

# Phase 2 Civic Center Complex Update

## Administration Department CIP Engineering Division

May 1, 2023



# Tonight's Discussion

- Schematic Design & Renderings
- Phase 2 Project Cost Estimates & Funding
- Inclusion of City Hall
- Phase 2 Cost Deferral/Savings Options
- Updated Project Schedule & Next Steps

# Schematic Design & Renderings

- Civic Center Renderings
- Schematic Design Plans

- Basis of Design Reports
- Updated Schedule
- Cost Estimates

# Schematic Design & Renderings





# Schematic Design & Renderings



# Schematic Design & Renderings





# Schematic Design & Renderings



VIEW TOWARDS PSOB ENTRANCE



# Schematic Design & Renderings



VIEW TOWARDS EVIDENCE ENTRANCE



# Schematic Design & Renderings

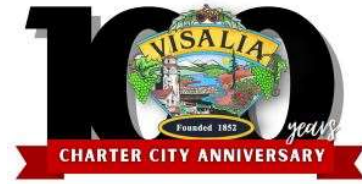


# Schematic Design & Renderings

Final Questions on Renderings?



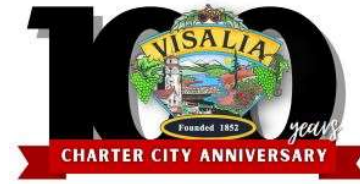
# Phase 2 Project Cost Estimates



What are Total Project Costs?



# Civic Center - Land Acquisition



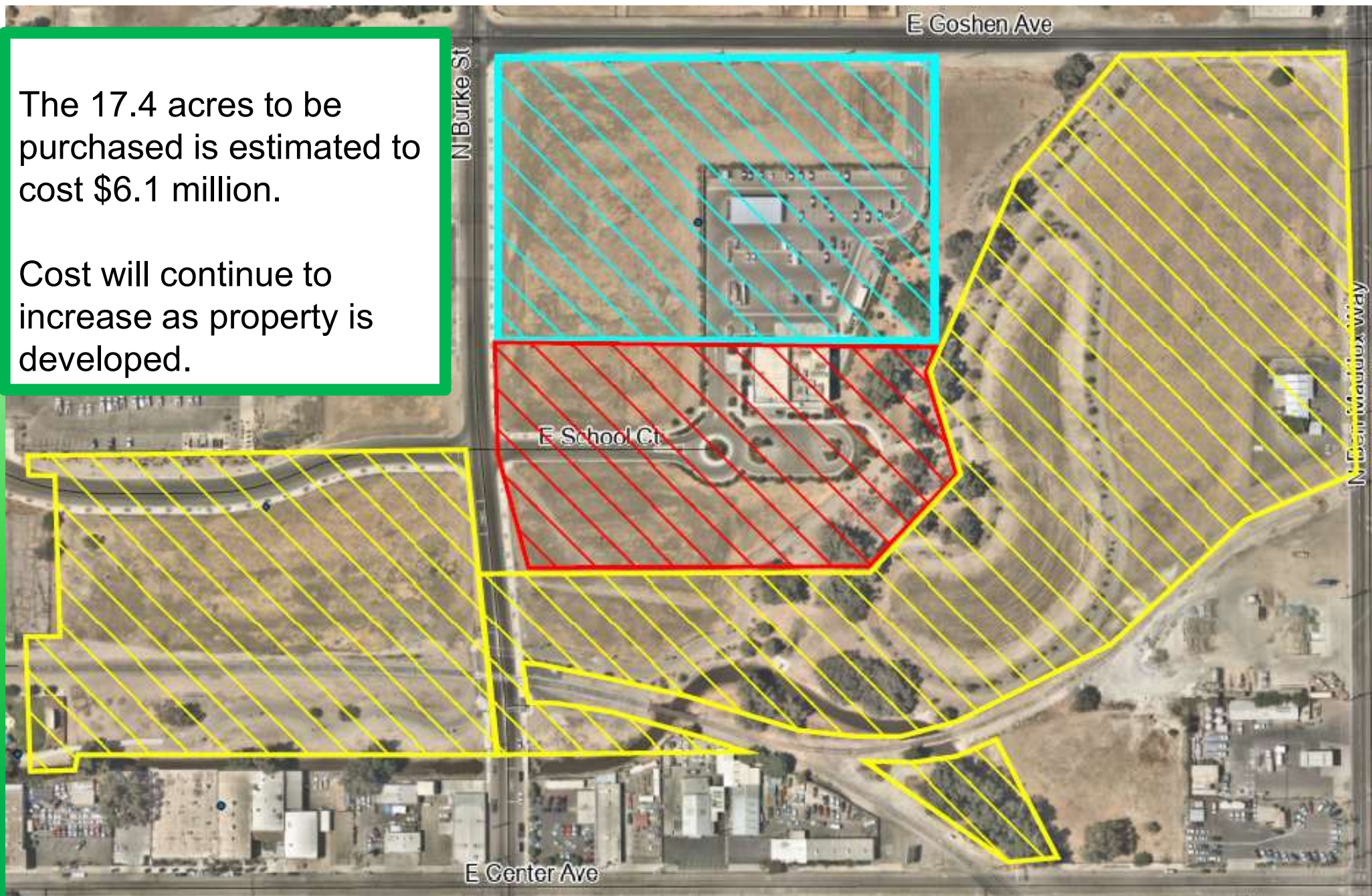
- Civic Center Land was Purchased in 2002-2004 by Redevelopment Funds.
- Redevelopment was officially dissolved by the State in 2012 and became the Successor Agency.
- In 2014, the Successor Agency Board adopted the long-range property management plan which designated what would occur with each parcel previously held by Redevelopment.
  - Government Use
  - Future Development/Sell
- The Civic Center land consists of several parcels that were designated:
  - 15.7 acres Government Use
  - 17.4 acres Future Development
  - 33.1 acres Total



