



CONSENT ITEM

Agenda Item # 6

AGENDA REPORT SUMMARY

Meeting Date: December 14, 2021

Subject: Halsey House (Mothballing)

Prepared by: Aida Fairman, Engineering Services Manager

Reviewed by: Jim Sandoval, Engineering Services Director

Approved by: Gabriel Engeland, City Manager

Attachment:

None

Initiated by:

City Council - CIP CF-01004

Previous Council Consideration:

November 30, 2021, September 21, 2021, May 25, 2021, 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 estimate from the Architectural Resources Group (ARG) for Mothballing (Option 4) of the Halsey House is \$250,000 for the first year.

Funding for Mothballing of the Halsey House (Option 4) would be allocated from the Park In-Lieu Fund.

The cost estimate includes identified hard costs and soft costs such as environmental review, design, and development of construction plans and specifications. Furthermore, there will be additional costs associated with any rehabilitation work on the Halsey House for construction project management; inspections; furnishings, fixtures, and equipment (FF&E's); Title 24 energy compliance; etc., which may add +/-25 percent to the overall project costs. A complete listing of cost exclusions may be found in the ARG Pricing and Feasibility Report (attached to the staff reports for the City Council study sessions #1 and #2 held on September 21, 2021, and November 30, 2021). As stated in the Exclusions section in Appendix A of the ARG report, other potential costs are unknown at this time, including regrading and new/extensive modification of existing utilities, construction escalation costs beyond FY 2021, etc.

Floodplain mitigations may be required. Staff will bring the estimated cost of the flood plain survey and related documents at a future Council meeting as there are too many unknowns at this time to estimate those potential costs.

Reviewed By:

City Manager

GE

City Attorney

JH

Finance Director

JE



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Environmental Review:

Categorically Exempt pursuant to CEQA Section 15331 Class 31 (Historical Resource Restoration/Rehabilitation), assuming no other environmental impacts are identified during the planning process

Summary:

- The Halsey House is a local historic landmark that is eligible for listing in the California Register of Historic Resources (refer to the Historic Resource Evaluation Report- HRE)
- Mothballing of the house structure (Option #4) would allow Council to discuss and prioritize the projects that are supported and expected to be supported by the Park In-Lieu Fund while protecting the structure.
- Rehabilitation and or mothballing of the house in full compliance with the Secretary of the Interior Standards would be exempt from review under the California Environmental Quality Act (CEQA) Exemption Category 31, assuming no other environmental impacts are identified during the planning process

Staff Recommendation:

Appropriate \$250,000 from the Park In-Lieu Fund to Project CF-01004 for mothballing of the Halsey House

Purpose

To appropriate the necessary funds for the first year of mothballing of the Halsey House in accordance with the Secretary of the Interior Standards.

Background

At the September 21, 2021 study session, the City Council requested a second study session to continue discussing Options 1, 2, and 4. Study Session #2 was held on November 30, 2021.

City staff made a presentation on Options 1, 2, and 4 for the Halsey House. Staff and consultants responded to City Council questions before Council started discussing the three options presented.

Discussion/Analysis

After reviewing the information provided, the City Council selected Option 4 (mothballing) during the second study session of November 30, 2021, in order to give the Council time to make a final decision on Option 1 vs. Option 2.

The project would not have a significant impact on historic resources requiring the preparation of an EIR if mothballing is conducted according to the Secretary of the Interior's Standards for Treatment of Historic Properties.