

City Hall & Library Expansion Design, Delivery & Funding Strategies

City Council April 30, 2019

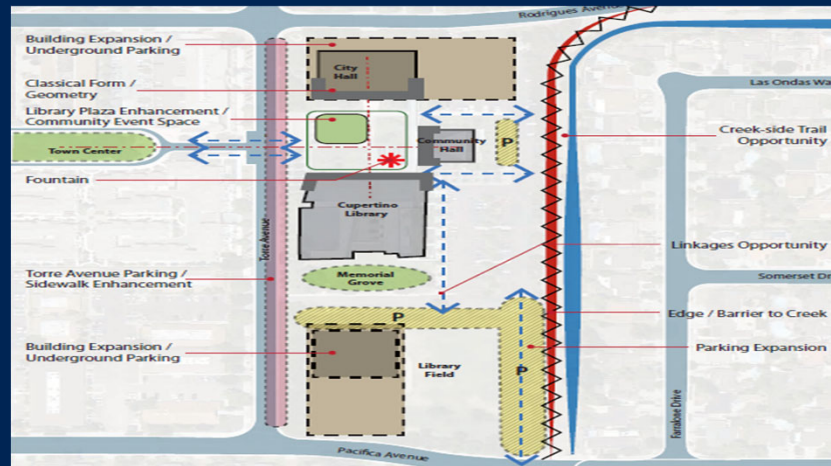


CUPERTINO

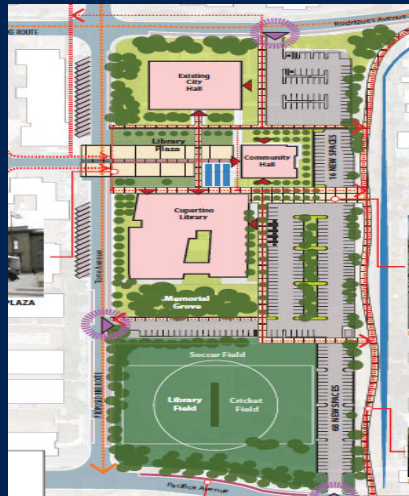
Presentation Outline

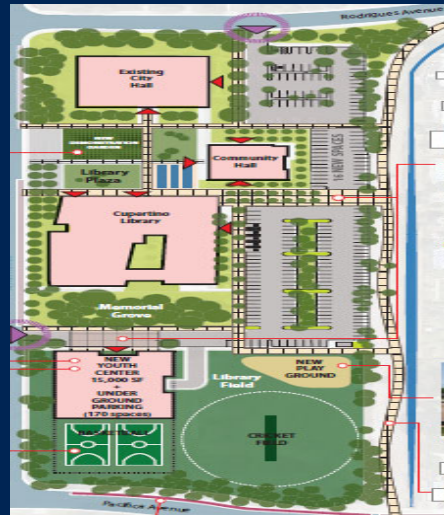
- Background
- Conditions of Existing City Hall
- Design Delivery Strategy
- Library Expansion
- Schedule
- Cost / Funding

December 2012 – CCMP Study



Civic Network

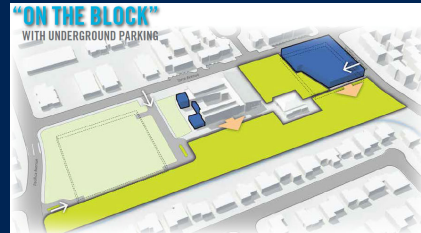
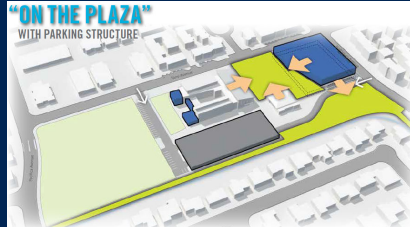




