

Civic Facilities Project Advisory Group

Meeting #3
February 3, 2025



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Agenda

- Recap of last meetings & project status
- Review of other Civic Centers'
- Renovation option
- Advisory group goals
- Next Steps Future Agenda Items



Recap & Status

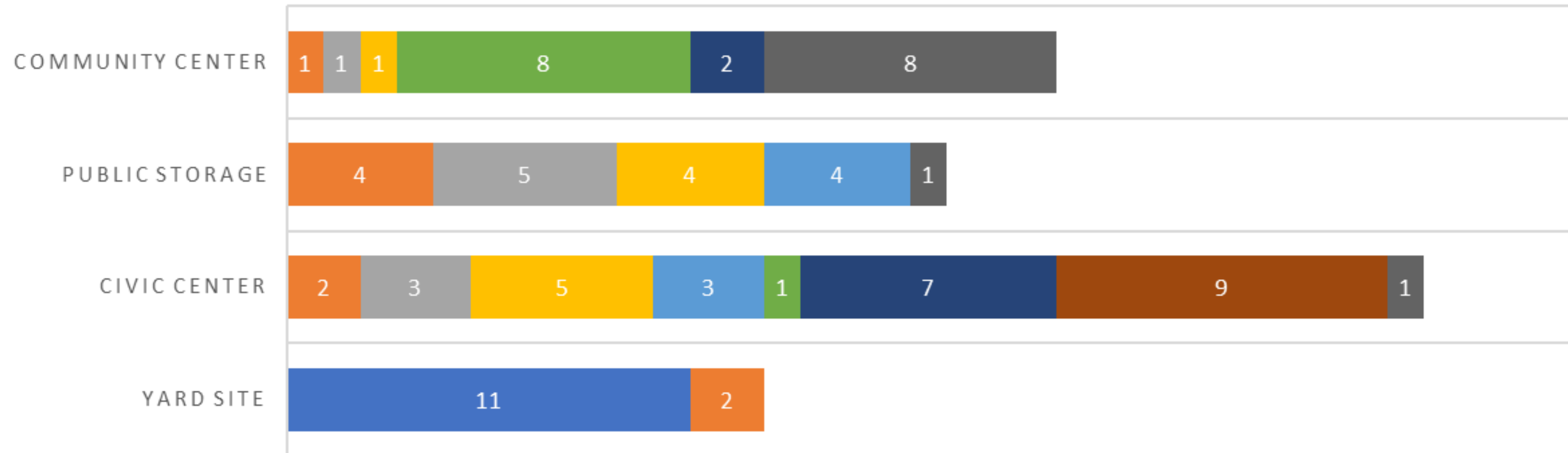
1. Key Findings to date
 - We need to do something
 - Sites in play (or not)
2. Economic Development as part of the project?



Summary of Group Activity

SUMMARY OF 1/22 ADVISORY GROUP ACTIVITY

■ City Yard ■ Base 3 ■ EOC ■ City Hall ■ Police ■ Community Resources ■ Library ■ Fire ■ Public Parking



Civic Center Comps

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Long Beach



City Population: 466,742
 City Hall Size: 238,000 SF
 Year Built: 2019
 Construction Cost: \$130M
 Contract Method: DBFOM
 Financing Method: Private bonds
 + Private Equity
 + Land Proceeds

