

# City Council – Study Session

## FY 22-27 CIP Projects Report

May 3, 2022



**CUPERTINO**

**EDITED: CITY HALL PROJECT PAGES ONLY**

# City Hall Renovation / Replacement and Library Parking Garage: Design & Construction



## Proposed Scope:

Design and Construction of the City Hall and Library Parking Garage project. The City Hall scope which includes structural upgrades, renovation of mechanical/electrical and life-safety infrastructure, improvements to workplace and accessibility, and purposeful construction of the emergency operations center (EOC). The Library Parking garage will be a 3-story above-ground structure in the SE corner of the existing parking lot.

**Proposed Budget:** \$4,000,000

For FY22-23 funding/scoping, we propose initiation of the Design and Management Consultant services only.

# City Hall Renovation / Replacement and Library Parking Garage: Design & Construction

## *Council Review of Civic Center Projects*

- **December 2012:** Analysis of City Hall presented to Council as part of the Civic Center Master Plan
- **July 2015:** Civic Center Master Plan presented to Council, including City Hall Renovation/Replacement
- **December 2015:** Report presented to Council indicating that City Hall Renovation/ Replacement project would exceed \$40M.
- **February 2018:** Civic Center Master Plan revisited; City Hall project was not supported by Council. Alternatively, Library Expansion Project was approved and subsequently funded in October 2018.
- **May 2021:** Council approved funding for Torre Avenue/City Hall Annex project & City Hall Feasibility Study.

# City Hall Renovation / Replacement and Library Parking Garage: Design & Construction

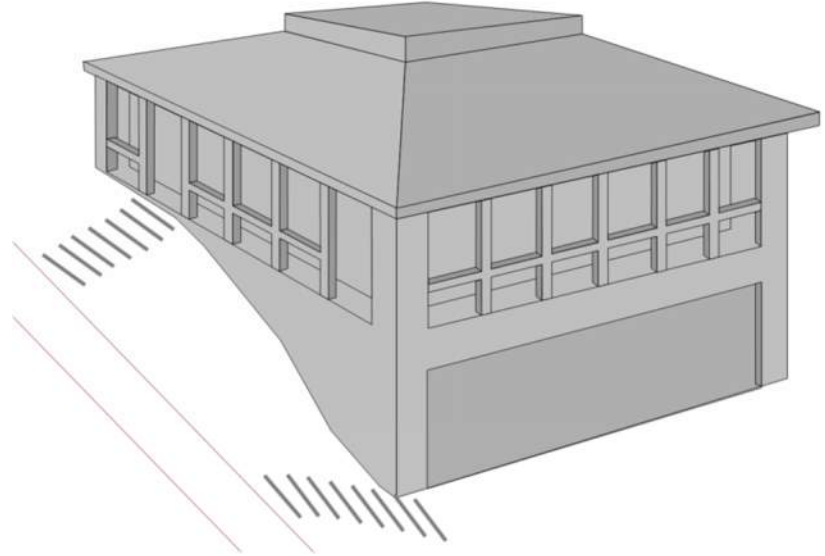
## *Building Condition / Status*

- **Critical life safety issues and the need for operational continuity** in the event of an earthquake make this the **top CIP priority recommendation**
- Seismic and other issues have been documented in multiple reports provided to the City Council in 2011, 2012, 2014 and 2021
- **2021 structural analysis:** *“Based on a review of the existing design....the current building is very vulnerable to seismic damage...The building relies on concrete shear walls for lateral load and resistance and a combination of concrete walls and isolated concrete columns to support gravity load. These elements do not have sufficient ductility to resist seismic lateral displacements without sustaining significant damage. Damage to these critical gravity load-resisting elements could result in collapse of the roof structure. The life safety and economic risk could be substantial.”*