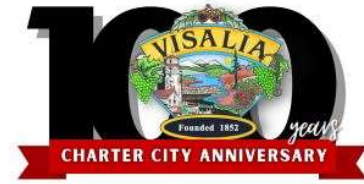
# Civic Center - Land Map

The 17.4 acres to be purchased is estimated to cost \$6.1 million.

Cost will continue to increase as property is developed.



# Phase 2 Project - Soft Costs



## Soft Costs

Architecture & Engineering (PS&E)	\$4.6
Construction Management	\$1.5
Furniture, Fixtures & Equipment	\$4.1
Audio Visual & Technology	\$2.4
City Permits & Fees	\$1.6
Testing & Inspections	\$1.6
<u>Staff Project Management</u>	<u>\$0.5</u>
Total	\$16.3M



# Phase 2 Project - Construction Costs

## Construction Costs (Hard Costs)

Site Development	\$12.0
Off-Site Development	\$ 0.3
Utilities	\$ 2.2
Council Chambers Building	\$ 6.8
Public Safety Administration Building	\$38.7
Evidence Building	\$12.2
<u>Plaza/Canopy</u>	<u>\$ 9.0</u>
Total	\$81.2M

# Phase 2 Total Project Cost Estimate



## Total Project Cost Estimate

Soft Costs	\$16.3M
+ Construction (Hard Costs)	\$81.2M
<hr/>	
Sub Total	\$97.5M
plus Cont. (10%) =	\$107M*

