

**\*PLEASE NOTE: Since the Glendale City Council does not take formal action at the Workshops, Workshop minutes are not approved by the City Council.**



**MINUTES OF THE  
GLENDALE CITY COUNCIL WORKSHOP SESSION  
Council Chambers – Room B3  
5850 West Glendale Avenue  
February 4, 2014  
1:30 p.m.**

**PRESENT:** Mayor Jerry P. Weiers, Vice Mayor Yvonne J. Knaack and Councilmembers Norma S. Alvarez, Ian Hugh, Manuel D. Martinez, Gary D. Sherwood, and Samuel U. Chavira

**ALSO PRESENT:** Brenda Fischer, City Manager; Sam McAllen, Interim Assistant City Manager; Michael Bailey, City Attorney; and Pamela Hanna, City Clerk

**CALL TO ORDER**

**WORKSHOP SESSION**

1. COUNCIL UPDATE ON THE TOTAL LIFE-CYCLE COST ASSESSMENT FOR JOBING.COM ARENA, RENAISSANCE GLENDALE CONVENTION/MEDIA CENTER AND PARKING GARAGE, AND CAMELBACK RANCH SPRING TRAINING FACILITY  
PRESENTED BY: Stuart Kent, Executive Director, Public Works and Tom Duensing, Executive Director, Financial Services

The purpose of this item is to provide Council with an update on the life-cycle cost information for the following three facilities: Jobing.Com Arena, the Renaissance Glendale Convention/Media Center and Parking Garage, and Camelback Ranch Spring Training Facility.

Mr. Kent introduced Scott Macpherson, Senior Vice President, Rider Levett Bucknall, and Martin Grace, Associate, Rider Levett Bucknall. He said each of these facilities are owned by private operators and the city is responsible for capital repairs. He said as the facilities aged, Public Works felt it was important to develop a plan for repairs.

Mr. Macpherson introduced himself and his colleague and provided some background on his company. He outlined the different steps that were taken to do the assessment. He said the purpose of the life cycle cost assessment was to evaluate the current and future costs to operate and maintain the facility over the facility's anticipated lifespan. He said they were surprised at how well the facilities have been maintained. They conducted a review of current lease and facility use agreements, facility condition assessments, facility operations, data research and analysis, cost and budget analysis and formal reporting and recommendations.

Mr. Macpherson first discussed Jobing.com Arena. He said this facility has maintained at a very high standard and is in very good condition. He said they first broke down the capital costs, construction dollars, into standard elements, and they do an analysis of non-construction related costs. They also do a review of expenditures and do an estimate of life cycle replacements. They use inspection check sheets and use general industry standards and they are able to establish values for replacement of elements in each facility. He said consideration was given to the types of facilities as well. They also revised current operational and maintenance costs. Mr. Macpherson said capital improvements were anticipated at \$17.9 million over the next five years. He provided some examples of anticipated capital improvement costs that might be necessary, such as roof replacement and aging audio and visual systems.

Vice Mayor Knaack commented it was nice to hear the facilities were being kept in such good condition.

Mr. Macpherson reviewed the Renaissance Glendale Convention and Media Center. He said the media center is a first class state of the art media center. This facility is in good operating condition and has been maintained at a very high standard. He said the cost budget analysis is the same for each facility and capital improvements is \$1.6 million over the next five years. Some examples of capital improvements include wall and floor finishes, work on air conditioning systems and work on audio visual systems.

Mr. Macpherson discussed the Renaissance Glendale Parking Structure. He said the facility was in good condition. He said capital improvements of \$1.1 million are anticipated in the next five years. He said a cost might include replacement of the vehicle access system.

Mr. Macpherson discussed Camelback Ranch Park. He said the facility was in good condition. Capital improvements over the next five years will be approximately \$6.1 million. Examples are improvements to the existing a/v systems, repairs to roadways and parking lots and finishes to the interior spaces.

Mr. Kent said he wanted to highlight that agreements related to the media center, parking structure and Camelback Ranch do not identify specific dollar amounts the city should be putting away each year. He said they have been working with the operators of each facility to develop a 7 year capital plan. He said Jobing.com is required to set aside \$500,000 per year for capital repairs. He said things that are attached to the facility are usually allowed as capital repairs and things that are used to run the facility are generally not considered

capital repairs. He explained what operators of each facility have discussed as ongoing and future repairs. He said every capital repair is reviewed and considered separately. He said they will continue to work with Ms. Fischer and Mr. Duensing as to any issues that arise.

Councilmember Martinez said the time periods mentioned for capital improvements were five year periods. He asked if one-fifth of those costs would be presented in the budget each year for the next five years.

Mr. Kent said a portion of the amount will be included in next year's budget. He said it is important to have a contingency in case a repair does need to be made.

Councilmember Martinez said with respect to the arena and the \$500,000 in capital repairs set aside each year, he asked if that money had been spent each year and in what amount. Mr. Kent said since 2006-07, through the last fiscal year, they have spent about \$840,000 in capital repairs and this year will spend between \$450,000 to \$500,000 in capital repairs.

Councilmember Martinez asked if there were any major deficiencies found in the analysis. Mr. Macpherson said they did not find any major deficiencies.

#### **CITY MANAGER'S REPORT**

Ms. Fischer said she had nothing to report today.

#### **COUNCIL ITEMS OF SPECIAL INTEREST**

Vice Mayor Knaack said this is the time of year that the City Council usually has a retreat to talk about their goals. She said they are deep in budget discussions, but she feels they still need to have discussions about the council's goals. She would like to at least have a discussion of goals at a workshop.

#### **ADJOURNMENT**

There being no further business, the meeting was adjourned at 1:55 p.m.