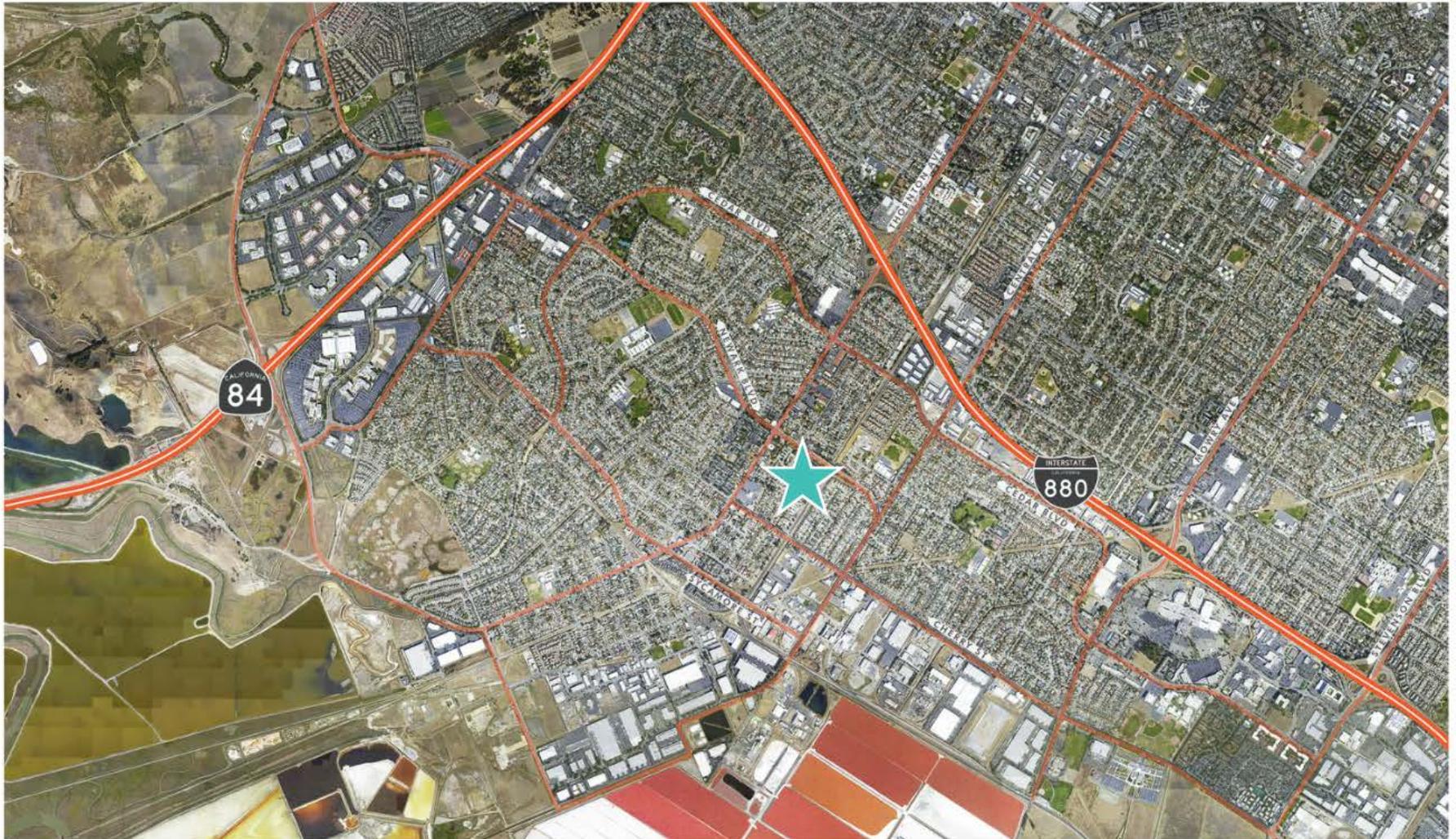


NEWARK CIVIC CENTER



FEASIBILITY STUDY
COUNCIL STUDY SESSION OCT 8 2015

NEWARK CIVIC CENTER

“More than a place to do the City’s business, the Civic Center will be a source of pride and community identification. It will include a safe, efficient, customer-friendly office space for City administrative functions. Along with a police station and emergency dispatch center, the Civic Center will serve as a multi-function event space, Council Chambers, and a world class library, resulting in a place for lifelong enrichment.”

