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F. 13
presentation*

NEWARK CIVIC CENTER



FEASIBILITY STUDY

CITY COUNCIL MEETING JUNE 23, 2016

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PRESENTATION OBJECTIVES

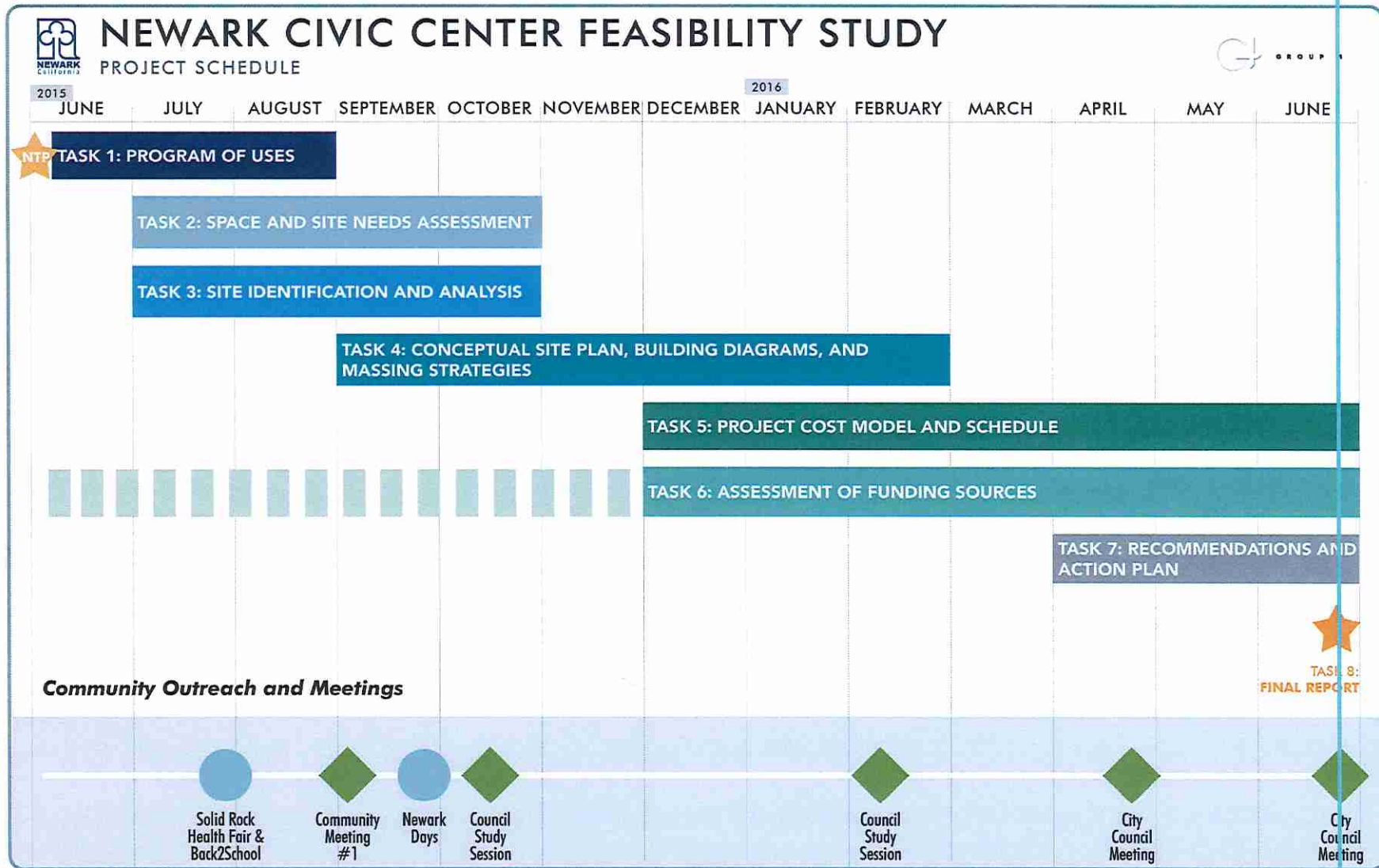
1. SUMMARIZE THE WORK TO DATE

2. RECEIVE INPUT ON THE DRAFT FEASIBILITY STUDY REPORT

PROJECT VISION

“More than a place to do the City’s business, the Civic Center will be a source of pride and community identification. It will include a safe, efficient, customer-friendly office space of City administrative functions. Along with a police station and emergency dispatch center, the Civic Center will serve as a multi-function event space, Council Chambers, and a world class library, resulting in a place for lifelong enrichment.”

