



Civic Center Modernization Project

Cost / SF Range - Buildings

		Construction Cost / SF	
		Low	High
Library	Renovation	\$ 275	\$ 375
	New	\$ 450	\$ 550
City Hall	Renovation	\$ 300	\$ 400
	New	\$ 550	\$ 650
	Addition	\$ 550	\$ 700
Public Safety	Renovation	\$ 325	\$ 425
	New	\$ 600	\$ 700
	Addition	\$ 600	\$ 750
Seismic Upgrade		\$ 75	\$ 125



Cost / SF Range – Site & Parking

		Construction Cost / SF	
		Low	High
Parking	Surface	\$ 12	\$ 15
	Structured	\$ 100	\$ 150
	Underground	\$ 135	\$ 185
Demolition		\$ 5	\$ 20
Hardscape		\$ 12	\$ 25
Landscape		\$ 10	\$ 15



Prototype Cost Summary

	Construction Cost		Project Cost (w/35% Soft Cost)	
	Low	High	Low	High
A	\$ 163.9 M	\$ 222.1 M	\$ 221.2 M	\$ 299.9 M
B	\$ 150.1 M	\$ 205.1 M	\$ 202.7 M	\$ 276.8 M
C	\$ 175.5 M	\$ 230.3 M	\$ 236.9 M	\$ 311.0 M
D	\$ 182.0 M	\$ 237.1 M	\$ 245.7 M	\$ 320.0 M
E.1	\$ 177.6 M	\$ 226.2 M	\$ 239.8 M	\$ 305.4 M
E.2	\$ 171.5 M	\$ 217.0 M	\$ 231.5 M	\$ 293.0 M
F	\$ 171.2 M	\$ 223.8 M	*\$ 231.1 M	*\$ 302.1 M
G	\$ 178.1 M	\$ 232.0 M	**\$ 240.5 M	**\$ 313.2 M

**Does not include offset from lease/sale of land*

***Does not Include land purchase cost*



Assumptions - Basis

- Based on the approved program
- Conceptual Cost Model, no detailed design
- No decisions have been made regarding funding
- No offsite improvements are included
- Site area and building footprint assumptions were made for projects, and will need to be updated based on final locations and designs



Assumptions - Construction Cost

- LEED Gold Level of Sustainability for all new facilities
- LEED Platinum would be an additional 5-10% cost premium
- Subcontractors markups (Typically range from 15% to 25%)
- General Contractor's/Construction Manager's General Conditions and Fee
- Local prevailing labor rates/wages
- Utility tie-ins for each building



Assumptions - Project Cost

■ Construction Cost

- The direct costs to construct a building or structure, otherwise known as "brick and mortar" costs.
- Building and Site Costs, Design Contingency, Contractor Overhead and Profit, Change Order Contingency

■ Soft Costs

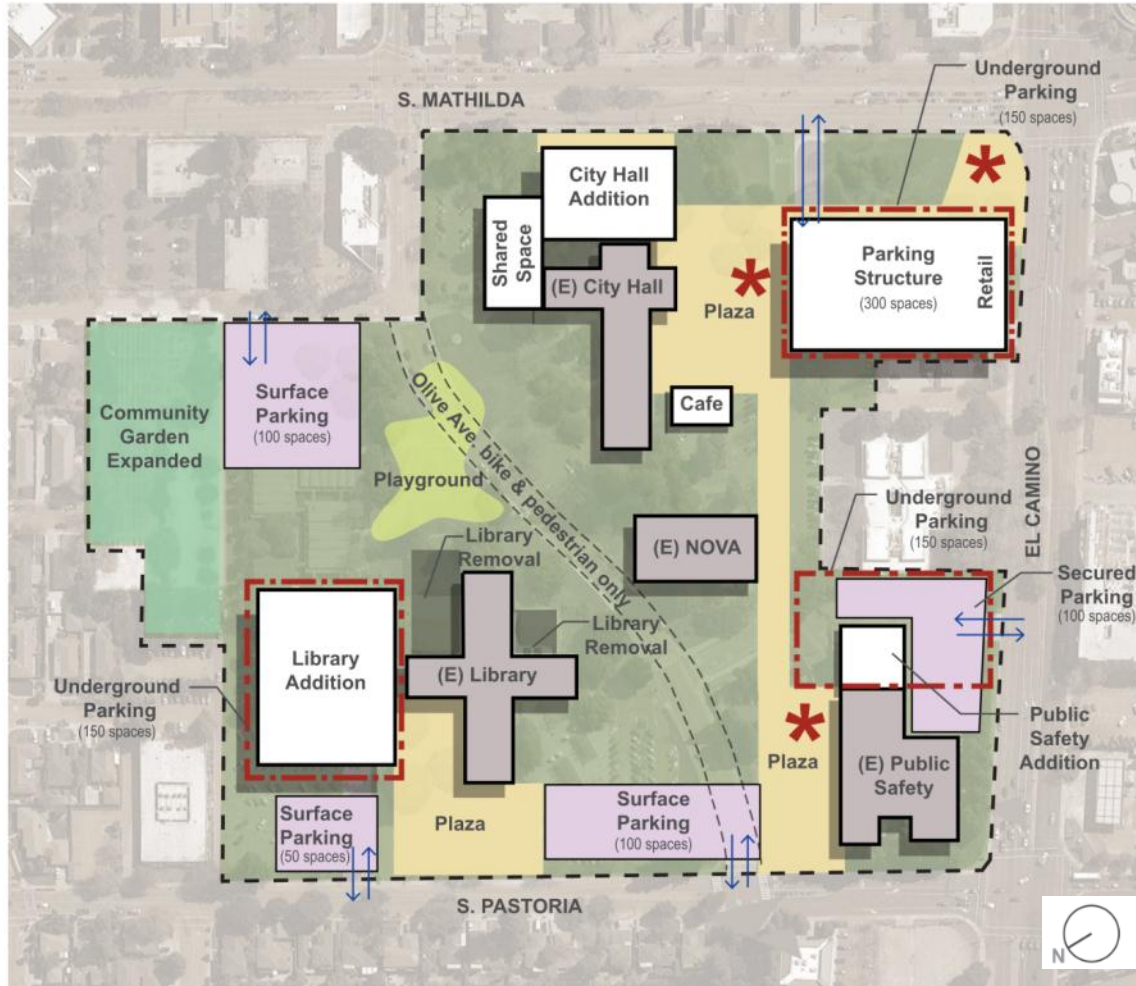
- Expenses, other than hard costs, incurred in developing a project
- Design Fees, Permits, Testing and Inspections
- Assumes 35% of Construction Cost for Soft Costs

