

CC 12-16-2025

#10

Development Project
United Furniture Site

Presentation

United Furniture Site

DP-2024-004, TM-2024-005
ASA-2024-008 & U-2025-004

10075 E. Estates & 19610 Stevens Creek Blvd.



**CITY OF
CUPERTINO**

Subject

- Consideration of a new residential development project consisting of 55-townhomecondominium units and 10 ADUs, housed within ten three-story buildings, on three contiguous parcels, totaling 2.72-acres, located on the south side of Stevens Creek Boulevard at the present location of the United Furniture.
- Applicant: Nick Kosla (Toll Brothers)

Background – United Furniture Site

- 2.68-acre site built out in 1960.
- United Furniture anchor tenant.
- Within the Heart of the City Specific Plan



Background - Applications

- Site Zoned for in July 2024 as a HE Site (65 – 80 DU/acre).
- SB330 application in February 2024, locking in lower density (25 DU/acre) and other objective standards.
- July 31, 2024, Development Application was submitted.

Application Request – Building 1 Modification

- 55-unit townhome project
 - 10 ADUs
 - 11 BMR
 - 6 Median Income (100-120% AMI)
 - 5 Moderate Income (80-100% AMI)
- Resulting density is 20.52 DU/acre
- 10 three-story buildings ranging from 2,020 – 2,567 square feet
- Qualify for Density Bonus



Analysis – Density Bonus - Waivers

- Side Setbacks – Western Side
 - Required – 20'-8"
 - Proposed – 10' (Building Face)
- Rear Setback – Richwood Drive
 - Required – 62'-2"
 - Proposed – 9' (Building Face)
- Building Form – Terracing adjacent to Single Family
 - Not terracing to the required 1.5:1 setback to height ratio.
- Lot Coverage
 - Required – 40%
 - Proposed – 43%
- Elimination of Retail Requirement
- Design Standards for Common Landscape and Open Space

Analysis – Density Bonus Parking Reduction

- Density Bonus Law allows qualifying projects to provide parking at a ratio of 1 parking space per studio to one-bedroom unit; 1.5 parking spaces per two- or three-bedroom unit; and 2.5 parking spaces per four- or more-bedroom unit.
- Required is 118 spaces.
- Providing 2 enclosed per unit, and 9 additional spaces unenclosed, or 119 spaces.

Design



Environmental Review

- A Categorical Exemption memorandum and a Notice of Exemption has been prepared to demonstrate compliance with the California Environmental Quality Act (CEQA)
- The project scope falls within the Class 32 CEQA Exemption pursuant to CEQA Guideline Sections 15332 (Infill Development Projects) and it has been determined that the project will not result in any significant effects on the environment.
- The project will be conditioned to comply with the Environmental Standards adopted by the City pursuant to Chapter 17.04 of the Municipal Code.
- Condition 7 of Draft DP Resolution requires that soil concentrations are acceptable to residential development, as well as to the satisfaction of SCCDEH prior to the issuance of any grading, foundation, or building permits.

Planning Commission

- On November 12, 2025, the Planning Commission, by a 5-0 vote, adopted Resolution Nos. 2025-16 through 2025-1918 recommending approval of the development.

Recommended Action

- Find the project exempt from the California Environmental Quality Act (CEQA)
- Approve the following permits:
 - Adopt Resolution No. 25-___ approving Development Permit (DP-2024-004)
 - Adopt Resolution No. 25-___ approving Use Permit (U-2025-004);
 - Adopt Resolution No. 25-___ approving Architectural & Site Approval Permit (ASA-2024-008);
 - Adopt Resolution No. 25-___ approving Tentative Final Map (TM-2024-005)



Next Steps

The City Council's decision will be final unless a request for reconsideration petition is filed in compliance with CMC 2.08.096 (within 10 days of the notice by the Council within 10 days of their decision). If the project is approved, the applicant may apply for building permits at that time, subject to Condition 7 of the draft Development Permit Resolution.

Questions?

CC 12-16-2025

#11

City Hall Improvements Project

Presentation

City Hall Improvements Project

City Council Meeting
December 16, 2025



CUPERTINO

Tonight's Subject & Recommended Action

Subject: Determine City Hall Improvements project scope and resources, approve budget modification in the amount of \$54,000,000 and authorize design-build delivery method.

