



STAFF REPORT

To the Honorable Mayor and City Council
From the City Manager

DATE: March 25, 2019

SUBJECT

Veterans Memorial Building/Senior Center-YMCA Project Phase I design development update, cost estimation and recommendation to advance to creation of construction documents

RECOMMENDATION

1. Receive design development presentation for the Veterans Memorial Building/Senior Center (Phase I)
2. Receive cost estimation for the Veterans Memorial Building/Senior Center (Phase I)
3. Direct staff to initiate development of construction documentation for Phase I of Project

STRATEGIC INITIATIVE

Community for All Ages

BACKGROUND

On June 27, 2016, the City Council approved an Exclusive Negotiating Agreement (ENA) between the City of Redwood City (City) and the YMCA of Silicon Valley (YMCA). The ENA allows the City and the YMCA to exclusively negotiate the details of the joint intergenerational community center project, replacing outdated facilities located at Red Morton Park.

On November 13, 2017, the City Council approved the Professional Design Agreement with ELS Architecture and Urban Design to develop the master plan and schematic design for the project by conducting public engagement workshops and presenting conceptual designs.

During the first half of 2018, the City held six public workshops and numerous stakeholder meetings that led to City Council approval of the Schematic Design of the Project on May 21, 2018.

Through the public outreach process, community members requested that the City initiate a parallel effort to engage the neighborhood about their traffic-related concerns.

On June 25, 2018, the City Council approved the Professional Design Services Agreement with ELS Architecture and Urban Design to complete the design development and construction drawing phase of the Project. The approved Scope of Work included the related traffic calming solutions requested by residents. At this meeting, the City Council directed staff to report to back to Council and provide: the feedback residents provided on traffic calming measures; short-term and long-term solutions for identified intersections near the Project; and the cost estimates for the recommended improvements.

On September 10, 2018, the City Council received an update regarding the neighborhood recommendations from the five community traffic calming workshops and intersection/street demonstration. The City Council approved of the recommendations and directed staff to design pilot traffic calming improvements for the priority intersections identified through the community workshops, and to study these measures during the CEQA analysis for the Phase I plans for the Veterans Memorial Building/Senior Center-YMCA Project. ELS Architecture has been focused on the comprehensive Design Development phase of the project by working closely with the Community Development Department (Planning, Engineering, and Building Divisions) Fire Department, Parks, Recreation and Community Services Department, Police Department, and Public Works Services Department.

ANALYSIS

Staff have met with many stakeholder groups over the years. Over the past 18 months, staff have been presenting to senior clubs, Veterans groups, senior non-profits, neighbors, and residents at large. Consistent updates and presentations have also been made to the Seniors Affairs Commission.

A total of eight public workshops were held this past year alone, including:

- January 17, 2018: This kick-off open house style event included a gallery walk, information stations, and interactive “Idea Tree” and direct questions and answers with City staff, YMCA executives, and ELS Architect principals and staff. Over 200 people attended.
- January 31, 2018: Nearly 200 people attended this interactive workshop that included a presentation, break-out tables, and discussion about project opportunities and constraints. Each table shared summaries with the entire audience.
- February 22, 2018: Approximately 125 people attended a presentation regarding the summary comments over the last two workshops, how comments are influencing design guidelines, identification of critical features/programs, parking concepts, site plans, and conceptual building layout and design. Attendees were broken out into groups and graded each design area, developed further feedback, and reported out.
- Five traffic calming workshops and an on-street traffic calming demonstration were held on the following dates:

Workshop #1: Walking Audit and Community Visioning Session
March 1, 2018

Workshop #2: Problem Identification and Presentation of Initial Traffic Calming Tools
(Technical Staff Review and Meeting with Emergency Responders - Pre-meeting)
March 22, 2018

Workshop #3: Presentation of Initial Traffic Calming Tools
April 26, 2018

Workshop #4: Suggestions for Traffic Calming Tools at Priority Intersections
August 16, 2018

Demonstration/Mock-Up Intersection: Technical Tools Test
September 26, 2018

Workshop #5: Final Community Presentation
September 27, 2018

In addition, two notices of preparation (NOP's) were delivered to residents within a quarter mile of the Project area. NextDoor posts, other social media, and newspaper articles have been made and updated throughout the outreach process. Further, a neighborhood specific meeting was held on Monday, November 26th, 2018 that included Councilmember Borgens and Councilmember Masur, as well as City staff, to listen to concerns brought up by Madison Avenue neighbors regarding the potential for increased traffic, parking, and the overall project impacts.

A complete history, FAQ, and details about the Project is the City's website here: <https://www.redwoodcity.org/departments/parks-recreation-and-community-services/current-improvement-projects/community-facilities>

In June 2018, the City Council approved moving forward with the Design Development Phase of the project. From that point to date, the following has been completed:

Planning Application Submitted – Plan Review Committee (composed of staff from the Community Development Department; Fire Department; Parks, Recreation and Community Services Department; Police Department; and Public Works Services Department) has reviewed and commented on two rounds of submittals. The process and the project design are proceeding on a positive path. In addition to the Plan Review Committee's ongoing review, the following advisory commissions and committees have been consulted. Final recommendations from each has yet to be requested, but valuable input by each body has been provided and integrated with the current Design Development documents.