FEASIBILITY STUDY PROGRESS



SUMMARY OF INPUT – FACILITIES

COMMUNITY & CITY COUNCIL COMMENTS

- **EXISTING CITY ADMIN/PD BUILDING NEEDS TO BE REPLACED**
 - *Not economical to maintain now or in the future*
 - *Unacceptable life-safety and accessibility challenges*
- **EXISTING LIBRARY IS SUBPAR**
 - *Current library is functionally deficient and has poor infrastructure*
 - *A new roof is necessary*
 - *A larger library is needed*
- **REUSE OF EXISTING LIBRARY BUILDING FOR ANOTHER PROGRAM?**
 - *Provide more information on phasing opportunities*
- **LIBRARY AND COMMUNITY CENTER ARE STRONG ASSETS TO NEWARK**
 - *Architectural landmark*
 - *Need to have more visibility + presence*
 - *Reuse existing building*
 - *Independent historical analysis of the library and community center needed*

EXISTING FACILITY ASSESSMENT

POLICE



FUNCTIONALITY

Operationally inefficient and lack of space doesn't support modern police operations



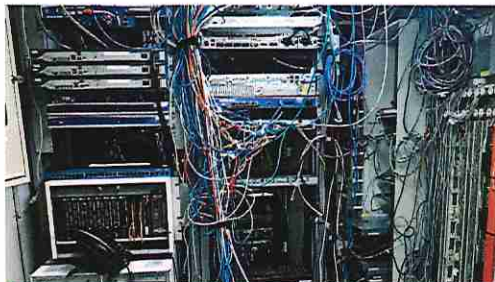
ACCESSIBILITY

Does not meet Title 24 accessibility code/nor ADA requirements



LIFE-SAFETY

The building is not built to essential facility design codes



BUILDING SYSTEMS

The aged and deteriorated systems are past their expected service life



BUILDING ENVELOPE

Exterior envelope is failing and the interior finishes are worn

EXISTING FACILITY ASSESSMENT

CITY HALL



FUNCTIONALITY

Extremely inefficient and not customer friendly



ACCESSIBILITY

Does not meet Title 24 accessibility code/nor ADA requirements



LIFE-SAFETY

The building is almost 50 years old and not based on current seismic or life safety standards