# City Hall Renovation / Replacement and Library Parking Garage: Design & Construction

## *Cost & Scope Scenarios*

SEISMIC  
ADA/ACCESSIBILITY  
MECH, ELECT, PLUMBING & IT  
PROGRAMMING (INTERIOR)  
FUTURE-PROOFING / + STORY  
PARKING



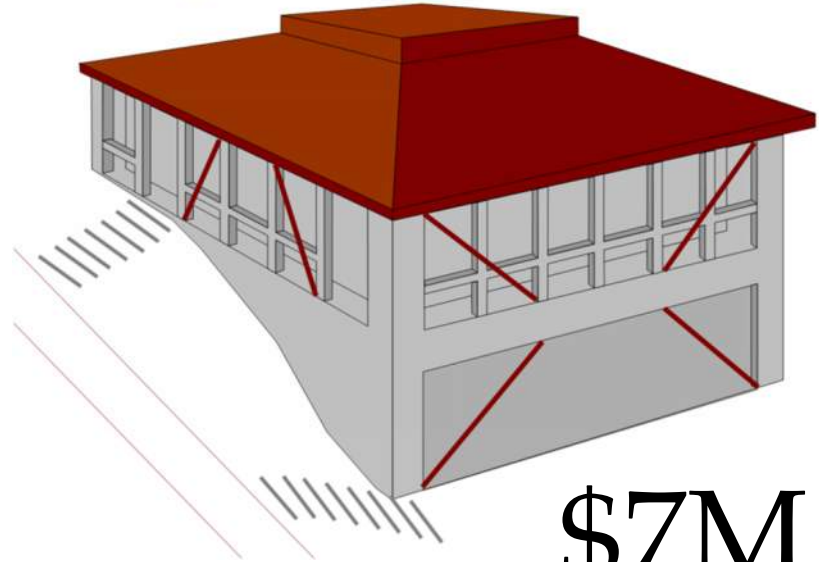
**Existing Building** 24,140 SF

# City Hall Renovation / Replacement and Library Parking Garage: Design & Construction

*Cost & Scope Scenarios*

## SEISMIC

ADA/ACCESSIBILITY  
MECH, ELECT, PLUMBING & IT  
PROGRAMMING (INTERIOR)  
FUTURE-PROOFING / + STORY  
PARKING



**\$7M**

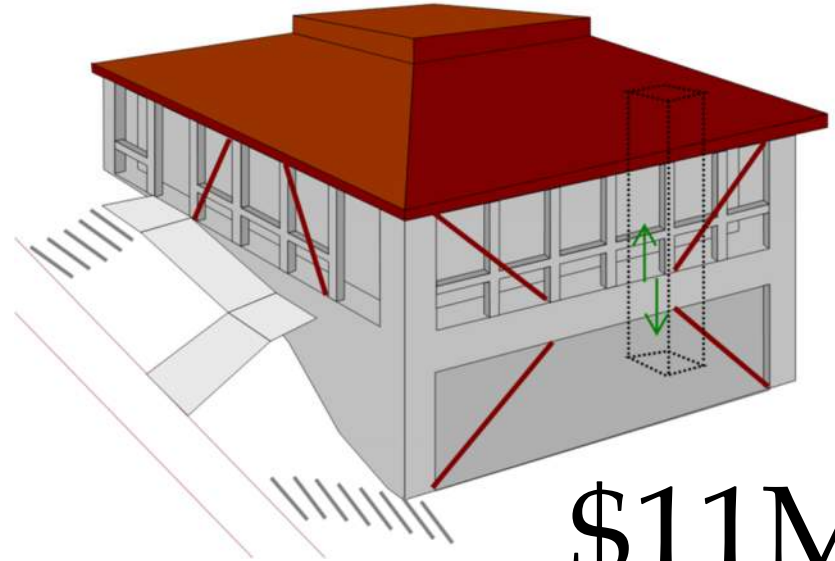
SEISMIC RETROFIT ...**triggers Full Accessibility** for the building

