



PUBLIC WORKS DEPARTMENT

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LIBRARY PROGRAM ROOM EXPANSION

Coordination Meeting

City Hall Conference Room C
October 23, 2019, 9:00 – 11:00 AM

Minutes

Roll Call: Roger Lee, Henry Sang, Jr., Dianne Thompson, Kiran Varshneya, Michael Zimmermann, Clare Varesio

Visitors: Agnes Gao, The KPA Group
Marcene Taylor, The KPA Group (via phone)
Jim Davis, Citizen

1. **Introductions**

Attendees introduced themselves

2. **Plan Review**

Two options were discussed. Both options were two stories with the primary difference between the options in the way the first story was configured. Option 1 included configuration of an increased sized Story Room and an increased sized Children's Picture Stack Room. Option 2 relocated the Children's Stack Room to the existing Story Room location and the Story Room relocating to the majority of the new first floor area. The group preferred Option 2 with removal of the elevator and eliminating 2nd floor off-hours access to bring the cost down. As an alternative, a lower cost one-story option with a large Story Room/Program Room that could be used during off-hours was discussed.

3. **Cost Estimate**

There was discussion about costs for Option 2.

Option 2 without elevator:

Original Option 2 Cost Estimate w/ elevator:	\$9.3M
Deduct elevator:	<u>-.4M</u>
	\$8.9M

Potential Library Contribution (Ops Budget):	-\$1.0M
Estimated Revised Cost to City:	\$7.9M
Less \$5.5 budget:	<u>- \$5.5M</u>
Shortfall:	\$2.4M

Lower Cost One-Story Option (to Fit within Budget):

The cost estimator said that the One-Story Option could likely be built within the \$5.5M current budget.

4. Delivery Method

There was a short discussion on delivery methods, and whether project costs could be reduced with DB. The Cost Estimator said that since the project is an infill project, it could not realize the full benefits of DB and it won't reduce costs significantly.

5. Schedule

Henry and Kiran felt that the Library Foundation and perhaps other stakeholders needed more time to review the plans prior to making decisions, even if that delays our November 5 City Council presentation. Dianne noted that we are trying to move ahead quickly in order to stay on schedule, avoid continued construction cost escalation and perhaps lose a construction season.

6. Conclusions

The group preferred **Option 2 w/out Elevator** over the **Lower Cost One-Story Option**. The group discussed whether both options, once developed and costed out, should be brought to City Council, or if it was preferable to just bring the best (although more expensive) option to Council. The group decided to have this discussion with the full Stakeholder Group at the next meeting scheduled Thursday, October 24, 2019. Option 2 is being updated to eliminate the elevator for the October 24 meeting.