BUILDING SYSTEMS

The aged and deteriorated systems are past their expected service life



BUILDING ENVELOPE

Exterior envelope is failing and the interior finishes are worn

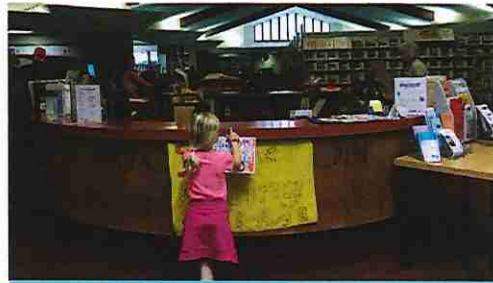
EXISTING FACILITY ASSESSMENT

LIBRARY



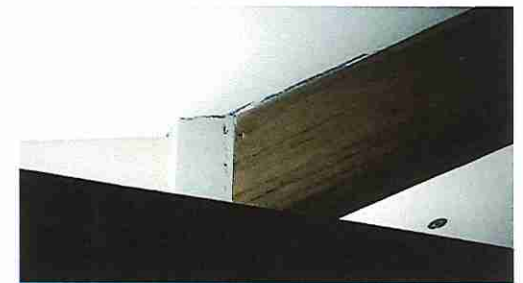
FUNCTIONALITY

Services and programs are limited because of the inadequate size



ACCESSIBILITY

Does not meet Title 24 accessibility code/nor ADA requirements



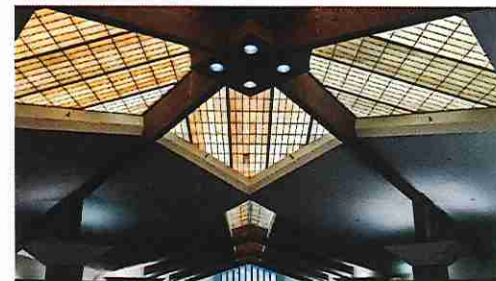
LIFE-SAFETY

The building is over 30 years old, not based on current seismic or life safety standards



BUILDING SYSTEMS

Infrastructure cannot support current technology, systems showing signs of aging



BUILDING ENVELOPE

Distinctive design. Exterior envelope is failing and the interior finishes worn

EXISTING FACILITY ASSESSMENT

SUMMARY

- **THE POLICE FACILITY IS NOT BUILT TO ESSENTIAL FACILITY REQUIREMENTS**
 - *The entire building, including the CAB tower, was last evaluated against 1991 codes*
 - *Non-conforming to Essential Services Seismic Safety Act of 1986*
- **NONE OF THE FACILITIES ARE FULLY ACCESSIBLE**
 - *Unequal access to each building, especially restrooms*
 - *Public gathering spaces require greater accessibility*
 - *Entering and exiting the C.A.B. and PD annex is dependant on elevator use*
 - *The library is hidden at the rear of the site*
- **ALL FACILITIES ARE TOO SMALL**
 - *Police need more space for operations to improve public safety*
 - *The library has no room to meet current demands for programs and services*
 - *More space needed to improve customer service at all facilities*
 - *Existing library can be renovated and expanded; CAB & PD cannot*
- **THE BUILDINGS REQUIRE MAJOR RENOVATIONS TO BE FUNCTIONAL**
 - *Infrastructure improvements are needed in all facilities to meet modern technology demands*
 - *The daylighting, finishes, and appearance of each building are outdated and worn*

HISTORICAL EVALUATION

GARAVAGLIA ARCHITECTURE

- **THE NEWARK LIBRARY DOES NOT QUALIFY AS A HISTORIC RESOURCE**
 - *Does not meet the 50 year age threshold*
 - *Not a work of “exceptional importance” by architect Aaron Green*
- **THE NEWARK CIVIC CENTER AND C.A.B. DO NOT MERIT DESIGNATION AS A HISTORIC RESOURCE**
 - *Meets the 50 year age threshold*
 - *Site does not qualify due to modifications in the 1980s*
 - *The building does not have high integrity when evaluated against National Parks Service criteria*
- **THE NEWARK COMMUNITY CENTER HAS HIGH HISTORIC INTEGRITY**
 - *Meets the 50 year age threshold*
 - *The building has high integrity when evaluated against National Parks Service criteria*
 - *Further historic evaluation should be pursued if renovation/demolition is considered*

SUMMARY OF INPUT – NEED

COMMUNITY & CITY COUNCIL COMMENTS

- **THE CURRENT LIBRARY IS TOO SMALL**
 - *Not enough people spaces*
 - *Lacks infrastructure*
 - *A larger library would benefit the community*
- **ANY NEW FACILITY MUST BE ENDURING**
 - *Last 50 years +*
 - *Better implementation and use of technology*
- **HOW WILL THESE FACILITIES BE OPERATED?**
 - *Can the city afford increased operational costs?*
 - *Use phasing strategies?*
- **ADDITIONAL NEED**
 - *Museum/gallery space at the Civic Center*
 - *Outdoor gathering*
 - *A “there” for Newark; there currently isn’t one*
 - *Skate park and expanded recreation?*

POLICE FACILITY SPACE NEEDS

SUMMARY



EXISTING SQUARE FOOTAGE:

17,500 SF

PROPOSED SQUARE FOOTAGE:

