

**TOWN OF  
APPLE VALLEY, CALIFORNIA**

**AGENDA MATTER**

**Subject Item:**

**PRESENTATION REGARDING THE PROPOSED TOWN HALL EXPANSION  
(DEVELOPMENT SERVICES BUILDING).**

**SUMMARY STATEMENT**

At the last regular meeting of the Town Council (no second Council meeting in January), Council Member Allan requested a status report on the Town's public facilities program involving a proposed expansion of the existing Town Hall facility and proposed facilities for a new animal shelter and a new public works/corporate yard facility. This report is intended to be responsive to Council Member Allan's request regarding the proposed new facilities.

Due to the length of the Town Council agenda, the fact that the proposed Town Hall Expansion facility has the highest profile in the community of the three proposed facilities, and the opportunity for the Town Council to receive similar reports in the future regarding the status of the animal shelter and public works/corporate yard, this report involves a status of the Town Hall Expansion facility only. Council should be aware that the animal shelter and public works/corporate yard projects are at a similar stage of development in view of the fact each of the three projects commenced the design process at the same time. In addition to this written report, Council will have the benefit of a PowerPoint presentation that will be provided by Dougherty & Dougherty, LLC, the architectural firm selected for the Town Hall facility. The staff and consultant presentations have been developed within the context of prior Town Council direction and actions approving these facilities as summarized below.

At the February 16, 2007 Council/Staff Workshop, the Town Council received staff presentations regarding major policy issues presented to the Town Council, including recommendations for proceeding with the General Plan Update, Habitat Conservation Program and a public facilities development program comprised of an expansion to the existing Town Hall facility, as well as proposals to develop purpose-built animal shelter and public works/corporate yard facilities. After discussion, the Town Council unanimously provided direction to staff that included the development and issuance of a Request For Proposals (RFP) for design services related to the three proposed facilities. Council's action also included policy direction to the Director of Finance to retain the necessary consultants, and to prepare the documentation necessary, to issue and sell redevelopment tax allocation bonds for the public works/corporate yard facility and the proposed animal shelter and certificates of participation for the Town Hall Expansion facility.

**Recommendation:**

That the Town Council receive and file the attached status report regarding the proposed Town Hall Expansion facility project.

**Proposed by:** Director of Economic and Community Development Item Number \_\_\_\_\_

**T. M. Approval:** \_\_\_\_\_ Budgeted Item  Yes  No  N/A

On May 8, 2007, the Town Council and Redevelopment Agency Board of Directors approved the issuance and sale of tax allocation bonds for the purposes noted above and certificates of participation for the Town Hall Expansion (redevelopment law prohibits the use of redevelopment funds to finance public facilities that have a “general government” purpose). The bonds and certificates of participation were sold on July 1, 2007. Subsequent to the successful sale of these securities, \$36,566,899 of net proceeds was deposited in the construction fund for the purpose of funding the physical construction of the proposed facilities.

The Town Council, at the February 16, 2007 Council/Staff Workshop also directed staff to develop a Request For Proposals (RFP) for design services and to bring the RFP to the Council for review and approval. This action took place on April 2, 2007. Subsequent to the RFP submission deadline, staff reviewed the 29 responses received, conducted three days of interviews with the firms deemed most highly qualified and presented the staff findings and recommendations to the Town Council on July 10, 2007. As a result, the Town Council awarded three design contracts to the recommended firms and, as part of that action, directed that staff prepare and issue another Request for Proposals (RFP) for Construction Management Services. This RFP was developed and issued by staff and the closing deadline for responses is February 11, 2007. The selected construction manager will manage the three new facilities as envisioned by the Town Council/Redevelopment Agency Board actions summarized above.

The Town Hall Expansion facility has been designed to accommodate the Town’s development services operation (application review, processing and entitling activities; economic development/redevelopment/housing) and street maintenance, sewer and parks programs as housed within the Economic and Community Development and Public Services Departments. All three facilities are being designed with a 20-year planning horizon, per the direction of the Town Council.

As Council will note in the PowerPoint presentation, this facility has been designed to include the architectural language and themes already existing with the Town Hall and County Library buildings. Significant effort has been expended to “join” the proposed facility with the existing Town Hall and to provide symmetry to our government campus by using the proposed facility as a “bookend” opposite the existing County Library building. Since the Civic Center Park master plan anticipated another government building at this location, staff and the consultant team believe the design embodies important General Plan/Development Code design principles and the Town Council’s customer service core value. Clear linkages between the proposed building and existing Town Hall have been incorporated into the design and will attenuate the “two separate buildings” effect that would ordinarily be the case.

As a result of the foregoing, and after the Council receives the PowerPoint presentation and public input, staff recommends adoption of the form motion.