

Proposed 2010 Council Study Issue

OCM 10-04 Civic Center Buildings: Renovate, Replace, or Relocate?

Lead Department	Office of the City Manager		
Element or Sub-element	7.1 Fiscal		
New or Previous	New		
Status	Pending	History	1 year ago None 2 years ago None

1. What are the key elements of the issue? What precipitated it?

This study will explore how best to address the condition of the Civic Center buildings which are aging and in need of repair, renovation and/or redevelopment. As noted below, the City has long recognized the need to address its aging facilities, and has been considering options for over a decade. This study will enable the City to make the decisions that are long overdue and facilitate the development of a realistic plan that will meet the City's space and facilities needs.

In 2000 a Citywide Space Study was completed, followed in 2002 by a Civic Center Redevelopment Feasibility Study. The Space Study planned for the City's space needs through 2010. The Civic Center Redevelopment Feasibility Study provided market analysis of private use of the civic center site. With the economic downturn resulting from Silicon Valley's dotcom bust, further citywide planning efforts were largely put on hold.

Last year the City renewed its facilities planning efforts and In 2009 completed a report that provides much of the information needed to make decisions and move the planning process forward, including:

- A review of previously completed City facilities reports
- Current conditions and future use recommendations for more than 40 City buildings
- Proposed space standards
- Current and projected space and facilities needs given anticipated service levels, population growth, and staffing needs
- Recommendations regarding site locations
- Long-term facility development options, including preliminary cost estimates in current dollars.

This study issue will review the 2009 report's findings, and will also:

- Identify estimated costs for repair and maintenance of current Civic Center facilities into the long term
- Review and evaluate financing options
- Identify broadbrush timeline alternatives

2. How does this relate to the General Plan or existing City Policy?

The Fiscal Sub-element of the General Plan contains several policies related to infrastructure in section 7.1C Capital Improvement Policies:

C.1.3 High priority should be given to replacing capital improvements prior to the time that they have deteriorated to the point where they are hazardous, incur high maintenance costs, negatively affect property values, or no longer serve their intended purposes.

C.1.5 Priority will be given to the repair and replacement of existing infrastructure as compared to the provision of new or expanded facilities.

C.1.6 The decision on whether to repair or to replace an existing capital asset will be based on which alternative is most cost effective or provides the best value to the City.

3. Origin of issue

Council Member(s)

General Plan

City Staff X

Public

Board or Commission none

4. Multiple Year Project? No Planned Completion Year

5. Expected participation involved in the study issue process?

Does Council need to approve a work plan? No

Does this issue require review by a Board/Commission? No

If so, which?

none

Is a Council Study Session anticipated? Yes

What is the public participation process?

A public hearing will be held at the Council meeting when the study issue is presented.

6. Cost of Study

Operating Budget Program covering costs

Office of the City Manager - Program 729

Project Budget covering costs

Budget modification \$ amount needed for study

Explain below what the additional funding will be used for

7. Potential fiscal impact to implement recommendations in the Study approved by Council

Capital expenditure range See explanation below

Operating expenditure range None

New revenues/savings range None

Explain impact briefly

Fiscal impact will be dependent on the option(s) chosen. Redevelopment costs could be in the range of \$80 million - \$150 million. Should a redevelopment option be selected, the costs would be offset to some extent by the savings in operating costs that would otherwise accrue to repair, maintain, and renovate the existing buildings.

8. Staff Recommendation

Staff Recommendation For Study

If 'For Study' or 'Against Study', explain

The 2009 long-range facilities planning study was comprehensive and reviewed facilities citywide. Findings regarding the Civic Center buildings were of special concern due to their age,

central role in City operations, and prominent location. The study was undertaken in part because the Civic Center buildings and their configuration are wholly inadequate in meeting the City's current and future needs. Staff believes it is well past time to recognize those needs and develop an actionable plan that will enable the City to cost effectively meet its facilities needs for both the short and long term.

9. Estimated consultant hours for completion of the study issue

Managers	Role	Manager	Hours			
Lead		Campbell, Coryn	Mgr CY1:	40	Mgr CY2:	0
			Staff CY1:	0	Staff CY2:	0
Interdep		Corbett, Drew	Mgr CY1:	40	Mgr CY2:	0
			Staff CY1:	0	Staff CY2:	0
Interdep		Van Heusen, Bob	Mgr CY1:	20	Mgr CY2:	0
			Staff CY1:	0	Staff CY2:	0

Total Hours CY1: 100

Total Hours CY2: 0

Note: If staff's recommendation is 'For Study' or 'Against Study', the Director should note the relative importance of this Study to other major projects that the Department is currently working on or that are soon to begin, and the impact on existing services/priorities.

Reviewed by

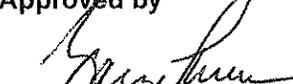


Department Director

10-8-09

Date

Approved by



City Manager

10-12-09

Date

Addendum

A. Board / Commission Recommendation

Issue Created Too Late for B/C Ranking

Board or Commission	Rank	Rank 1 year ago	Rank 2 years ago
Arts Commission			
Bicycle and Pedestrian Advisory Committee			
Board of Building Code Appeals			
Board of Library Trustees			
Child Care Advisory Board			
Heritage Preservation Commission			
Housing and Human Services Commission			
Parks and Recreation Commission			
Personnel Board			
Planning Commission			

Board or Commission ranking comments

B. Council

Council Rank (no rank yet)
Start Date (blank)
Work Plan Review Date (blank)
Study Session Date (blank)
RTC Date (blank)
Actual Complete Date (blank)
Staff Contact