■ NOT Included

- Escalation
- Project Contingencies
- Furniture, Fixtures and Equipment (FFE)
- Moving, Operational, or Temporary Facilities



Rapid Prototypes



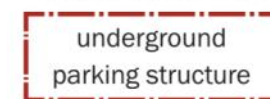
Prototype A

Key Concepts

- 4 Buildings reused
- Remove Olive
- Smaller separate green spaces

Site Elements

- 2-story Library addition w/ 2-level parking structure below
- 1-story Public Safety addition w/ 1-level parking structure below
- 2-story City Hall addition
- Parking structure & plaza w/ 1-level parking structure below
- Street-level retail on El Camino
- Interior opens space with playground and gardens
- Olive replaced with open space
- Corner & interior plazas
- Plaza cafe at City Hall
- Mobile coffee kiosk





Prototype A - Opportunities & Constraints

■ Opportunities

- Significant Reuse of Existing Buildings
- Increases Natural Light in Existing Library Building
- City Hall Addition Provides a Civic Presence on S. Mathilda Ave.
- Minimal Phasing Issues

■ Constraints

- Major Library Renovation (more disruptive and costly)
- Less Green Space
- Lack of Streetscape Presence for Library on S. Pastoria Ave. (parking dominates)
- Parking Structure on Major City Corner
- Green Space is Internal & Not Seen From El Camino or S. Mathilda Ave.
- NOVA Has no Immediately Adjacent Parking