~24,250 SF

COMPARABLE FACILITIES

POLICE

| CITY | FACILITY SIZE | POP (2010 CENSUS) | SF/CAPITA | POP (2030 PROJECTED) | SF/CAPITA | YEAR BUILT |
|---------------|---------------|-------------------|--------------------|----------------------|--------------------|-----------------|
| GILROY | 45,000 | 48,820 | 0.92 SF/CAP | 66,470 | 0.68 SF/CAP | 2007 |
| WALNUT CREEK | 42,300 | 64,100 | 0.66 SF/CAP | 76,100 | 0.56 SF/CAP | 2005 |
| SAN BRUNO | 25,000 | 41,110 | 0.61 SF/CAP | 98,100 | 0.47 SF/CAP | 2000 |
| NEWARK | 24,250 | 42,640 | 0.56 SF/CAP | 56,200 | 0.43 SF/CAP | PROPOSED |
| DUBLIN | 21,500 | 46,000 | 0.47 SF/CAP | 70,000 | 0.31 SF/CAP | 1990 |
| SAN MATEO | 44,000 | 97,700 | 0.45 SF/CAP | 116,200 | 0.38 SF/CAP | 2009 |
| FREMONT | 65,000 | 241,650 | 0.30 SF/CAP | 252,000 | 0.26 SF/CAP | 1995 |
| UNION CITY | 18,500 | 69,648 | 0.26 SF/CAP | 98,000 | 0.19 SF/CAP | 1970 |

CITY HALL FACILITY SPACE NEEDS

SUMMARY

ADMINISTRATION
SERVICES

COUNCIL
CHAMBERS

INFORMATION
SERVICES

COMMUNITY
EVENTS

HUMAN
RESOURCES



CENTRALIZED
CUSTOMER
SERVICE



BUILDING
+ ENGINEERING



COMMUNITY
DEVELOPMENT

CITY LEADERSHIP

EXISTING SQUARE FOOTAGE:

18,140 SF

PROPOSED SQUARE FOOTAGE:

~23,000 SF

COMPARABLE FACILITIES

CITY HALL

| CITY | FACILITY SIZE | POP (2010 CENSUS) | SF/CAPITA | POP (2030 PROJECTED) | SF/CAPITA | YEAR BUILT |
|---------------|---------------|-------------------|--------------------|----------------------|--------------------|-----------------|
| MILPITAS | 62,000 | 66,790 | 0.93 SF/CAP | 98,100 | 0.63 SF/CAP | 2002 |
| FREMONT | 185,000 | 241,650 | 0.76 SF/CAP | 252,000 | 0.73 SF/CAP | PLANNED |
| WALNUT CREEK | 46,000 | 64,100 | 0.72 SF/CAP | 76,100 | 0.60 SF/CAP | 2005 |
| EL CERRITO | 16,000 | 23,550 | 0.68 SF/CAP | 26,000 | 0.62 SF/CAP | 2009 |
| DUBLIN | 31,500 | 46,000 | 0.68 SF/CAP | 70,000 | 0.45 SF/CAP | 1990 |
| NEWARK | 23,000 | 42,640 | 0.54 SF/CAP | 56,200 | 0.41 SF/CAP | PROPOSED |
| NOVATO | 18,900 | 51,900 | 0.36 SF/CAP | 54,700 | 0.34 SF/CAP | 2013 |
| UNION CITY | 18,500 | 69,648 | 0.26 SF/CAP | 98,000 | 0.19 SF/CAP | 1970 |

LIBRARY FACILITY SPACE NEEDS

SUMMARY



EXISTING SQUARE FOOTAGE:

15,000 SF

PROPOSED SQUARE FOOTAGE:

