



Rapid Prototypes



Prototype A

Key Concepts

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

Site Elements

- 1-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

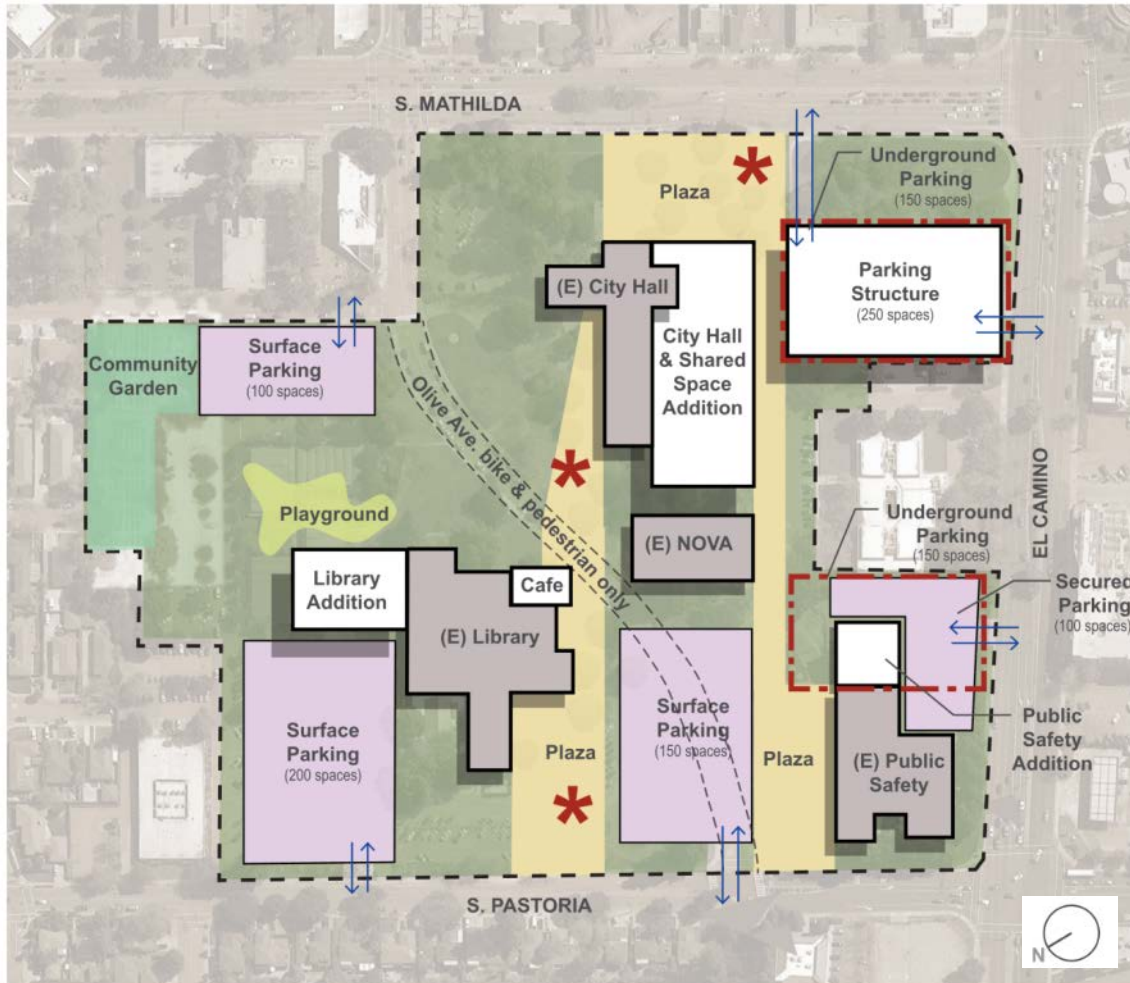
■ Constraints

- 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





Rapid Prototypes



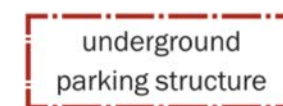
Prototype B

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
- 2-story Library & Cafe addition
- 2-level Parking Structure on El Camino
- Plaza at City Hall
- Opens space corridor with playground and gardens