A

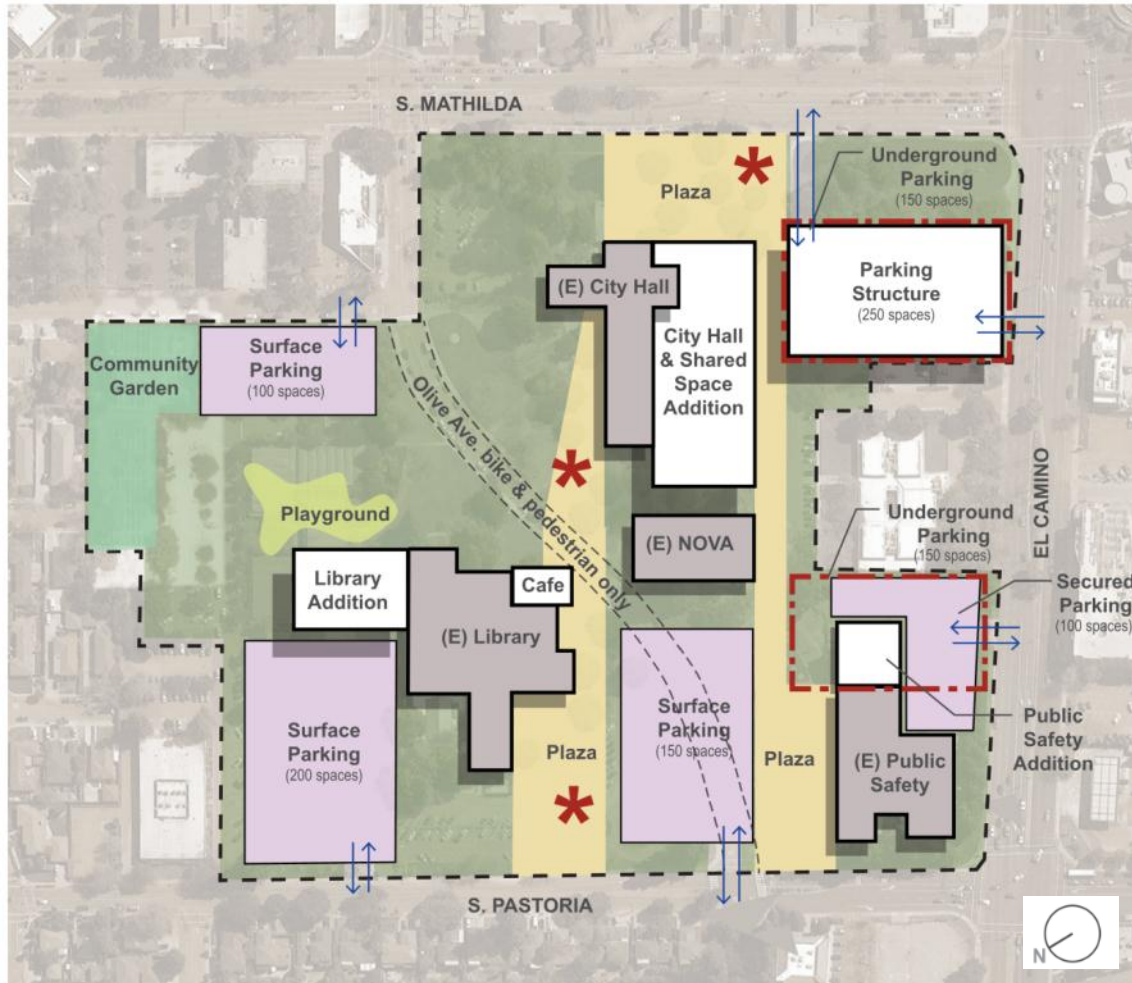


Construction Cost

Project	Key Inclusions	Low	High
Library	Renovation & Addition	\$ 53.1 M	\$ 69.0 M
	260 parking	\$ 8.6 M	\$ 11.8 M
City Hall	Renovation & Addition	\$ 30.2 M	\$ 40.5 M
	320 parking	\$ 14.5 M	\$ 20.9 M
Public Safety	Renovation & Addition	\$ 32.4 M	\$ 44.1 M
	150 parking	\$ 8.1 M	\$ 11.1 M
NOVA	Annex Renovation	\$ 8.0 M	\$ 11.3 M
	270 parking	\$ 6.3 M	\$ 9.1 M
Site	Open Space, Playground	\$ 2.6 M	\$ 4.4 M
TOTAL		\$ 163.9 M	\$ 222.1 M



Rapid Prototypes



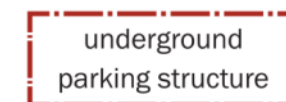
Prototype B

Key Concepts

- 4 buildings reused
- Olive closed for vehicles. Bike & pedestrian use with bollards
- Smaller separate green spaces

Site Elements

- 2-story City Hall addition
- 1-story Public Safety addition w/ 1 level parking structure below
- 1-story Library & Cafe addition
- 2-level Parking Structure on El Camino
- Plaza at City Hall
- Opens space corridor with playground and gardens





- Significant Reuse of Existing Buildings
- Maintain Existing Library façade
- Plaza/esplanades create circulation paths and an aesthetic connection between buildings
- A Balance of Green Space/Plaza and Parking Creates a Better Streetscape Experience

- Reusing Existing Buildings Creates a Challenge for Urban Planning and Landscaping
- Open Space is Scattered



B



Construction Cost

Project		Key Inclusions	Low	High
	Library	Renovation & Addition	\$ 50.1 M	\$ 67.5 M
		260 parking	\$ 1.2 M	\$ 1.6 M
	City Hall	Renovation & Addition	\$ 30.3 M	\$ 40.6 M
		320 parking	\$ 14.2 M	\$ 20.6 M
	Public Safety	Renovation & Addition	\$ 32.1 M	\$ 43.6 M
		150 parking	\$ 8.1 M	\$ 11.1 M
	NOVA	Annex Renovation	\$ 7.8 M	\$ 11.0 M
		270 parking	\$ 4.8 M	\$ 6.6 M
	Site	Open Space, Playground	\$ 1.5 M	\$ 2.4 M
	TOTAL		\$ 150.1 M	\$ 205.1 M



Rapid Prototypes



Prototype C

Key Concepts

- **1 building reused**
- Large Continuous green space
- Frontage on El Camino
- Maintain Olive Ave. for Car Traffic

Site Elements

- 1-story Public Safety addition
- 1-story New Library, Cafe & Plaza w/ 1 level parking below
- 2-story new City Hall/Nova/ Shared Space w/ plaza
- 2-story Parking Structure w/ 1 level parking below
- Opens space corridor with playground and gardens
- Cafe to activate Park





Prototype C - Opportunities & Constraints

■ Opportunities

- New Building Locations Allow Phasing
- New Library Provides Civic Presence on S. Pastoria Ave.
- Green Space Is Acoustically Separated from El Camino by Buildings
- Civic Presence on S. Mathilda Ave. and El Camino