PROJECT VISION

PROGRESS

NEWARK CIVIC CENTER FEASIBILITY STUDY PROJECT SCHEDULE



2015

JUNE

JULY

AUGUST

SEPTEMBER

OCTOBER

NOVEMBER

DECEMBER



TASK 1: PROGRAM OF USES

TASK 2: SPACE AND SITE NEEDS ASSESSMENT

TASK 3: SITE IDENTIFICATION AND ANALYSIS

TASK 4: CONCEPTUAL SITE PLAN, BUILDING DIAGRAMS, AND MASSING STRATEGIES

TASK 5: PROJECT COST MODEL AND SCHEDULE

TASK 6: ASSESSMENT OF FUNDING SOURCES

TASK 7: RECOMMENDATIONS AND ACTION PLAN



TASK 8: FINAL REPORT

Community Outreach and Meetings

Certain Sunday Farmers Markets at Newpark Mall

Certain Weekends at the Silliman Aquatics Center

Storytime At the Mall

Solid Rock Health Fair & Back2School

Community Meeting #1

Newark Days

Council Study Session

Community Meeting #2

AGENDA

1. PRESENTATION & COUNCIL INPUT

- FACILITY ASSESSMENT
- EXISTING SITE
- LEASE OPPORTUNITIES AND EXISTING BUILDINGS
- NEW CONSTRUCTION
- COMMUNITY ENGAGEMENT

2. PUBLIC COMMENT

3. COUNCIL DIRECTION

- FACILITY ASSESSMENT AND PROGRAM PROJECTIONS
- PREFERRED SITE OPTION



BUILT: 1966

CITY ADMINISTRATION FACILITY ASSESSMENT

18,140 SF
EXISTING FACILITY



FUNCTIONALITY

ACCESSIBILITY

LIFE-SAFETY

BUILDING SYSTEMS

ARCHITECTURAL

Extremely inefficient and not customer friendly

Does not meet Title 24 accessibility code/nor ADA requirements

The building is almost 50 years old and not based on current seismic or life safety standards

The aged and deteriorated systems are past their expected service life

Exterior envelope is failing and the interior finishes are worn



BUILT: 1966
ANNEX: 1982

POLICE DEPARTMENT FACILITY ASSESSMENT

17,500 SF
EXISTING FACILITY



FUNCTIONALITY

Operationally inefficient and lack of space doesn't support modern police operations



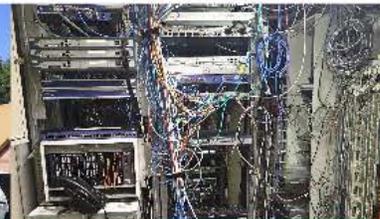
ACCESSIBILITY

Does not meet Title 24 accessibility code/nor ADA requirements



LIFE-SAFETY

The building is almost 50 years old and not based on current seismic or life safety standards



BUILDING SYSTEMS

The aged and deteriorated systems are past their expected service life



ARCHITECTURAL

Exterior envelope is failing and the interior finishes are worn



BUILT: 1983

NEWARK PUBLIC LIBRARY FACILITY ASSESSMENT

15,000 SF
EXISTING FACILITY



FUNCTIONALITY

ACCESSIBILITY

LIFE-SAFETY

BUILDING SYSTEMS

ARCHITECTURAL

Services and programs are limited because of the inadequate size

Does not meet Title 24 accessibility code/nor ADA requirements

The building is over 30 years old, not based on current seismic or life safety standards

Infrastructure cannot support current technology, systems showing signs of aging

Distinctive design. Exterior envelope is failing and the interior finishes are worn

EXISTING CITY ADMINISTRATION FACILITY: 18,140 SF

CITY ADMINISTRATION FACILITY NEED: ~24,600 SF

*POSSIBLE REDUCTIONS AND EFFICIENCIES FROM FACILITY ADJACENCIES

COMPARABLE CITY HALL FACILITIES

CITY	POPULATION	FACILITY TYPE	SQ. FT.	YEAR BUILT	STATUS	REMARKS
ALBUQUERQUE	235,000	CITY HALL	100,000	2000	RENOVATED	RENOVATED
ALBUQUERQUE	235,000	CITY HALL	100,000	2000	RENOVATED	RENOVATED
ALBUQUERQUE	235,000	CITY HALL	100,000	2000	RENOVATED	RENOVATED
ALBUQUERQUE	235,000	CITY HALL	100,000	2000	RENOVATED	RENOVATED
ALBUQUERQUE	235,000	CITY HALL	100,000	2000	RENOVATED	RENOVATED
ALBUQUERQUE	235,000	CITY HALL	100,000	2000	RENOVATED	RENOVATED
ALBUQUERQUE	235,000	CITY HALL	100,000	2000	RENOVATED	RENOVATED
ALBUQUERQUE	235,000	CITY HALL	100,000	2000	RENOVATED	RENOVATED
ALBUQUERQUE	235,000	CITY HALL	100,000	2000	RENOVATED	RENOVATED
ALBUQUERQUE	235,000	CITY HALL	100,000	2000	RENOVATED	RENOVATED