- Architectural Advisory Committee – Initial meeting and input provided.
- Historic Resources Advisory Committee – Initial meeting and input provided.
- Senior Affairs Commission – Several meetings and input to date.

Detailed Programming and User Input Meetings with City Staff on the following:
(Parks, Recreation and Community Services in conjunction with the Senior Affairs Commission)

- City Non-Profit Partners

- Dining Facilities – All Electric Kitchen
- Exhibit Design:
 - Honor Veterans
 - NFL Alumni of Northern California Exhibits (site history)
 - Exhibit Curator on-site to manage collection of content
- Gymnasium
- Seniors Programming
- Theater

Resilient Green Design – Targeting LEED Platinum

- Dual pipe plumbing system for potable and recycled water
- Passive cooling and ventilation – Non-sealed building to ensure healthy indoor air-quality
- Recycled materials
- Targeting Zero Net Energy – all electric building

Improved Traffic Safety via Traffic Calming

Traffic Calming Study, public process and recommendations completed and now in engineering. After an intensive study of Madison Avenue from Hudson to Valota, and of Valota from Jefferson to Roosevelt, the follow intersections have been categorized as most urgent:

- Vera and Valota
- Madison and Valota
- Madison and Myrtle
- Madison and Hudson

Construction Budget on Target

A comparison of the Schematic Design (SD) Estimate presented to City Council on May 21, 2018, the Design Development (DD) Estimate completed December 18, 2018 follows:

	SD Estimate 05/21/2018	DD Estimate 12/18/2018
New Veterans Memorial Building and Seniors Center	\$ 46.9 M	\$ 46.2 M
Nevada Promenade	\$ 3.3 M	\$ 3.2 M
East Parking Area	\$ 2.5 M	\$ 4.3 M
<u>Traffic Calming</u>	<u>\$ 5.0 M</u>	<u>\$ 1.6 M</u>
 PHASE I	 \$ 57.7 M	 \$ 55.3 M
Veterans Honor Exhibits/Displays and NFL Alumni Assoc.	\$ 3.0 M	\$ 3.2 M
 <u>Furnishings, Fixtures and Equipment</u>	 <u>\$ 0.9 M</u>	 <u>\$ 0.9 M</u>
 TOTAL PHASE I + Allowances	 \$ 61.6 M	 \$ 59.4 M

The latest construction estimate, based upon completed Design Development Documents prepared by ELS, is tracking with the budget established at the end of Schematic Design. Further, Phase I enters the Construction Documents Phase maintaining a design contingency of 8% and an escalation contingency

of 6.25% based upon a start of construction by December 2019.

At the September 10, 2018 City Council Meeting, staff recommended that the Design Development phase of the project parallel CEQA review so that the City could significantly reduce its exposure to steep Silicon Valley construction escalation. Staff estimates that the potential savings of 8.5% on the overall project cost or approximately \$4.5M.

CEQA review is estimated to be completed in September 2019, and this will include the recommended traffic calming measures at Vera/Valota, Valota/Madison, and along Madison Avenue.

Based upon the completed effort above, extensive community outreach, detailed program and user data collection, and that completed Design Development documents track with prior budget estimates, staff recommends that ELS Architecture and Urban Design advance to the Construction Documents Phase of their contract, with a goal of reporting back to City Council this summer for project approval.

FISCAL IMPACT

The City Council approved the Professional Design Agreement with ELS Architecture and Urban Design for Design Development/Construction Drawings on June 25, 2018 for a total of \$5.1 million. The scope of work also includes community outreach, planning, and construction drawings for the traffic improvements of this project. As of December 21, 2018, the City has incurred costs of \$1.9 million on the \$5.1 million contract. The cost of the \$5.1 million contract has already been appropriated in the Parks Impact Fees Fund; no additional budget appropriation is required.

Based on the Schematic Design, the Phase I project cost is estimated at \$59.4 million. At this time, the City has appropriated a total of \$9.8 million for Phase I of this project in Parks Impact Fees (development fees). In addition, the City has received and appropriated \$1.0 million from Stanford University's development agreement with the City, for recreation and wellness.

Staff anticipates using debt financing (lease revenue bonds) to cover the estimated remaining Phase I project cost of \$48.6 million. This financing will be required to fund remaining construction costs. The City has included estimated annual debt service payments of approximately \$1.0 million to \$3.0 million in the Ten Year Financial Forecast. In addition, staff will include the anticipated annual debt service costs in the FY 2019-20 Recommended Budget, depending on the expected timing of the financing.

ENVIRONMENTAL REVIEW

The requested action is not a project under California Environmental Quality Act (CEQA) Guidelines section 15378 because the recommended action has no potential for resulting in either a direct or foreseeable physical change in the environment. As described above, an EIR will be prepared consistent with CEQA. However, once finalized with the community and City Council, the agreed traffic calming measures will be included in the scope for environmental analysis of the overall project. A Notice of Preparation informing the public that an EIR would be prepared and requesting comment on the scope of environmental analysis was released for a 30-day period beginning on August 24, 2018 through September 25, 2018.

PUBLIC NOTICE

Public Notification was achieved by posting the agenda, with the agenda items being listed, at least 72 hours prior to the meeting. Further, notice to the Project contact list was distributed, and includes over 400 interested community members.

ALTERNATIVES

The City Council could direct staff to not proceed to the Construction Document phase until CEQA has been completed.

ATTACHMENTS

There are no attachments.

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