■ Constraints

- Significant Underground Parking (higher cost)
- Vehicular Path Bisects Site



C

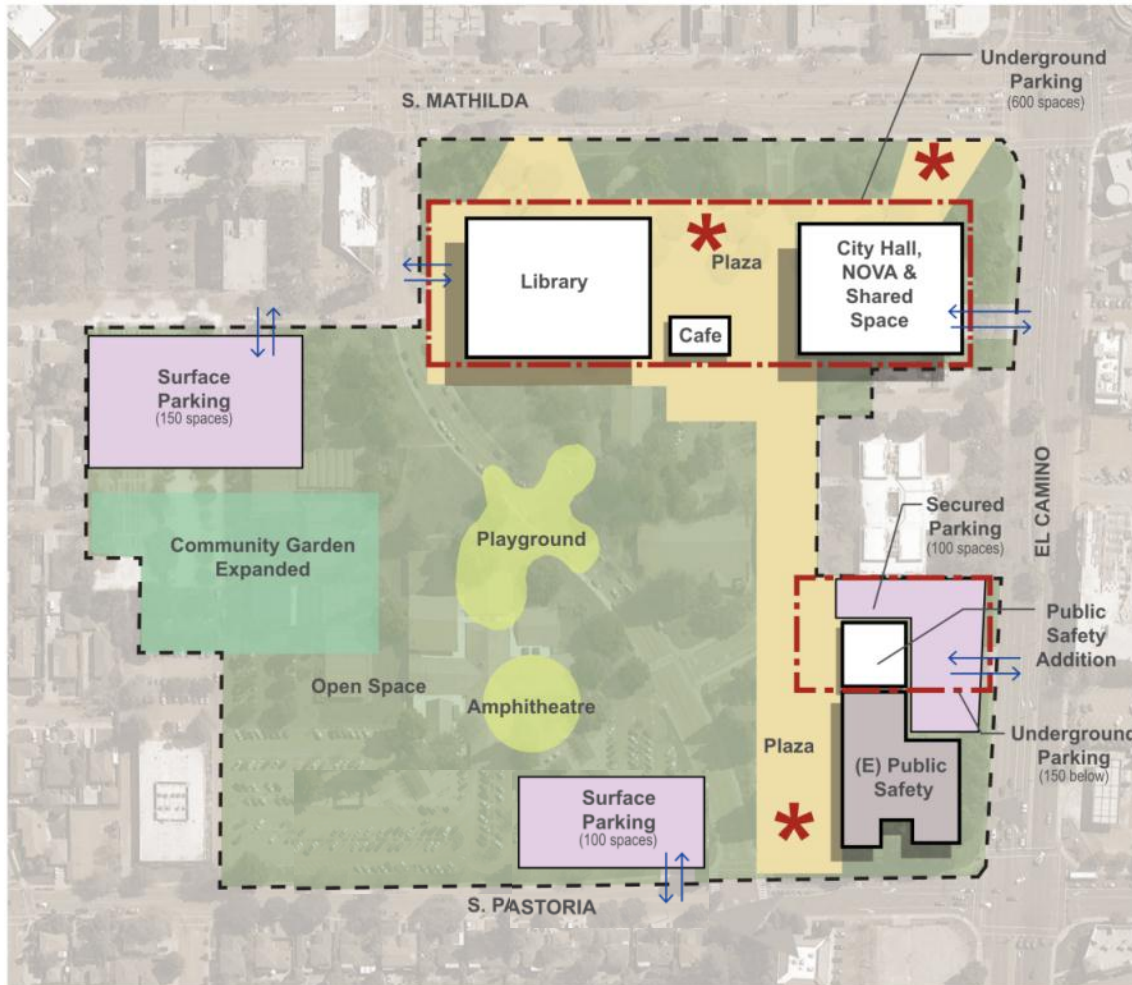


Construction Cost

Project		Key Inclusions	Low	High
	Library	New Library	\$ 56.5 M	\$ 71.4 M
		260 parking	\$ 11.1 M	\$ 15.2 M
	City Hall	New City Hall	\$ 41.1 M	\$ 51.2 M
		330 parking	\$ 14.6 M	\$ 21.2 M
	Public Safety	Renovation & Addition	\$ 33.7 M	\$ 46.4 M
		140 parking	\$ 0.7 M	\$ 0.8 M
	NOVA	Included with City Hall	\$ 7.6 M	\$ 9.5 M
		270 parking	\$ 8.7 M	\$ 12.2 M
	Site	Open Space, Playground	\$ 1.5 M	\$ 2.4 M
TOTAL			\$ 175.5 M	\$ 230.3 M



Rapid Prototypes



Prototype D

Key Concepts

- Frontage on Mathilda
- Underground parking
- Close Olive
- Library & City Hall paired

Site Elements

- **Reuse 1 building**
- 1-story Public Safety addition w/ plaza & 1-level parking structure below
- 2-story new Library w/ 1-level parking structure below
- 2-story new City Hall/NOVA/Shared Space w/ 1-level parking structure below
- Forest Plaza along Mathilda
- Plaza with Cafe links Library and City Hall
- Olive replaced with open space
- Interior community park space w/ playground, gardens & surface parking





Prototype D - Opportunities & Constraints

■ Opportunities

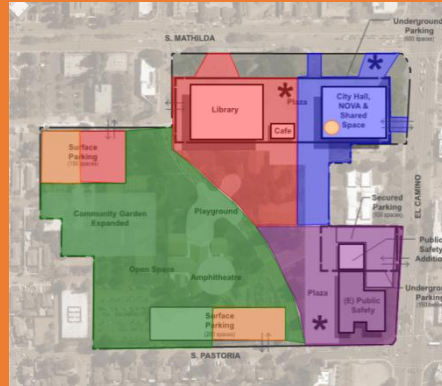
- Large Space for Gathering in Green Space and Plaza
- Consolidated Underground Parking for Library and City Hall
- Strong Civic Presence on S. Mathilda Ave.
- Site Connectivity
- Walkability

