

Relocate to the Monta Vista Recreation Center

Rationale

- Monta Vista is comprised of two main buildings.
- Existing "Gymnastics" building = 10,560 sf, built in 1967
- Existing Pre-K building = 2,890 sf, built in 1961
- Provide 2 portables at existing city hall site for City Channel and council offices. City Channel and City Hall chambers will be more effective located in proximity to community hall

Caveats:

- Cost for two shipping containers for storage included as part of contingencies.
- Costs to convert facility back to its current use or another use after serving as temporary city hall is not included.
- City will have to designate current on street parking for city hall use only.
- This location will create parking congestion and access issues during construction.

Pro's

- Relocating to Monta Vista is feasible and a good portion of the improvements will be to city owned property.
- Depending upon the future use of the facility some of these improvements may enhance this city owned property.
- The location is convenient.

Con's

- Parking is inadequate and will require most on street parking for employee parking
- Requires the relocation of existing programming including the Pre-K program

Relocate to the New Service Center Administration Building

Rationale

- Minimizes cost of construction of temporary facilities.
- Assumes construction of a new Service Center Administration Building PRIOR to construction of a new city hall.
- Existing Service Center Admin Building will remain in place during construction and approximately two years of occupancy by city hall staff.
- City Channel / City council will occupy two portables located at the existing city hall site in this option also.

Caveats

- This option assumes the City commits to the City Services master plan, or a portion of it.

Attachment D

- Accelerated approvals, design and construction schedules may be required to accommodate schedule of new city hall construction.

Pro's

- Relocating to a newly constructed Service Center Admin Building will minimize sunk costs.
- The city will be utilizing a city resource for temporary housing.
- Valuable City asset upon completion of City Hall construction.

Con's

- This option is dependent upon the city's budget and desire to improve the services center.
- Highest priced option

Relocate to Leased Space in Cupertino

Rationale

- Space Required: 21,000sf
- Assuming rent: \$5,00 per sf/month
- $(21,000 \text{ sf}) * (\$5.00/\text{sf}/\text{mo}) = \$105,000$
- $(\$105,000) * 12 \text{ months} = 1,260,000 / \text{year}$
- $\$1,260,000/\text{year} * (3 \text{ years}) = \$3,780,000$

Caveats

The above analysis does not include costs for:

- Brokers fees
- Relocation (moving) services
- Tenant improvements: electrical/data, etc.
- Space planning soft costs
- Utility costs

Pro's

- No impact to existing programming at Monta Vista Recreation Center or Library field.

Con's

- All lease space costs are "sunk costs" and will not result in improving the city's overall portfolio of facilities.
- Lease space availability is subject to market conditions beyond our control. This may result in higher lease rates or dividing operations across multiple locations resulting in inefficiencies and higher costs.

Relocate to modular buildings on Library Field

Rationale

- A typical “module” is 12’x40’ = 480sf
- 2 modules are typically combined for a building: multiple modules can be connected to create a larger building.
- Budget \$100,000 per 960 sf.
- $21,000 \text{ sf} / (960\text{sf}) = 22$
- $22 * 100,000 = \$2,200,000$

Caveats

The above analysis **does not** include costs for

- Site improvements including additional parking
- Relocation (moving) services
- Tenant improvements: electrical/data, etc.
- Space planning soft costs
- Utility improvements: Power, water, sewer, storm drain.
- Cost to remove and repair fields
- Use of the public space adjacent to the construction site may be an issue with the community.

Pro’s

- Temporary facilities are in close proximity to existing City Hall.

Con’s

- A portable village is not an attractive option since the city’s fields will not be in use for up to three years.
- The cost of this facility is a sunk cost and will not add to the value of city property.
- This location will create parking congestion and access issues during construction. An additional surface parking lot is most likely necessary.

City Channel/Council Offices

City Channel / City Council will occupy two portables located at the existing city hall site.

Estimated cost includes two, 24’ x 40’ portable buildings, relocation of City Channel Operations and FF&E for 5 workstations and a conference room; \$300,000.