



# Option Development & Cost Estimated



# Space Needs (Square Feet)

	Option 1	Option 2	Option 3	Option 4	Option 5	Option 6
	Do Nothing	Renovate Only	Renovate & Expand	Construct & Renovate	Construct & Renovate	New Construction
<b>City Hall</b>	22,283	22,283	32,054	33,219	33,819	33,819
<b>Senior Center</b>	22,685	22,685	32,679	33,805	33,042	34,037
<b>Library</b>	33,805	33,805	84,174	81,494	80,861	80,861
<b>Total</b>	78,773	78,773	148,907	148,518	147,722	148,717

**NOTES:** Options 1 & 2 **DO NOT** meet current or anticipated space needs.

Options do not include underground parking.



# CCC Input (Square Feet)

	Option 1	Option 2	Option 3	Option 4	Option 5	Option 6
	Do Nothing	Renovate Only	Renovate & Expand	Construct & Renovate	Construct & Renovate	New Construction
<b>City Hall</b>	22,283	22,283	32,054	33,219	33,819	33,819
<b>Senior Center</b>	22,685	22,685	32,679	33,805	33,042	34,037
<b>Library</b>	33,805	33,805	84,174	81,494	80,861	80,861
<b>Total</b>	78,773	78,773	148,907	148,518	147,722	148,717

**NOTES:** New Option 7 requested by CCC.  
 CCC narrows focus to Options 4 <sup>167</sup>



# Additional Option (Square Feet)

	Option 4	Option 5	Option 6	Option 7
	Construct & Renovate	Construct & Renovate	New Construction	New Construction
<b>City Hall</b>	33,219	33,819	33,819	33,219
<b>Senior Center</b>	33,805	33,042	34,037	34,037
<b>Library</b>	81,494	80,861	80,861	81,494
<b>Total</b>	148,518	147,722	148,717	148,750

**NOTES:** New Option 7 requested by CCC.  
CCC narrows focus to Options 4 <sup>177</sup>



# Estimated Parking Summary

	<b>Option 1</b>	<b>Option 2</b>	<b>Option 3</b>	<b>Option 4</b>	<b>Option 5</b>	<b>Option 6</b>	<b>Option 7</b>
<b>At Grade</b>	116	116	63	76	63	63	50
<b>Street Parking</b>	33	33	33	33	33	33	33
<b>Below Grade</b>	0	0	39	84	86	119	84
<b>Total</b>	149	149	135	193	182	215	167



## Space Planning Back:

- Space planning phase
  - Not designs
  - Images are block or “massing” diagrams
- Architectural design occurs in the future
- Space planning → “program” or full accounting of rooms / areas
- Current program is based on staff and CCC input
- Programming allows for cost estimates
- Size of program evolves over time based on Council direction



# Cost Estimate Assumptions

## Preliminary Cost Estimates:

- Are based on 2027 dollars (5% inflation)
- Are not bids
- Are not based on final designs
- Are based on similar projects and historical costs
- Include all soft costs, fees, furniture, fixtures & equipment (FFE)
- Include a 10% contingency
- Does not include operational costs
- Includes \$5 million to address sustainability goals
- Assumes ongoing refinement of cost estimates

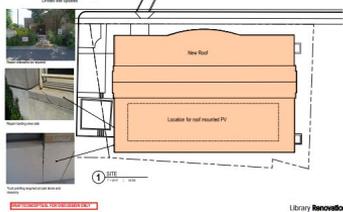


# Preliminary Cost Estimates

## Option 2 Existing Buildings Renovation No Addition

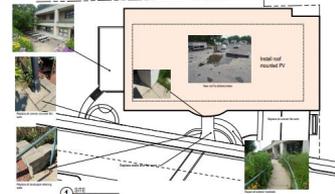
The existing buildings are renovated. **Current building sizes do not accommodate the future space planning needs.**