Recommended Action: For the Capital Improvement Programs (CIP) City Hall Improvements project (Project),

1. Approve the proposed scope of the Project:
 - a. Risk Category IV Renovation of Structural System
 - b. Maintain Current Footprint: Reconfigure Interior, no vertical or horizontal expansion
 - c. No Parking Expansion
 - d. Upgrades to Infrastructure and Accessibility
2. Adopt Resolution No. 25-XXX approving Budget Modification No. 2425-425, increasing appropriations by \$54,000,000 in the Capital Improvement Fund for the Project (420-99-250);
3. Authorize the City Manager to undertake a design-build project delivery method for the Project;
4. Adopt Resolution No. 25-XXX approving the procurement of a design-build contract for the Project.

Resources: City Hall Project webpage

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Capital Improvement Programs Projects

City Hall Project



City Hall was designed and built in 1965 in accordance with the 1964 Uniform Building Code (UBC). The building was modified in 1986, but the project did not modify the structural system to meet the 1985 UBC. Various Structural Analysis Reports performed in 2011, 2012, 2014, and 2021 documented that the building does not meet current building standards, including seismic safety standards. In addition, City

Project Purpose

- Address seismic deficiencies of 1965/1986 facility
- Modernize building systems at the end-of-service life
- Ensure continuity of day-to-day operations and public services

Background

- Seismic issues identified in 2005
- Multiple studies: 2011–2021 structural analyses
- Prior Council direction in 2022 (renovation) and 2023 (new facility exploration)
- Project reinstated in FY25–27 City Work Program

2022-2025 Council Directions

- **November 2022:** Proceed with full renovation of City Hall, including “essential services” facility (Risk Category IV) structural retrofit, and move EOC to City Hall Annex.
- **February 2023:** Suspend all work on City Hall project to allow for consideration of alternate facility options.
- **March 2025:** City Work Program directs staff to “**implement the previously approved 2022 Council plan with EOC migration**” for the City Hall Improvements project.
- **April 2025:** CIP proposal for FY25-26, direction to proceed with City Hall Annex project including EOC and return to Council with City Hall item in November 2025.

Scope Overview

- Risk Category IV seismic retrofit
 - Essential Services level seismic performance
 - Allows facility to operate during emergencies
 - Approx. \$2.5M cost differential vs. lower standard
- Maintain existing footprint; reconfigure interior
 - 24,000 sq. ft. facility; 120 employees
 - Reconfiguration supports ~15% staffing growth
 - No vertical or horizontal expansion
- No parking expansion
- Infrastructure & accessibility upgrades

2025 Cost Estimate

Total Project Estimate: \$54.4M

- Construction: \$40M
 - \$29M Construction
 - \$3M Contingency
 - \$8M Escalation
- Soft Costs: \$14.4M, for consultants, testing, FF&E, relocation, permitting, etc.

2025 Cost Analysis

Previous cost estimates did not include many soft costs such as moving/storage costs, HazMat remediation, FF&E, and other items.

The October 2025 Cost Estimate for the Full Renovation at Risk Category IV includes:

- Construction cost
- Soft costs
- Estimated Schedule
- Cash flow projections for the 5-year project duration

2025 Cost Analysis - Comparison

"Apples to Apples"

Line #	Comparison of Costs, using 2022 methodology ("Apples to Apples")	Total, direct construction	Soft Costs (add 25%)	2024 Project (2023 + 5% escalation)	2025 Project (2024 + 5% escalation)
1	2022 Cost Estimate	\$20,955,693	\$5,238,923	\$27,504,347	\$28,879,564
2	2025 Cost Estimate, direct comparison (matching methodology)	\$28,973,046	\$7,243,262	N.A.	\$36,216,308
Line #	2025 Cost Estimate: Construction + Full Project Costs	Total, direct construction			
3a	Construction: direct construction costs	\$28,973,046			
3b	Construction: 10% contingency	\$2,897,305		Note: Lines 3a, 3b and 3c (Construction) subtotal: \$39,969,414	
3c	Construction: Escalation	\$8,099,063			
3d	Soft Costs: Consultants	\$3,467,998			
3e	Soft Costs: Other	\$10,933,627			
	total:	\$54,371,039			

2025 Cost Analysis - Cashflow

	FY25-26	FY26-27	FY27-28	FY28-29	FY29-30	totals
Projected Expenditures	\$793,824	\$1,329,109	\$7,704,743	\$22,501,089	\$22,042,269	\$54,371,034
Projected Encumbrances	\$1,555,777	\$3,824,198	\$43,973,600	\$5,017,464	\$0	\$54,371,034

Projected Expenditures = Cash Flow; Projected Encumbrances = Executed Contracts that "encumber" funds within the project fund.

