

City Hall Subcommittee

Meeting #4 - 10/13/2022

Topics: Parking & Programming



CUPERTINO

Upcoming Meeting Agendas

- SEPT. 1: **Structural Analysis** – Compelling reasons for the project (a.k.a. Seismic & MEP Deficiencies)
- SEPT. 22: **EOC** – cost drivers, location options, and justifications
- **OCT. 13: Parking** – history, use analysis and code requirements
- **OCT. 13: Programming** – Staff & Community program requirements in the space (a.k.a. Space Planning)
- OCT. 20: **Funding** – potential strategies
- OCT. 27: **Q&A, and Recommendations** for Council

OCTOBER 13

Agenda

TOPIC: Parking at Civic Center

1. Past Studies & Code Findings
2. 2012-2015 CCMP Parking Options
3. Cost estimates

TOPIC: City Hall Programming

1. Spatial History
2. Analysis
3. Future Proofing the Space Planning

An aerial photograph of a city block, likely a civic center, featuring a large, light-colored building with a central tower, surrounded by trees and a large green field. The image is semi-transparent, allowing the text to be overlaid.

Parking at Civic Center

Past Studies & Code Findings

2012 CCMP Parking Study

- Existing conditions:
 - City Hall parking: 58 spaces
 - Library Parking: 166 spaces
 - Onstreet parking: 104 spaces
- Parking Demand survey found that an additional **20 – 40 spaces were needed** to meet the demand.



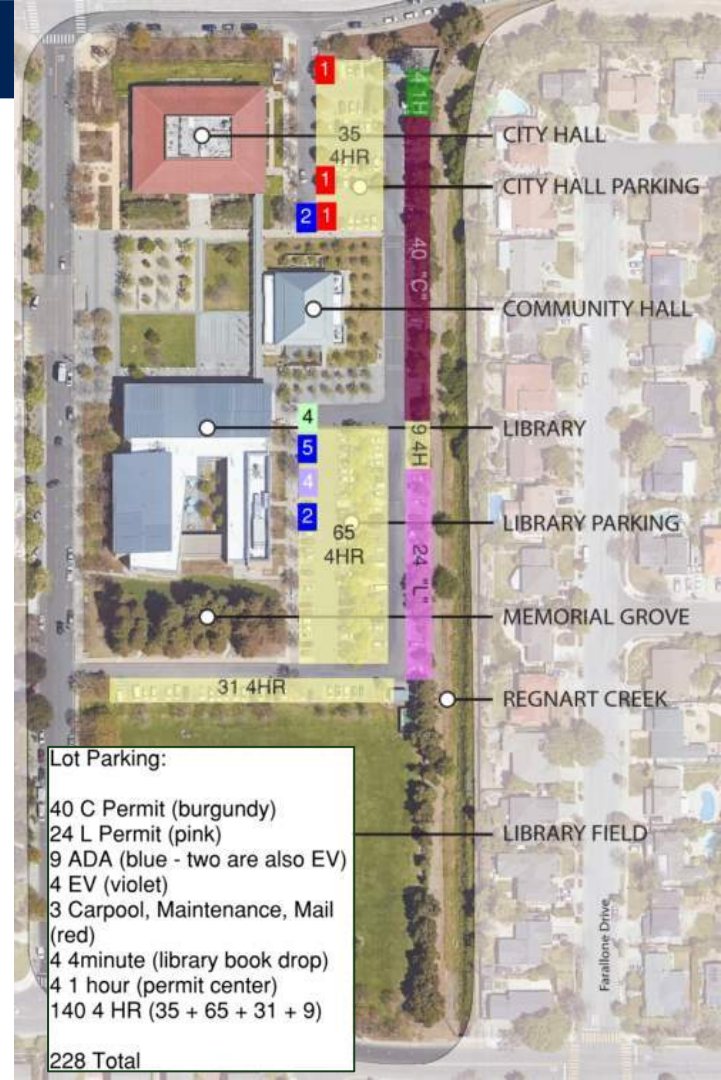
2014 CCMP Parking Study

- Existing conditions (*presumably unchanged*):
 - City Hall parking: 58 spaces
 - Library Parking: 166 spaces
 - Onstreet parking: 104 spaces
- Parking Demand survey found that an additional **46 spaces were needed** to meet the demand.