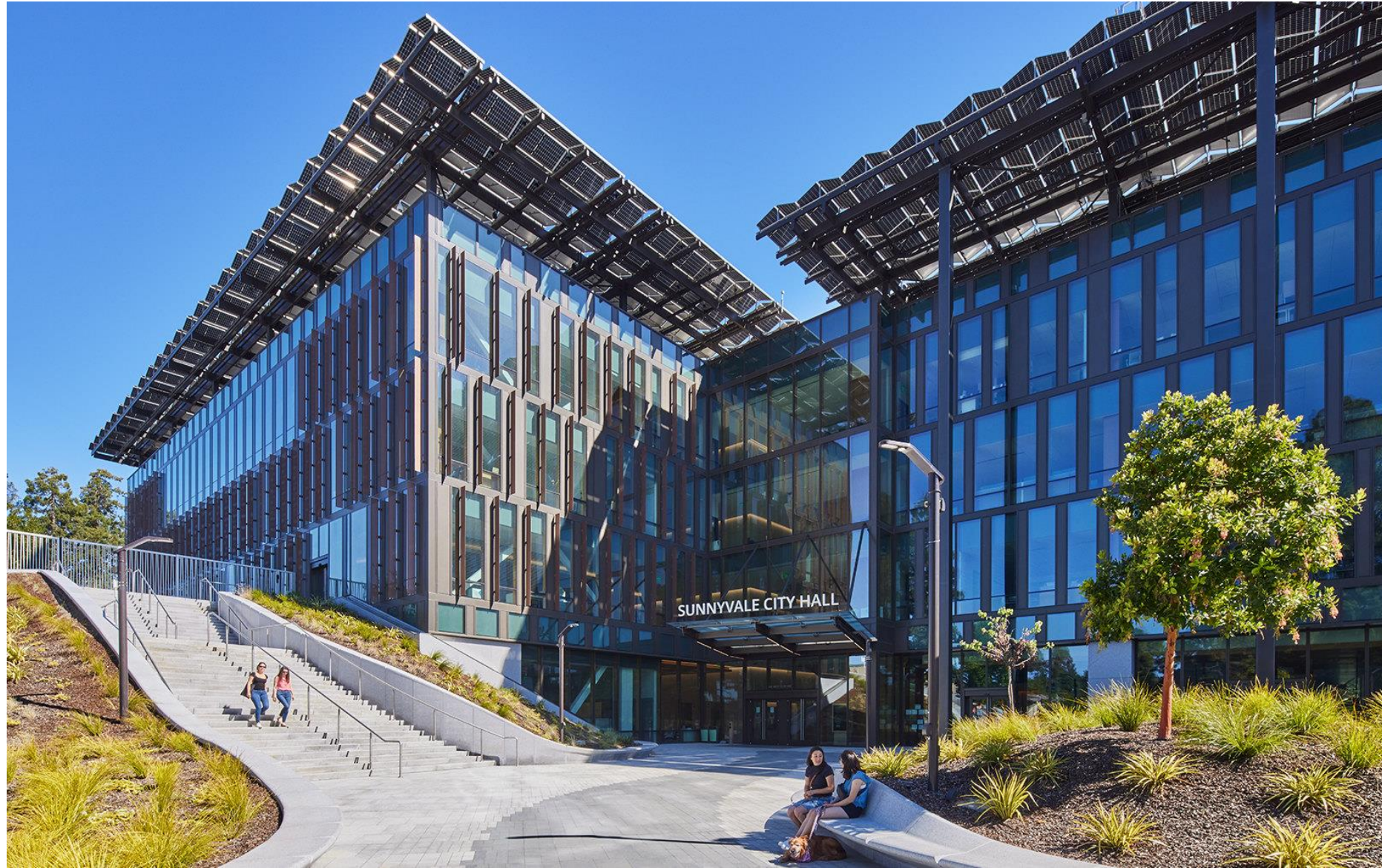
Other Project Elements:

- Library
- Park
- Port HQ
- New Parking structure
- 798 apartments

| | Before | After |
|----------------------|----------------|----------------|
| Occupancy Cost | \$12.6m | \$15.3m |
| Deferred Maintenance | \$6.7m | \$0 |
| | \$19.3m | \$15.3m |



Sunnyvale



| | |
|-------------------|--|
| City Population: | 155,805 |
| City Hall Size: | 170,000 SF |
| Year Built: | 2022 |
| Cost: | \$188M |
| Contract Method: | Low Bid |
| Financing Method: | |
| | <ul style="list-style-type: none">• Lease Revenue Bonds |
| Other Elements | |
| | <ul style="list-style-type: none">• Library (<i>Failed tax ballot measure</i>) |



Newport Beach



| | |
|-------------------|-----------|
| City Population: | 155,805 |
| City Hall Size: | 95,000 SF |
| Year Built: | 2013 |
| Cost: | \$152M |
| Contract Method: | CMAR |
| Financing Method: | COP Bonds |

Other Project Elements:

- Parking Garage
- Library
- Public art park
- Re-develop old site into 130 room Lido Hotel (*generates ~\$4.2m/yr*)



