



City of Los Altos

Civic Center Master Plan
Council Meeting

March 24, 2015





Agenda

- Context, Purpose, Intended Results
- Final Site Design Concept
- Cost Model & Budget Data
- Review Council Input Needed



Context

- ❑ This is one of the final steps in updating Phase 1 of the Civic Center Master Plan. This meeting will provide the 2015 Council an opportunity to review and accept Phase 1 of the Final Civic Center Master Plan Cost Model based on the selected Scenario.

Purpose

- ❑ Accept Phase 1 Master Plan Cost Model Summary
- ❑ Provide Direction on Next Steps for Staff

Intended Results

- ❑ Shared Understanding of Phase 1 Conceptual Cost Model
- ❑ Shared Understanding of Next Steps
- ❑ Acceptance of Phase 1 Conceptual Cost Model



Council Input Needed Tonight

- Acceptance of Phase 1 Conceptual Cost Model
- Confirmation on Next Steps

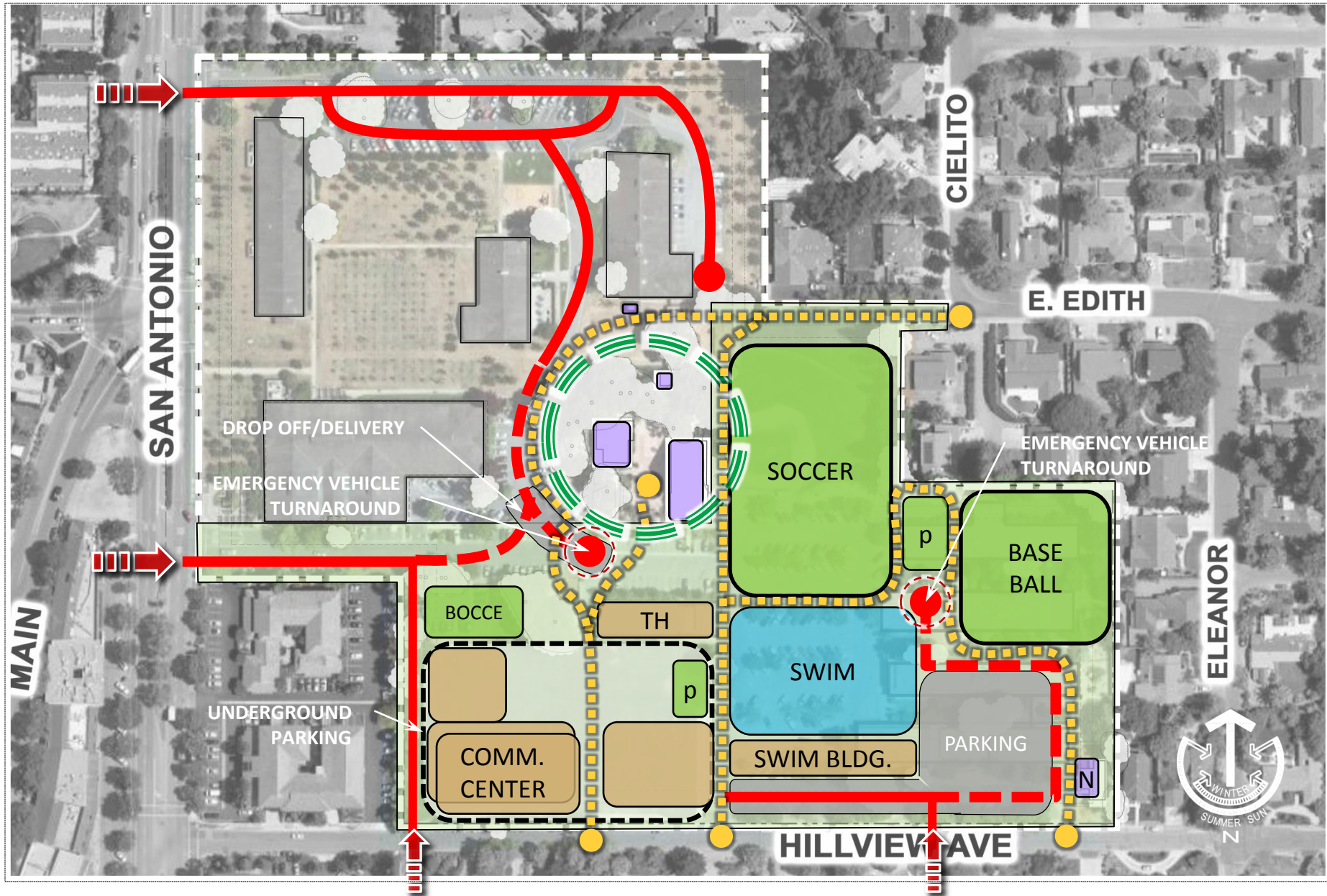


Final Civic Center Master Plan

Core Site Design Concept



Core Site Design Concept





Budget & Costs

Conceptual Cost Model





Conceptual Cost Model Framework

- ❑ Cost Model vs. Cost Estimate
 - This is a Cost Model, not a Cost Estimate
 - Provides Budgetary Numbers
- ❑ Hard Costs – The direct costs to construct a building or structure, otherwise known as "brick and mortar" costs.
 - Building
 - Site
- ❑ Soft Costs – Expenses, other than hard costs, incurred in developing a project
 - Fees
 - Taxes
 - Other
- ❑ Escalation
 - Assumption of cost increase over time
 - Unpredictable
- ❑ Contingencies



Conceptual Cost Model Components

☐ What's Included?

- Demolition Costs
- Site Work Costs
- Building Costs
- Allowance for a Design Contingency
- Allowance for a Construction Contingency
- Allowance for Soft Costs
- Allowance for Escalation
- Allowance for Project Contingency

☐ What's NOT Included?

- Land Acquisition
- Feasibility Studies
- Financing Costs
- Site Surveys
- Existing Conditions Reports
- Soils Investigation Reports
- Hazardous Material Investigations and Abatement
- Utility Company Back Charges
- Owner Supplied and Installed Items
- Deep Foundation System
- Moveable Furniture and Furnishings
- Temporary Facilities



Conceptual Cost Model Components

- ❑ Items that may affect this Cost Model
 - Modifications to the scope of work subsequent to the preparation of this cost model
 - Unforeseen Conditions