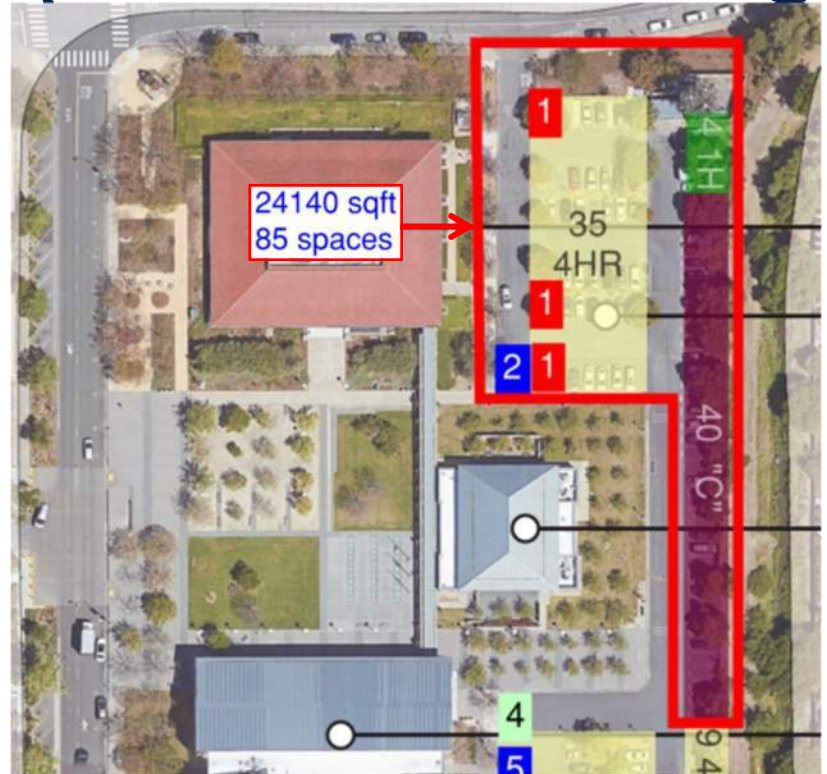
2020 Library/CCMP Parking Study

- Kimley Horn report for Library Expansion project found that Civic Center was **deficient by 185 parking spaces**, based on demand, prior to the construction of the Library expansion project.
- A proposed solution was a one-story parking deck over the entire surface parking area, at a cost of approximately \$3.2M. This would net an additional 215 stalls.



2022 Zoning Code requirements for Parking

- Table 19.124.040(A) requires one parking stall per 285 sq. ft. of office building.
 - (E) City Hall: $24,140/285 = 85$ spaces
 - (N) City Hall: $36,140/285 = 127$ spaces
- Currently there are **84 parking spaces** adjacent to City Hall & Community Hall



2022 Zoning Code requirements for Parking

- For the Library and Community Hall, another **360 parking spaces** are required by the zoning code, in addition to the City Hall requirements.
 - Community Hall requires 112 spaces, and
 - the Library requires 248 spaces by code.
- Currently there are **144 parking spaces** in this area.



2022 Civic Center Parking status

- Parking demand studies show that Civic Center is deficient by approximately **185 parking spaces**
- Parking requirements in the zoning chapter of the municipal code show that Civic Center is deficient by approximately **217 parking spaces**



An aerial photograph of a city center, likely the Civic Center, showing buildings, streets, and green spaces. A red square highlights a specific area on the left side of the image, which appears to be a parking lot or a specific building complex. The text is overlaid on this image.

Parking at Civic Center

2012 – 2015 Civic Center Master Plan
Parking Options

2012 CCMP Parking Study

- Three Parking Options were shared with City Council in December



Cupertino Civic Center Master Plan
Potential Additional Parking

Item	F&P Memo	New Spaces	Displaced Spaces	Net Gain
On-Site Surface				
A	2	16	0	16
B	5a	53	(6)	47
C	5c	21	0	21
D	5b	68	(3)	65
On-Site Underground				
E		150	(44)	106
F	6	170	(5)	165
On-Street				
G	3	60	(36)	24
Off-Site Surface				
H		73	0	73
I		104	0	104

2012 CCMP Parking Study



2014 CCMP framework Parking Options Summary

CIVIC CENTER MASTER PLAN STRUCTURED PARKING SOLUTIONS

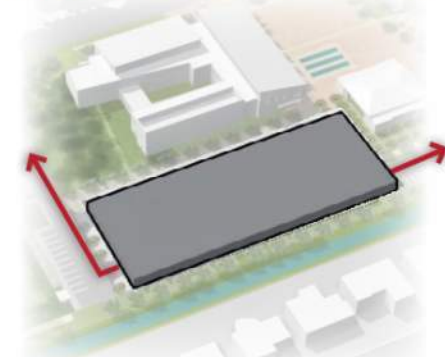
P1: UNDER LIBRARY FIELD



- Construction Cost: \$5.3M (100 spaces = \$53k/space)
- 100 new spaces

Net Const. Cost of 100 new spaces: **\$53K/space**

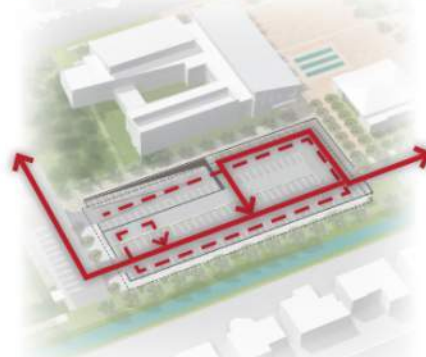
P2: BEHIND LIBRARY- ABOVE GRADE



- Construction Cost: \$6.7M (230 spaces = \$29k/space)
- 230 spaces=130 spaces demolished & replaced
+ 100 new spaces