CITY ADMINISTRATION CONCEPTUAL BUILDING PROGRAM



COMPARABLE CITY HALL FACILITIES

CITY	FACILITY SIZE	POP. (2010 CENSUS)	SF/CAPITA	POP. (2030 PROJECTED)	SF/CAPITA	YEAR BUILT
MILPITAS	62,000	66,790	0.93 SF/CAP	98,100	0.63 SF/CAP	2002
EL CERRITO	16,000	23,550	0.68 SF/CAP	26,000	0.62 SF/CAP	2009
WALNUT CREEK	46,000	64,100	0.72 SF/CAP	76,100	0.60 SF/CAP	2005
MENLO PARK	25,000	32,000	0.78 SF/CAP	41,600	0.60 SF/CAP	1998
DUBLIN	31,500	46,000	0.68 SF/CAP	70,000	0.45 SF/CAP	1990
GILROY	30,100	48,820	0.62 SF/CAP	66,470	0.45 SF/CAP	1983
NEWARK	24,600	42,640	0.58 SF/CAP	56,200	0.44 SF/CAP	PROPOSED
FREMONT	82,500	214,650	0.38 SF/CAP	252,000	0.33 SF/CAP	TEMP.

CITY ADMINISTRATION CONCEPTUAL BUILDING PROGRAM



Existing Facility: 18,140 SF Existing Parking: -- SP

City Administration Facility: ~24,600 SF*
City Administration Parking: ~100 SP*

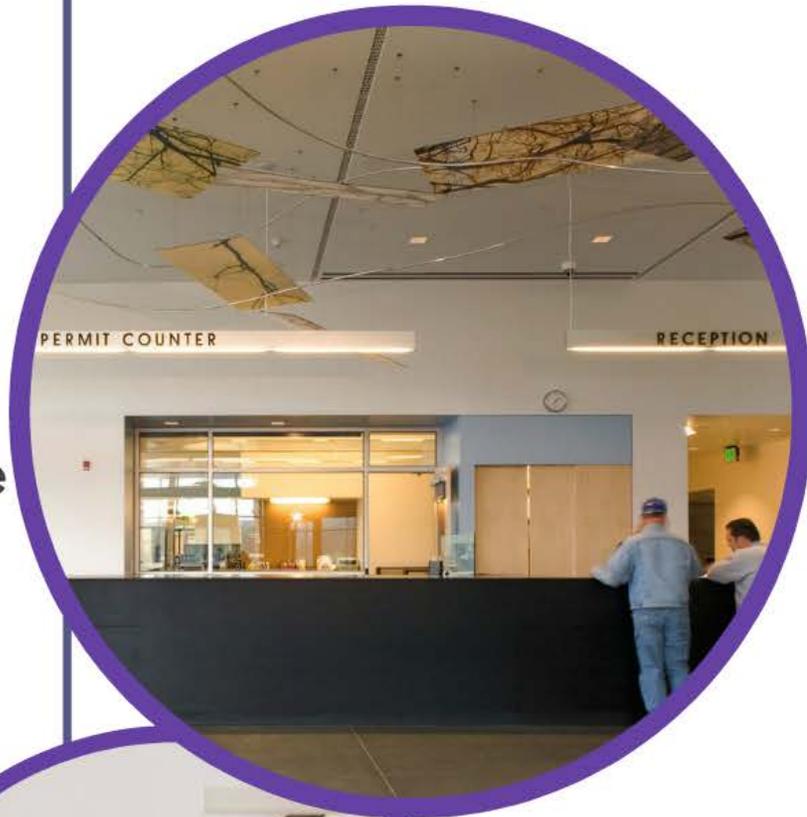
*Does not include reductions and efficiencies due to facility adjacencies