 - Special requirements for site access, off-hour work, or phasing activities
 - Restrictive technical specifications, excessive contract or non-competitive bid conditions
 - Sole source specifications for materials or products
 - Bid approvals delayed beyond the anticipated project schedule
 - Off hours and overtime



Conceptual Cost Model

Soft Costs

❑ Possible Soft Costs can include

- Architecture and engineering fees
- Specialty consultants
- City costs associated with running the project
- Regulatory and Infrastructure Fees (sewage and storm water connection, PG&E, etc.)
- Permitting and plan check fees where applicable
- Project Manager for the project
- Abatement for hazardous materials if required
- Testing and Inspections
- Insurance
- Financing Fees
- Legal Fees
- Taxes

Final Conceptual Cost Model – Phase I Community Center/ Recreation



		Preferred Scenario	
Program	Unit	Area/sf	Cost
Site Work**	Varies	N/A	\$ 3,647,116
Community Center	\$ 385	55,600	\$ 21,406,000
Aquatics	\$ 13-500	38,495	\$ 4,647,210
Fields (Soccer & Baseball)	\$ 6-40	99,411	\$ 655,266
Play Areas (includes Bocce)	\$23-90	11,279	\$ 1,201,048
Parking- Underground		61,740	\$ 8,643,600
Parking- Surface		79,587	\$ 531,480
Hard Costs Subtotal			\$ 40,731,720
Design Contingency	10%		\$ 4,073,172
General Conditions, Bonds, Insurance, and Contractors Fee	12%		\$ 4,887,806
Hard Costs Total			\$ 49,692,698

		Preferred Scenario
Program	Unit	Cost
Hard Costs Total		\$ 49,692,698
Soft Costs	35 %	\$ 17,392,444
Project Subtotal		\$ 67,085,142
Escalation	*18.5%	\$ 12,410,751
Project Contingency	10 %	\$ 7,949,589
Total Estimated Phase Costs		\$ 87,445,483

*Note that this cost model assumes a LEED Silver level of sustainability
Add 3%-5% to achieve LEED Gold
Add an additional 5%-8% on top of that to achieve LEED Platinum*

** Escalation: 6% for 2015, 5% escalation annually to mid-point of construction , 3.5 years to midpoint – approximately Sept. 2018*

*** Site Work includes demolition, protection of existing buildings to remain, hardscape, paving, fencing, excavation, building pad preparation, site clearing, grading and compaction, excavation, landscaping, irrigation, site signage, general site lighting, and a utility allowance*





Council Input Needed Tonight

- Acceptance of Phase 1 Conceptual Cost Model
- Confirmation on Next Steps



Conclusion

- Next Steps
- Feedback