Net Const. Cost of 100 new spaces: **\$67K/space**

P3: BEHIND LIBRARY- BELOW GRADE



- Construction Cost: \$7M (230 spaces = \$30.5k/space)
- 230 spaces=130 spaces demolished & replaced
+ 100 new spaces

Net Const. Cost of 100 new spaces: **\$70K/space**

P4: BELOW NEW CITY HALL



Underground parking below a new City Hall.
Accounts for an additional 100 spaces.

- Utilizes the already excavated basement level
- Convenient and centrally located to Library Plaza
- Integrated with existing site circulation
- Does not impact existing surface parking lots

Net Const. Cost of 100 new spaces: **\$53K/space**

2014 costs: \$5,300,000 total

\$6,700,000 total

\$7,000,000 total

\$5,300,000 total

2014 CCMP framework

10/21/2014 Council meeting action:

Wong moved and Mahoney seconded, and the motion carried with Chang and Santoro voting no, to select a preferred project for environmental analysis and development of financing options as follows:

1. Option D - New City Hall) up to 40,000 square feet
2. Option P4 - Parking under new City Hall
3. Option L1 – New 130-seat Library program room addition behind the Library building with no impact to Memorial Grove
4. Review parking demand to ensure adequate capacity for all meeting and program space

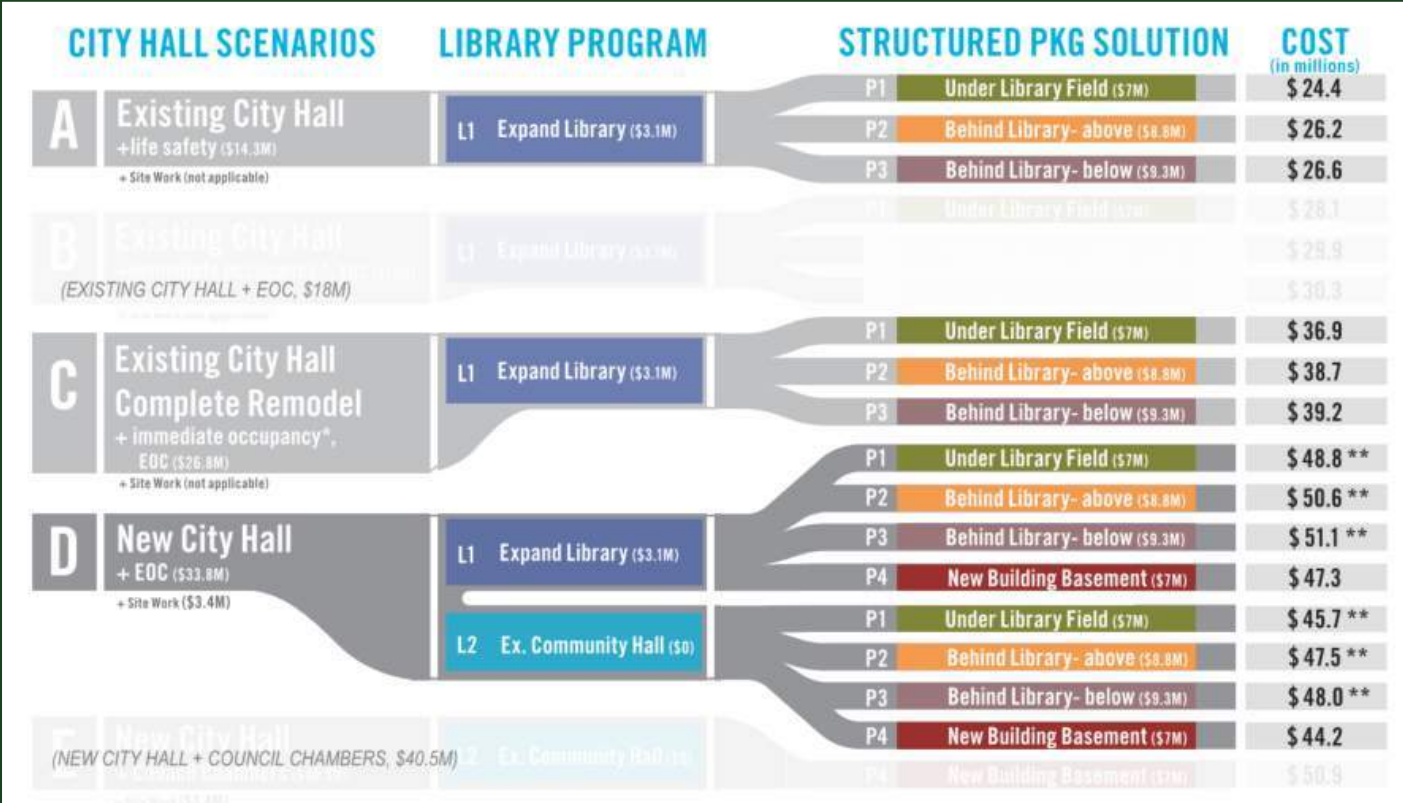
An aerial photograph of a city center, showing a mix of urban buildings, parking lots, and a large green field. The image is semi-transparent, allowing the text to be overlaid. The text is centered and reads "Parking at Civic Center" in a large, bold, dark blue font, and "Cost Estimates" in a smaller, dark blue font below it. The bottom of the image features a solid dark blue background with a faint, stylized geometric pattern.

