Public Safety Building Status Update
September 17, 2018
Project Background

- 1970 Existing Police Building opened at the Palo Alto Civic Center
- 1997-2005 - Numerous studies and evaluations for a new PSB
- 2006 Public Safety Building Blue Ribbon Task Force (BRTF)
  - 2008 Recession thwarted the project proposed for 2747 Park Blvd
- 2011 Infrastructure Blue Ribbon Committee (IBRC) – PSB review
- 2014 Infrastructure Plan – PSB top priority with 8 other projects
  - Included concept for a new California Avenue Area Parking Garage for 150 additional parking stalls
- 2015 Council selected Lot C-6 for the PSB and Lot C-7 for a New Garage
- 2018 EIR Certified and Garage Plans Readied for Construction
Project Background – Recent Event Highlights

- March 2018 – Garage design recommended for approval by Architectural Review Board (ARB)
- June 2018 – City Council approved Garage design and certified the Environmental Impact Report (EIR) for both structures
- July 2018 – ARB reviewed the updated design of the Public Safety Building (PSB)

Timeline for Upcoming Events:
- September 20, 2018 – Public Safety Building returns to ARB
- Late 2018 – City Council to consider approval of PSB design
- Early 2019 – Garage construction begins (Phase 1)
DESIGN PRESENTATION

Palo Alto Public Safety Building
250 Sherman Avenue, Palo Alto, CA
Primary Program Elements

Space Public Garage 47,500 SF
PSB & Secure Parking
Accessory Structures & Yard

NEW GARAGE
BUILDING FOOTPRINT 36,602 SF
SITE AREA 41,843 SF

NEW PSB
BUILDING FOOTPRINT 17,208 SF
SITE AREA 55,164 SF

MIXED USE
OFFICE / RESIDENTIAL

RES.

COURTHOUSE
636 Space California Avenue Garage Previously Approved
landscape & architecture
form continuous single story pedestrian realm
Mission

Context

Public
Sand Colored Porcelain Tile on Precast Concrete Panel

Reflective White Porcelain Tile

Clear glass

Painted Steel Detailing

Terra Cotta Colored Board Formed Concrete
### Public Safety Building Cost Increase

<table>
<thead>
<tr>
<th>2012 Conceptual</th>
<th>2016 Updated Conceptual</th>
<th>2017 Schematic Design (50%)</th>
<th>2018 Schematic Design (65%)</th>
</tr>
</thead>
<tbody>
<tr>
<td>$57 million</td>
<td>$75.4 million</td>
<td>$91.0 million</td>
<td>$106 million</td>
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- Factors in increase
  - Cost escalation: estimated at 58% from 2012 to 2021, equivalent to increase from $47 to $74 million
  - Site constraint/scope: PSB built over two basement levels ($25 million)
  - ARB review process: ($4-5 million)
## PSB Cost Estimate

<table>
<thead>
<tr>
<th>PSB Cost Components</th>
<th>Amount ($M)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Soft Costs (design, construction management, permits)</td>
<td>$14M</td>
</tr>
<tr>
<td>Construction (includes contingency and escalation)</td>
<td>$80M</td>
</tr>
<tr>
<td>Design Contingency (for additional details as design progresses)</td>
<td>$7M</td>
</tr>
<tr>
<td>FF&amp;E (furniture, fixtures, and equipment)</td>
<td>$5M</td>
</tr>
<tr>
<td><strong>Project Total</strong></td>
<td><strong>$106M</strong></td>
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</tbody>
</table>
Infrastructure Funding and Funding Gap

**FY 2019-2023 Adopted CIP**
- FY 2019: $133M
- FY 2020-2023: $223M

**2014 Council Infrastructure Plan**
- FY 2018-2022: $180M
- Updated Now: $265M

**Unfunded Projects**
- (JMZ, Animal Shelter, Parks): $55-65M

<table>
<thead>
<tr>
<th>Initial Gap</th>
<th>$85M</th>
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<tbody>
<tr>
<td>Fund Balance</td>
<td>- $28M</td>
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<tr>
<td>Other Revenue</td>
<td>- $6M</td>
</tr>
<tr>
<td>New Hotels TOT</td>
<td>- $35M</td>
</tr>
<tr>
<td><strong>Current Gap</strong></td>
<td><strong>$16M</strong></td>
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</table>
Project Value Engineering Efforts

- Value Engineering (VE) has been used throughout the PSB design process. Key criteria used throughout include:
  - Utilizing simple rectangular forms and limiting palette of materials on the architecture (e.g. tower and exterior features)
  - Limiting VE impacts to operations and security

- Examples of VE Items implemented already:
  - Reduced footprint of both basement levels along Birch Street
  - Reduced skylight size and atrium through the center of the PSB
  - Reduced the amount of exterior glass on third floor, glass in and around lobby

VE Item not recommended due to impact to operational impacts:
- Consolidate basements into one level
Two-Basement Layout for PSB

Basement Level 1 (Patrol Operations)
Two-Basement Layout for PSB

Basement Level 2 (Lowest Level – Staff Parking & Storage)

Note: Staff Parking includes non-patrol City-assigned vehicles
Single-Basement Layout for PSB

Footprint extends beneath Birch Street & Park Blvd sidewalks

Patrol Operations mixed with all other vehicles
Single-Basement Operational Impacts

1. Severely narrows drive aisles and parking spaces
2. Creates overlap between custody and staff
3. Brings program space up into the building and B1 (Server Room example)
4. Some doorways and storage areas accessible only via standing in drive aisles
5. Electric Vehicle Charging and storage constraints
6. Limits future expansion possibilities
# Project Schedule

![Project Schedule Diagram](attachment:image.png)

## Cal Ave Garage
- Schematic Design
- Design Development
- Construction Documents
- Permitting
- Bidding / Award
- Construction

## Public Safety Building
- ARB Meeting #3
- Schematic Design
- Design Development
- Construction Documents
- Permitting
- Bidding / Award
- Construction
- Fit-up / Move-in

- **September 20, 2018**
Public Safety Building Status Update (final)
September 17, 2018