



# **Community Civic Center: Phase II Library and Parks & Recreation and Community Theater / Council Chamber**

November 9, 2020



# Why Are We Doing This?





**In 2015, residents approved a ½-cent sales tax to fund the replacement of the MSB, home to Police and Parks & Recreation.**

- Converted department store
- Seismically unsound
- No longer serves community needs

### **Community Civic Campus**

#### **Phase I:**

Police Operations & 911 Dispatch Center

#### **Phase II:**

Library, Parks and Recreation

Community Theater/Council Chamber



# Orange Library

- Building is 54 years old
- Does not meet seismic, ADA, Fire, and Building Code standards
- Inadequate ventilation and cooling
- Electronic infrastructure does not meet technology needs
- Library Circulation has grown 175% since opening



**Phase I**  
**Police Facility**  
Scheduled to  
open Fall 2021

**Phase II**  
**Library**  
**Parks & Recreation**  
**Council Chambers**  
Start of Construction  
Winter 2020  
Scheduled to open  
Spring 2023





## Community Input / Outreach

- 36 meetings with community groups and approval bodies throughout the design process
- 400+ responses to the playground planning survey

## Reviews and Approvals

- **Planning Commission**
  - April 16, 2020 - Approval
- **Design Review Board:**
  - February 19, 2019 – Design Review
  - May 21, 2019 – Design Review Update
- **City Council:**
  - August 12, 2020 – Final Design Presentation



# PROJECT OVERVIEW

**Project Budget:** \$120 Million

**Building Size:** approx. 80,000 sf

**Number of Stories:** 3 Levels

**Key Program Elements:**

- Library
- Parks & Recreation
- Community Theater/  
Council Chamber
- Parking Garage/  
Surface Parking
- Park with Playground

**Construction Start:** Winter 2020





**VIEW FROM EL CAMINO REAL**







## VIEW FROM PARK



# VIEW FROM PARK





**VIEW FROM DROP-OFF/PARKING LOT**





# COUNCIL CHAMBERS



## LARGE EVENT SPACE



# LEVEL 1 – ENTRY LOBBY





# CHILDREN'S LIBRARY



## LEVEL 3 - LOBBY





# ADULT LIBRARY





# BIRD'S EYE VIEW OF PLAYGROUND



## PROCUREMENT PROCESS

- **Pre-qualification Package Released:** April 6, 2020
- **Pre-qualification Responses Received:** May 1, 2020
- **Bid Package Advertised:** Sept 4, 2020
- **Bids Opened:** October 23, 2020
  - Swinerton Builders: \$75,608,971.00 (low bid)
  - Webcor Construction: \$77,710,000.00
  - Skanska USA Building Inc.: \$81,475,000.00
  - Hensel Phelps Construction Co.: 81,964,000.00
- **Post Bid Interview & Confirmation:** Oct 28, 2020



# PROJECT BUDGET

• Construction Contract Base Bid	\$ 75,608,971
• Construction Contingency	\$ 10,000,000
• Additive Alternatives (Add Alt 1-5)	\$ 5,764,000
• Permits, FF&E, and Outfitting	\$ 9,627,029
<b>TOTAL PROJECT COST:</b>	<b>\$101,000,000</b>

# PROJECT FUNDING SOURCES

**Total Project Budget** **\$101,000,000**

## Sources of Funds

Bond Proceeds \$74,000,000

PEG Funds \$1,100,000

Measure W Cash (6/30/2023) \$19,455,000

Childcare/Library Improvement \$490,000

Library – Project READ \$255,000

Fundraising \$5,700,000

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**TOTAL FUNDING SOURCES** **\$101,000,000**



## PROJECT SCHEDULE – NEXT STEPS

- **City Council Award of Contract:** Nov 9, 2020 (if approved)
- **Construction Start:** Dec 11, 2020
- **Groundbreaking Event:** January 2021
- **Final Completion:** March 31, 2023 (840 calendar days per contract)



# Q & A