~26,000 SF

COMPARABLE FACILITIES

LIBRARY

| CITY | FACILITY SIZE | POP (2010 CENSUS) | SF/CAPITA | POP (2030 PROJECTED) | SF/CAPITA | YEAR BUILT |
|---------------|---------------|-------------------|--------------------|----------------------|--------------------|-----------------|
| GILROY | 52,600 | 48,820 | 1.08 SF/CAP | 66,470 | 0.79 SF/CAP | 2012 |
| MILPITAS | 60,000 | 66,790 | 0.90 SF/CAP | 98,100 | 0.61 SF/CAP | 2009 |
| WALNUT CREEK | 43,000 | 64,100 | 0.67 SF/CAP | 76,100 | 0.57 SF/CAP | 2010 |
| DUBLIN | 29,545 | 46,000 | 0.64 SF/CAP | 70,000 | 0.42 SF/CAP | 1990 |
| NEWARK | 26,000 | 42,640 | 0.60 SF/CAP | 56,200 | 0.46 SF/CAP | PROPOSED |
| CASTRO VALLEY | 34,000 | 61,330 | 0.55 SF/CAP | 65,340 | 0.52 SF/CAP | 2009 |
| FREMONT (ALL) | 82,445 | 241,650 | 0.38 SF/CAP | 252,000 | 0.33 SF/CAP | 1928,71,76,89 |
| UNION CITY | 12,000 | 69,648 | 0.17 SF/CAP | 98,000 | 0.12 SF/CAP | 1978 |

NUSD FACILITY SPACE NEEDS

SUMMARY

- 1. THE NUSD ADMIN SPACE IS CURRENTLY USED INEFFICIENTLY AND HAS OVERSIZED CIRCULATION**
- 2. POTENTIAL CO-LOCATION WOULD PROVIDE SHARED USE OF COUNCIL CHAMBERS/BOARD ROOM AND OF MEETING/TRAINING FACILITIES**
- 3. THE SCHOOL DISTRICT WOULD OWN THEIR SPACE OUTRIGHT**
- 4. THE SCHOOL DISTRICT WOULD PAY FOR THEIR SPACE AND PARKING**
- 5. THE SCHOOL DISTRICT SPACE WILL BE OPERATIONALLY INDEPENDENT**

EXISTING SQUARE FOOTAGE:

16,025 SF

PROPOSED SQUARE FOOTAGE:

~13,350 SF

SPACE NEEDS SUMMARY



POLICE

24,250 SF



LIBRARY

26,000 SF



CITY HALL

23,000 SF



NUSD

13,350 SF

SUMMARY OF INPUT – SITE CAPACITY AND ANALYSIS

COMMUNITY & CITY COUNCIL COMMENTS

- ***DO NOT SELL EXISTING CIVIC CENTER SITE; LAND IS THE MOST VALUABLE ASSET THE CITY HAS***
- ***AVOID TRAFFIC IN RESIDENTIAL AREAS***
- ***CREATE A “THERE” IN NEWARK. THERE CURRENTLY ISN’T ONE***
- ***CREATE QUALITY PUBLIC SPACES***
- ***EMBRACE OPPORTUNITIES TO INFLUENCE PRIVATE DEVELOPMENT***
- ***LOOK AT EXISTING BUILDINGS FOR PURCHASE OR LEASE***
- ***PRESERVE THE LIBRARY BUILDING***

