



CITY OF BELLAIRE TEXAS
AD HOC MUNICIPAL FACILITIES COMMITTEE
MAY 5, 2015

Council Chambers

Regular Session

6:00 PM

**7008 S. RICE AVENUE
BELLAIRE, TX 77401**

REGULAR SESSION – 6:00 P.M.

A. Call to Order – Gus E. Pappas, Councilman

Gus E. Pappas, Councilman, called the Regular Session of the Ad Hoc Municipal Facilities Committee ("Committee") to order at 6:05 p.m. on Tuesday, May 5, 2015. He advised that a quorum of members were present as set forth below.

Attendee Name	Title	Status	Arrived
Dolores Avioli	Member	Present	
Christopher Butler	Member	Present	
Chris Kaitson	Member	Present	
Kristin Schuster	Member	Present	
Suzanne Shelby	Member	Present	
Gus E. Pappas	Council Liaison	Present	

B. Public Comments

Jeff Caldwell discussed his concerns with the location and design of the new Police facility. HE also asked that John Gabriel be given a chance to explain the square footage of his plan (Alternate A.)

Lynn McBee addressed her concerns with how the process is getting bogged down, and her displeasure with the minutes prepared by PGAL. She asked the Committee to consider the three or four point brought up at the Town Hall meeting.

C. Approval of Minutes

The Committee reviewed and approved the Minutes from the January 20, 2015 Regular Meeting.

The Committee reviewed and approved the Minutes from the April 24, 2015 Regular Meeting with the following comments:

- List the Public Speakers
- Add visual and light impacts to the bullets under Section C.

D. Review of Updated Project Objectives

- The Ad-Hoc committee wanted to remove qualifying descriptions ("Most Important" from Project Objectives and "Less Important but Needs Consideration" from the Design Considerations) from the "Project Objectives" and "Design Considerations" descriptions.

- The Ad-Hoc committee believes the implied meaning of "Project Objectives" and "Design Considerations" is sufficient to describe intent.
- The revised evaluation categories are as follows:
 - Design Objectives
 - Campus of buildings
 - LEED certification
 - Plan for the future library
 - Enhance the Town Center composition and existing elements
 - Improve connection of park elements
 - Maintain the character of the park
 - Preserve mature canopy trees
 - Understanding that some trees will need to be removed
 - Buildings in a park concept
 - Access to and through Town Center from all directions
 - Green corner of S. Rice and Jessamine
 - Programmatic Compatibility
 - Design Considerations
 - Efficiency of buildings
 - Share space where possible
 - Minimize staffing levels
 - Improve customer service
 - Efficient building functions
 - Improve building security
 - Multi-use of spaces
 - Adhere to Bond Referendum budget
 - Maximize the amount of green space in Town Center
 - Perimeter parking to minimize loss of green space
 - Maintain Police operability during a major flood event. (New Addition)
 - Removed from Consideration
 - Separate Police and Courts

E. Review of Site Plan Updates

Town Center Site Limitations

- Loftin Park boundaries
- Existing park improvements
 - Pool
 - Ball field
 - Tennis courts
 - Pavilion
 - Gazebo
 - Donor wall
- Existing buildings
- Water Plant
- Mature canopy trees
- Heritage trees

Review of Site Plan Updates

- Review of Original Alt A site plan configuration of Police and Courts buildings. Presented the actual space available is only 40 wide and would require extensive structural shoring and other enhancements to both the existing building and the new building to be viable. The building shape is not appropriate for efficient building configuration. Location next to water plant represents a risk to building operation.
- Presented Alt A Option 4 which is in the spirit of Original Alt A and improvement to Alt A Option 2 presented at last meeting. Option 4 flips the location of Police and Courts and places the court adjacent to the water plant. This allows the police to be able to expand in the future if necessary. Alt A Option 4 is the recommended evolution of original Alt A site plan. No additional comments from Committee.
- Presented Alt C with actual building sizes. This is the recommended evolution of original Alt C site plan. No additional comments from Committee.
- Presented Recycling Center site for both Police and Courts with 20 foot setbacks and 10 foot setbacks and associated parking options. Parking is limited on the actual recycling site but may be possible across the street on wastewater treatment plant site and/or on the existing Public Works campus. The same concerns related to sound and lights for adjacent residential properties at this location were discussed.
- Brant Gary, Director of Public Works gave a brief presentation regarding limitations regarding the parking options related to the recycling center site.
 - Recycling Center Site Infrastructure
 - The existing pipe yard/old recycling site is used for staging and storing of materials and equipment for City maintenance. Currently the site is used for material storage, heavy equipment storage, training, and lay down space.
 - A December 2014 study was presented to City Council outlining the costs to move the current uses currently located at the recycling center site elsewhere to allow for redevelopment. It was reported that an estimated cost of \$750,000 could be necessary to relocate all of the current uses to another location.
 - The existing pipe yard/ old recycle site would require a Phase 1 Environmental Analysis before any redevelopment could be done due to its use as a recycling facility for so long.
 - Across the street at the treatment plant there currently exists a large main water line along Edith Street that would need to be relocated in order to construct head in parking spaces on the site along the street.
 - A portion of the existing treatment plant site could be used for parking as shown in exhibits but there are costs to relocate existing infrastructure that needs to be considered.
 - Any of the development options being considered on the wastewater treatment plant side of Edith Street could impede future expansion of the wastewater treatment capacity of the City.
 - The existing pipe yard/ old recycling center site is one of the lowest spots in the city with an elevation of 48' at street level. The 100 year flood plain elevation at that location is 52'. The new Police Department would need to be constructed above the 500 year

