

### **Relocate to the Monta Vista Recreation Center**

#### Rationale

- Monta Vista is comprised of two main buildings.
- Existing “Gymnastics” building = 10,560 sf, built in 1967
- Existing Pre-K building = 2,890 sf, built in 1961
- Provide 2 portables at existing city hall site for City Channel and council offices. City Channel and City Hall chambers will be more effective located in proximity to community hall

#### Caveats:

- Cost for two shipping containers for storage included as part of contingencies.
- Costs to convert facility back to its current use or another use after serving as temporary city hall is not included.
- City will have to designate current on street parking for city hall use only.
- This location will create parking congestion and access issues during construction.

#### Pro's

- Relocating to Monta Vista is feasible and a good portion of the improvements will be to city owned property.
- Depending upon the future use of the facility some of these improvements may enhance this city owned property.
- The location is convenient.

#### Con's

- Parking is inadequate and will require most on street parking for employee parking
- Requires the relocation of existing programming including the Pre-K program

### **Relocate to the New Service Center Administration Building**

#### Rationale

- Minimizes cost of construction of temporary facilities.
- Assumes construction of a new Service Center Administration Building PRIOR to construction of a new city hall.
- Existing Service Center Admin Building will remain in place during construction and approximately two years of occupancy by city hall staff.
- City Channel / City council will occupy two portables located at the existing city hall site in this option also.

#### Caveats

- This option assumes the City commits to the City Services master plan, or a portion of it.

## Attachment E

- Accelerated approvals, design and construction schedules may be required to accommodate schedule of new city hall construction.

### Pro's

- Relocating to a newly constructed Service Center Admin Building will minimize sunk costs.
- The city will be utilizing a city resource for temporary housing.
- Valuable City asset upon completion of City Hall construction.

### Con's

- This option is dependent upon the city's budget and desire to improve the services center.
- Highest priced option

## **Relocate to Leased Space in Cupertino**

### Rationale

- Space Required: 21,000sf
- Assuming rent: \$5,00 per sf/month
- $(21,000 \text{ sf}) * (\$5.00/\text{sf}/\text{mo}) = \$105,000$
- $(\$105,000) * 12 \text{ months} = 1,260,000 \text{ /year}$
- $\$1,260,000/\text{year} * (3 \text{ years}) = \$3,780,000$

### Caveats

The above analysis does not include costs for:

- Brokers fees
- Relocation (moving) services
- Tenant improvements: electrical/data, etc.
- Space planning soft costs
- Utility costs

### Pro's

- No impact to existing programming at Monta Vista Recreation Center or Library field.

### Con's

- All lease space costs are "sunk costs" and will not result in improving the city's overall portfolio of facilities.
- Lease space availability is subject to market conditions beyond our control. This may result in higher lease rates or dividing operations across multiple locations resulting in inefficiencies and higher costs.

### **Relocate to modular buildings on Library Field**

#### Rationale

- A typical “module” is 12'x40' = 480sf
- 2 modules are typically combined for a building: multiple modules can be connected to create a larger building.
- Budget \$100,000 per 960 sf.
- $21,000 \text{ sf} / (960\text{sf}) = 22$
- $22 * 100,000 = \$2,200,000$

#### Caveats

The above analysis **does not** include costs for

- Site improvements including additional parking
- Relocation (moving) services
- Tenant improvements: electrical/data, etc.
- Space planning soft costs
- Utility improvements: Power, water, sewer, storm drain.
- Cost to remove and repair fields
- Use of the public space adjacent to the construction site may be an issue with the community.

#### Pro's

- Temporary facilities are in close proximity to existing City Hall.

#### Con's

- A portable village is not an attractive option since the city's fields will not be in use for up to three years.
- The cost of this facility is a sunk cost and will not add to the value of city property.
- This location will create parking congestion and access issues during construction. An additional surface parking lot is most likely necessary.

### **City Channel/Council Offices**

City Channel / City Council will occupy two portables located at the existing city hall site.

Estimated cost includes two, 24' x 40' portable buildings, relocation of City Channel Operations and FF&E for 5 workstations and a conference room; \$300,000.