\*Total Cost does not include land acquisition

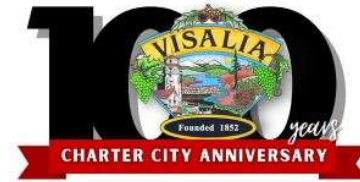


# Phase 2 Available Funding



	Phase II Funding	
Civic Impact Fee Fund	\$ 8.6	Projected thru FY 24/25 - Assumes no recession
Civic Center Reserve	\$ 73.1	Projected thru FY 24/25 - Assumes no recession
Police & Fire Impact fund	\$ 7.0	Would need a 7-9 yr GF advance
Measure T Police & Fire	\$ 8.0	Takes each Fund balance to \$7 m at June 30, 2024
<b>Funds Designated for Civic Center/PS Total</b>	<b>\$ 96.7</b>	
<b>Additional Funding Options - Recommended</b>		
GF Building Maint Fund	\$ 0.8	Set-aside before Measure N passed
ARPA (PS Salary & Benefits Drawdown)	\$ 13.0	Second Round of ARPA Funds
<b>Additional Funding Recommended</b>	<b>\$ 13.8</b>	
<b>Projected Available Funds - Phase 2</b>	<b>\$ 110.5</b>	

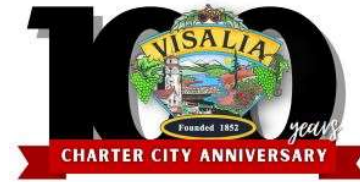
# Inclusion of City Hall



## City Hall Project Costs

Soft ↓ Hard	Architect & Engineer	\$ 2,500,000
	Construction Manager	\$ 700,000
	Furniture, Fixtures & Equipment	\$ 2,130,000
	Audio Visual & Technology	\$ 1,300,000
	City Permits & Fees	\$ 850,000
	Testing & Inspections	\$ 850,000
	Staff Project Management	\$ 250,000
	<u>Building Construction</u>	<u>\$42,609,000</u>
	Sub Total	\$51,189,000
	<u>Plus Cont. (10%)</u>	<u>\$ 5,200,000</u>
	<b>Total</b>	<b>\$56,389,000</b>

# Available Funding



	Phase II Funding	
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<b>Additional Funding Recommended</b>	<b>\$ 13.8</b>	
<b>Projected Available Funds - Phase 2</b>	<b>\$ 110.5</b>	
<b>Additional Funding Options - Not recommended</b>		
Animal Reserve	\$ 0.3	Money left over from building
Regional Park Reserve Fund	\$ 0.6	Money set-aside for sports park.
Measure N Fund Balance	\$ 6.0	Proj Cash Balance \$11.5m at 6/30/24
Sale PD HQ/CHW	\$ 3.0	Pending Timely Sale
<b>Additional Funding Options Total</b>	<b>\$ 9.8</b>	
<b>Total Available Funds</b>	<b>\$ 120.3</b>	



# Current Debt



Debt	Debt Balance as of 7/1/23	Annual GF Portion of Payment	Interest Rate	Original Loan Term	Maturity	Years Remaining	Early Payoff Option	Years Remaining until Early Payoff
2014 COP - CHE/Conv Center	\$ 2.2	\$ 0.8 m	3.02%	10 yr	Dec 2025	3	2024	1
2012 Animal Control Facility Loan	\$ 2.6	\$ 0.6 m	3.45%	15 yr	March 2028	5	2018	0
2015 COP - VECC/Conv Ctr Renovation	\$ 9.8	\$ 1.0 m	3.14%	15 yr	Dec 2029	7	2024	1
<b>Total</b>	<b>\$ 14.6</b>	<b>\$ 2.4 m</b>						

## Estimated Annual Payments for Various Debt Issuance Scenarios

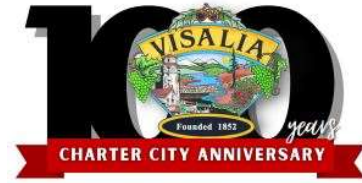
### Interest Rate: 4.50%

Length of Loan (Years)	Loan Amounts	
	\$ 60,000,000	\$ 65,000,000
20	\$ 4,612,569	\$ 4,996,949
25	4,046,342	4,383,537
30	3,683,493	3,990,450

### Interest Rate: 5.00%

Length of Loan (Years)	Loan Amounts	
	\$ 60,000,000	\$ 65,000,000
20	\$ 4,814,555	\$ 5,215,768
25	4,257,147	4,611,910
30	3,903,086	4,228,343

