



DISCUSSION ITEM

Agenda Item # 6

AGENDA REPORT SUMMARY

Meeting Date: May 25, 2021

Subject: Halsey House Study Session Consultant Support

Prepared by: Dave Brees, Special Projects Manager

Reviewed by: Jim Sandoval, Engineering Services Director

Approved by: Brad Kilger, Interim City Manager

Attachment:

1. City Council Halsey House Questions, March 23, 2021

Initiated by:

City Council - CIP CF - 01004

Previous Council Consideration:

March 23, 2021, January 12, 2021, December 15, 2020, January 28, 2018, November 15, 2016 (continued); June 14, 2016; December 8, 2015, April 23, 2013

Fiscal Impact:

The following action will have a total cost of \$40,480 of Park-in-Lieu funds

- Breakdown of funds to be used:
 - o \$18,890 Architecture Resources Group
 - o \$8,340 David J. Powers & Associates
 - o \$13,250 Page & Turnbull
- Amount already included in approved budget: No

Environmental Review:

Statutorily Exempt pursuant to CEQA section 15262 – Feasibility and Planning Studies.

Policy Question for Council Consideration:

- Does Council desire to seek additional procedural, CEQA, and cost information at the additional appropriation of \$40,480 to the project?

Summary:

- City Council supported the recommendation to seek additional procedural, CEQA, and cost information on four options regarding the future of the Halsey House in Redwood Grove at its March 23, 2021 Regular Meeting
- Staff solicited a proposal from the Architectural Resource Group (ARG) to amend their contract with the City regarding the Historic Structure Report on the Halsey House

Reviewed By:

City Manager

City Attorney

Finance Director

BK

JH

JM



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- Additionally, a proposal for California Environmental Quality Act (CEQA) services was solicited from David J. Powers and Associates to respond to the CEQA related questions requested by Council
- Furthermore, a proposal was solicited from Page & Turnbull to prepare a Historic Resource Evaluation (HRE) of the Halsey House
- An appropriation of \$40,480 to CIP project CF – 01004 will be required to complete the recommended actions

Staff Recommendation:

1. Appropriation of \$40,480 of Park-in-Lieu funds to the Halsey House Feasibility Study CIP CF – 01004;
2. Approval of a contract amendment with the Architectural Resource Group in the amount not to exceed of \$18,890;
3. Approval of a contract with David J. Powers & Associates in the amount not to exceed of \$8,340;
4. Approval of a contract with Page & Turnbull in the amount not to exceed \$13,250.



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Purpose

To approve a contract amendment with the Architectural Resource Group, to provide the additional information requested by City Council, and to appropriate additional funding to the project.

Background

At the March 23, 2021 City Council meeting, staff presented its report relating to determining a process to proceed with regarding the future of the Halsey House in Redwood Grove. The report included observations and challenges from the February 10, 2021 Parks and Recreation Commission meetings as well as from other public meetings throughout the years.

Some of the challenges to developing a recommendation for the future of the House included several policy related questions including what the main decision driver(s) for staff and the commissions is to follow. The report also noted there have been times when policy related questions blended with technical questions which has led to further confusion relating to the decision-making process.

Discussion/Analysis

As a result of the Council discussion on March 23, 2021, the Council determined all four of the building structure options were to be considered as part of the analysis regarding the future of the Halsey House. The four options under consideration being: full rehabilitation and adaptive reuse of the building, full demolition of the building, partial demolition/major alteration, and mothballing the building. Council also identified several additional questions it would like answered before it considers the next steps in the decision-making process. The additional questions are included as Attachment 1.

Council also endorsed discussing the policy and process related questions in a Study Session to allow for more dialog and discussion with Council, the community, historic structure experts, and staff. Staff solicited proposals from the Architectural Resources Group (ARG), David J. Powers and Associates (DJP&A), and Page & Turnbull to address both the questions raised in the March 23, 2021 staff report and those suggested by the City Council.

ARG would address the cost estimating, adaptive reuse, site access, and step process for each of the four options under consideration. DJP&A would respond to California Environmental Quality Act (CEQA) related questions requested by Council. The firm Page & Turnbull would provide a Historic Resource Evaluation of the Halsey House itself. The scope of work for each consultant includes deliverable reports and attendance at a future Council Study Session and Regular Meeting. Compensation for each of the professional services agreements are in the amounts not to exceed should Council desire to change or modify the requested information.

Staff will schedule a Study Session in the future after it receives the requested information for the consultant firms.



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Options

Option #1 Approval of the appropriation of \$40,480 of Park-in-Lieu funds to the Halsey House Feasibility Study CIP CF – 01004, approval of a contract amendment with the Architectural Resource Group in the not to exceed amount of \$18,890, approval of a contract with David J. Powers & Associates in the amount not to exceed \$8,340, and approval of a contract with Page & Turnbull in the amount not to exceed \$13,250.

Advantages: Allows the City to secure the services of the Architectural Resource Group, David J. Powers & Associates, and Page & Turnbull to provide the requested information.

Disadvantages: None

Option #2 Do not approve of the appropriation of \$40,480 of Park-in-Lieu funds to the Halsey House Feasibility Study CIP CF – 01004 and the contract amendment with the Architectural Resource Group, the contract with David J. Powers & Associates, and the contract with Page & Turnbull.

Advantages: The City does not have to spend additional dollars on the Halsey House at this time.

Disadvantages: Does not provide the Council with current cost information or expertise in a complex process dealing with a historic structure

Recommendation

The staff recommends Option 1.

City Council Halsey House Follow Up Questions, March 23, 2021

City Council requested additional information regarding the Halsey House at its March 23, 2021 meeting.

1. What would trigger a “delisting” process?
2. What is the clear process if the city would pursue demolition of the Halsey House?
3. What is the step by step process for each of the four options?
4. What is the cost estimate for each of the four options?
5. What are the legal obligations/risks for each of the four options?
6. What would be the impact on the redwood grove with each of the four options?
7. What does “adaptive reuse” mean with each option?
8. Does “adaptive reuse” meet the Secretary of the Interior requirements?
9. How much does a Secretary of the Interior Standards for Rehabilitation historic resources evaluation cost?
10. What are the CEQA requirements for each option and how much does it cost?
11. What are the ADA access costs or other required site work costs associated with each option?
12. Does the Council feel that the historic value/integrity of the Halsey House needs to be further assessed?
13. Does the contemplation of a new structure, regardless of what it is, change the CEQA or legal risk analysis for a full or partial demolition?