■ Constraints

- Removes Some Trees Near S. Mathilda Ave.
- Phasing Requires City Hall to Be Built First
- New Library Is not Adjacent to Residential Neighbors



D



Construction Cost

Project	Key Inclusions	Low	High
Library	New Library	\$ 56.0 M	\$ 70.1 M
	270 parking	\$ 11.1 M	\$ 15.2 M
City Hall	New City Hall	\$ 37.8 M	\$ 45.4 M
	320 parking	\$ 17.3 M	\$ 23.7 M
Public Safety	Renovation & Addition	\$ 32.3 M	\$ 44.0 M
	150 parking	\$ 8.1 M	\$ 11.1 M
NOVA	Included with City Hall	\$ 7.7 M	\$ 9.8 M
	260 parking	\$ 5.2 M	\$ 7.0 M
Site	Open Space, Playground	\$ 6.4 M	\$ 10.7 M
TOTAL		\$ 182.0 M	\$ 237.1 M



Rapid Prototypes



Prototype E.1

Key Concepts

- 3 new buildings
- Balanced parking (surface & underground)
- Buildings on urban front
- Plaza axis

Site Elements

- 2-story new Library
- 2-story new City Hall/NOVA/Shared Space/Cafe w/ 1-level parking structure below
- 2-story new Public Safety w/ 1-level parking structure below
- Forest Plaza along Mathilda
- Plaza paseo through site links buildings
- Olive replaced with open space
- Open space with playground & gardens, etc.
- Surface parking at open space





Prototype E.1 - Opportunities & Constraints

■ Opportunities

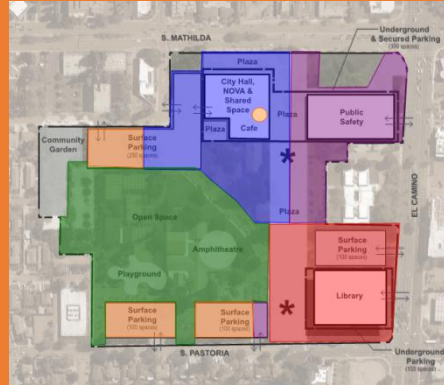
- Large Open Green Space
- Plaza Connecting Major Buildings
- Connectivity Between Public Safety and City Hall
- Great Civic Presence on Both S. Mathilda Ave. and El Camino