### Library



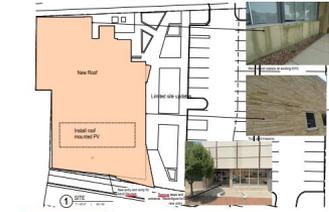
Library Renovation

### City Hall

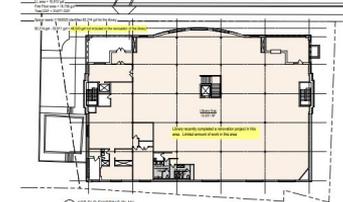


City Hall Renovation

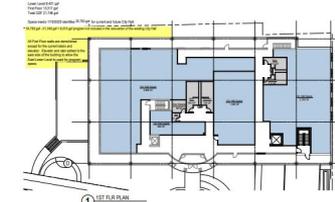
### Senior Center



Senior Center Renovation



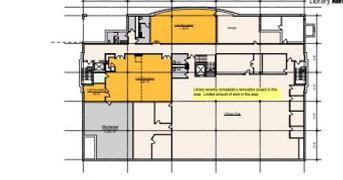
Library Renovation



City Hall Renovation



Senior Center Renovation



Library Renovation



City Hall Renovation



Senior Center Renovation

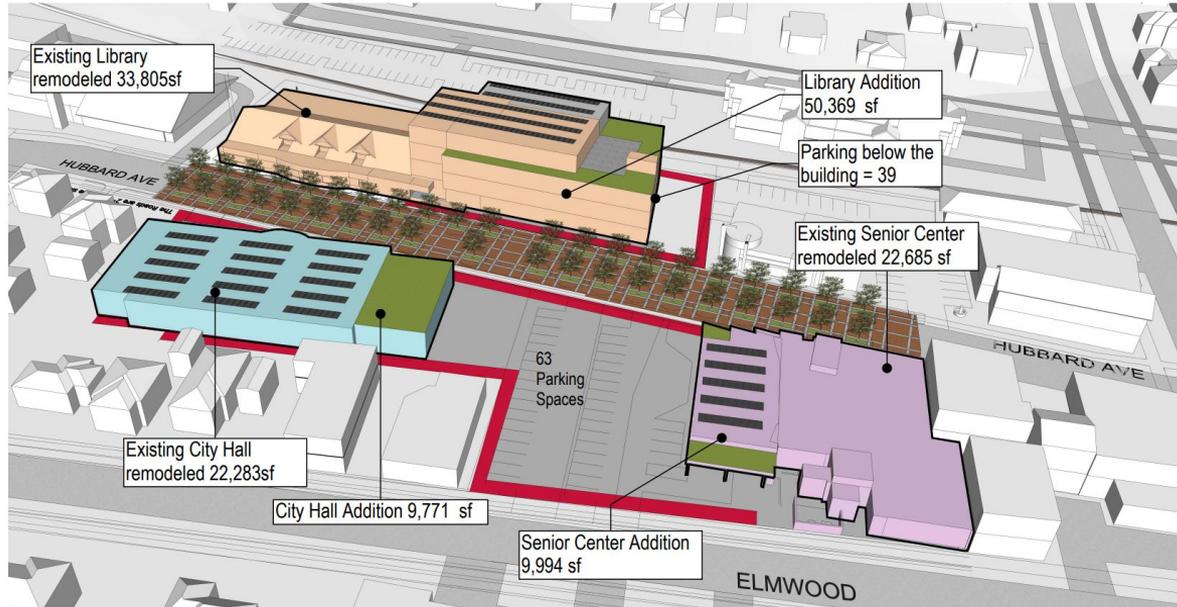
**Option 2**

**Total Estimated Project Cost**

**\$30.9 million**



# Preliminary Cost Estimates



## Option 3

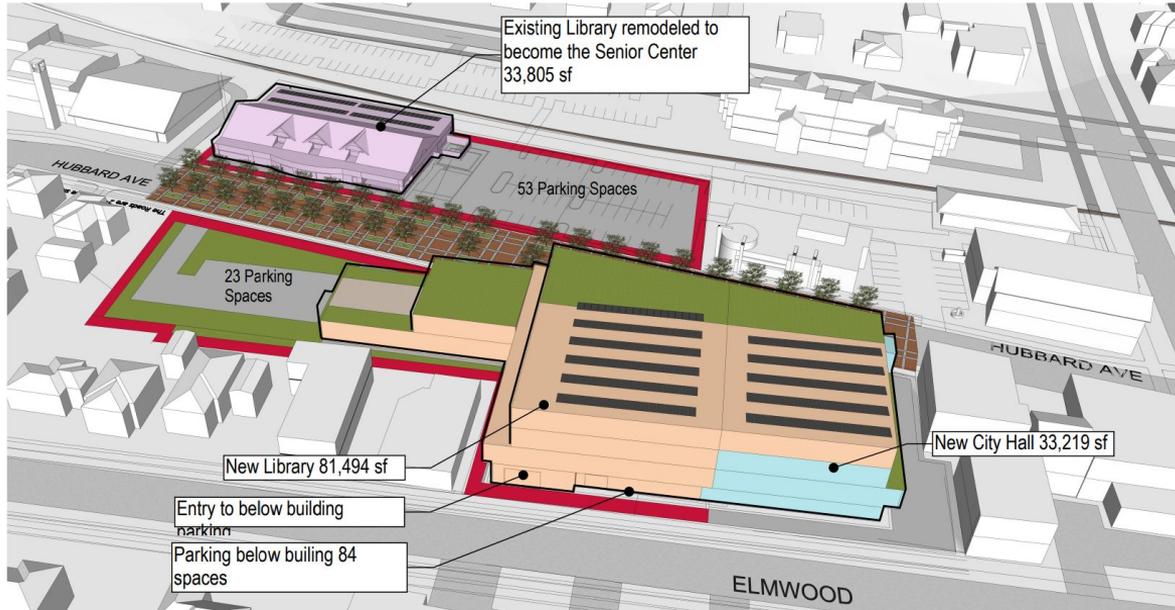
Total Estimated Project Cost

\$87.4 million