Parking at Civic Center

Cost Estimates

2014 CCMP framework

Overall
Cost
Estimates
from 2014



2014 CCMP framework Parking Options Summary

CIVIC CENTER MASTER PLAN STRUCTURED PARKING SOLUTIONS

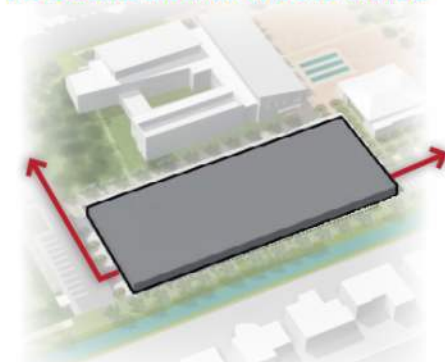
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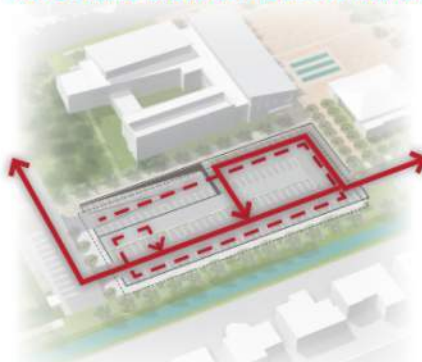
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- Utilizes the already excavated basement level
 - Convenient and centrally located to Library Plaza
 - Integrated with existing site circulation
 - Does not impact existing surface parking lots
- Net Const. Cost of 100 new spaces: **\$53K/space**

2014 costs: \$5,300,000 total
2022 costs: \$124K/space
Total (100) \$12,422,000

\$6,700,000 total
\$72K/space
Total (100) \$7,200,000

\$7,000,000 total
\$104K/space
Total (100) \$10,450,000

\$5,300,000 total
\$90K/space
Total (100) \$9,000,000

2022 Cost Estimates

Parking Options Summary

Element	Area SF	Cost / SF	Total Direct Construction	Soft Costs +25%	Project Total	Cost per stall
City Hall Replacement	24,140	\$804	\$19,400,111	\$4,850,028	\$24,250,139	N.A.
City Hall Replacement w/ Added Floor	36,140	\$809	\$29,237,621	\$7,309,405	\$36,547,027	N.A.
Parking Element	Area SF	Cost / SF	Total Direct Construction	Soft Costs +25%	Project Total	Cost per stall
Underground Parking (36 Stalls) below City Hall Replacement	12,070	\$214	\$2,586,722	\$646,680	\$3,233,402	\$89,817
Single Deck Parking Structure - City Hall (45 Stalls)	15,000	\$105	\$1,575,150	\$393,788	\$1,968,938	\$43,754
Single Deck Parking Structure - Library (75 Stalls)	25,000	\$105	\$2,625,250	\$656,313	\$3,281,563	\$43,754
3 Story Parking Structure - City Hall (128 Stalls)	45,000	\$177	\$7,956,000	\$1,989,000	\$9,945,000	\$77,695
3 Story Parking Structure - Library (230 Stalls)	75,000	\$177	\$13,260,000	\$3,315,000	\$16,575,000	\$72,065
Additional Parking Options (100 Stalls)	Area SF	Cost / SF	Total Direct Construction	Soft Costs +25%	Project Total	Cost per stall
Surface Parking	35,000	\$44	\$1,535,625	\$383,906	\$1,920,000	\$19,200
Underground Parking Structure, Incl Field Replacement	37,500	\$265	\$9,937,500	\$2,484,375	\$12,422,000	\$124,220
Underground Parking Structure with Top Level Parking	38,000	\$220	\$8,360,000	\$2,090,000	\$10,450,000	\$104,500