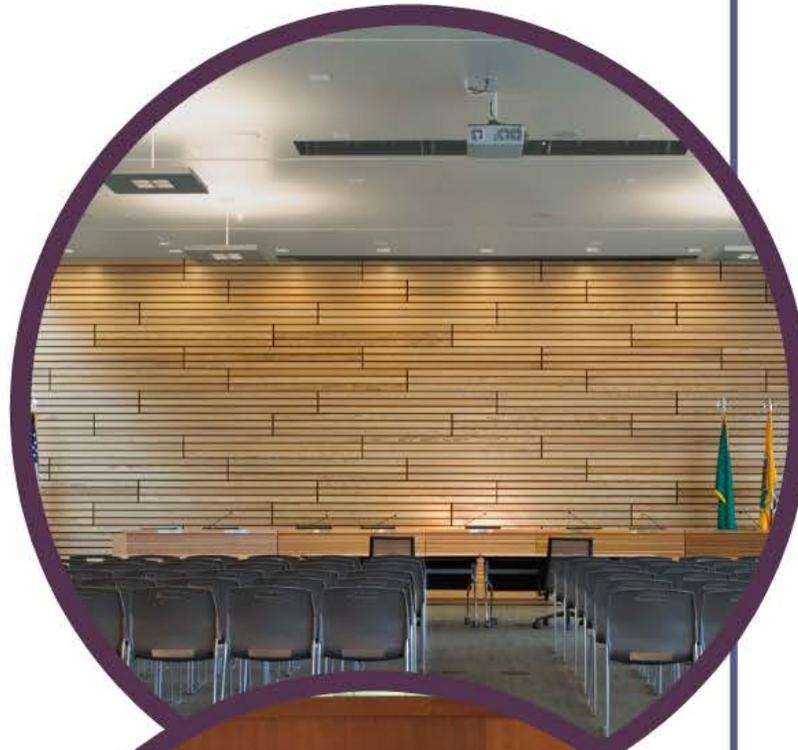
Director's Office
Staff
and Small Meeting Room

Development Director's Office
Room

Counter

Office
Staff
Conference Room





COMMON AREAS

**COUNCIL
CHAMBERS**



**SUPPORT
SPACES**

Existing Facility:

**City Admin
City Admin**

***Does not include**

ff
ference Room

e
ference Room

ector's Office

k Room
ference Room

ce

rea



COMPARABLE POLICE FACILITIES

CITY	FACILITY SIZE	POP. (2010 CENSUS)	SF/CAPITA	POP. (2030 PROJECTED)	SF/CAPITA	YEAR BUILT
GILROY	45,000	48,820	0.92 SF/CAP	66,470	0.68 SF/CAP	2007
WALNUT CREEK	42,300	64,100	0.66 SF/CAP	76,100	0.56 SF/CAP	2005
MENLO PARK	20,760	32,000	0.65 SF/CAP	41,600	0.50 SF/CAP	1998
SAN BRUNO	25,000	41,110	0.61 SF/CAP	98,100	0.47 SF/CAP	2000
NEWARK	25,000	42,640	0.59 SF/CAP	56,200	0.44 SF/CAP	PROPOSED
SAN MATEO	44,000	97,700	0.45 SF/CAP	116,200	0.38 SF/CAP	2009
DUBLIN	21,500	46,000	0.47 SF/CAP	70,000	0.31 SF/CAP	1990
FREMONT	65,000	214,650	0.30 SF/CAP	252,000	0.26 SF/CAP	1995

POLICE DEPARTMENT CONCEPTUAL BUILDING PROGRAM



ADMINISTRATION Chief of Police's Office
Administrative Staff
Large and Small Conference Room



OPERATIONS Patrol Captain's Office
Patrol Officers
K9
Reserves
Prisoner Processing & Holding
Interview Rooms
Report Writing Room
Patrol Briefing Room
Sleeping Quarters
Vehicle Sallyport
Armory



INVESTIGATIONS AND SUPPORT SERVICES ISS Captain's Office
Detectives
School Resource Office
Explorers
Police Volunteers
Records
Evidence
Systems Manager



DISPATCH Dispatch Center
Dispatch Breakroom



COMMON AREAS Lobby
Training Room
Interview Room
Large & Small Conference Rooms
Locker Rooms
Gym