Prototype B - Opportunities & Constraints

■ Opportunities

- 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

■ Constraints

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





Rapid Prototypes



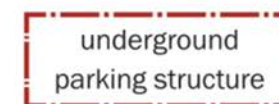
Prototype C

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

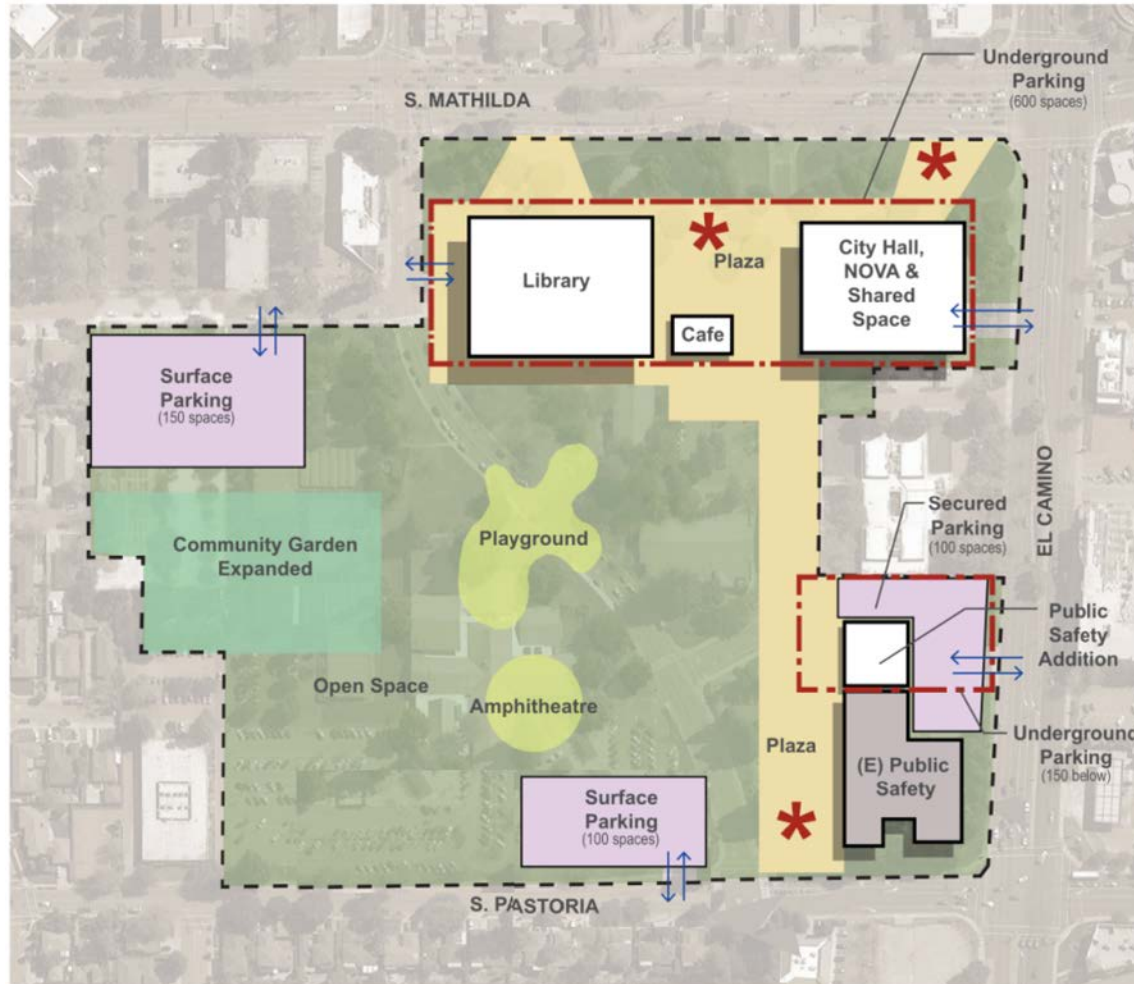
■ Constraints

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





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

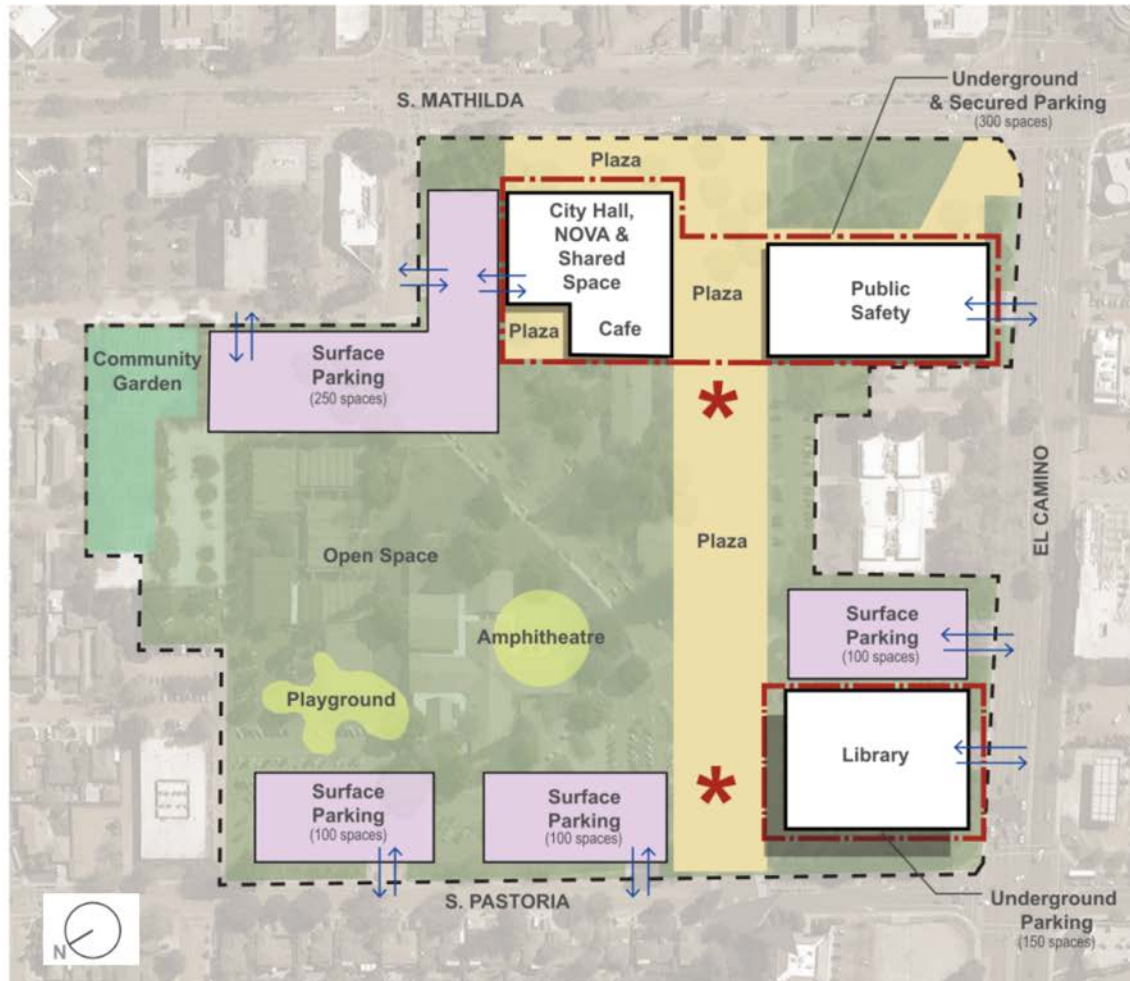
■ Constraints

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





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

underground
parking structure

* Art

↔ Vehicle access



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

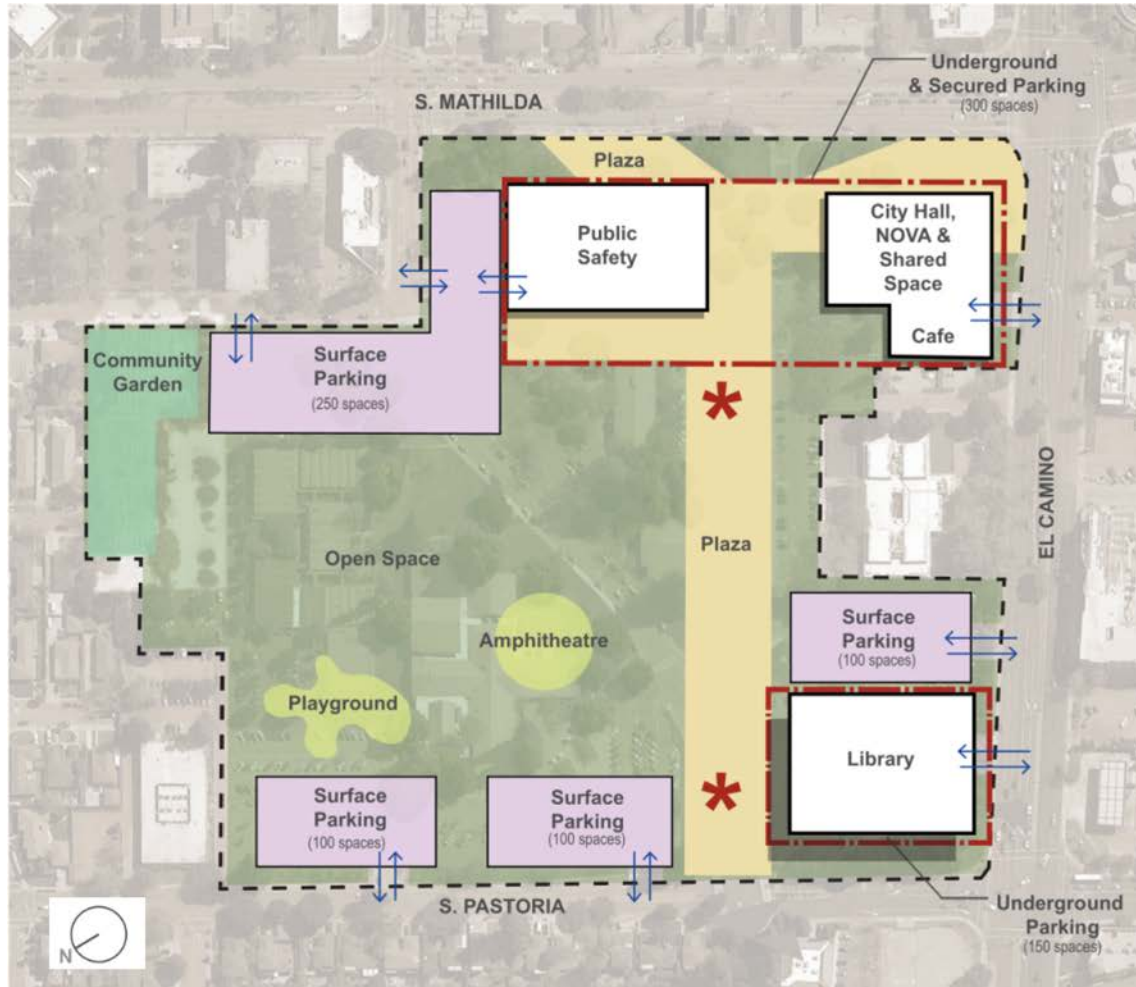
■ Constraints

- No Reuse
- Buildings Are Segregated from Green Space





Rapid Prototypes



Prototype E.2

Key Concepts

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

Site Elements

