



CITY COUNCIL SPECIAL MEETING AGENDA September 9, 2014 - 6:00 P.M.

City Council Chambers, 13325 Civic Center Drive
Poway, California

THE CITY COUNCIL ALSO SITS AS THE CITY OF POWAY PLANNING COMMISSION, POWAY HOUSING AUTHORITY, PUBLIC FINANCING AUTHORITY AND SUCCESSOR AGENCY TO THE POWAY REDEVELOPMENT AGENCY

CALL TO ORDER

ROLL CALL Cunningham, Vaus, Grosch, Mullin, Higginson

WORKSHOP

Workshop on the Michael P. Cafagna Senior Center and Community Facility

City Manager's Recommendation: Accept the schematic design and direct staff to pursue a financing program for construction documents and future construction.

ADJOURNMENT

**This is a Special City Council meeting.
Public comment is restricted to only items listed on the agenda.**

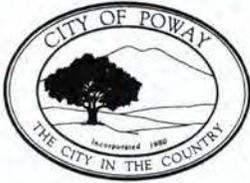
The City of Poway complies with the Americans with Disabilities Act. Upon request this agenda will be made available in appropriate alternative formats to persons with disabilities as required by section 202 of the American with Disabilities Act of 1990. Any person with a disability who requires a modification or accommodation in order to participate in a meeting should direct such request to the City Clerk's Office at 858-668-4530 at least 24 hours before the meeting, if possible.

State of California)
) ss.
County of San Diego)

AFFIDAVIT OF POSTING

I, Sheila R. Cobian, City Clerk of the City of Poway, hereby declare under penalty of perjury that this notice of a Special Meeting as called by the City Council of the City of Poway was posted and provided on September 3, 2014, at 10:45 a.m. Said meeting to be held at 6:00 p.m., September 9, 2014, in the Poway City Council Chambers, 13325 Civic Center Drive, Poway, California. Said notice was posted on the Bulletin Board at the entrance to City Hall.


Sheila R. Cobian, CMC, City Clerk



City of Poway COUNCIL AGENDA REPORT

APPROVED	<input type="checkbox"/>
APPROVED AS AMENDED (SEE MINUTES)	<input type="checkbox"/>
DENIED	<input type="checkbox"/>
REMOVED	<input type="checkbox"/>
CONTINUED _____	
RESOLUTION NO. _____	

DATE: September 9, 2014

TO: Honorable Mayor and Members of the City Council

FROM: Daniel Singer, City Manager *DS*

INITIATED BY: Robert J. Manis, Director of Development Services *RM*
Robin Bettin, Director of Community Services *RB*

SUBJECT: Workshop on the Michael P. Cafagna Senior Center and Community Facility

Summary:

This item is a workshop on the design of the Michael P. Cafagna Senior Center and Community Facility (Cafagna Center). Work began on the schematic design of the facility in 2011, and was halted in January of 2012, due to the dissolution of the Poway Redevelopment Agency. On December 3, 2013, the City Council held a workshop to discuss the project and directed staff to complete the schematic design. A detailed PowerPoint presentation including the latest plans for the building will be presented.

Recommended Action:

It is recommended that the City Council: (1) Accept the schematic design, (2) Direct staff to return to Council to appropriate funding for final design and construction documents; and (3) Identify potential funding sources and financing options for construction.

Background:

In 2006, planning efforts began on the Town Center conceptual plan, a future mixed-use development in the center of town along Poway Road. This included renovation of adjacent Community Park. A number of public workshops were held between 2007 and 2009 to consider what the future Community Park should look like, including the Community Center and Senior Center. In November 2009, the City entered into a contract with RJM Design Group to develop a Master Plan for the future redevelopment of Community Park, and design work began.

In January 2011, the City amended its contract with RJM Design Group to focus their work on preparing schematic design plans for a new Senior Center and Community Facility building. The Community Park master planning efforts were put on hold to focus only on the building and the immediately surrounding areas. In January 2012, all design work on the Cafagna Center was put on hold as a result of the dissolution of the Poway Redevelopment Agency and elimination of redevelopment funding for the project.

On December 3, 2013, the City Council held a workshop to discuss the Cafagna Center project and provide input on the schematic design that had been prepared up to that point. The City Council provided some comments on the design and directed staff to complete the schematic design.

Findings:

The Cafagna Center building will replace three existing buildings: Auditorium, Senior Center, and small park staff building. The project will also reconfigure the parking and landscaping in the immediate vicinity of the building. The new building will incorporate the Senior Center, Aquatic Center, and Community Park staff offices into a multi-function community center. The floor plan would add about 5,500 square feet to the combined square footage of the existing buildings. The new combined building will be approximately 30,000 square feet.

At the December 3, 2013, workshop, the City Council provided comments on the schematic design of the Cafagna Center primarily related to exterior building materials and architectural details. Elements of the floor plan were also discussed at the workshop and at subsequent meetings with the Senior Center Board. While the Senior Center Board initially had several concerns about the floor plan, they were supportive of the design after learning more about it. Several modifications to the building design were made in response to comments from the City Council, Senior Center Board, and staff. At tonight's workshop, RJM Design Group will provide a detailed presentation on the refined schematic design of the Cafagna Center.

Having a final schematic design will allow the City to move forward with a contract to complete the final design and construction documents when additional funding is identified. Preparation of the construction documents will be done through the normal bidding process for design work and a separate bid will be done for construction.

Fiscal Impact:

Sufficient funds were budgeted (project 1502) to complete the schematic design work with RJM Design Group. However, depending on further direction by Council, additional funding will be required in order for this project to move forward to full design and construction.

Environmental Review:

This activity, a workshop on the Cafagna Center design, is not subject to CEQA review.

Public Notification:

Notice of the workshop was sent to the Parks and Recreation Advisory Committee (PRAC) and to the Poway Valley Senior Center.