



# Civic Center Modernization Project

## Cost / Square Foot Range - Buildings

Note: given the preliminary nature of the site prototypes, costs are preliminary and expressed as a range. Costs will be updated as further planning and design work is completed for the project.

		Construction Cost / SF	
		Low	High
<b>Library</b>	Renovation	\$ 275	\$ 375
	New	\$ 450	\$ 550
<b>City Hall</b>	Renovation	\$ 300	\$ 400
	New	\$ 550	\$ 650
	Addition	\$ 550	\$ 700
<b>Public Safety</b>	Renovation	\$ 325	\$ 425
	New	\$ 600	\$ 700
	Addition	\$ 600	\$ 750
<b>Seismic Upgrade</b>		\$ 75	\$ 125



## Cost / SF Range – Site & Parking

		Construction Cost / SF	
		Low	High
<b>Parking</b>	Surface	\$ 12	\$ 15
	Structured	\$ 100	\$ 150
	Underground	\$ 135	\$ 185
<b>Demolition</b>		\$ 5	\$ 20
<b>Hardscape</b>		\$ 12	\$ 25
<b>Landscape</b>		\$ 10	\$ 15



# Prototype Cost Summary

	Construction Cost		Project Cost (w/35% Soft Cost)	
	Low	High	Low	High
A	\$ 163.9 M	\$ 222.1 M	\$ 221.2 M	\$ 299.9 M
B	\$ 150.1 M	\$ 205.1 M	\$ 202.7 M	\$ 276.8 M
C	\$ 175.5 M	\$ 230.3 M	\$ 236.9 M	\$ 311.0 M
D	\$ 182.0 M	\$ 237.1 M	\$ 245.7 M	\$ 320.0 M
E.1	\$ 177.6 M	\$ 226.2 M	\$ 239.8 M	\$ 305.4 M
E.2	\$ 171.5 M	\$ 217.0 M	\$ 231.5 M	\$ 293.0 M
F	\$ 171.2 M	\$ 223.8 M	*\$ 231.1 M	*\$ 302.1 M
G	\$ 178.1 M	\$ 232.0 M	**\$ 240.5 M	**\$ 313.2 M

*\*Does not include offset from lease/sale of land*

*\*\*Does not Include land purchase cost*



## Assumptions - Basis

- Based on the approved program
- Conceptual Cost Model, no detailed design
- No decisions have been made regarding funding
- No offsite improvements are included
- Site area and building footprint assumptions were made for projects, and will need to be updated based on final locations and designs



## Assumptions - Construction Cost

- LEED Gold Level of Sustainability for all new facilities
- LEED Platinum would be an additional 5-10% cost premium
- Subcontractors markups (Typically range from 15% to 25%)
- General Contractor's/Construction Manager's General Conditions and Fee
- Local prevailing labor rates/wages
- Utility tie-ins for each building



# Assumptions - Project Cost

- **Construction Cost**
  - The direct costs to construct a building or structure, otherwise known as "brick and mortar" costs.
  - Building and Site Costs, Design Contingency, Contractor Overhead and Profit, Change Order Contingency
- **Soft Costs**
  - Expenses, other than hard costs, incurred in developing a project
  - Design Fees, Permits, Testing and Inspections
  - Assumes 35% of Construction Cost for Soft Costs
- **NOT Included**
  - Escalation
  - Project Contingencies
  - Furniture, Fixtures and Equipment (FFE)
  - Moving, Operational, or Temporary Facilities

# A



## Construction Cost

Project	Key Inclusions	Low	High
Library	Renovation & Addition	\$ 53.1 M	\$ 69.0 M
	260 parking	\$ 8.6 M	\$ 11.8 M
City Hall	Renovation & Addition	\$ 30.2 M	\$ 40.5 M
	320 parking	\$ 14.5 M	\$ 20.9 M
Public Safety	Renovation & Addition	\$ 32.4 M	\$ 44.1 M
	150 parking	\$ 8.1 M	\$ 11.1 M
NOVA	Annex Renovation	\$ 8.0 M	\$ 11.3 M
	270 parking	\$ 6.3 M	\$ 9.1 M
Site	Open Space, Playground	\$ 2.6 M	\$ 4.4 M
<b>TOTAL</b>		<b>\$ 163.9 M</b>	<b>\$ 222.1 M</b>

# B



## Construction Cost

Project	Key Inclusions	Low	High
Library	Renovation & Addition	\$ 50.1 M	\$ 67.5 M
	260 parking	\$ 1.2 M	\$ 1.6 M
City Hall	Renovation & Addition	\$ 30.3 M	\$ 40.6 M
	320 parking	\$ 14.2 M	\$ 20.6 M
Public Safety	Renovation & Addition	\$ 32.1 M	\$ 43.6 M
	150 parking	\$ 8.1 M	\$ 11.1 M
NOVA	Annex Renovation	\$ 7.8 M	\$ 11.0 M
	270 parking	\$ 4.8 M	\$ 6.6 M
Site	Open Space, Playground	\$ 1.5 M	\$ 2.4 M
<b>TOTAL</b>		<b>\$ 150.1 M</b>	<b>\$ 205.1 M</b>

# C



## Construction Cost

Project	Key Inclusions	Low	High
Library	New Library	\$ 56.5 M	\$ 71.4 M
	260 parking	\$ 11.1 M	\$ 15.2 M
City Hall	New City Hall	\$ 41.1 M	\$ 51.2 M
	330 parking	\$ 14.6 M	\$ 21.2 M
Public Safety	Renovation & Addition	\$ 33.7 M	\$ 46.4 M
	140 parking	\$ 0.7 M	\$ 0.8 M
NOVA	Included with City Hall	\$ 7.6 M	\$ 9.5 M
	270 parking	\$ 8.7 M	\$ 12.2 M
Site	Open Space, Playground	\$ 1.5 M	\$ 2.4 M
<b>TOTAL</b>		<b>\$ 175.5 M</b>	<b>\$ 230.3 M</b>