■ Constraints

- No Reuse
- Buildings Are Segregated from Green Space



E.1

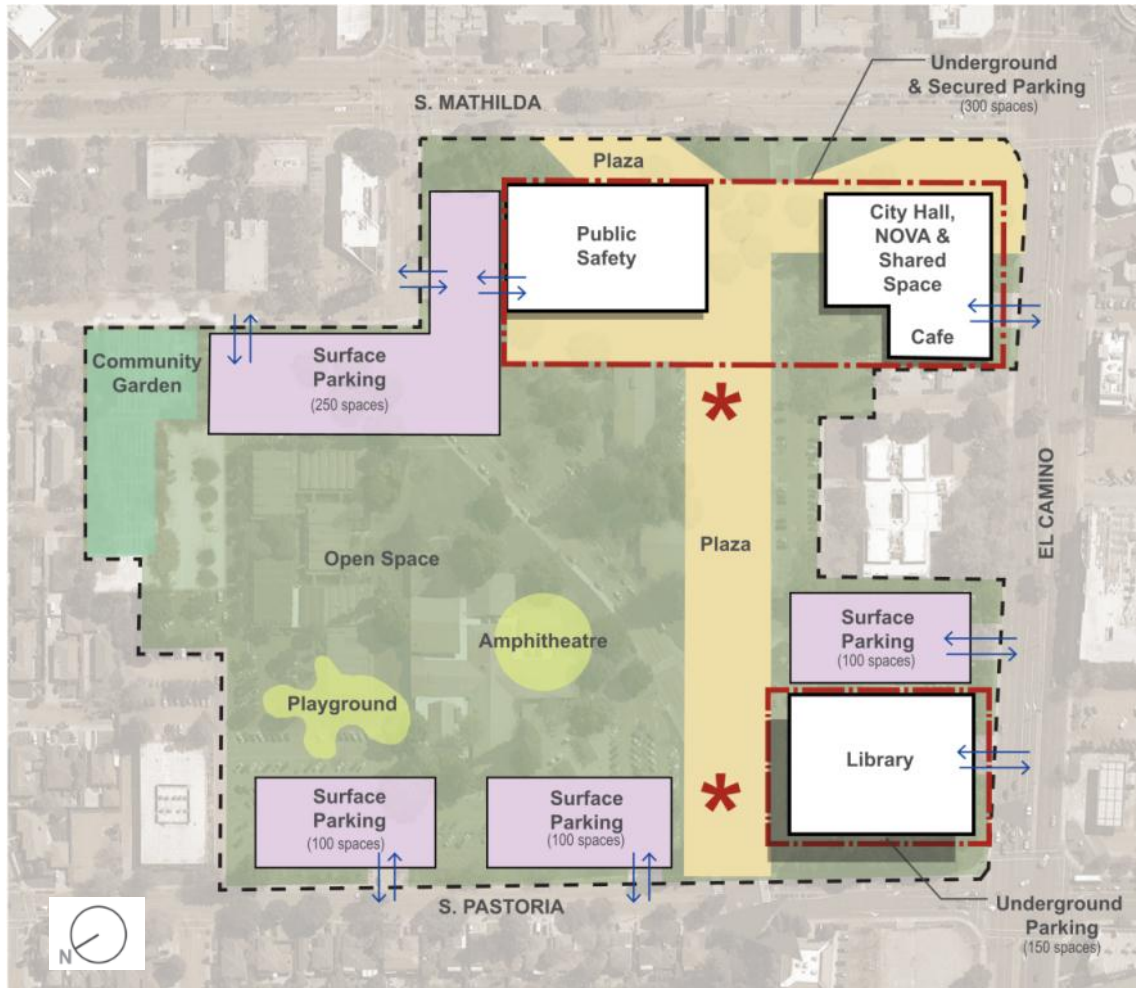


Construction Cost

Project	Key Inclusions	Low	High
Library	New Library	\$ 54.9 M	\$ 68.5 M
	250 parking	\$ 8.6 M	\$ 11.7 M
City Hall	New City Hall	\$ 38.5 M	\$ 47.0 M
	320 parking	\$ 6.5 M	\$ 8.7 M
Public Safety	New Public Safety	\$ 44.3 M	\$ 55.7 M
	170 parking	\$ 8.2 M	\$ 11.2 M
NOVA	Included with City Hall	\$ 7.8 M	\$ 9.9 M
	260 parking	\$ 3.7 M	\$ 5.0 M
Site	Open Space, Playground	\$ 5.1 M	\$ 8.5 M
TOTAL		\$ 177.6 M	\$ 226.2 M



Rapid Prototypes



Prototype E.2

Key Concepts

- 3 new buildings
- Balanced parking (surface & underground)
- City Hall frontage on El Camino
- Plaza axis

Site Elements

- 2-story new Library
- 2-story new City Hall/NOVA/Shared Space/Cafe w/ 1-level parking structure below
- 2-story new Public Safety w/ 1-level parking structure below
- Forest Plaza along Mathilda
- Plaza paseo through site links buildings
- Olive replaced with open space
- Open space with playground & gardens, etc.
- Surface parking at open space





Prototype E.2 - Opportunities & Constraints

■ Opportunities

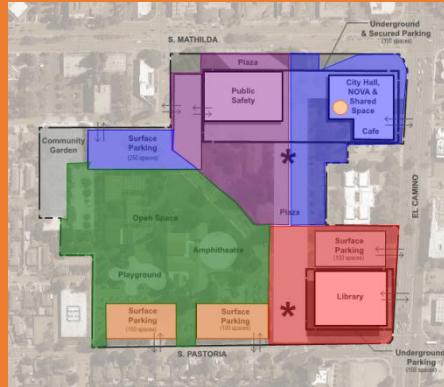
- Large Open Green Space with Adjacent Plaza
- Plaza Connecting Major Buildings
- Connectivity between Public Safety and City Hall
- Civic Presence on Both S. Mathilda Ave. and El Camino

■ Constraints

- No Reuse
- Buildings Are Segregated from Green Space
- Phasing Requires City Hall to Be Built First