Napa



| | |
|-------------------|----------------------------|
| City Population: | 79,246 |
| City Hall Size: | 112,000 SF |
| Year Built: | TBD |
| Cost: | \$58M |
| Contract Method: | DBFOM |
| Financing Method: | TOT Tax + Private bonds |

Other Project Elements:

- Police
- Fire Station
- Redevelopment of the old site as a 166 room Hotel (+63 apts)
- 144 units affordable housing



Chino Hills



| | |
|-------------------|-----------|
| City Population: | 78,000 |
| City Hall Size: | 56,000 SF |
| Year Built: | 2008 |
| Cost: | \$92M |
| Contract Method: | Low Bid |
| Financing Method: | CFD Bonds |

Other Project Elements:

- Library
- Sheriff
- Fire Dept



Laguna Niguel



| | |
|-------------------|-----------|
| City Population: | 64,355 |
| City Hall Size: | 67,000 SF |
| Year Built: | 2011 |
| Cost: | \$24M |
| Contract Method: | Low Bid |
| Financing Method: | CIP Funds |



Brentwood



| | |
|-------------------|-----------|
| City Population: | 64,292 |
| City Hall Size: | 58,000 SF |
| Year Built: | 2012 |
| Cost: | \$58M |
| Contract Method: | Low Bid |
| Financing Method: | CFD Bonds |

Other Project Elements:

- Community Center.
- Parking Structure.
- Community Park.



Malibu



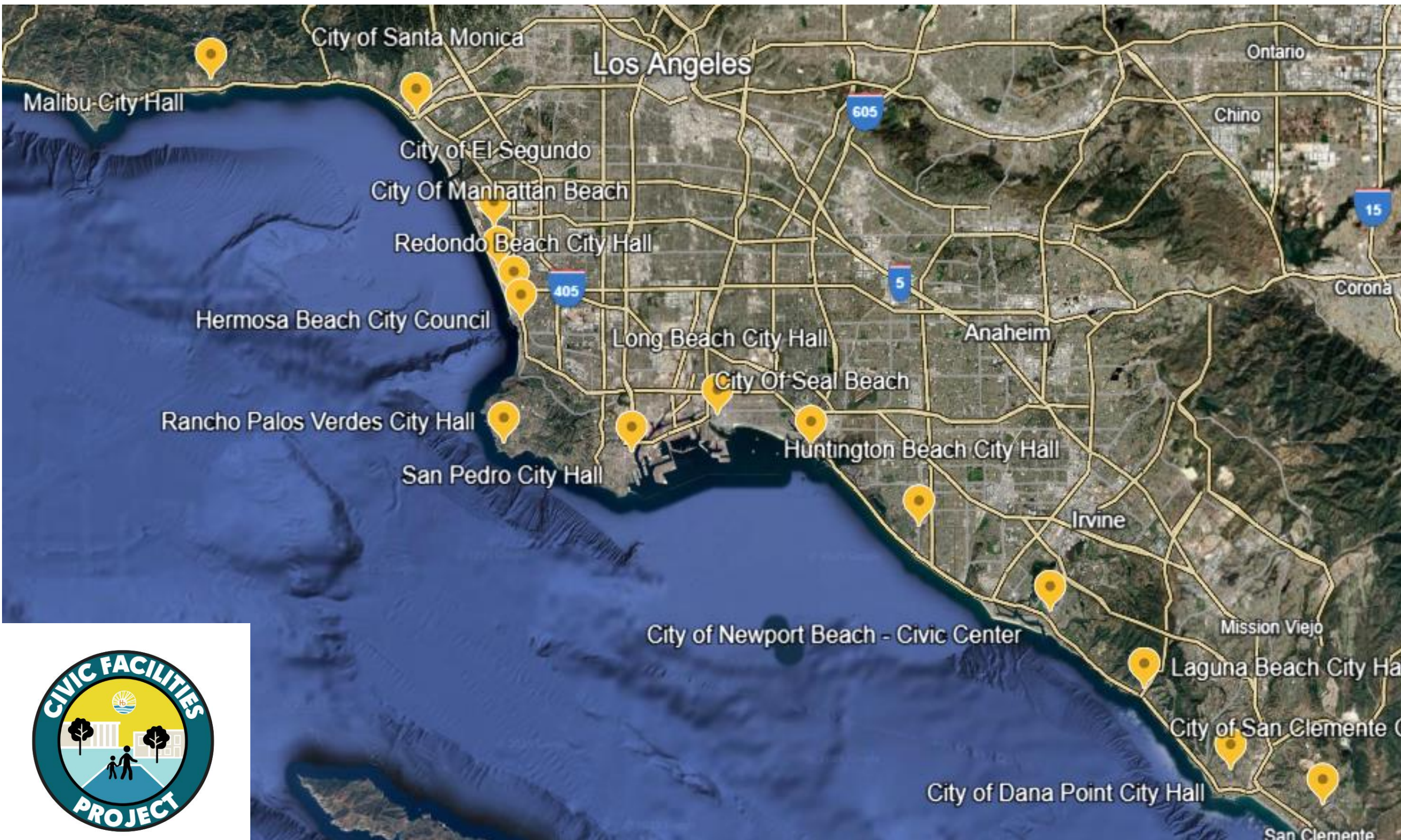
| | |
|-------------------|-----------|
| City Population: | 10,640 |
| City Hall Size: | 30,000 SF |
| Year Built: | 2011 |
| Cost: | \$22M |
| Contract Method: | Low Bid |
| Financing Method: | COP Bonds |

