

Public Comments

Oral Communications

Written Comments Received By 12pm on 4/25/2022



April 25, 2022
City Council Meeting

From: Alyssa Aiuto [REDACTED]
Sent: Monday, April 25, 2022 12:02 PM
To: Public Comment
Subject: April 25,2022 oral communications

[CAUTION: External Email]

Hello,

My name is Alyssa Aiuto and I am writing in with concerns about Pomo Park in Pacifica. I am a resident of Pacifica that lives directly across from Pomo park. The main issue is that this park is being treated as a dog park without regulations. The park has become overrun with unleashed dogs at all hours of the day. now there are dog walkers driving in several times a day to let 4 or 5 dogs off leash at a time. They aren't always paying attention to all of their dogs and don't always clean up after them. I have also seen dogs rush the fence (one time scaring my toddler so that she fell over) and jump over the fence as well. Since the park is overrun by dogs now the grass has stopped growing, there's uncleaned dog poo in the park and on the surrounding sidewalk, and the sand pit is essentially a giant litter box. I can't even take my daughter across the street to play anymore, and we would really like to be able to enjoy our neighborhood park as well. We would greatly appreciate some additional signage and some regulations when it comes to Pomo park, and think it would help provide some safety measures and make it a more enjoyable place for the neighborhood.

Thank you,
Alyssa Aiuto

Sent from my iPhone

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Public Comments

Agenda Item 9

Written Comments Received By 12pm on 4/25/2022



April 25, 2022
City Council Meeting

From: Christine Boles [REDACTED]
Sent: Saturday, April 23, 2022 5:09 PM
To: _City Council Group; Bautista, Sam; Petersen, Lisa; Woodhouse, Kevin; Public Comment
Subject: Questions and suggestions for City Hall Project, Agenda Item 9.
Attachments: Boles letter re. Civic Center Bids 4.23.22.pdf

[CAUTION: External Email]

Happy Earth Week! Please see attached for questions and suggestions for a less costly and more sustainable project.

Christine Boles, Architect

Beausoleil Architects

[REDACTED]

Pacifica, CA 94044

[REDACTED]

www.beausoleil-architects.com

"Do your little bit of good where you are; it's those little bits of good put together that overwhelm the world." - Desmond Tutu

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DATE: April 23, 2022

TO: Mayor Mary Bier
Mayor Pro-Tem Tygarjas Bigstyk
Council Member Beckmeyer
Council Member O'Neill
Council Member Vaterlaus



RE: Agenda Item 9 - Civic Center Project Questions

Dear Mayor Bier and Council Members,

I reviewed the staff report for Civic Center project construction agreement and have a few questions.

The bids included a base amount, and then lists 10 add alternates that you can choose from to add to the project. See screenshot below from packet page 218.

APPENDIX "A" - COST OF ADD ALTERNATES

ALTERNATE	ITEM	SCOPE	LOW BIDDER COST
A1	EV Charging Stations	Install 4 charging stations	\$88,070.00
A2* ✓	Site Improvements	West side and North of City Hall site improvements	\$68,145.00
A3	Split Cooling System for P+P Conference Rooms	Split Heat Pump Units - Indoor units and associated outdoor units	\$78,905.00
A4* ✓	Exterior Accents @ P+P Building	Wood-look phenolic and metal rainscreen accent material	\$346,060.00
A5a* ✓	City Hall Exterior - Reuse Redwood Siding	Remove existing cement plaster and lath, rehabilitate redwood siding, and repair underlayment from interior side, install cavity insulation, install plywood on interior. Rehabilitate areas identified.	\$333,460.00
A5b	City Hall Exterior - New Redwood Siding	If it is determined that the redwood is infeasible to repair due to the existing condition of the wood, Alternate 5b may be employed where necessary in lieu of Alternate 5a. Alternate 5b may not commence without review by the Architect and written consent from the Owner. Alternate 5b: remove cement plaster and lath, remove redwood siding (to studs). Install plywood sheathing, underlayment, new siding, matching original siding pattern, and paint.	\$310,659.00
A6	A/V Equipment/Technology	A/V equipment/technology for meeting and conference rooms	\$35,230.00
A7	Window Coverings	Manual window coverings for interior and exterior windows; motorized window coverings at rooms P+P Conf Rms.	\$84,600.00
A8	PV Infrastructure	PV infrastructure and stanchions for PVs on P+P roof	\$68,290.00
A9	Generator	New generator to replace existing and new shed for new generator.	\$171,915.00
		Total:	\$1,585,334
		*Alternates recommended to be funded with the Base Bid	(\$747,665)
		Remaining Unfunded Alternates	\$837,669