E.2

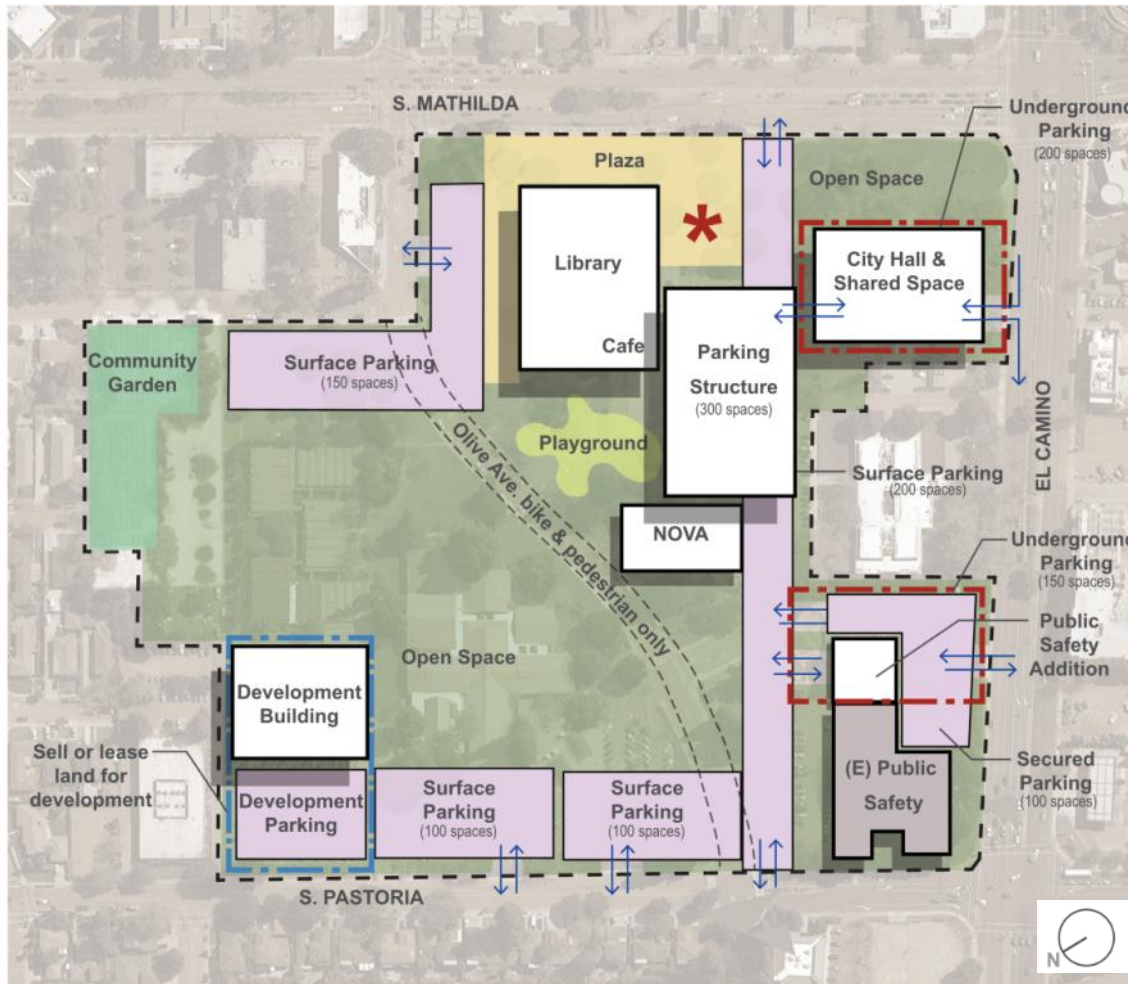


Construction Cost

Project	Key Inclusions	Low	High
Library	New Library	\$ 55.2 M	\$ 68.8 M
	250 parking	\$ 8.6 M	\$ 11.7 M
City Hall	New City Hall	\$ 38.3 M	\$ 46.4 M
	320 parking	\$ 8.9 M	\$ 12.1 M
Public Safety	New Public Safety	\$ 38.3 M	\$ 47.1 M
	160 parking	\$ 4.7 M	\$ 6.4 M
NOVA	Included with City Hall	\$ 7.6 M	\$ 9.5 M
	270 parking	\$ 4.7 M	\$ 6.4 M
Site	Open Space, Playground	\$ 5.1 M	\$ 8.6 M
TOTAL		\$ 171.5 M	\$ 217.0 M



Rapid Prototypes



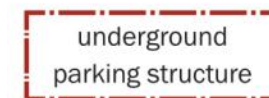
Prototype F

Key Concepts

- Development area
- More surface parking
- Library on Mathilda
- Buildings obstruct view of 2-level parking garage

Site Elements

- **Reuse 1 building**
- Public Safety w/ 1-story addition
- 2-story new Library w/cafe
- 2-story new City Hall/Shared Space
- 1-story new NOVA
- 1-level parking structure below City Hall and Public Safety addition
- 2-level parking structure
- Forest Plaza along Mathilda





Prototype F - Opportunities & Constraints

■ Opportunities

- Large Contiguous Green Space
- Central Shared Parking Structure
- Financial Support from Sale or Lease of Land
- Building Locations Provide Phasing Strategy
- Good Connectivity Between Public Buildings

■ Constraints

- No Reuse of the Existing City Hall or Library
- Sale or Lease of City Land
- Phasing Requires City Hall Be Built First