Other Project Elements:

- Acquired bankrupt church.
- Renovated for civic use.



Beach Cities



| City | Year |
|------------------|-----------|
| Malibu | 2011 |
| Santa Monica | 1939/2020 |
| El Segundo | 1980 |
| Manhattan Beach | 1975 |
| Hermosa Beach | 1965 |
| Redondo Beach | 1959 |
| Rancho PV | 1975 |
| Long Beach | 2019 |
| Seal Beach | 1929/1969 |
| Huntington Beach | 1972 |
| Newport Beach | 2013 |
| Laguna Beach | 1953 |
| Dana Point | 1995 |
| San Clemente | 2018 |



Renovation Options

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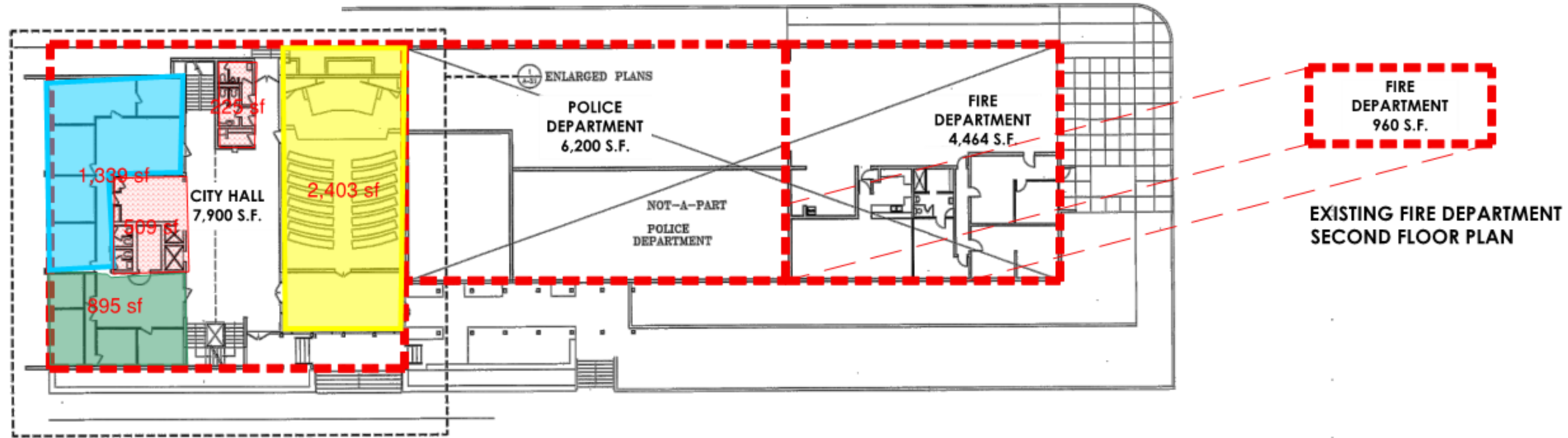
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SPACE NEEDS

