



Eugene City Council

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EUGENE CITY COUNCIL AGENDA

September 21, 2016

12:00 p.m. CITY COUNCIL WORK SESSION
Harris Hall
125 East 8th Avenue
Eugene, Oregon 97401

Meeting of September 21, 2016;
Her Honor Mayor Kitty Piercy Presiding

Councilors

Greg Evans, President
George Brown
George Poling
Claire Syrett

Alan Zelenka, Vice President
Mike Clark
Chris Pryor
Betty Taylor

12:00 p.m. CITY COUNCIL WORK SESSION
Harris Hall, 125 East 8th Avenue

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|---|--------------------|
| 1. EXECUTIVE SESSION | 12:00 p.m. |
| Pursuant to ORS 192.660(2)(i) | |
| 2. WORK SESSION | 12:15 p.m.* |
| Police Auditor Annual Performance Review | |
| 3. WORK SESSION | 12:45 p.m.* |
| City Hall Project Update | |

**time approximate*

The Eugene City Council welcomes your interest in these agenda items. This meeting location is wheelchair-accessible. For the hearing impaired, an interpreter can be provided with 48 hours' notice prior to the meeting. Spanish-language interpretation will also be provided with 48 hours' notice. To arrange for these services, contact the receptionist at 541-682-5010. City Council meetings are telecast live on Metro Television, Comcast channel 21, and rebroadcast later in the week.

El consejo de la Ciudad de Eugene agradece su interés en estos asuntos de la agenda. El lugar de la reunión tiene acceso para sillas de ruedas. Se puede proveer a un intérprete para las personas con discapacidad auditiva si avisa con 48 horas de anticipación. También se puede proveer interpretación para español si avisa con 48 horas de anticipación. Para reservar estos servicios llame al 541-682-5010. Las reuniones del consejo de la ciudad se transmiten en vivo por Metro Television, Canal 21 de Comcast y son retransmitidas durante la semana.

For more information, contact the Council Coordinator at 541-682-5010,
or visit us online at ***www.eugene-or.gov***.

EUGENE CITY COUNCIL AGENDA ITEM SUMMARY



Work Session: Police Auditor Annual Performance Review

Meeting Date: September 21, 2016
Department: Central Services, Human Resources
www.eugene-or.gov

Agenda Item Number: 2
Staff Contact: Alana Holmes
Contact Telephone Number: 541-682-5765

ISSUE STATEMENT

Mark Gissiner was hired as the City of Eugene Police Auditor on June 29, 2009. This agenda item is for the council to conduct Police Auditor Gissiner's annual performance review. The two-part format includes an executive session followed by a public session. During these sessions, councilors will review the results of the gathered feedback, share their overall performance feedback, and discuss any compensation adjustments.

BACKGROUND

The evaluation process includes the results of feedback solicited from the Civilian Review Board (CRB) by Mr. Gissiner, a summary of feedback collected in a survey from a list of citizens, and a self-evaluation submitted by Mr. Gissiner. A summary of this feedback and the Police Auditor's self-evaluation were sent to the Council in advance of this work session. City Councilors were also asked to fill out their own performance dimension forms in rating Mr. Gissiner's performance.

Human Resource staff has compiled all of this information to support the City Council in getting a well-rounded view of the performance of the Police Auditor this year.

The contract with Police Auditor Gissiner provides that with respect to an annual Cost of Living Adjustment (COLA) "the City Council will consider cost of living adjustments for Gissiner at the same time that other non-represented employees receive cost of living adjustments. Cost of living adjustments for the Police Auditor must be approved by the City Council." On July 1, 2014 non-represented employees received a 2.1% COLA.

RELATED CITY POLICIES

The City Council conducts an annual performance review of the Police Auditor, aligned with their desire to offer formal feedback.

COUNCIL OPTIONS

Performance Review:

- The Council may discuss the evaluation, provide feedback and direct staff accordingly.