# Phase 2 Cost Deferral Options



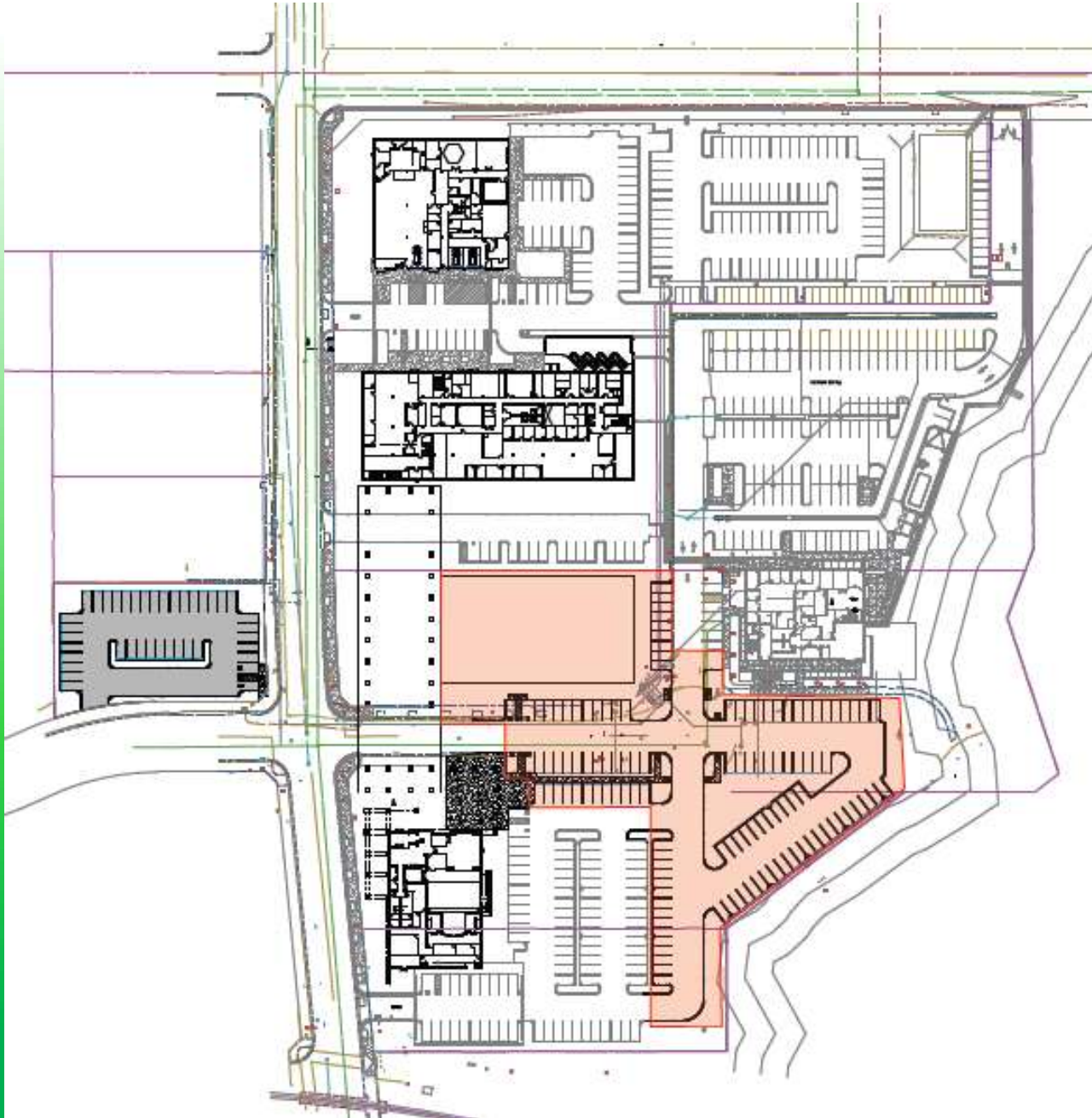
## Option 1:

- Defer Construction of City Hall and reduce parking areas (subcommittee recommended option).

