

## CITY COUNCIL AGENDA ITEM NO. 22

**Meeting Date:** January 27, 2009

**Subject/Title:** Provide Direction Regarding Construction of the Civic Center Arcade

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**Submitted by:** Donna Landeros, City Manager

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### RECOMMENDATION

Direct staff to implement Option No. 1, partial build out of the Civic Center arcade.

### PREVIOUS ACTION

On April 10, 2007, City Council endorsed the Brentwood Civic Center Five Year Financing and Phasing Plan in concept and authorized staff to bring the Plan components to the City Council for formal consideration as part of the 2007/08 – 2011/12 CIP budget.

On June 12, 2007, by Resolution No. 2007-126, City Council adopted the Negative Declaration and adopted the 2007/08 – 2001/12 Capital Improvement Program.

On November 13, 2007, by Resolution No. 2007-269, City Council 1) endorsed the Civic Center Conceptual Plans; 2) endorsed the City Hall and Community Center Building Plans; 3) endorsed the History Walk concept as one of the Required Art Components of the Civic Center; and 4) directed staff to proceed with this project to design development.

On February 26, 2008, LPA, Inc. gave a presentation to City Council on milestones and critical decision points for the Civic Center project. The purpose was to inform City Council of when they would be required to make decisions that will affect the progress of the project.

On May 13, 2008, by Resolution No. 2008-115, City Council approved the Swinerton Management and Consulting contract for Construction Management services for the Civic Center Project.

On May 13, 2008, by Resolution No. 2008-116, City Council approved Staff's recommendation for the type of fountain and the trees for the Civic Center Plaza.

On May 13 2008, by Resolution No. 2008-117, City Council endorsed the City Park Master Site Plan.

On May 13, 2008, City Council continued the issue of consideration of a Resolution directing staff to Prepare Temporary Space for the Interim Library and Council Chambers at the Brentwood Education and Technology Center and directed staff to bring back a budget analysis for the costs associated with moving the library.

On May 27, 2008, by Resolution No. 2008-136, the City Council adopted the 2008/09-2012/13 Capital Improvement Program.

On June 10, 2008, City Council directed staff to pursue the temporary space for the interim library at the annex building on Oak Street.

On August 26, 2008, by Resolution No. 2008-219, City Council authorized the City Manager to execute an agreement with Devcon Construction Incorporated for construction management services related to the construction of the interim library at the Oak Street Annex.

On August 26, 2008, by Resolution No. 2008-220, City Council approved the Mitigated Negative Declaration for the Brentwood Civic Center project; by Resolution No. 2008-221, approved the General Plan amendment (GPA 07-02) to change the land use designation on a portion of the Civic Center site from Park to Downtown (mixed use); by Resolution No. 2008-222, approved a Downtown Specific Plan amendment to add the Brentwood Civic Center District Zone, create site development standards and permitted uses for the new district zone, and re-designate City Park, the adjacent Maple Street and Third Street and two City-owned parcels to the new district zone; and by Resolution No. 2008-223, approved a summary vacation for portions of Maple Street and Third Street.

On October 14, 2008, by Resolution No. 2008-249, City Council approved the contract documents, awarded the bid and authorized the City Manager to execute a construction contract and necessary documents with Enterprise Roofing Service, Inc. for Bid Package #1, Re-roofing work associated with the Library Relocation project, CIP No. 337-37194, and adopted Resolution 2008-251 amending the CIP Budget Sheet for the Library Relocation project.

On November 18, 2008, City Council directed staff to implement a phased approach for the Civic Center consisting of building the City Hall and Community Center as Phase I; and the Parking Structure as Phase 2.

## **BACKGROUND**

On August 26, 2008, City Council appointed the Civic Center Financing Ad Hoc Subcommittee, consisting of Councilmembers Becnel and Stonebarger. The subcommittee has met with staff and considered phasing and financing alternatives. The Subcommittee and staff reviewed phasing options with the full Council on November 18, 2008 and City Council directed staff to pursue a phased project, with the City Hall and Community Center built now and the parking structure built at a later time.

Since the direction is to defer the Parking Structure until Phase 2, the Parking Structure plans will be completed, but not included in the bid documents. Construction documents are being changed to accommodate a surface parking lot instead, subject to environmental review.

Upon City Council's direction to phase the parking structure, staff and LPA explored options as to how best to build the arcade between City Hall and Community Center. The parking structure allowed for a contiguous design flow and continuation of the History Walk and a covered connecting walkway between City Hall and the Community Center. The absence of a parking structure created the need to build an arcade that both fulfilled the design requirement, yet was cost effective for the future build out of the parking structure.

