

**Subject:** RE: Library Lot questions

**From:** "Rapundalo, Stephen" <SRapundalo@a2gov.org>

**Date:** Sat, 27 Mar 2010 09:20:46 -0400

**To:** "Briere, Sabra" <SBriere@a2gov.org>

**CC:** "Fraser, Roger" <RFraser@a2gov.org>, "Hieftje, John" <JHieftje@a2gov.org>, <vnarmentrout@sbcglobal.net>, "Pollay, Susan" <SPollay@a2dda.org>

Sabra,

At the moment no contract has yet been signed with a consultant, though a selection was made. "Bringing the consultant up to speed" merely reflects some initial and minimal discussions to ascertain and better clarify a clear understanding around a workplan and scope. I don't know if that was concluded by Roger. Interactions were slowed down given other priorities, not the least of which the budget. Roger has been the one dealing with the consultant, but to my knowledge there really have been no discussions. No announcement has been made regarding a consultant since no contract has been signed. It's critical that the consultant, once engaged, has adequate time to familiarize themselves with the material gathered thus far, before we proceed to re-engage the respondents.

Similarly, there have been no communications with any of the remaining proposal respondents. One did approach Susan Pollay with some questions about the parking deck structure but no exchange of information occurred to my knowledge. So there have been no behind-the-scenes interactions regarding the library lot that I'm aware of.

My commitment is to insure that the process remains transparent throughout. The silence on the matter truly reflects nothing more than a break in the action brought about by various circumstances. I think that we now recognize that the process will obviously take longer than a March-April timeframe - and the bottom line for me is to make sure that the due diligence is conducted properly and thoroughly. I want the final recommendation to be based on nothing more than good process so that people don't point at us and suggest that it was somehow skewed, biased, rigged, etc. in any way other than in the best interests for the City.

Hope this helps. I'll endeavor to raise the matter in Council Communication on April 5th.

Stephen

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-----Original Message-----

From: Briere, Sabra

Sent: Sat 3/27/2010 7:30 AM

To: Rapundalo, Stephen

Cc: Fraser, Roger; Hieftje, John; Vivienne Armentrout [vnarmentrout@sbcglobal.net]

Subject: Library Lot questions

Dear Stephen,

I received the email (below) on my personal account. I haven't received any updates -- not that I expected any -- and don't have any way to respond to Vivienne's questions.

I was curious about the issues she raised, however.

Have we hired a consultant? If so, who is it? If not, should we be briefing someone who isn't hired?

When will the RFP committee schedule be posted? I had, of course, anticipated seeing and voting on the report in March -- at the latest, in April, per the original schedule. When this process was scheduled, we knew the budget process would hit at the end; there's no surprise there.

While the committee is not meeting, are conversations continuing with the proposers? Who is having these conversations? Under what authorization?

Ahh, it's all so very important, especially as we try to make these long-term decisions with everyone watching.

Your help in finding answers to these questions would, as always, be greatly appreciated.

Sabra

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Sabra,

As I think you know, I have been following the progress of the RFP process for the Library Lot (RFP 743) closely and have been attending advisory committee meetings. I have been pleased with the decision to make this process open and public, with the relevant documents posted on a web page. The page was recently updated to make it even more useful.

However, I am now concerned that activities are occurring that should be in public view but are not, and that correct process is not being followed with regard to the consultant that the city has announced its intention to hire. I've been checking the page frequently since the last advisory committee meeting (February 23) and no new meeting has been scheduled. In inquiring about the next meeting, I came into possession of this statement by CM Rapundalo (in an email to a constituent, who shared it with me):

"The Library Lot is somewhat on the back burner during the intense budget processes, and while we get the consultant up to speed and respondents seek/provide more information. A contract has been drafted for the consultant and we will kick that effort off with more gusto in early April. There is no planned meeting on the horizon."

The statement "while we get the consultant up to speed" alarms me, since no contract has been signed. There was a

comment by Roger Fraser at the last committee meeting that he was working with the consultant to define a work product. But "getting (him/her) up to speed" sounds as though the person is actually working on the city's assignment. Shouldn't that be done after signing a contract, not before? Since no contract has been signed, the public is not allowed to know who is doing this work.

Also, "respondents seek/provide more information": this indicates that backdoor conversations are going on without the public committee process. Previously, queries and responses from proposers were posted on the web site. I would be sorry to learn that the city is essentially negotiating with the proposers without benefit of either the committee or council's oversight.

I've tried in the past to learn what the new schedule for the RFP (committee report, council deliberation and decision) is, since the previous schedule is already out of date. I would appreciate knowing whether any decision has been reached about a likely timeline, or whether the process will go on indefinitely behind closed doors, only to be revealed just as council is asked to vote.

Thank you for your help with any light you can shed on this.

Vivienne Armentrout

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