Civic Life



April 2014 Master Plan+Parking Project



Council / Community Input

- July – December 2015
- February – November 2018

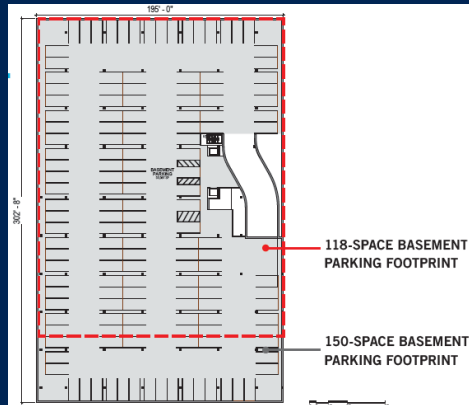
New City Hall –Specifications

- Essential facility of 40,000 square feet
- 118 stall underground parking garage
- Larger meeting and program space for activities and City business
- LEED Silver design equivalent

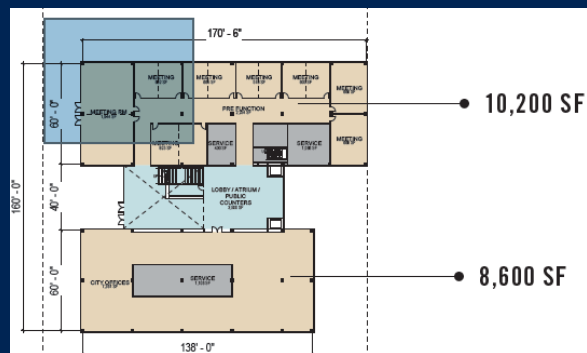
New City Hall – 2014 Cross Section



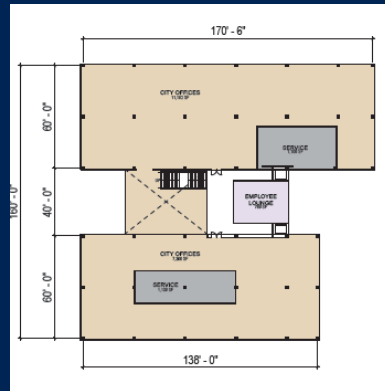
New City Hall – 2014 Below Parking



New City Hall – 2014 1st Floor



New City Hall – 2014 2nd Floor



New City Hall – 2014 Representation



What will public want in a New City Hall?



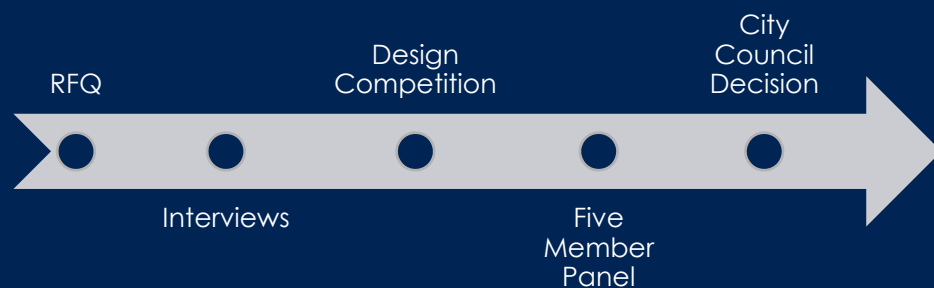
Conditions of Existing City Hall

- Insufficient space
- Health & safety
 - Seismic retrofit
 - HVAC
 - Electrical

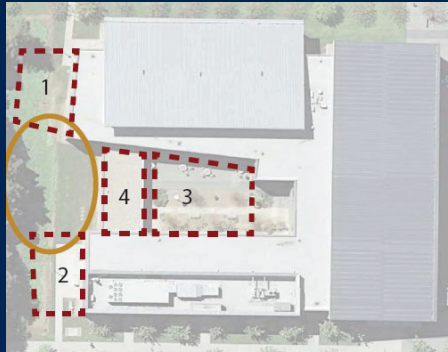
Construction Delivery

- Design, Bid, Build
- Design Build
- Construction Manager at Risk
- Lease-Leaseback
- Public-Private Partnership
- Developer Agreement