The two options presented to the Civic Center Council Subcommittee were as follows:

## **OPTION 1**

Build just the southern “wall” of the arcade, creating a “faux” arcade and provide a row of large shade trees aligned with and to the north of each column of the arcade wall to provide a cost effective temporary backdrop to the stage and an architectural connection between the buildings. This option allows the future parking structure to be built with minimal demolition to the arcade as only the trees would need to be removed (or relocated if feasible) and the structural members and roof of the arcade just need to be attached to the existing southern wall. However, it should be stated that this options does not allow the continuous application of the covered walkway or the history walk between buildings. Note: This option makes the most sense if it is likely that the parking structure will be built at this location in the near future. This option is the least expensive option. (See Exhibit A – Option Cost Summary).

### **Site Plan for Option 1**



## **OPTION 2**

Build the entire freestanding arcade. This option provides a true sheltered walkway from the parking lot and to each building. While this option allows the parking structure to be built in the future, it does so only with full demolition of the arcade except for the potential to salvage and reuse the structure steel members. Due to the need for geo-piers at both the parking structure and the arcade and the integrated nature of the arcade into the front facade of the parking structure, there is no practical way to construct the parking structure adjacent to the arcade while the arcade remains freestanding. Thus, a large portion of the construction cost of the new freestanding arcade is lost and has to be repurchased during construction of the new arcade when the parking structure is built. Note: This option makes sense if it is unlikely that the parking structure will be built at this location at any time soon. This option is also significantly costlier than Option 1. (See Exhibit A – Option Cost Summary).

## Site Plan for Option 2



Staff and the Civic Center Council subcommittee recommend Option 1. This option allows the contiguous design of the arcade between buildings, but can be modified at minimal cost, once the decision to build the parking structure is made.

In the next few months, Staff will pursue the recommended option and process an amendment to the Design Review approved by the Planning Commission. In addition, Staff will return to Council with recommendations on when to go to bid dependent on the bond market and construction timeframes.

### **FISCAL IMPACT**

The cost for the faux arcade is \$304,288. The funds associated with this work are included in the Civic Center Parking Facility Project, CIP # 337-37196, which is included the adopted 2008/09-2012/13 Capital Improvement Program.

Attachment:

Exhibit A – Option Cost Summary

# EXHIBIT A

## Option Cost Summary

**LPA**

### Brentwood Civic Center - Arcade Options Study

#### Option 1 - Arcade Wall/No Roof

		Total
1 Site walk (Concrete)	\$ 20,230	
2 Foundation (includes GeoPiers)	\$ 12,500	
3 Pre-Cast Columns	\$ 34,200	
4 Structural Steel	\$ 16,500	
5 Roof Structure (includes metal deck)	\$ -	
6 Roofing (includes flashing & copings)	\$ -	
7 Architectural cladding (includes plaster/densglass/metal studs)	\$ 150,000	
8 Roof Drains/Pipes	\$ -	
9 Electrical & Lights	\$ 5,000	
10 Landscape (trees and planter along parking stalls)	\$ 5,000	
11 GC Profit and OH	\$ 60,858	
		\$ 304,288
12 Dollars sacrificed to build Parking Structure per Original Master Plan (minor demolition of plaster & lights)	15% \$ 45,643	
13 Dollars Sacrificed to rebuild/relocate various site infrastructure/landscape in other areas	estimate \$ 100,000	

#### Option 2 - Full Arcade w/ Roof

		Total
1 Site walk (Concrete)	\$ 20,230	
2 Foundation (includes GeoPiers)	\$ 25,000	
3 Pre-Cast Columns	\$ 68,400	
4 Structural Steel	\$ 33,000	
5 Roof Structure (includes metal deck)	\$ 59,500	
6 Roofing (includes flashing & copings)	\$ 40,460	
7 Architectural cladding (includes plaster/densglass/metal studs)	\$ 330,960	
8 Roof Drains/Pipes	\$ 2,380	
9 Electrical & Lights	\$ 6,800	
10 Landscape (trees and planter along parking stalls)	\$ 5,000	
11 GC Profit and OH	\$ 147,933	
		\$ 739,663
12 Dollars sacrificed to build future Parking Structure per Original Master Plan (tear down part of arcade)	65% \$ 480,781	
13 Dollars Sacrificed to rebuild/relocate various site infrastructure/landscape in other areas	estimate \$ 100,000	