

"We are a welcoming, active and business-friendly rural foothill community built on California's rich gold rush history."



City Manager's Report
January 23, 2024, City Council Meeting
Prepared by: Cleve Morris, City Manager
Item #: 12.1

Subject: Consider adoption of a resolution taking the following actions:

1. Approving an agreement with Arts and Culture El Dorado for the further stabilization work on Historic City Hall Buildings located at 487 and 489 Main Street.
2. Authorizing the City Manager to prepare and enter into an agreement with Architectural Nexus, Inc. to prepare Renovation Stabilization Plans for 487 and 489 Main Street (CIP #42423) for a total cost of \$90,580, and authorizing the City Manager to execute the same; and
3. Approving a \$45,657 budget liquidation from the ARPA Fund for the Historic City Hall Roof Replacement project (CIP #42305); and
4. Approving a \$45,657 budget appropriation from the ARPA Fund for the Historic City Hall Renovation Stabilization Plan project (CIP #42423); and
5. Approving a \$50,000 budget appropriation from the General Fund unassigned fund balance for the Historic City Hall Renovation Stabilization Plan project (CIP #42423); and

Recommendation: Adopt a resolution taking the following actions:

1. Approving an agreement with Arts and Culture El Dorado for the further stabilization work on Historic City Hall Buildings located at 487 and 489 Main Street.
2. Authorizing the City Manager to prepare and enter into an agreement with Architectural Nexus, Inc. to prepare Renovation Stabilization Plans for 487 and 489 Main Street (CIP #42423) for a total cost of \$90,580, and authorizing the City Manager to execute the same; and
3. Approving a \$45,657 budget liquidation from the ARPA Fund for the Historic City Hall Roof Replacement project (CIP #42305); and
- 4.
5. Approving a \$45,657 budget appropriation from the ARPA Fund for the Historic City Hall Renovation Stabilization Plan project (CIP #42423); and
6. Approving a \$50,000 budget appropriation from the General Fund unassigned fund balance for the Historic City Hall Renovation Stabilization Plan project (CIP #42423); and

Purpose: To prepare construction plans for the full stabilization of Historic City Hall Buildings located at 487 and 489 Main Street

Strategic Plan Strategy: Maintain/Improve Quality of Life

1. Strategy – Expand and Improve Public Facilities and Recreation Programs and
3. Strategy – Encourage and provide space for public art

Background: In September of 2019, following receipt of a Reuse Proposal, the City Council authorized staff to begin negotiations with Arts and Culture El Dorado for the use of 487 Main Street. Negotiations began but were delayed due to several factors including the onset of the COVID-19 Pandemic and the uncertainty of 515 and 525 Main Street. Prior to that, the City had entered into a short-term lease of 487-489 Main Street with Arts and Culture El Dorado for use of the buildings prior to the restoration process.

The City prepared to replace the roof on the building in 2020, however, due to concerns of the stability of the buildings, the process was delayed. The buildings were reviewed, and it was recommended that shoring be installed on the West wall to stabilize the building. That project was completed that year. Staff continued discussions with Arts and Culture El Dorado on ways to implement the restoration process. Arts and Culture El Dorado brought on an Architect, Arch Nexus, to assist with that process. Arch Nexus contracted with a structural engineering firm Buehler Engineering, a firm with Historic Restoration experience to assist with the process and the evaluation.

In the Spring of 2022, staff met with three structural engineers who had reviewed the building and prepared various plans. These included Burne Engineering Services, who completed a feasibility study in 2016; DH Glabe & Associates, who prepared the shoring plans for the West wall; and Buehler Engineering who had reviewed the plans and building in preparation for restoration investigation. At that meeting, the discussion primarily focused on the stability of the buildings. Concerns were raised and it was recommended that the City Building Official review the reports and consider the stability of the building.

On July 27, 2022, the City's Building Official, Greg Horsfall, walked through the building and performed a visual inspection of all areas of the building. In addition, Mr. Horsfall reviewed the reports previously prepared. Based on that review, on August 4, 2022, Mr. Horsfall prepared a memorandum revoking the occupancy permit for 487 and 489 Main Street. Arts and Culture was immediately informed, and they vacated the buildings. Staff then began discussions with Arts and Culture on how to move forward, including a potential lease of 525 Main Street, which had remained vacant since the City purchased the building in 2021.

Based on those discussions, staff contracted to have certain improvements made to 525 Main Street in order to make it suitable for leasing.

On October 11, 2022, Council authorized staff to enter into an agreement with Architectural Nexus Inc. to perform a Stabilization Investigation to determine the stability of the two buildings and potential process to stabilize the buildings.

On February 28, 2023, Council authorized the City Manager to enter into an agreement with Arts and Culture El Dorado for 525 Main Street to use for Offices and Gallery.

Staff worked with the structural engineer on the evaluation. The results were completed in a report from Buehler Engineering on June 30, 2023 (Attachment A). The report recommended immediate work to stabilize the buildings to prevent further deterioration and damage. Staff and a Council subcommittee met with Arts and Culture El Dorado to discuss how the work could be done. An agreement was reached in principle that the City would pay for the cost of the design work for the stabilization, and Arts and Culture would pay for the cost of construction. The cost of the design work is \$89,580 plus \$1,000 in reimbursable expenses (Attachment B).

The estimated cost of the construction to stabilize the buildings is \$350,000 plus a \$35,000 contingency.

Discussion: The attached agreement (Attachment C) between the City of Placerville and Arts and Culture El Dorado, outlines the work to be performed by each agency to stabilize the buildings. As noted above, the City will be responsible for the design plans, and Arts and Culture will rise the funding for the construction. It is estimated that it will take Arts and Culture El Dorado 1 year to rise the funding. The anticipate schedule for the work is as follows:

Material Testing & Additional Site Verification:	2 weeks
Construction Documentation:	8 weeks
Permitting:	8 weeks
Total:	18 weeks
Construction Administration:	8 weeks

Staff is seeking approval of the attached agreement to proceed with the Stabilization Work for the Historic City Hall Buildings.

Options:

1. Approve the agreement authorizing staff to proceed with the work.
2. Recommend amendments to the agreement and authorize staff to negotiate changes with Arts and Culture El Dorado.
3. Amend one or all of the actions and approve them.
4. Do not approve the agreement at this time and request further information from staff.

Environmental Review: This project is categorially exempt under Section 15306, Class 6 (Information Collection) of the State CEQA Guidelines. This activity involves the preparation of design plans for building stabilization of 487 and 489 Main Street only. This effort is design work only and does not involve or authorize any physical work to be performed without further action. The design plans for the Retrofit Work are necessary to permanently restore the buildings in accordance with Historic Preservation Standards.

Cost: The Proposal cost for the design work is \$89,580 plus \$1,000 in expenses for a total of \$90,580.

Budget Impact: This project was not included in the adopted Fiscal Year 2023/2024 Capital Improvement Program Budget. Staff recommends a budget liquidation and appropriation from the ARPA Fund for the Historic City Hall Roof Replacement project (CIP #42305) in the amount of \$45,657 and a budget appropriation from the General Fund unassigned fund balance for a total proposed project budget of \$95,657. The proposed \$90,580 agreement with Architectural Nexus, Inc. is with the \$95,657 proposed project budget.



M. Cleve Morris, City Manager

Attachments:

- A. Buehler Engineering Stabilization Report
- B. Proposal for Stabilization Plans
- C. Draft Agreement
- D. Resolution