- flood plain. The 500 year flood plain elevation is unknown at this time.
- The streets around the treatment plant are known to flood when heavy rains occur. The Public Works Department has established a procedure to relocate equipment and vehicles out of the area when a storm is expected.
- Brant Gary, Director of Public Works also addressed the limits of construction around the water plant located in Town Center.
 - Water Tanks and Tower Infrastructure
 - The existing masonry building adjacent to the water tanks cannot be moved as it contains critical equipment to the water system.
 - The existing fence line cannot be moved as it is currently built as tight around the site as possible that will allow for current and future maintenance activities at the site.
 - For future heavy maintenance/rehabilitation a 30'-0" buffer is required to access all parts of the water tower and tanks
 - It is recommended that new structures not be constructed any closer than 10 feet to the existing fence line to allow for routine maintenance
 - The southern access to the water plant (from Jessamine) is the only access available to the yard for certain areas of the water plant and should be maintained in any improvements.
 - Presented March 27 Site Plan. An updated version of this site plan was presented that had additional surface parking located on S. Rice to match parking count in Alt A Option 4 and Alt C in same area. No additional comments from Committee.
 - Discussed need for an acoustical study to evaluate the Police noise impact on surrounding property. This would be relevant at both the Jessamine site and recycling center site.
 - Police Chief Byron Holloway provided comments related to the Police operations with regards to noise and light impact on surrounding property and any concerns related to locating the Police Department at the recycle center site.
 - With regards to locating the Police Department on the recycling center site
 - Last year the Police received 27,000 calls for service, of which 19,000 came from west of the 610.
 - Police do not respond from the station, they respond from their service areas in the city. Relocating the Police Department to the recycle center site can be managed but would require changes in procedure and protocol. The level of police service currently provided to community may be impacted should this site be selected. Further study would be necessary to confirm impact.
 - The City should consider the possibility that the Police Department may need to expand in the future, and that expansion needs to be considered when choosing a site. The recycle site has minimal opportunity for future expansion.
 - The Police Department would need to be constructed above the 500 year flood plain and would be protected from street flooding. Any street flooding in the area would impact the accessibility of the facility during a major flood event to get supplies and personal in and out of the police station.

- With regards to noise and light at any location
 - The noise generated by the police sally port operation consists of doors closing, prisoners behavior during transfer, car hoods closing, and the testing of the police cruiser sirens at the beginning of the shifts. Many of these noises can be somewhat mitigated through design or police operation.
 - The "bumping" of the police siren can be done at a remote location once the officer is on patrol and does not need to happen in the sally port of the future police station.
 - The rear of the building would have a solid wall that would limit noise escaping out to the sally port area.
 - The back of the station is a secure area that is not intended for personnel or equipment. Since the back of the building would not be accessible to public, it would not need to be lit for security.
 - The back of the building is not going to be designed to have windows so transfer of building light should not be a concern.

Review of Creative Parking Strategies and Building Stacking Strategies

- Reviewed various creative parking and building stacking strategies that were requested from the April 24 meeting. This includes podium buildings, underground parking and three story buildings. The goal of each strategy was to reduce the amount of site that would be needed for surface parking so that additional green space would be possible.
 - a. Podium parking under the proposed City Hall/Civic Center building.
 - i. Creates approximately 40 surface parking spaces and could create approximately 27,500 SF of additional green space.
 - ii. Cost Impact is \$972,486.00 or \$25,600 per space.
 - iii. Will require an additional lobby and elevator core at grade level as well as an additional elevator serving the entire building.
 - b. Podium parking under the proposed Municipal Court building.
 - i. Creates approximately 15 surface parking spaces.
 - ii. Cost Impact is \$1,176,472.00 or \$84,000 per space.
 - iii. Will require an additional lobby and elevator core at grade level.
 - c. Underground parking under the proposed City Hall/Civic Center building
 - i. Potential for an additional 33 parking spaces under building.
 - ii. Will require an additional lobby and elevator core in the underground parking level as well as an additional elevator throughout the entire building.
 - iii. The parking ramp must be located outside of the footprint of the building due to head height clearances.
 - iv. \$2,931,726 in additional cost to project (\$88,840 per space) for the elevated structure, ramp, underground parking, additional elevator, below grade lobby and elevator core, and overall structural premium.
 - d. Underground parking under the great lawn
 - i. Potential for an additional 14 parking spaces in 6,500 S.F. of underground parking.
 - ii. Will require an additional core connecting the underground level to the Great Lawn above.