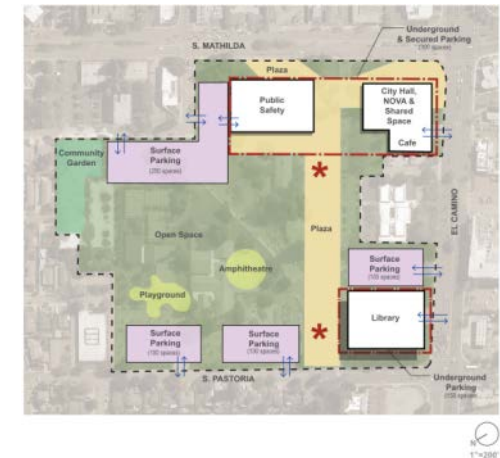
- 2-story new Library
- 2-story new City Hall/NOVA/Shared Space/Cafe w/ 1-level parking structure below
- 2-story new Public Safety w/ 1-level parking structure below
- Forest Plaza along Mathilda
- Plaza paseo through site links buildings
- Olive replaced with open space
- Open space with playground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





Rapid Prototypes

Update: Prototype F was modified by the City Council on Dec. 15, 2015. This prototype considered the sale or lease of two acres of Civic Center land. City Council directed that no Civic Center land be sold or leased to help fund the project.



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

underground parking structure

* Art

Vehicle access



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





Rapid Prototypes

Update: Prototype G was removed from further consideration by the City Council on Dec. 15, 2015. This prototype required the purchase of land currently used as a courthouse and not for sale.



