved by**
40 **voice vote.**
41