# City Hall Renovation / Replacement and Library Parking Garage: Design & Construction

*Cost & Scope Scenarios*

## SEISMIC ADA/ACCESSIBILITY

MECH, ELECT, PLUMBING & IT  
PROGRAMMING (INTERIOR)  
FUTURE-PROOFING / + STORY  
PARKING



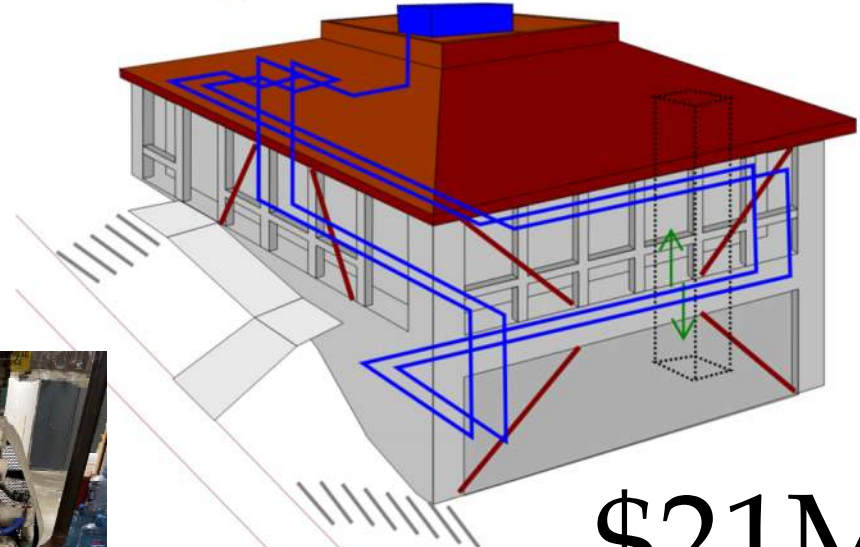
**\$11M**

SEISMIC + ACCESSIBILITY

# City Hall Renovation / Replacement and Library Parking Garage: Design & Construction

*Cost & Scope Scenarios*

**SEISMIC**  
**ADA/ACCESSIBILITY**  
**MECH, ELECT, PLUMBING & IT**  
PROGRAMMING  
FUTURE-PROOFING / + STORY  
PARKING



**\$21M**

SEISMIC + ACCESSIBILITY + MEP





# City Hall Renovation / Replacement and Library Parking Garage: Design & Construction

*Cost & Scope Scenarios*

**SEISMIC**  
**ADA/ACCESSIBILITY**  
**MECH, ELECT, PLUMBING & IT**  
**PROGRAMMING (INTERIOR)**  
FUTURE-PROOFING / + STORY  
PARKING



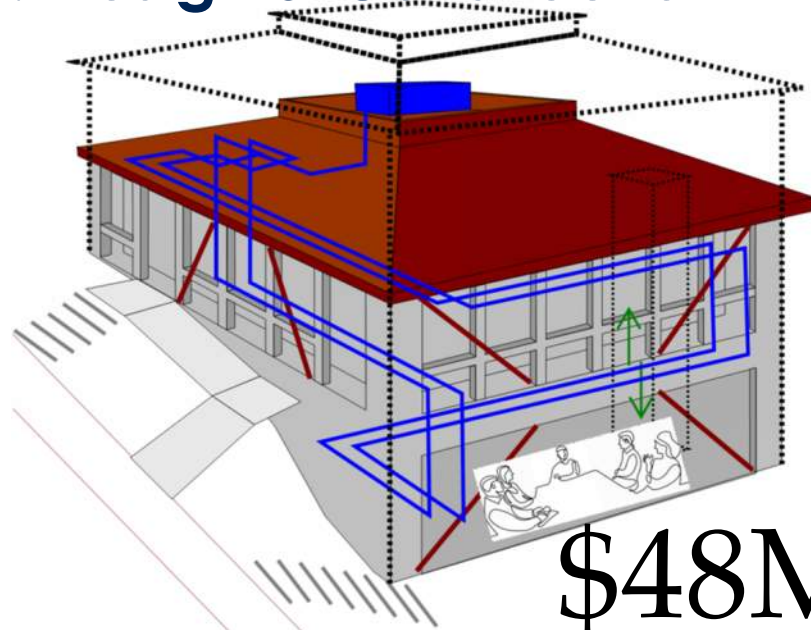
**\$28M**

SEISMIC + ACCESSIBILITY + MEP + INTERIOR/PROGRAMMING

# City Hall Renovation / Replacement and Library Parking Garage: Design & Construction

*Cost & Scope Scenarios*

**SEISMIC**  
**ADA/ACCESSIBILITY**  
**MECH, ELECT, PLUMBING & IT**  
**PROGRAMMING (INTERIOR)**  
**FUTURE-PROOFING / + STORY**  
PARKING



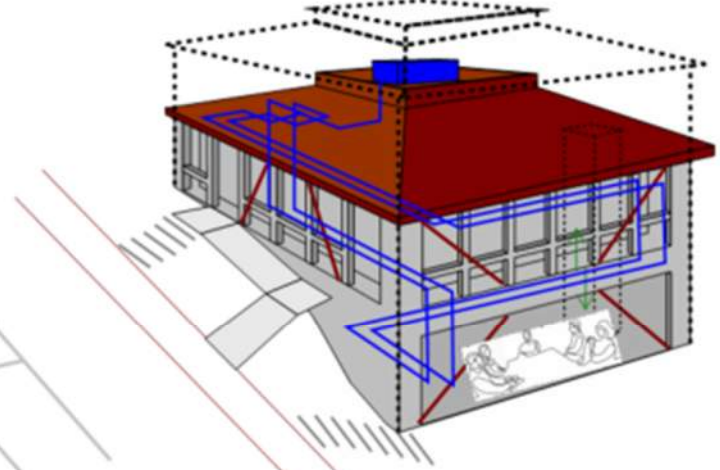
**\$48M**

SEISMIC + ACCESSIBILITY + MEP + INTERIOR/PROGRAMMING + STORY

# City Hall Renovation / Replacement and Library Parking Garage: Design & Construction

*Cost & Scope Scenarios*

**SEISMIC  
ADA/ACCESSIBILITY  
MECH, ELECT, PLUMBING & IT  
PROGRAMMING (INTERIOR)  
FUTURE-PROOFING / + STORY  
PARKING**



**\$79.6M**

**SEISMIC + ACCESSIBILITY + MEP + INTERIOR/PROGRAMMING + STORY + PARKING**