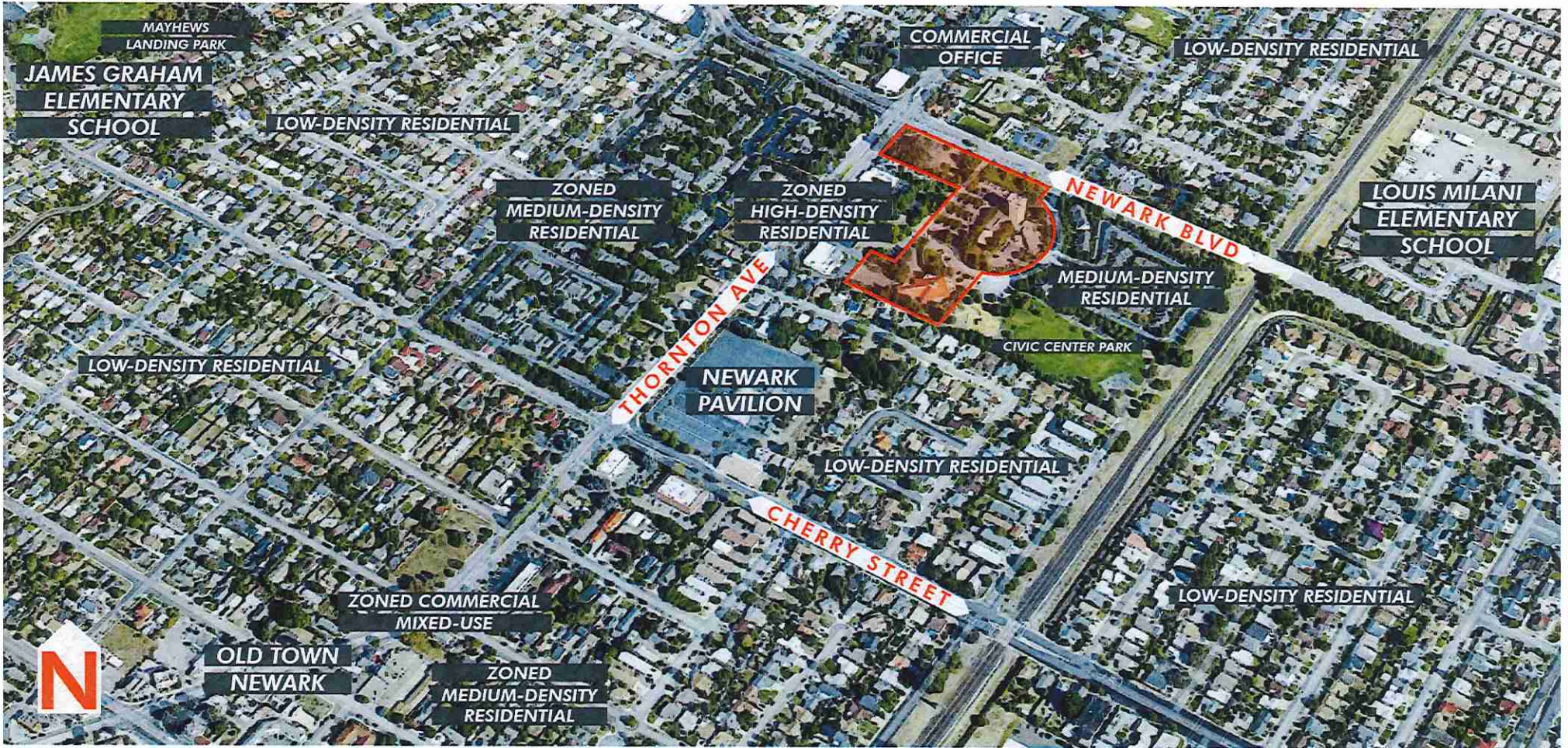
POTENTIAL SITES



- A** Community Park
- B** Silliman Center
- C** Silliman Center E
- D** Silliman Center W
- E** Shirley Sisk Grove
- F** Junior High School
- G** Old Town
- H** Existing Civic Center

PREFERRED SITE

EXISTING CIVIC CENTER SITE



PREFERRED SITE OPTION – PLAN

EXISTING CIVIC CENTER SITE – CITY HALL/NUSD



PREFERRED SITE OPTION

EXISTING CIVIC CENTER SITE – CITY HALL/NUSD



PHASING PLAN

STEP 1 – SITE DEMOLITION



PHASING PLAN

STEP 2 – NEW FACILITY CONSTRUCTION



PHASING PLAN

STEP 3 – CITY ADMIN/PD BUILDING DEMOLITION



PHASING PLAN

STEP 4 – FINAL SITE WORK



SITE OPTION COST SUMMARY

| | |
|--|--------------|
| CITY ADMIN | ~23,000 SF |
| POLICE | ~24,250 SF |
| LIBRARY | ~26,000 SF |
| NUSD* | ~13,350 SF |
| * NOT INCLUDED IN COST | |
| BUILDINGS (W/ CONSTRUCTION CONTINGENCY) | \$36,300,000 |
| SITE DEVELOPMENT | \$4,600,000 |
| FF&E (W/ DESIGN CONTINGENCY) | \$1,200,000 |
| SOFT COSTS | \$11,800,000 |
| PROJECT CONTINGENCY | \$5,400,000 |
| ESCALATION | \$4,700,000 |