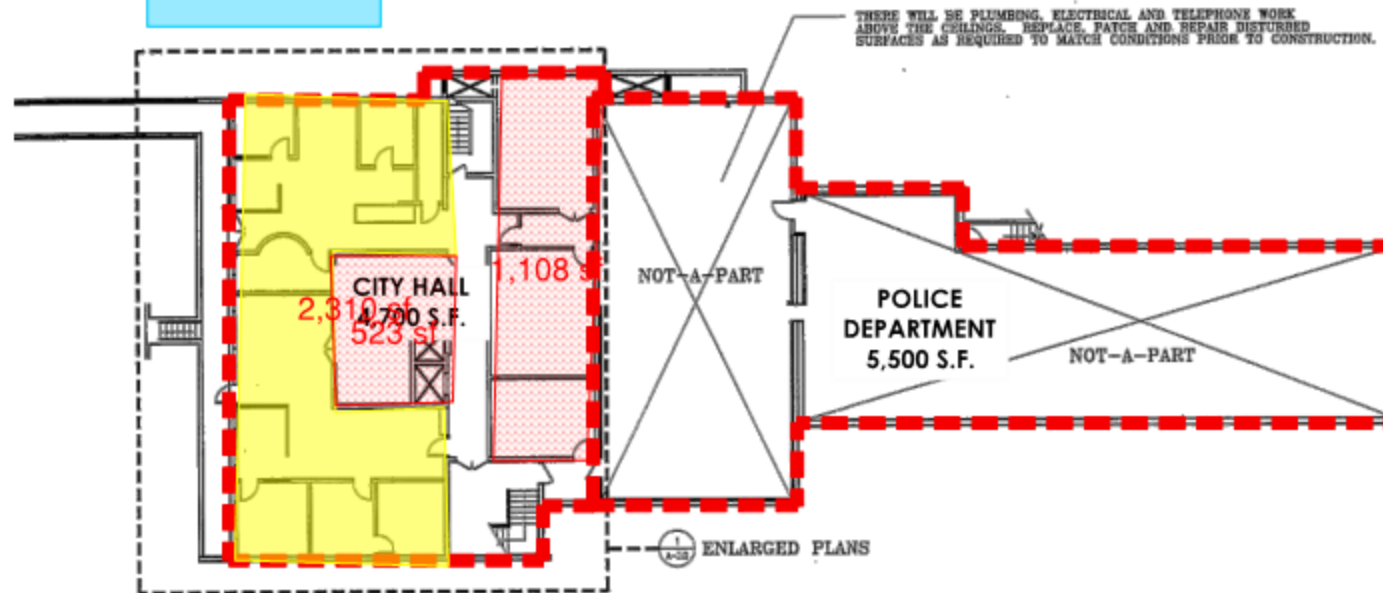
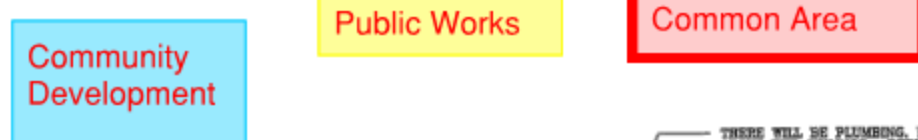
| | | | | Current | 2016 Needs | 2023 Needs |
|----------------------------|------------------|--|--|----------------|-------------------|-------------------|
| TOTAL Building Need | | | | Est | Assessment | Update |
| | PD | | | 18,621 | 38,193 | 31,610 |
| | City Hall | | | 15,200 | 27,776 | 21,772 |
| | PW | | | 13,388 | 19,300 | 14,580 |
| | Library | | | 6,500 | 10,000 | 8,000 |
| | | | | 53,709 | 95,269 | 75,962 |