Parking: Summary Notes

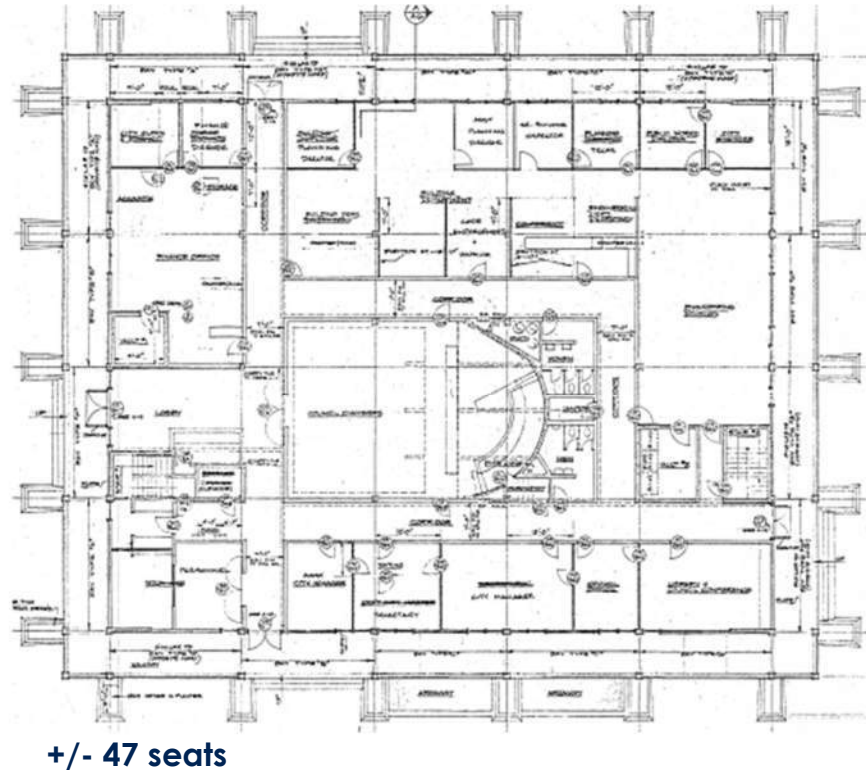
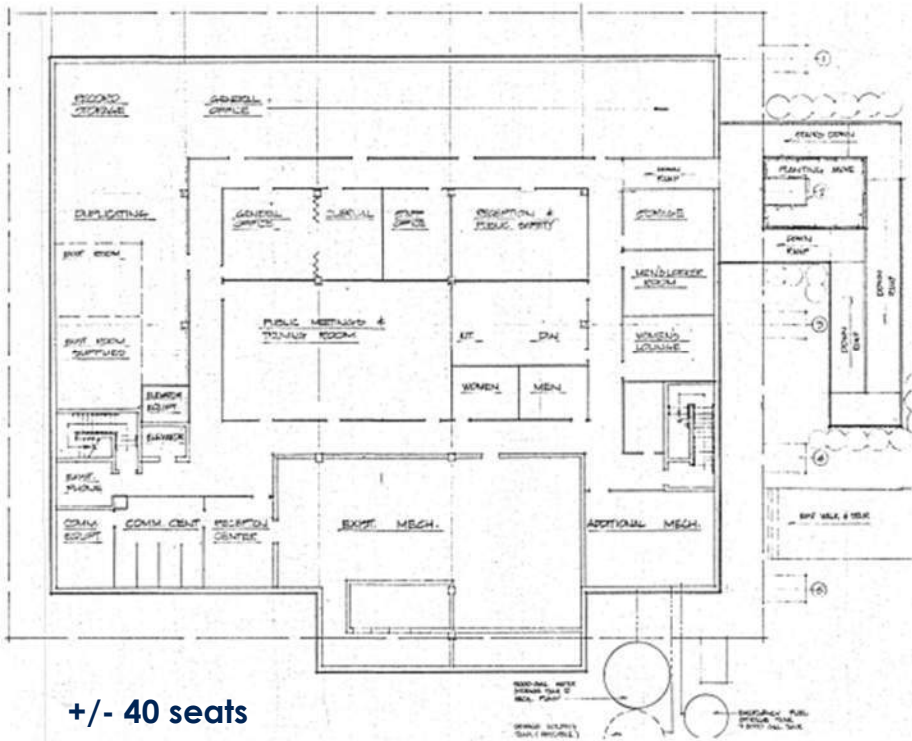
- Adding 16 spaces behind Community Hall is minimal cost and impact (\$300K approximately)
- If City Hall does not increase in size, the current parking allocation is adequate. Significant parking improvements for the Library and Community Hall are needed, however.
- Having direction on the City Hall project will greatly influence the requirements for parking at Civic Center.