F

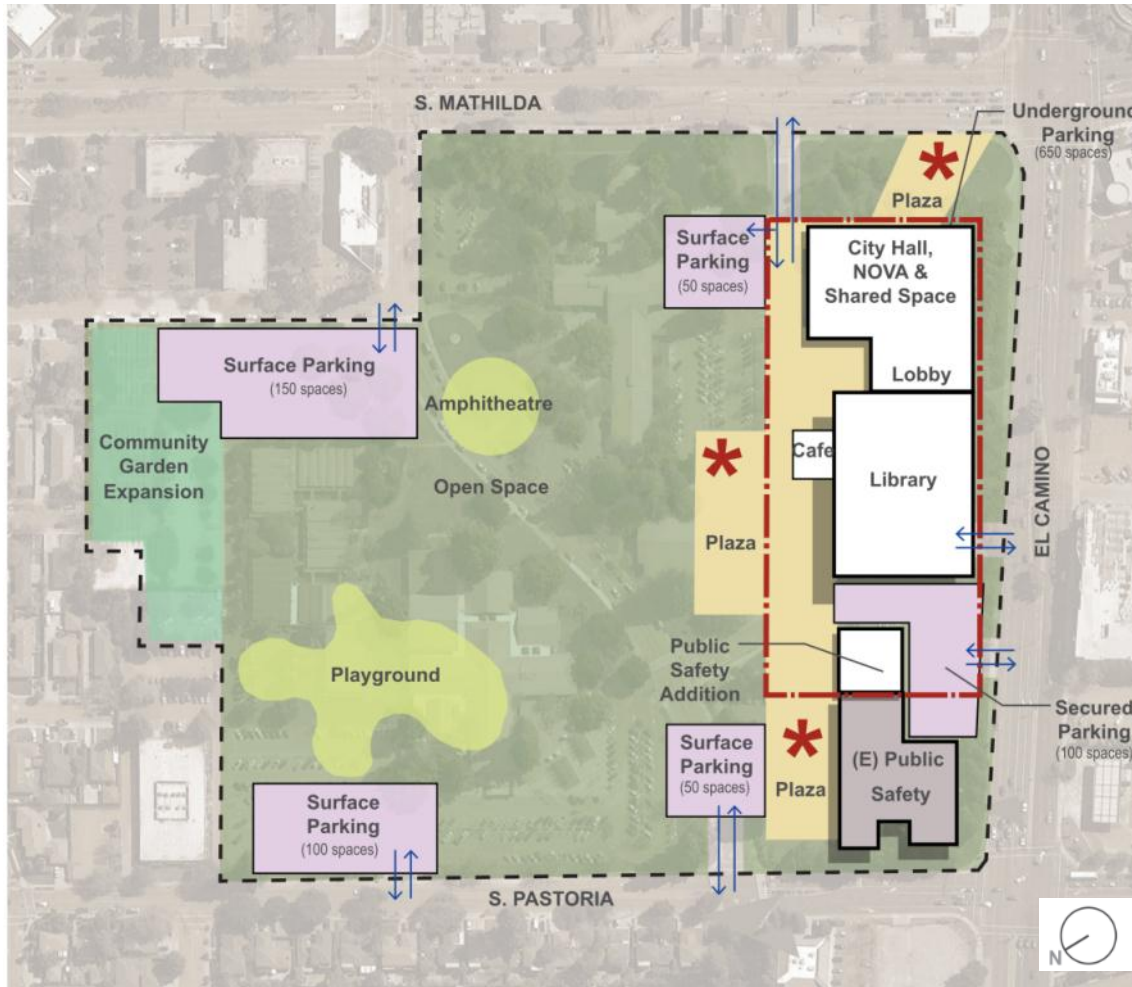


Construction Cost

Project		Key Inclusions	Low	High
	Library	New Library	\$ 54.3 M	\$ 67.4 M
		260 parking	\$ 7.2 M	\$ 10.4 M
	City Hall	New City Hall	\$ 38.3 M	\$ 46.4 M
		320 parking	\$ 14.9 M	\$ 21.3 M
	Public Safety	Renovation & Addition	\$ 32.0 M	\$ 43.5 M
		150 parking	\$ 8.1 M	\$ 11.1 M
	NOVA	New NOVA	\$ 8.2 M	\$ 10.8 M
		270 parking	\$ 2.4 M	\$ 3.2 M
	Site	Open Space, Playground	\$ 5.8 M	\$ 9.7 M
TOTAL			\$ 171.2 M	\$ 223.8 M



Rapid Prototypes



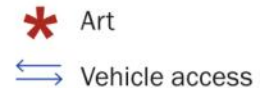
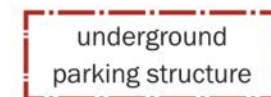
Prototype G

Key Concepts

- Frontage on El Camino
- Large green space with clustered buildings
- **Courthouse purchased for Library**

Site Elements

- **Reuse 1 building**
- Public Safety w/ 1-story addition
- 2-story new Library and City Hall
- Forest Plaza along Mathilda
- Plaza with Cafe links buildings, and open space
- 1-level parking structure below buildings and plazas
- Large park-like open space
- Olive replaced with open space
- Distributed surface parking





Prototype G - Opportunities & Constraints

■ Opportunities

- Buildings Together on One Edge of Civic Center Campus
- Large Contiguous Green Space
- Good Connectivity Between Public Buildings
- Minimizes Impact to Existing Trees
- Green Space is Acoustically Separated From El Camino By Buildings

■ Constraints

- Requires Purchase of the Courthouse Property
- No Reuse of the Existing City Hall or Library
- Significant Underground Parking (higher cost)
- Phasing Requires City Hall to Be Built First



G



Construction Cost

Project		Key Inclusions	Low	High
	Library	New Library	\$ 54.6 M	\$ 67.7 M
		260 parking	\$ 9.1 M	\$ 12.4 M
	City Hall	New City Hall	\$ 38.3 M	\$ 46.4 M
		320 parking	\$ 14.8 M	\$ 20.3 M
	Public Safety	Renovation & Addition	\$ 32.2 M	\$ 43.8 M
		160 parking	\$ 6.2 M	\$ 8.4 M
	NOVA	Included with City Hall	\$ 7.7 M	\$ 9.8 M
		260 parking	\$ 6.7 M	\$ 9.0 M
	Site	Open Space, Playground	\$ 8.4 M	\$ 14.1 M
TOTAL			\$ 178.1 M	\$ 232.0 M