**3** Additions to the Library, City Hall and Senior Center



# Preliminary Cost Estimates



## Option 4

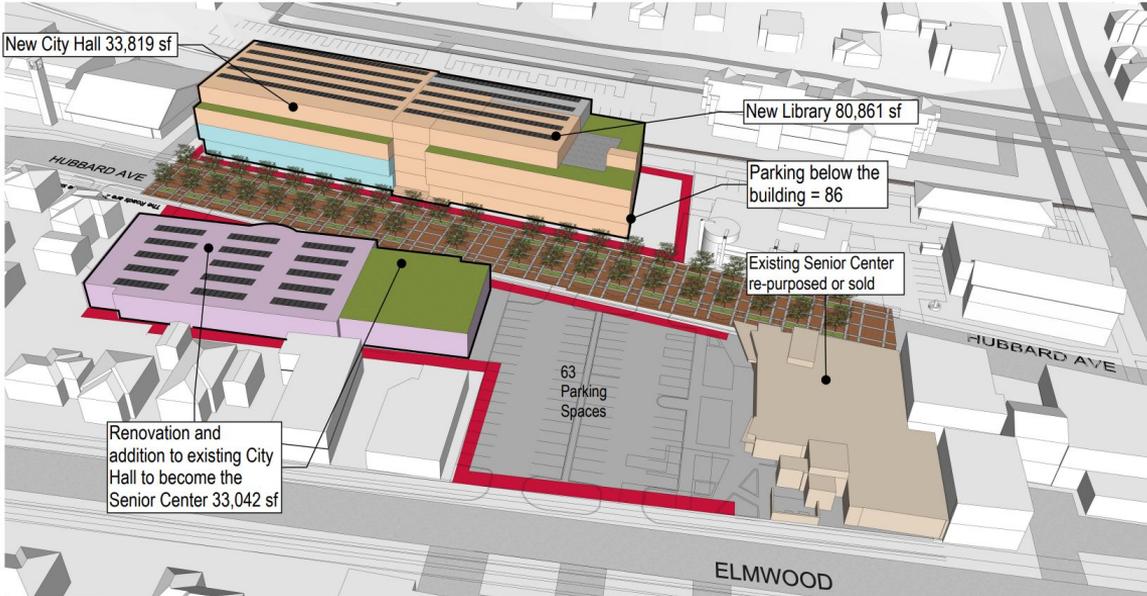
Total Estimated Project Cost

\$113.0 million

**4** New Library and City Hall in one building and the existing Library renovated to become the Senior Center. The existing Senior Center is demolished. Multiple phases allow for one move per department.



# Preliminary Cost Estimates



## Option 5

Total Estimated Project Cost

\$117.8million

- 5** New Library and City Hall on the existing Library site. City Hall remodeled with an additions to become the new Senior Center. Existing Senior Center re-purposed or sold. Phases allow for one move per department.