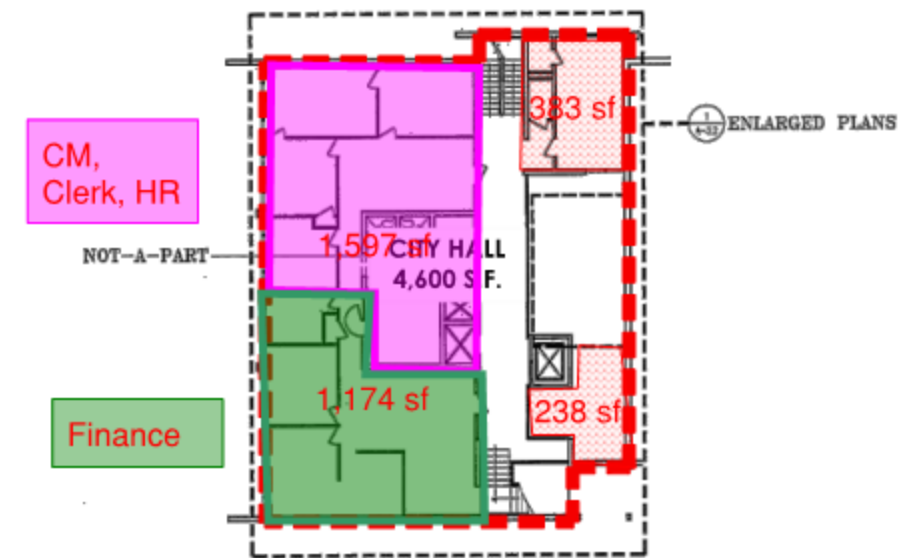
Current Floor Plans



EXISTING CITY HALL, POLICE & FIRE DEPARTMENT
FIRST FLOOR PLAN



EXISTING CITY HALL & POLICE DEPARTMENT
BASEMENT PLAN



EXISTING CITY HALL
SECOND FLOOR PLAN

EXISTIN
SCALE: 1/



Current Site Plan

133,000 SF Site TOTAL

- 1) Demo Self Storage
- 2) Build New PD (35k Site & 30K building (2-3 stories)
- 3) Renovate City Hall – expand into PD space
- 4) Build New City Yard (50K site, 14K buildings)
- 5) Re-develop city yard to replace self-storage income



Advisory Group Goals



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Purpose of the group (original)

Collaborative community group

- Diverse range of opinions
- No bad ideas
- Respect and health debate

Complement to larger community meetings

- Small setting facilitates discussion
- Confidential
- Focus on solving civic facilities issues

Not an official commission or government body



Purpose of the group (revised)

Collaborative community group

- Diverse range of experience
- Confidential, Small setting facilitates discussion
- Ability to preview and test solutions
- Ambassadors to larger community No bad ideas
- Economic development along Pier Avenue.
- Updates to public information

Not an official commission or government body

- Independent of Council



Next Steps

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Future Meetings

| Meeting Dates | Tentative Future Topic(s) |
|----------------------|--|
| March 3, 2025 | Funding and Financing: <ul style="list-style-type: none">• Grants and one-time funds• Bonds and other financing options• Sources of potential Revenue• Highest and best use of public land |
| April 7, 2025 | Public Awareness: <ul style="list-style-type: none">• Impacts of doing nothing• Project alternatives |
| May ? | Review & Refine Options: |



Outreach Plan

ORIGINAL

| DATE | LOCATION | OBJECTIVE |
|------------------------------|-----------------------------------|---|
| Meeting One - October 2024 | Civic Facilities (Public Works) | Walkthrough civic facilities, introduction to the project, current status, and initial feedback |
| Meeting Two - November 2024 | City Yard Open House | Tour of the yard current condition |
| Meeting Three – January 2025 | Virtual | Presentation of detailed options and soliciting feedback on community preferences |
| Meeting Four – February 2025 | Civic Facilities (Clark Building) | Review feedback and refine options |
| Meeting Five – March 2025 | Virtual | Final round of feedback on preferred solutions |
| Meeting Six – April 2025 | Council Chambers | Presentation of final plan and discussion of next steps |

REVISED

| DATE | LOCATION | OBJECTIVE |
|------------------------------|---------------------------------|---|
| Meeting One - October 2024 | Civic Facilities (Public Works) | Walkthrough civic facilities, introduction to the project, current status, and initial feedback |
| Meeting Two - November 2024 | City Yard Open House | Tour of the yard current condition |
| Meeting Three – January 2025 | In Chambers | Presentation of site options and soliciting feedback. |
| Meeting Four – February 2025 | TBD | TBD |
| Meeting Five – March 2025 | TBD | TBD |
| Meeting Six – April 2025 | TBD | TBD |