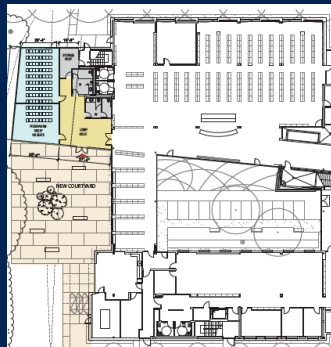
Design Delivery Strategy



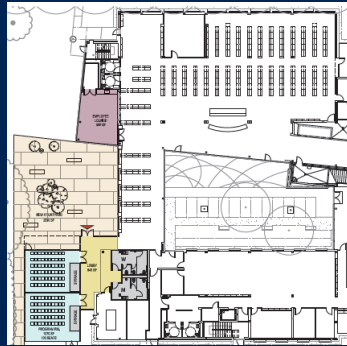
Library Expansion



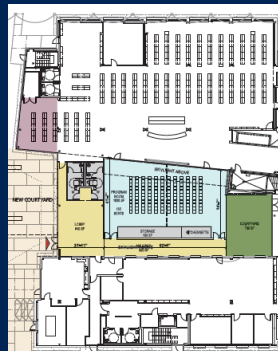
West Wing Expansion



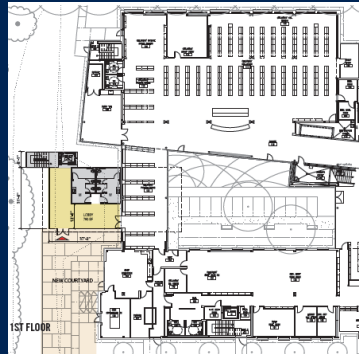
East Wing Expansion



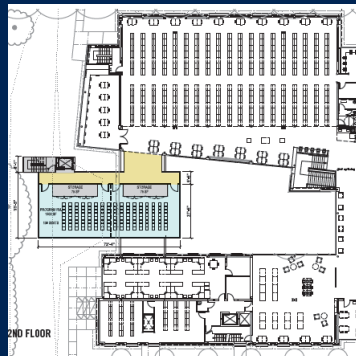
Court Yard Infill



Perched Expansion – 1st Floor



Perched Expansion – 2nd Floor



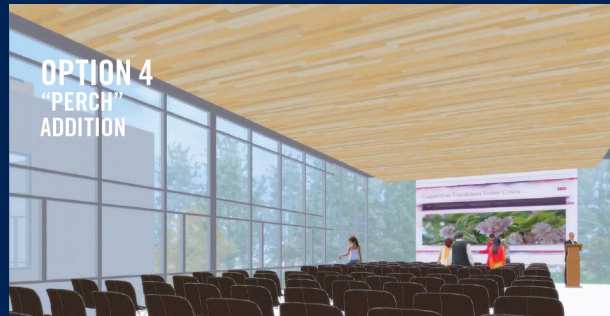
Perched Expansion – 2014



Perched Expansion – 2014



Perched Expansion – 2014



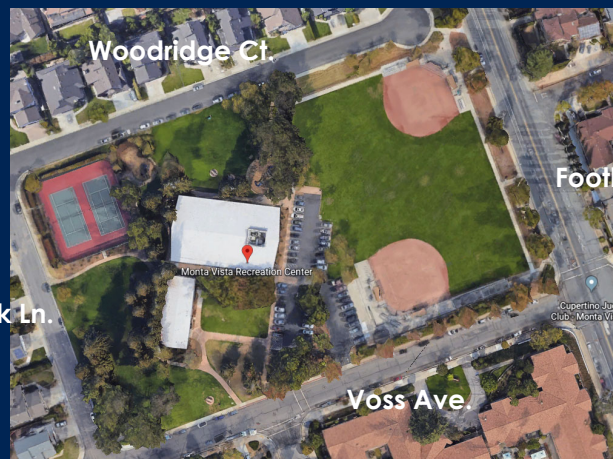
New City Hall Schedule

Activity	Date
Issue Design RFQ	July 10, 2019
Complete Conceptual Design	September 25, 2019
Start Design	December 2, 2019
Construction Documents Complete	February 3, 2021
Start of Construction	August 9, 2021
City Hall Complete	October 30, 2023

Interim City Hall Schedule

Activity	Date
Start Design	August 5, 2019
Start Construction	September 28, 2020
Complete Construction	April 9, 2021
Transition Staff	April 12 – 30, 2021
Move out and restore site	
Complete restoration	

McKlintock Ln.