FY25-26: Bridging Architect contract (\$760K), Soil testing, Surveying.

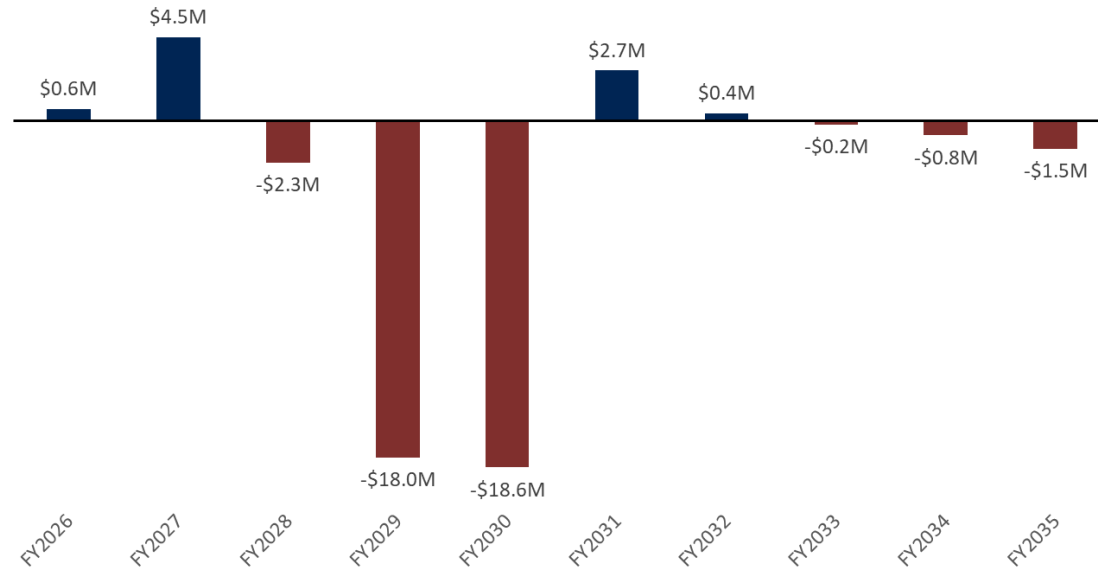
FY26-27: Construction Management contract (\$2.2M), Interim Workplace solutions (\$1.5M) and other due diligence work.

FY27-28: Permits, HazMat Abatement, Design-Build contract (\$32M+)

FY28-29: FF&E, Inspections, Commissioning

Funding

General Fund Annual Operating Surplus/(Deficit)



2025 Options

- Option A: **\$2.5M** - Commit to schematic design only, for the full renovation scope. Design and Construction Management teams will be contracted to more fully explore cost and scope alternatives before commitment to the design-build process.
- Option B: **\$46.3M** - Reduction of scope to eliminate spatial reconfigurations and interior improvements that are tenant improvements not otherwise required by seismic work, HVAC/infrastructure upgrades and accessibility upgrades required by building codes.
- Option C: **\$54.5M** - Full Renovation scope commitment. Upcoming touchpoints with Council will allow for review of cost-saving opportunities before final documentation and execution of Design-Build contract.

2025 Options *(continued)*

- Option D: ~**\$57M** - Full Renovation + Surface Parking Expansion. Commitment to the full renovation scope and the design and construction of a stand-alone parking garage, to address constricted parking availability at Civic Center.
- Option E: ~**\$110M** - New facility with underground parking. In 2015, a new facility with new underground parking was conceptually developed after a multi-year public engagement process and extensive analysis. This option has not been effectively explored since that time but is included here to conceptually represent the range of options available.

Schedule

- Bridging design: 2025–2027
- Design-Build procurement: 2027
- Design, permitting & procurement: 2027–2029
- Construction: 2029–2030
- Move-in: Summer 2030

Budget and Staffing resources

- Projected expenditures: \$54.4M over five years
- One dedicated FTE needed starting FY26–27
- “For Future Use” Committed Reserve funding available: \$64.5M

Design-Build Delivery Benefits

- Faster project delivery
- Lower administrative burden
- Integrated design & construction team
- Best-value procurement options

Next Steps

1. Award Bridging Architect Contract – **April/May 2026**
2. Council Presentation of Bridging Documents:
 - Update and Initial Design Review – **December 2026**
 - Presentation of Bridging Documents: Final Design Review – **July 2027**
3. Award of Construction Management Contract – **January 2027**
4. Award of Design-Build Entity Contract – **July 2027**

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Thank You!



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