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

underground parking structure

* Art

↔ Vehicle access



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





Civic Center Modernization Project

Cost / Square Foot Range - Buildings

Note: given the preliminary nature of the site prototypes, costs are preliminary and expressed as a range. Costs will be updated as further planning and design work is completed for the project.

		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

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

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

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

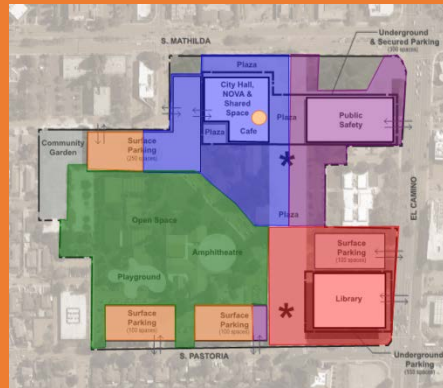
D



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

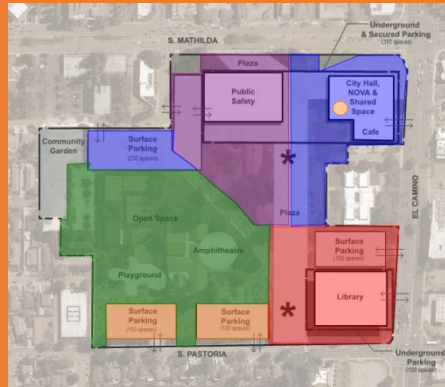
E.1



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

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

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

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