

7. Update on New Senior Center (Steve Erickson, Project Manager)

Steve Erickson, Project Manager for the new Senior Center, provided an update on the progress of the new Senior Center:

- Framing of new ceilings, roofs and east-wing & Community Room continues. New Glue Lam Beams were placed by crane on 8/24/09.
- Installation of the new fire service line through the parking lot started 8/20/09. Installation is to be completed by first week of September.
- Installation of the trash enclosure is underway and rough site grading has been completed.
- Installation of new doorframes is underway and window frame installation will start approximately 8/31 when the product is delivered to the site.
- Installation of new exterior plaster will start August 27, 2009.

Deleted: GLB's

<u>Contract change Orders</u>	<u>Amount</u>
(Changes to resolve routine construction issues and unforeseen conditions)	
Approved	\$312,983
Pending	\$43,579
Total	\$356,562

% Change Order Contingency Used:
 Approved Change Orders 17.9%
 Pending + Approved Change Orders 20.4%

% Project Completion
 Total Progress Payments to dates 5 @ \$2,127,506: 31%

Steve Erickson, Project Manager, indicated that the furniture, fixtures and equipment (FF&E) packages are complete and ready for bidding and purchase. Staff presented the display boards of the furniture and finishes that were selected and reviewed previously with the subcommittee for reference. Staff was seeking approval to recommend the FF&E packages to the City Council for approval and authorization to proceed.

Office Furniture will be purchased through the California Multiple Award Schedules (CMAS) procurement program is permitted under Section I-2-3.08 "Cooperative Procurement" of the Purchasing Municipal Code and has been approved by the City Attorney. Purchasing through CMAS will provide guaranteed pricing that has been established by bid through another larger government entity.

Other items will be either bid or purchased through a Purchase Order.

Package	Estimated Cost	Purchase Type
1) Chairs, tables, benches, work stations	\$325,000	CMAS
2) Exercise Equipment	\$80,000	Bid
3) Technology (Computers, phones, TV's)	\$40,000	Bid & PO
4) Minor items (pool & ping pong tables)	\$9,000	PO
Subtotal	\$454,000	
Contingency	\$50,000	
Total:	\$504,000	

FF&E Budget: \$800,000

Staff reviewed the following FF&E with the subcommittee:

Furniture package: 408 public chairs, 24 office chairs, 10 Sofas, 8 work stations, 78 tables, etc.

Exercise Equipment: (22 pieces of equipment): 3 treadmills, 3 Cross Trainers, 1 Chest Press, etc.

Technology: 20 computers, 26 phones, 2 Large screen TV's

Minor Items: 1 Pool Table, 1 Ping Pong Table

Council member Polanski questioned with a \$300,000 savings on the FF& E, if solar could be added to the project. He indicated that the City anticipates some savings in FF&E, however, the above mentioned items have not gone to bid yet, so the exact savings amount has not been determined.

Greg Armendariz indicated that staff is working on a memo to submit to the City Council per Council member Giordano's inquiry on solar and should be received within a few days. Greg said that the project is designed for the possibility of future solar additions. Early on the project, staff looked into the cost benefit of solar, and at that time the construction costs were so high that the cost benefit was not there unless additional funding sources such as grants or tax advantage opportunities were available. He reported that currently there are two programs (Federal Stimulus Program and Power Purchase Agreement) that staff is pursuing for funding opportunities for solar.

The project schedule was reviewed as follows:

Notice to proceed:	April 6, 2009
New Framing & Electrical	Continues
Install Window & Door Frames	August/September
Mechanical Equipment Framing	August
Fire Sprinkler Rough-In	August/September
Weather Tight Building	October

Council member Polanski asked if it would be feasible for the subcommittee to tour the new Senior Center in the near future. Staff indicated that a tour could be done at anytime. The subcommittee requested a tour right before the September 29th subcommittee meeting.

MOTION to approve the following:

- 1) Receive staff report for the Senior Center Project, Project No. 8176;
- 2) Recommend approval of the Furniture, Fixtures, and Equipment packages to City Council at the next available meeting.

M/S: McHugh, Polanski
All Ayes

Vice Mayor McHugh inquired if the sign from the former library had been saved. Steve Erickson reported that the sign was in his office. Council Member Polanski suggested placing the sign in an appropriate location at the new library in the historical section. Staff will contact Linda Arbaugh to coordinate some possible options.

8. Neighborhood Beautification and Streets

At the request of Council member Polanski, this item was agendaized for discussion and for staff to address the following questions:

- 1) How many complaints have been received from January 2009 to present regarding Neighborhood Beautification Issues?;
- 2) What has been the follow up on these complaints?;
- 3) Can the City be divided into areas as we have done for tree planting to have someone from Neighborhood Services do a windshield check once a week to see if there are any issues that need to be followed up on?;
- 4) What can be done about strips between the street and sidewalks in many areas of town where residents do not know or have the time or ability to keep them up?

Included in the packet was a copy of the staff report, which addressed the above questions. City Staff (Gloria Anaya, Sr. Housing & Neighborhood Preservation Specialist; Patricia Joki, Fire Marshall) were present at the meeting to review the information requested and to answer any further questions.

Council member Polanski expressed concerns about residents not keeping up the strips between the street/sidewalks in Milpitas. She was unsure if the residents are aware and understand that it is their responsibility to maintain these areas and how residents or renters are informed.

Gloria Anaya, Senior Housing & Neighborhood Preservation Specialist, indicated that there were recently some issues in a specific neighborhood in Milpitas and with the help of Public Works, door hangers were distributed to the entire neighborhood. She also reported that if there is an isolated incident, a letter is sent to the homeowner(s). Once informed, most residents take care of the issue. However, if there is an obstruction/line of sight issue and not taken care of by the resident within three days, public works will take care of issue due to safety reasons.

Council member Polanski suggested adding information to the mailers from Allied Waste to include information about this issue to ensure residents are informed on their responsibilities of maintaining the strips. Staff will contact Allied Waste about this possibility. Patricia Joki, Fire Marshal, indicated that information could also be added on the city's website in the fire department.

Greg Armendariz indicated that most issues with the strips occur when there are seniors or renters living at the homes or if the homeowners are not aware of their responsibilities to maintain. Gloria indicated that when city staff is out in the community, they address these types of issues and address them immediately.

Patricia Joki also reported that due to the economic decline there have been many challenges with keeping blighted areas maintained due to foreclosures, etc. She said that it can often times take up to 2 months to get any results from the bank for foreclosures.

Council member Polanski understood the foreclosure issue, however, she felt several areas were going down hill in Milpitas even before the economic downturn. She suggested doing more of an outreach to residents and having Scout troops assist seniors with their yards/strips with more education on using

drought resistant plants that require low maintenance be planted in the strip areas to help improve the overall beautification of Milpitas.

Agenda Items for September 29th Meeting:

- 1) Usage of the Sal Cracolice Building (Youth Advisory Commission, Food Pantry, Non Profit Child Care Facility);
- 2) Walk-Thru New Senior Center (start at 4:45 p.m./Meeting at 5:30 p.m.)

10. Adjournment

- Adjournment: 6:05 p.m.