- iii. The parking ramp must be located in the middle of the Great Lawn entrance and cannot be covered for head height clearances.
- iv. \$1,171,600 in cost impacts (\$83,685 per space) for underground excavated parking, ramp, additional elevator, and stair tower buildings.
- e. Three story City Hall / Civic Center to achieve a smaller building footprint
 - i. Will require an additional lobby and elevator core in the civic center as well as an additional elevator serving the entire building.
 - ii. There is a potential for 5,000 SF of additional green space possible in this option.
 - iii. Cost impact is \$814,726.

Review of Square Footage and Cost Impact of Site Plan Options

- Reviewed the various cost impacts of the 4 site plan options presented (March 27, Alt A4 Option 4, Alt C, and the Recycling Center Site). Specific breakdowns of the required additional square footages were presented in the meeting.
 - a. March 27 Site Plan
 - i. The program SF or cost for project is not impacted by this option.
 - b. Alt A – Option 4
 - i. Will reduce by 650 SF the Civic Center / City Hall and will require an additional 4,407 SF in the municipal courts and will require temporary move costs for the police and courts as well as additional building hardening for the courts shared with police.
 - ii. Total short term estimated cost increase of \$2,128,195.
 - iii. Will require an additional 2,015 SF in the future library as well as future library relocation costs
 - iv. Total aggregate long term estimated cost increase of \$3,010,099.
 - c. Alt C
 - i. Will reduce by 650 SF the Civic Center / City Hall and will defer construction of a new courts building into the future. Will require a renovation of the existing police and courts building for the courts to remain in place.
 - ii. Will require an additional 2,015 SF in the future library as well as relocation costs. Will require an additional 4,407 SF in the future courts as well as relocation costs.
 - 1. Will require that cost of court to be escalated in for future cost increases. Assumed 5 year deferred at 5% per year impact.
 - iii. Total aggregate long term estimated cost increase of \$3,021,029.
 - d. Recycling Center Site
 - i. Will reduce by 650 SF the Civic Center / City Hall and will require an additional 4,407 SF in the municipal courts as well as additional building hardening for the courts shared with police. Will also require additional site work for the existing police site as well as increased site work for the new remote recycling center site.
 - ii. Total short term estimated cost increase of \$2,033,395. This does not include any costs associated with raising the police building above the flood plain.
 - iii. Will require an additional 2,015 SF in the future library.

- iv. Total aggregate long term estimated cost increase of \$2,665,299.
- v. At this time the level of the 500 year flood plain in this area is unknown. The future Police building will need to have its lowest level 1'-0" above this mark. Based on comments made by Brant Gary of Public Works, the current 100 year flood plain is 4' above the street level – which means at a minimum the building would be 5' above street level, if not more. Ramping in and out of the first floor to provide access to the sally port will not be possible given the size of the site without major additional cost considerations.

F. Discussion of Decision Matrix Rankings

- The final list of project objectives and considerations was revisited. Format is under consideration by the Ad Hoc Committee and will need to be finalized at the next meeting so that evaluations can be completed.
- Committee wanted the Efficiency of Buildings to cover the following considerations:
 - Share Space where Possible
 - Minimize Staffing Levels
 - Improve Customer Service
 - Efficient Building Functions
 - Improve Building Security
 - Multi-use of Spaces
- Discussion regarding not using the March 27 Option as the base line but rather score each option on its own merits.
- Discussion regarding how to score the matrix occurred with no clear consensus. Methods discussed included using number values or colors. Committee to decide method for scoring at the next meeting.

G. Discussion of City Council Presentation

H. New Business

I. Review of Consensus from Meeting

Public Comments:

Lynn McBee commented on the April 23 Minutes, staff attendance, Aspen Street residents, and the facility budget.

Cliff Morgan stated that he did not want the Police building in his back yard. He stated that noise is not the only issue, address his concerns about protests, media, and other disturbances in front of the building now. Mr. Morgan also brought up the project budget and phasing. He questioned PGAL numbers and justification for the Council approve plan.

Jeff Caldwell thanked the committee for their time and dedication.

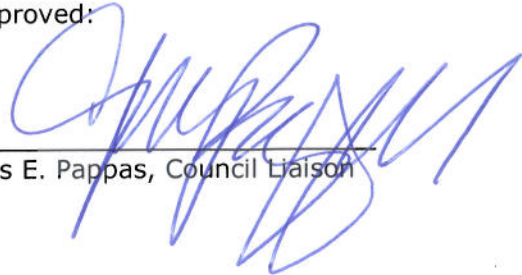
J. Discussion Regarding Next Meeting

Next meeting to be determined.

K. Adjournment

Council Liaison Pappas advised that the Regular Session of the Ad Hoc Municipal Facilities Meeting was adjourned at 10:00 p.m. on Tuesday, May 5, 2015.

Approved:



Gus E. Pappas, Council Liaison