# Preliminary Cost Estimates



## Option 6

Total Estimated Project Cost

\$135.8 million

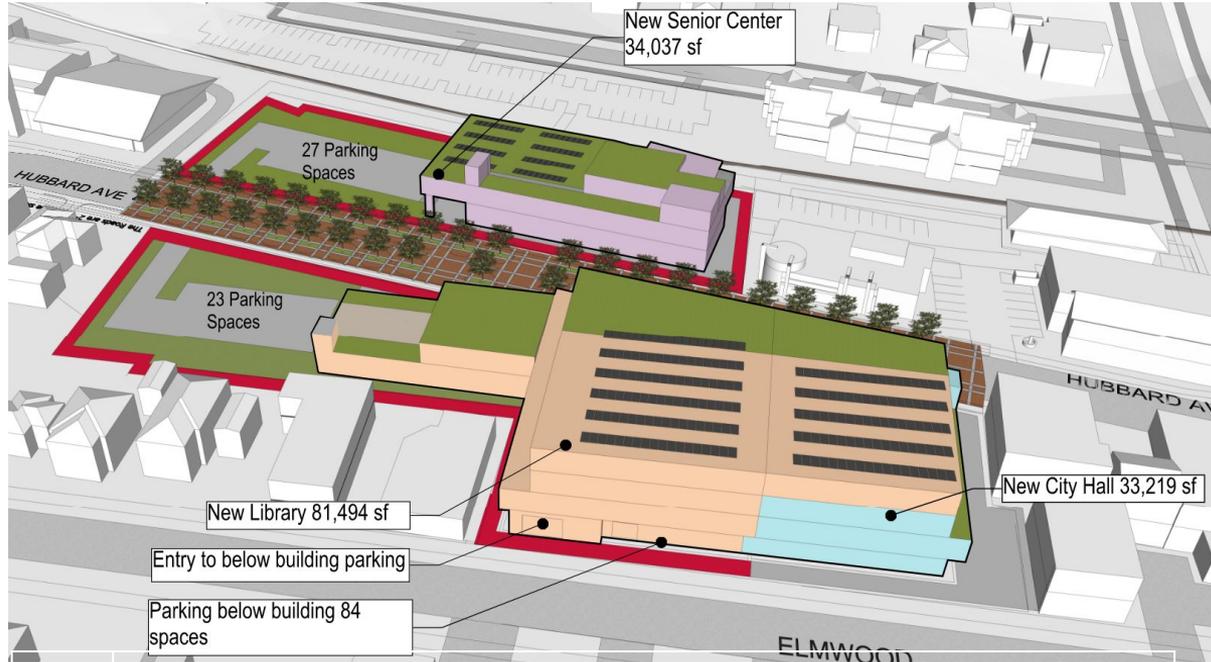
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New Library and City Hall on the existing Library site. City Hall is demolished and a new Senior Center is built. Phases allow for one move per department. Existing Senior Center re-purposed or sold.

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# Preliminary Cost Estimates



<h1>Option 7</h1> <p>Total Estimated Project Cost</p>
<p>\$137.4 million</p>

**7** Combined City Hall and Library. New Senior Center. Existing Library, Senior Center and City Hall are demolished.



# Preliminary Cost Estimate Summary

	Option 1	Option 2	Option 3	Option 4	Option 5	Option 6	Option 7
	Do Nothing	Renovate Only	Renovate & Expand	Construct & Renovate	Construct & Renovate	New Construction	New Construction
<b>Total SF</b>	78,773	78,773	148,907	148,518	147,722	148,717	148,750
<b>Library</b>		\$5,021,000	\$36,08,000	\$64,500,000	\$65,230,000	\$63,839,000	\$65,107,000
<b>Senior Center</b>		\$5,195,000	\$9,130,000	\$6,777,000	\$9,818,000	\$23,247,000	\$23,522,000
<b>City Hall</b>		\$3,128,000	\$7,947,000	<i>Incl in library</i>	<i>Incl in library</i>	<i>Incl in library</i>	<i>Incl in library</i>
<b>Total Project Cost*</b>	\$0	\$30.9m	\$87.4m	\$113.0m	\$117.8m	\$135.8m	\$137.4m

\*Difference between sum of buildings and total project costs is due to sustainability investments, fees, permitting, etc.



## Sustainability Considerations

- Analyzed of energy consumption and emissions
- Reviewed of photovoltaic costs and production
  - Solar arrays could annually generate 250,000 kWh or more
- Considered geothermal for partial heating & cooling
- Incorporated permeable streetscape

Budget includes \$5 million for sustainability investments

Additional analysis is possible as options are refined / narrowed