City Hall Programming

Spatial History

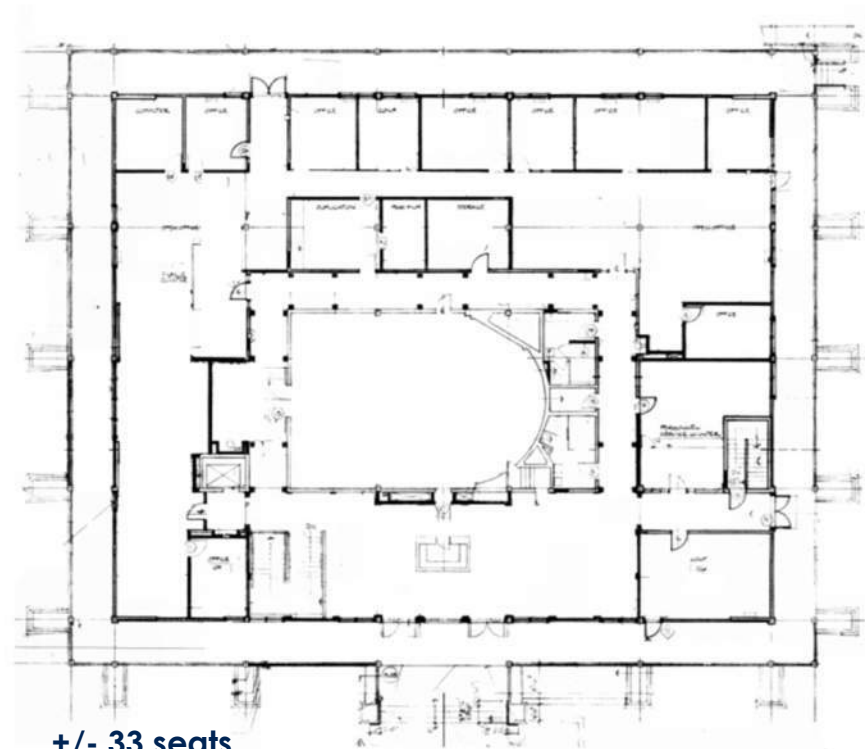
1965 Original City Hall



1986 Renovated City Hall



+/- 58 seats



+/- 33 seats

City Hall: Current Floor Plans



61 seats



65 seats



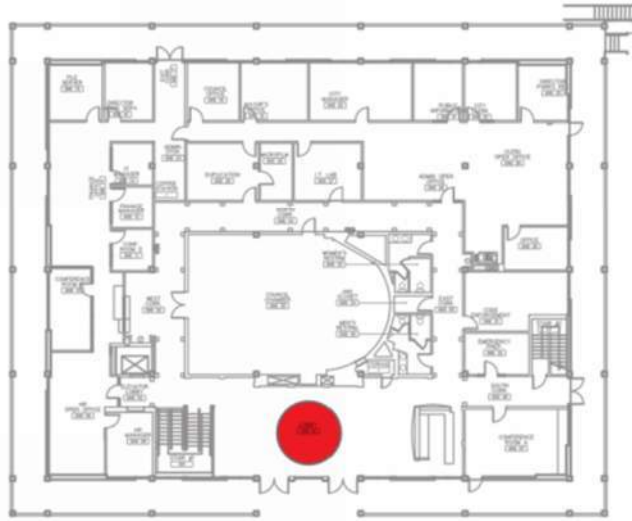
City Hall Programming

Analysis

2014 Existing City Hall: Analysis

ISSUE: UNDER UTILIZED, OVERSIZED

**2022 add: Lobby (& Building) lacks adequate PUBLIC meeting rooms



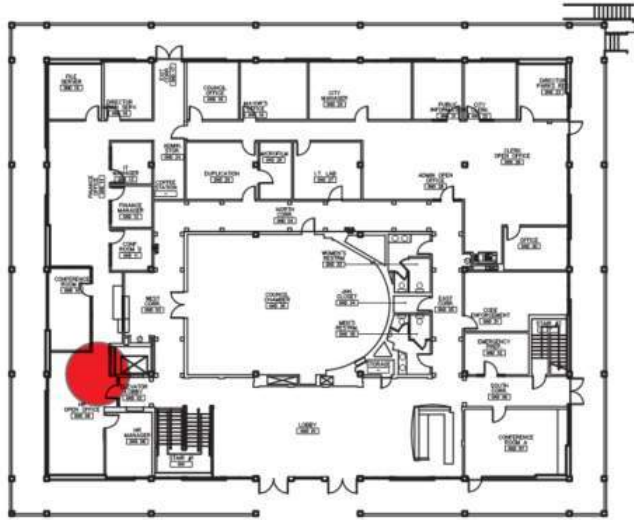
GROUND LEVEL



LOBBY

2014 Existing City Hall: Analysis

ISSUE: INFLEXIBLE WORK STATIONS



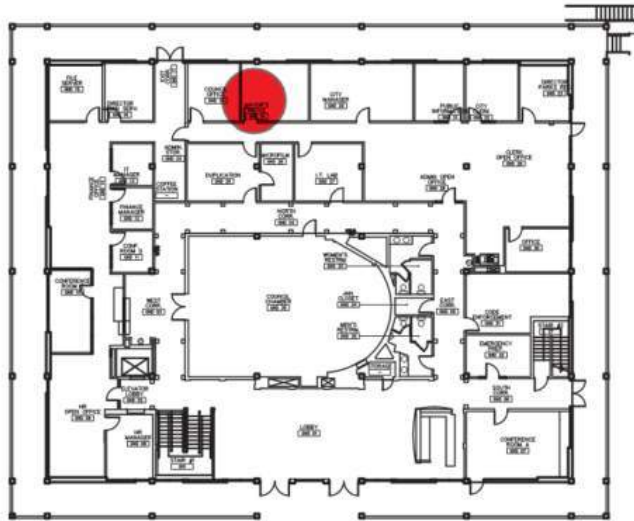
GROUND LEVEL



WORK STATIONS

2014 Existing City Hall: Analysis

ISSUE: UNDERUTILIZED PRIME SPACE



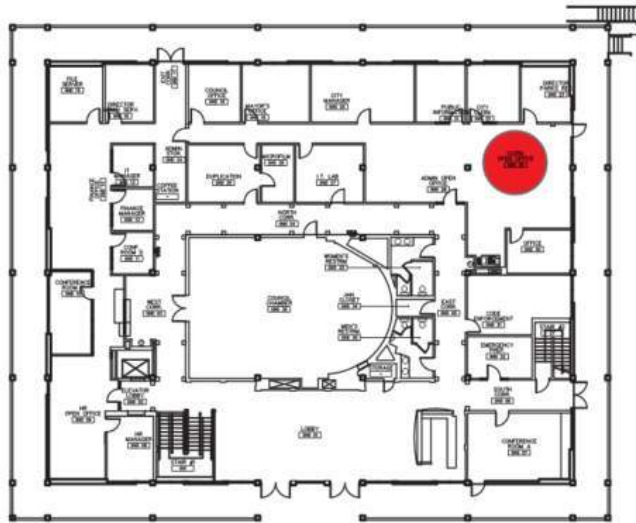
GROUND LEVEL



PRIVATE OFFICES

2014 Existing City Hall: Analysis

ISSUE: WORK STATION SIZES, FLEXIBILITY



GROUND LEVEL

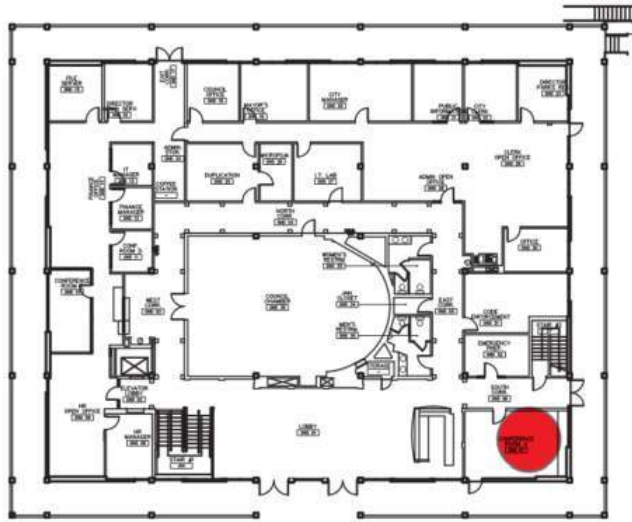


SHARED SPACE

2014 Existing City Hall: Analysis

ISSUE: QUALITY OF MEETING SPACES

**2022 add: Building lacks
adequate staff meeting rooms



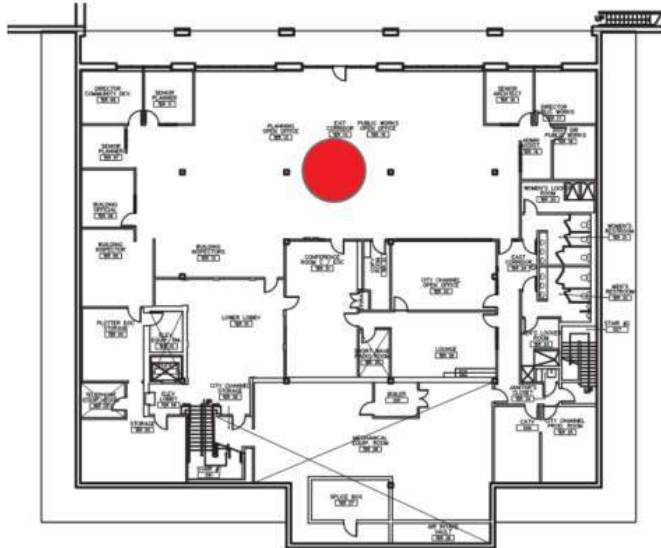