ATTACHMENTS

Each Councilor will receive a notebook under separate cover containing the following information:

- A. Copies of the compiled feedback summaries
- B. Individual and overall summary of Councilor's comments and ratings.
- C. Self-evaluation by Mark Gissiner
- D. Review by CRB
- E. Summary of current compensation information

FOR MORE INFORMATION

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EUGENE CITY COUNCIL AGENDA ITEM SUMMARY



Work Session: City Hall Update

Meeting Date: September 21, 2016
Department: Central Services
www.eugene-or.gov

Agenda Item Number: 3
Staff Contact: Mike Penwell
Contact Telephone Number: 541-682-5547

ISSUE STATEMENT

The purpose of this work session is for Council to discuss and make decisions related to the rebid process for the new Eugene City Hall.

BACKGROUND

At the July 18, 2016, work session, Council voted to not accept the Guaranteed Maximum Price of \$18.2 million for the construction of the new Eugene City Hall. Council also voted to pursue the option of rebidding the project at a time when the bidding environment is more favorable, while at the same time looking for ways to collaborate with Lane County on development options related to City Hall, a new Lane County Courthouse, and the Farmers Market.

Since July, Rowell Brokaw has led the project team in a thorough review of the construction documents and bid results in an effort to identify potential cost reduction strategies that might be considered in conjunction with a rebid. A series of brain-storming meetings generated an initial list of over 200 potential cost reduction items, of which over 100 items were deemed worthy of additional discussion and analysis.

Cost reduction items were generated in four main areas—site improvements, building envelope and structure, mechanical and electrical systems, and interiors—and then evaluated by the project team for cost-saving potential, impact on the established project values and goals, and effect on the City's ability to rebid the project by the end of February, 2017, when the bidding environment should be more favorable. This list is still in the process of being further refined and will be presented to Council at the work session.

Based on the criteria above, the cost reduction items can be categorized in four groups according to potential to benefit the rebid process:

- 1) Items not recommended for further analysis because they don't meet project requirements in terms of cost-saving potential, schedule compatibility, and/or effect on project values. Examples include reducing the quality of the audio-visual equipment in the Council Chamber and Work Session Room, major changes to the exterior cladding system, and further refinement of the structural calculations to reduce the weight of the steel members.

- 2) Low-cost changes to the drawings and specifications that will likely result in some construction cost savings or that can be included in bid alternates for evaluation during final determination of the guaranteed maximum price (GMP). Examples include changing the glazing specification to a more standard type of glass, expanding the list of allowable lighting fixture manufacturers to promote more competitive bidding, and including a bid alternate to replace the cedar ceiling in the ground floor public spaces with a more standard acoustical tile ceiling.
- 3) Targeted scope reductions and design changes that will require additional design work to achieve, but will likely result in significant construction cost savings, but may also have an effect on the project values. Two primary examples are simplification of the south façade design and targeted revisions of the mechanical system.
- 4) Major design changes that would require extensive design work to achieve but are uncertain as to impact on net cost and schedule.

RELATED CITY POLICIES

The City Hall planning process relates to the City Council goals of an effective, accountable municipal government, a safe community, and sustainable community growth and change.

QUESTIONS FOR COUNCIL

The questions below outline Council choices related to project elements that will provide staff direction for continued work on the rebid process. Staff will return to Council with more detailed information in mid-November for further direction on the rebid process.

1. Does the Council want the project team to continue with work on a rebid option that includes the low-cost cost reduction items presented at the work session?
2. Does the Council want the project team to continue with work on a rebid option that explores simplification of the south façade, including elimination of the double skin?
3. Does the Council want the project team to continue with work on a rebid option that explores targeted changes to the mechanical system?

CITY MANAGER'S RECOMMENDATION

There are no specific recommendations at this time.

SUGGESTED MOTION

Specific motions are not suggested at this time. Council answers to the questions outlined in the options above will determine necessary motions.

ATTACHMENTS

There are no attachments at this time. A detailed list of potential cost reduction items will be presented at the work session.

FOR MORE INFORMATION

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