As we just hours ago celebrated Earth Day with beach cleanups and many speeches about the importance of fighting climate change and moving away from fossil fuels towards electrification, it saddens me to see that the staff report does not see the important value of items A1 and A8. To do all this work and spend all this taxpayer money and not at least prepare the building to receive solar panels or prepare the site to receive electric vehicle chargers is a huge lost opportunity to fight climate change and reduce city utility bills, but also and equally important, to be an example of leadership and best practices to the community. Our city is already greatly affected by climate change, and we must do all we can to reduce our emissions and to inspire others to do the same.

I have a few suggestions and questions for staff that perhaps guide you in these decisions.

A . Solar Photovoltaics - \$68,290

- 1) You will not want to put in solar stanchions after the new roofing works is done, especially on the flat roof as it is hard to waterproof properly later on. This decision is therefore a long term one, 20-40 years.
- 2) Have the saved energy costs of installing PV been calculated? What is the payback period? In just a few years, we could potentially be saving the city money. Solar panels have come down significantly in costs in the last few years and there are many vendors giving competitive bids. Has the city sought grants from the state?
- 3) There are also Power Purchase Agreements available that allow you to lease a system with no money down, and which result in reduced energy costs from Day 1.
- 4) A8 only mentions the P&P building. Was solar considered for City Hall? Its' roof has excellent southern and western exposure. The state does not restrict solar, even on historic buildings.

B. Electric Vehicle Charging - \$88,070

- 5) Transportation is one of Pacifica's greatest sources of emissions and greenhouse gases as we have so little workable public transportation. We need to do more to encourage the transition to electric vehicles and should be purchasing electric vehicles for our city fleet as we move forward. These spaces with rapid charging can be used to charge many city vehicles on a rotating basis, saving money on rising fuel costs as well.
- 6) The city could charge for the use of these stations during off hours to help pay for them.
- 7) There are so few EV charging stations in Pacifica, this would be a good start and a test program to see how well they are used.
- 8) More and more area residents and tourists are driving Teslas. We could perhaps get them to stay for a meal or some shopping while they charge their car.

C. Other Possible Cost Savings in Alternate Bid Items for Exterior Finishes

I'm hoping there is money to be saved in the finishes that can reduce our debt burden and also allow for more sustainable buildings by adding solar and EV charging.

- 9) Can you tell me what the base bid includes for exterior finish materials to help me understand why A4 and A5 were chosen as these are the majority of the extra costs above budget, \$346,060 and \$333,460, for a total of \$679,520. I would assume the base bid includes stucco/cement plaster, which I know to be one of the most cost-effective exterior finishes, and a very good choice for our harsh marine climate. Are there renderings available to show you and the public these options so we can understand better why staff feels it's important to spend this money on wood siding for City Hall?
- 10) If you want a siding look for City Hall, could Hardiboard, ie, cement board be used instead that would provide the same look when painted but would be much more durable and require less maintenance?

- 11) For the P&P building I would question the use of metal accents -except for marine grade stainless, most metals rust or pit in this harsh environment and need a lot of maintenance, which we cannot afford. Marine grade stainless is VERY expensive.
- 12) The other finish proposed for the P&P Building are Phenolic composite panels made with plastic resin material. They are durable, but the use of plastic is questionable as it is made from fossil fuels. Stucco with joint patterns could give a very similar look for much less cost.
- 13) When the architect presented the two design options for the new entrance to City Hall, the council chose the option with a storefront window system, which is very expensive. Has the other option presented that I believe had more traditional windows been priced?

Also, perhaps Sam Bautista can confirm if the bid material prices are fixed costs or allowances? I was not able to find document 01 2100 (Allowances) As I mentioned at an earlier council meeting, construction costs have gone through the roof the last year (25% rise according to the California Construction Cost Index). The projects I am currently bidding in my work in the 12–15-million-dollar range only guarantee material costs for 30 days, then they go to actual cost plus a contractor's fee. This could cost the city a substantial additional sum if the contract is written this way.

I've just found and downloaded the construction drawings and will try to review them later this weekend. I may have other questions but wanted to get these key questions to you as soon as I could.

Thank you!

Sincerely,



Christine Boles, Architect
Principal

CC. Kevin Woodhouse, City Manager
Lisa Peterson, Director of Public Works
Sam Bautista, Deputy Director of Public Works