Monta Vista Community Center Programs

- Home to Tiny Tots/Super Tots
- Gymnastic Program
- Kung Fu & Judo Clubs
- Art & Education Classes

Library Expansion Schedule

Activity	Date
Issue RFP for Architect	July 6, 2021
Start Design	December 13, 2021
Construction Documents Complete	February 3, 2023
Start Construction	August 7, 2023
Construction Complete	November 29, 2024

Cost Projections of New City Hall/Library Expansion '14 – '19

	2014	Feb. 2018	April 2019
City Hall	\$61.6M	-	-
Library Exp.	\$8.1M	-	-
City Hall	-	\$69.15M	-
Library Exp.	-	\$9.95M	-
City Hall	-	-	\$70.51M
Library Exp.	-	-	\$10.05M

Funding – New City Hall

- New City Hall
 - \$30M capital reserves
 - \$40M certificate of participation

Funding – Library Expansion

- Library Expansion
 - \$11M general obligation bond

Funding Schedule

Activity	Date
Ballot Initiative to Increase: <ul style="list-style-type: none"> • Transactional Use Tax .25% • Transient Occupancy Tax 2% 	November 2020
Ballot Initiative for General Obligation Bond	November 2020
Initiate Certificate of Participation	April 5, 2021
Receive Voter Approved Revenue	April 2021

Survey

- Open from April 12th to April 26th
- 259 responses
- Available via City's Open City Hall, Earth Day festival, social media and e-notifications on April 23rd

Question #1

You've got 10 dots to 'spend' on the City's facilities. Each dot is worth \$100,000. How would you spend them on these areas?



Question #2

You've got 10 dots to 'spend' on capital improvement projects in the City. Each dot is worth \$100,000. How would you spend them on these areas?

	%	Count
Administration Facilities Improvements (e.g. City Hall, Community Hall)	7.3%	214
Recreation Facilities Improvements (e.g. Quinlan Community Center, Senior Center, Sports Center)	15.3%	452
Road Improvements (e.g. overlays, concrete repairs)	18.8%	555
Bike/Pedestrian Trail Improvements (e.g. separated bike lanes, creek trails)	14.6%	431
Park Improvements (e.g. Memorial Park, Creekside Park, community garden)	22.1%	652
Compliment Grant Funding and/or Donations (e.g. all-inclusive playground, solar electric vehicle chargers)	6.2%	184
Other	6.2%	183

Question #3

If the City needed additional funding for the Capital Improvement Program, which funding option(s) would you support? Select at least one.

	%	Count
Property Tax (tax on property that is based on the property's assessed value)	16.6%	49
Parcel Tax (tax on property that is not based on the property's assessed value)	16.9%	50
Sales Tax (tax on retail transactions within the City)	17.3%	51
Transient Occupancy Tax (tax on hotel and short-term rental stays of less than 30 days)	38.3%	113
I do not support the use of additional taxes to fund the Capital Improvement Program.	47.8%	141

CIP Study Session to Follow

- End of City Hall / Library presentation
- CIP study session to follow
 - Format of presentation

City Hall

- New - \$70.5M
- Renovated - \$23M
- Minimum - \$6.6M



Recent Architectural Design Fees for Public Buildings

City of Los Altos Community Center (proposed)

- \$23.4 million
- 20,000 SF
- Design Fee \$3.35 million (14.3%)

City of Pleasant Hill New Library

- \$24 million
- 25,000 SF
- Design Fee \$3.1 million (13%)