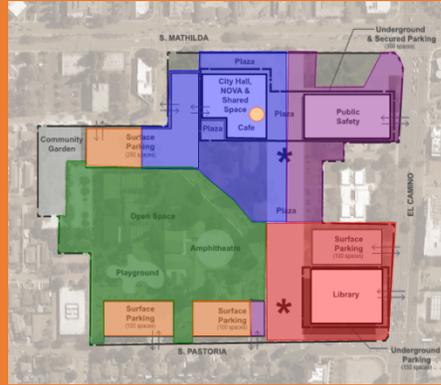
# D



## Construction Cost

Project	Key Inclusions	Low	High
Library	New Library	\$ 56.0 M	\$ 70.1 M
	270 parking	\$ 11.1 M	\$ 15.2 M
City Hall	New City Hall	\$ 37.8 M	\$ 45.4 M
	320 parking	\$ 17.3 M	\$ 23.7 M
Public Safety	Renovation & Addition	\$ 32.3 M	\$ 44.0 M
	150 parking	\$ 8.1 M	\$ 11.1 M
NOVA	Included with City Hall	\$ 7.7 M	\$ 9.8 M
	260 parking	\$ 5.2 M	\$ 7.0 M
Site	Open Space, Playground	\$ 6.4 M	\$ 10.7 M
<b>TOTAL</b>		<b>\$ 182.0 M</b>	<b>\$ 237.1 M</b>

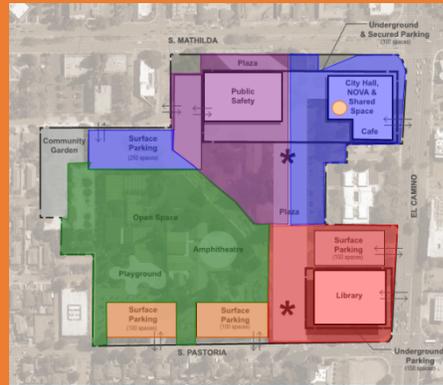
# E.1



## Construction Cost

Project	Key Inclusions	Low	High
Library	New Library	\$ 54.9 M	\$ 68.5 M
	250 parking	\$ 8.6 M	\$ 11.7 M
City Hall	New City Hall	\$ 38.5 M	\$ 47.0 M
	320 parking	\$ 6.5 M	\$ 8.7 M
Public Safety	New Public Safety	\$ 44.3 M	\$ 55.7 M
	170 parking	\$ 8.2 M	\$ 11.2 M
NOVA	Included with City Hall	\$ 7.8 M	\$ 9.9 M
	260 parking	\$ 3.7 M	\$ 5.0 M
Site	Open Space, Playground	\$ 5.1 M	\$ 8.5 M
<b>TOTAL</b>		<b>\$ 177.6 M</b>	<b>\$ 226.2 M</b>

# E.2



## Construction Cost

Project	Key Inclusions	Low	High
Library	New Library	\$ 55.2 M	\$ 68.8 M
	250 parking	\$ 8.6 M	\$ 11.7 M
City Hall	New City Hall	\$ 38.3 M	\$ 46.4 M
	320 parking	\$ 8.9 M	\$ 12.1 M
Public Safety	New Public Safety	\$ 38.3 M	\$ 47.1 M
	160 parking	\$ 4.7 M	\$ 6.4 M
NOVA	Included with City Hall	\$ 7.6 M	\$ 9.5 M
	270 parking	\$ 4.7 M	\$ 6.4 M
Site	Open Space, Playground	\$ 5.1 M	\$ 8.6 M
<b>TOTAL</b>		<b>\$ 171.5 M</b>	<b>\$ 217.0 M</b>

# F



## Construction Cost

Project	Key Inclusions	Low	High
Library	New Library	\$ 54.3 M	\$ 67.4 M
	260 parking	\$ 7.2 M	\$ 10.4 M
City Hall	New City Hall	\$ 38.3 M	\$ 46.4 M
	320 parking	\$ 14.9 M	\$ 21.3 M
Public Safety	Renovation & Addition	\$ 32.0 M	\$ 43.5 M
	150 parking	\$ 8.1 M	\$ 11.1 M
NOVA	New NOVA	\$ 8.2 M	\$ 10.8 M
	270 parking	\$ 2.4 M	\$ 3.2 M
Site	Open Space, Playground	\$ 5.8 M	\$ 9.7 M
<b>TOTAL</b>		<b>\$ 171.2 M</b>	<b>\$ 223.8 M</b>

# G



## Construction Cost

Project	Key Inclusions	Low	High
Library	New Library	\$ 54.6 M	\$ 67.7 M
	260 parking	\$ 9.1 M	\$ 12.4 M
City Hall	New City Hall	\$ 38.3 M	\$ 46.4 M
	320 parking	\$ 14.8 M	\$ 20.3 M
Public Safety	Renovation & Addition	\$ 32.2 M	\$ 43.8 M
	160 parking	\$ 6.2 M	\$ 8.4 M
NOVA	Included with City Hall	\$ 7.7 M	\$ 9.8 M
	260 parking	\$ 6.7 M	\$ 9.0 M
Site	Open Space, Playground	\$ 8.4 M	\$ 14.1 M
<b>TOTAL</b>		<b>\$ 178.1 M</b>	<b>\$ 232.0 M</b>