## Option 2:

- Option 1, plus defer construction of canopy to Phase 3.

# Phase 2 Cost Deferral Options





# Phase 2 - Cost Deferral Option 1





# Phase 2 - Cost Deferral Option 2



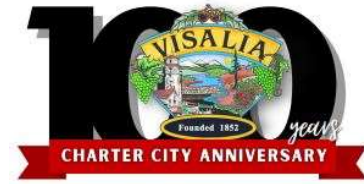
# Phase 2 Cost Deferral Options

- Option 1 Cost Savings - \$2.5M\*  
(option recommended by subcommittee)
- Option 2 Cost Savings - \$11.0M\*

\*These costs would be deferred to Phase 3



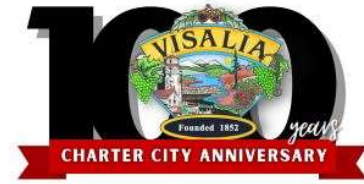
# Updated Project Schedule



## Completed by Date:

- |                   |             |
|-------------------|-------------|
| • PS&E            | Spring 2024 |
| • Bidding & Award | Summer 2024 |
| • Construction    | Late 2025   |
| • Move-In         | Early 2026  |

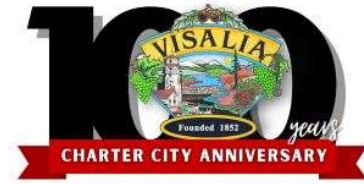
# Next Steps



Staff will Return with the following items:

- Landscaping Plan Options
- Architect & Engineering Fee Amendment Request
- Project Updates As-Needed
- Funding for Land Acquisition

# Recommended Motion



I move to :

1. Approve staff to complete the Schematic Design Phase.
2. Continue with Phase 2 of Civic Center Project.
3. Include Phase 2 cost savings Option 1.
4. Obtain appraisals to start the land acquisition process.



# Construction Cost Breakdown

## CONSTRUCTION COSTS

<b>Service Site Development</b>					<b>3,538,500</b>
31 11 00	Clearing and Demolition			599,550	
31 20 00	Earthwork			1,965,600	
33 11 20	Fire Water			675,150	
33 41 00	Storm Drainage			298,200	
<b>Off-Site Development</b>					<b>341,250</b>
31 01 00	Offsite Development			341,250	
<b>Utility Service</b>					<b>2,163,000</b>
26 00 00	Electrical			1,297,800	
27 00 00	Communications			216,300	
33 12 00	Water Utilities			324,450	
33 31 13	Sanitary Sewer			216,300	
33 51 00	Natural-Gas Distribution			108,150	
<b>General Site Development</b>					<b>8,494,500</b>
32 12 00	Pavement			2,548,350	
32 13 13	Site Concrete			2,081,153	
32 32 00	Enclosures			467,198	
32 40 00	Site Lighting			424,725	
32 30 00	Site Improvements			212,363	
32 31 00	Fences and Gates			1,486,538	
32 93 00	Landscape and Irrigation			1,274,175	
				<b>Site Total</b>	<b>14,537,250</b>

Buildings Systems	Council Chambers A	PSOB B	Evidence C	City Hall D	Plaza E	
Foundation and Floor	331,492	1,899,390	597,098	2,088,814	1,300,829	
Structure	1,057,933	6,061,761	1,905,594	6,666,294	4,151,498	
Enclosure	821,574	4,707,469	1,479,855	5,176,940	2,134,486	
FMPE	3,566,570	20,435,779	6,424,256	22,473,819	1,401,188	
Interior Construction	984,430	5,640,601	1,773,197	6,203,133	0	<b>Building Total</b>
	6,762,000	38,745,000	12,180,000	42,609,000	8,988,000	109,284,000
	<b>PSF Costs</b>	<b>\$709</b>	<b>\$750</b>	<b>\$725</b>	<b>\$789</b>	<b>\$300</b>
					<b>Projected Total</b>	<b>123,821,250</b>