TOTAL PROJECT BUDGET **\$64,000,000**

POTENTIAL FUNDING STRATEGIES



POTENTIAL FUNDING STRATEGY

FUNDING ALTERNATIVES CONSIDERED FOR THE PROJECT

THE CITY EVALUATED A NUMBER OF POTENTIAL FUNDING VEHICLES FOR THE CIVIC CENTER PROJECT, INCLUDING:

- 1. GENERAL OBLIGATION BONDS**
- 2. COMMUNITY FACILITIES DISTRICT (CFD) SPECIAL TAX BONDS**
- 3. TRANSIENT OCCUPANCY TAX INCREASE**
- 4. LOCAL SALES TAX**



POTENTIAL FUNDING STRATEGY

FUNDING ALTERNATIVES CONSIDERED FOR THE PROJECT

- 1. GENERAL OBLIGATION BONDS COULD RAISE THE REVENUE REQUIRED FOR THE PROJECT**
- 2. CFD BONDS COULD ALSO RAISE THE REQUIRED REVENUE BUT WOULD BE MORE COSTLY THAN G.O. BONDS**
- 3. INCREASING THE CITY'S TRANSIENT OCCUPANCY TAX BY 2% WOULD NOT RAISE SUFFICIENT REVENUE TO FUND THE PROJECT**
- 4. A 1/2 CENT LOCAL SALES TAX WOULD PROVIDE SUFFICIENT FUNDING TO SUPPORT THE CIVIC CENTER PROJECT**

POTENTIAL FUNDING STRATEGY

PROJECT SOURCES AND USES

ESTIMATED TOTAL PROJECT COST: ~\$64 MILLION

SOURCE OF CONSTRUCTION FUNDING:

| | |
|---------------------------------|--------------|
| DEVELOPER / IMPACT FEES | \$2 MILLION |
| TAX REVENUE DURING CONSTRUCTION | \$3 MILLION |
| BOND PROCEEDS | \$59 MILLION |

TOTAL FUNDING: ~\$64 MILLION



PROPOSED FUNDING SCENARIOS

1. A GENERAL OBLIGATION BOND WOULD COST PROPERTY OWNERS APPROXIMATELY \$59 PER \$100,000 OF ASSESSED VALUATION EACH YEAR FOR 25 YEARS

- *Property assessed at \$300,000 would be taxed at \$177 per year*
- *Property assessed at \$500,000 would be taxed at \$295 per year*
- *Property assessed at \$700,000 would be taxed at \$413 per year*

2. A 1/2 CENT SALES TAX INCREASE WOULD BE IN PLACE FOR 25 YEARS



PHASED FINANCING APPROACH

1. THE CITY HAS CONSIDERED WHETHER PHASING THE PROJECT AND SHORTENING THE FINANCING TERM WOULD REDUCE OVERALL COSTS

- *Evaluated splitting city hall and library portions of the project and delaying second phase by 5 years*
- *Added escalation cost associated with the 5-year delay increases the total estimated project cost from \$64 million to \$72.4 million*

2. SHORTENING THE FINANCING TERM FROM 30 YEARS TO 15 YEARS REDUCES TOTAL DEBT SERVICE, BUT INCREASES ANNUAL DEBT SERVICE

- *Higher annual payments resulting from shorter borrowing term exceed revenue projected to be available for debt service*
- *Debt service is projected to exceed available revenue for over 10 years, by an amount ranging from \$500,000 to \$2 million*



PROJECT VISION

“More than a place to do the City’s business, the Civic Center will be a source of pride and community identification. It will include a safe, efficient, customer-friendly office space of City administrative functions. Along with a police station and emergency dispatch center, the Civic Center will serve as a multi-function event space, Council Chambers, and a world class library, resulting in a place for lifelong enrichment.”

COUNCIL QUESTIONS & COMMUNITY COMMENTS