GROUND LEVEL



MEETING ROOMS

2014 Existing City Hall: Analysis

ISSUE: CAPACITY/ UTILIZATION/ DAY LIGHTING



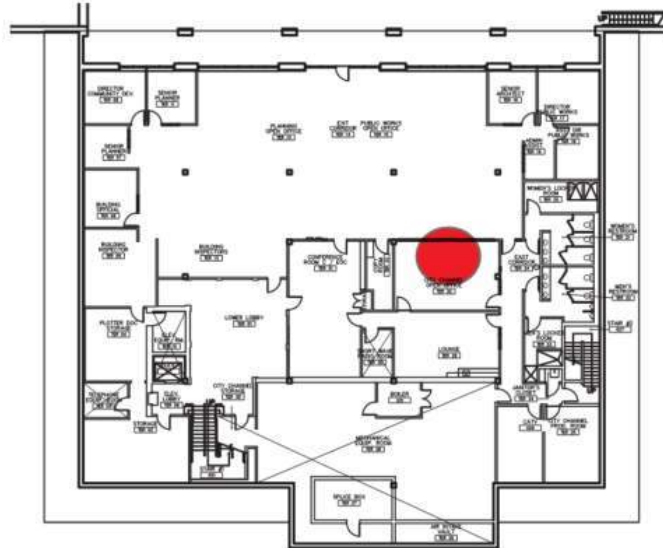
TERRACE LEVEL



OPEN OFFICE

2014 Existing City Hall: Analysis

ISSUE: CAPACITY/ UTILIZATION/ DAY LIGHTING



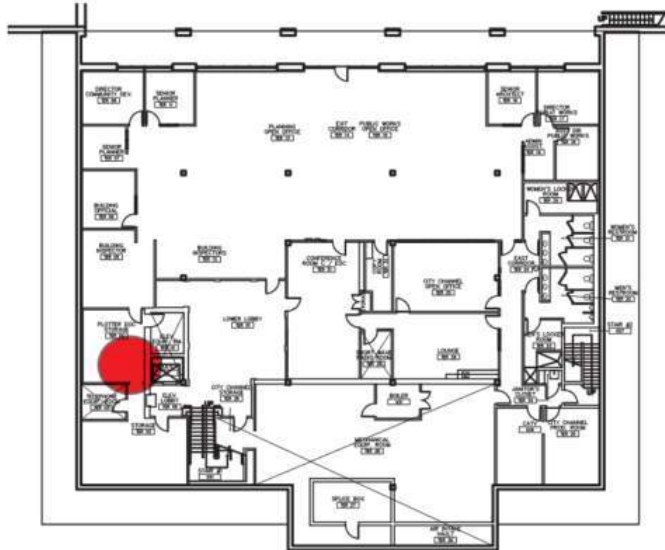
TERRACE LEVEL



IT/ MEDIA

2014 Existing City Hall: Analysis

ISSUE: CAPACITY/ UTILIZATION/ DAY LIGHTING



TERRACE LEVEL



PLAN CHECK AREA

City Hall: Analysis Summary

Current Flaws with the Interior:

- Many spaces are under-utilized (Chambers, Lobby)
- Many spaces are At-Capacity (workspaces)
- Workspaces are inflexible, outdated
- More meeting spaces are needed, for Community and Staff
- Lighting and Daylighting are woefully inadequate

City Hall: Renovation Benefits

- Better Utilization of the space, more efficient and logical
- Workspace that is flexible, current and reasonably distributed
- Increased Daylighting, Improved Lighting and other interior space wellness factors can be addressed
- Improve Meeting spaces distribution, quantity and quality
- Create a space that reflects the values of our City and its Residents: welcoming, beautiful, functional and inspiring



City Hall Programming

Future Proofing the Space Planning

City Hall: Current Floor plans

****21,450 sq ft / 126 seats =
170 sq ft per person**



61 seats, 9,950 sq ft



65 seats, 11,500 sq ft

City Hall: Planning for Growth

21,450 sq ft @ 150 sq ft per person = 143 people

21,450 sq ft @ 170 sq ft per person = 126 people

21,450 sq ft @ 175 sq ft per person = 123 people

21,450 sq ft @ 200 sq ft per person = 107 people

21,450 sq ft @ 225 sq ft per person = 95 people

21,450 sq ft @ 250 sq ft per person = 86 people

- **Currently: 21,450 sq ft @ 126 seats = 170 sq ft per person**
- **February 2022 Staff headcount for City Hall was 130 people**

City Hall: Workplace Planning

Current Staff headcount at City Hall: 130 people

Accounting for Population Growth:

- 10% increase: 143 people
- 20% increase: 156 people

Accounting for Telework:

- Current headcount + 10% Growth – 30% WFH = 100 people
- Current headcount + 20% Growth – 20% WFH = **130 people**

Comments & Questions?



CUPERTINO