SUPPORT SPACES Public Restrooms
Break Room
Storage

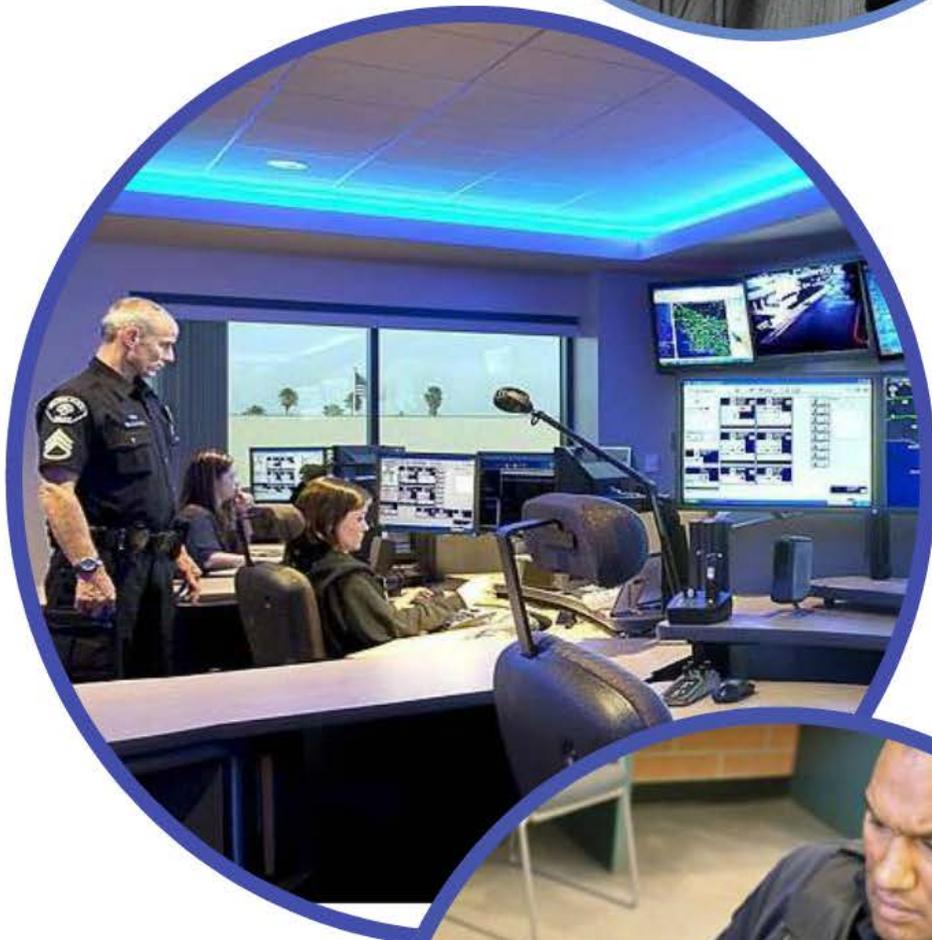


Existing Facility: 17,500 SF Existing Parking: --5P

Police Department Facility: ~25,000 SF*

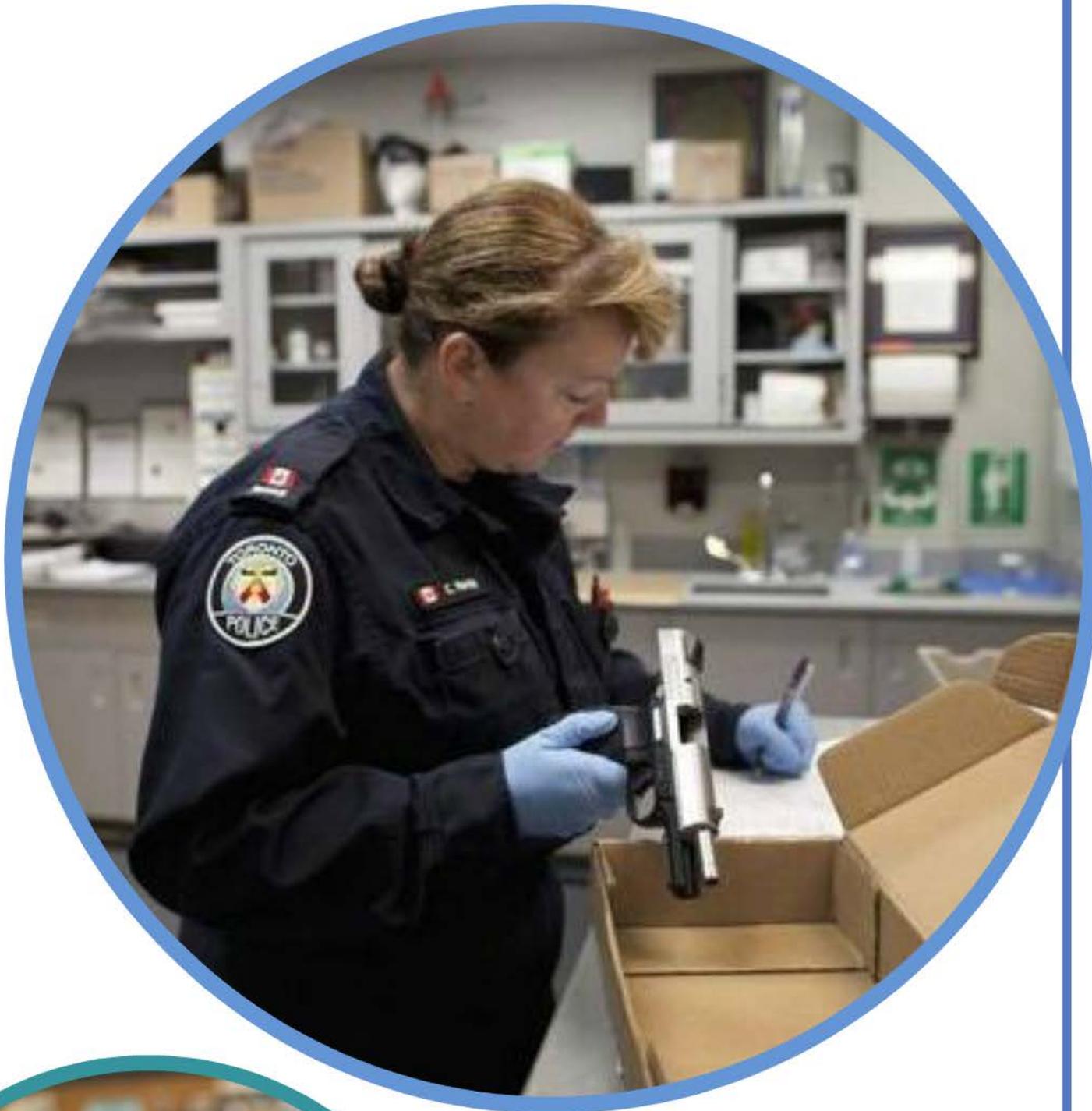
Police Department Parking: ~170 SP*

*Does not include reductions and efficiencies due to facility adjacencies



**INVESTIG
AND SUP
SERVICES**

DISPATCH



DISPA

**COMM
AREAS**

**SUPPO
SPACE**

SPACES

Existing F

Police
Police

* Does not include



EXISTING PUBLIC LIBRARY FACILITY: 15,000 SF

PUBLIC LIBRARY FACILITY NEED: ~35,300 SF

*POSSIBLE REDUCTIONS AND EFFICIENCIES FROM FACILITY ADJACENCIES

COMPARABLE LIBRARY FACILITIES

- ALAMEDA COUNTY LIBRARY IS BEGINNING A MASTERPLAN TO OUTLINE THE PLANNING STANDARDS AND GUIDELINES FOR THEIR FUTURE FACILITIES.
- A PRELIMINARY PLANNING GUIDE IDENTIFIED BY THE ALAMEDA COUNTY LIBRARY IS 0.6-0.7 SF/CAPITA
- NATIONAL PLANNING BEST-PRACTICES RECOMMEND COMMUNITIES BUILD 0.6-1 SF/CAPITA OF LIBRARY SPACE DEPENDING ON THE TYPE OF LIBRARY SYSTEM AND THE SERVICE AREA.

PUBLIC LIBRARY CONCEPTUAL BUILDING PROGRAM

MARKETPLACE	Public Entrance & Lobby Browsing Area Technology and Training Center
LIBRARY LEAGUE	Library League Bookstore Library League Workroom
CREATION LAB	Maker Space
ADULT	Adult Collection Study Rooms
CHILDREN'S	Children's Collection Children's Story Time Area Computer & Homework Center Preschool Area Children's Study Room
TEEN	Young Adult Area
MEETING ROOMS	Conference Room Multi-purpose Room Kitchen
STAFF AREA	Admin Offices Staff Workareas Technical Processing Locker Area and Staff Lounge Restrooms
SUPPORT SPACES	Public Restrooms Storage

Existing Facility: 15,000 SF Existing Parking: -- SP

Public Library Facility: ~35,300 SF*
Public Library Parking: ~169 SP*

*Does not include reductions and efficiencies due to facility adjacencies

COMPARABLE LIBRARY FACILITIES

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STAFF AREA	Admin Offices Staff Workareas Technical Processing Locker Area and Staff Lounge Restrooms
SUPPORT SPACES	Public Restrooms Storage

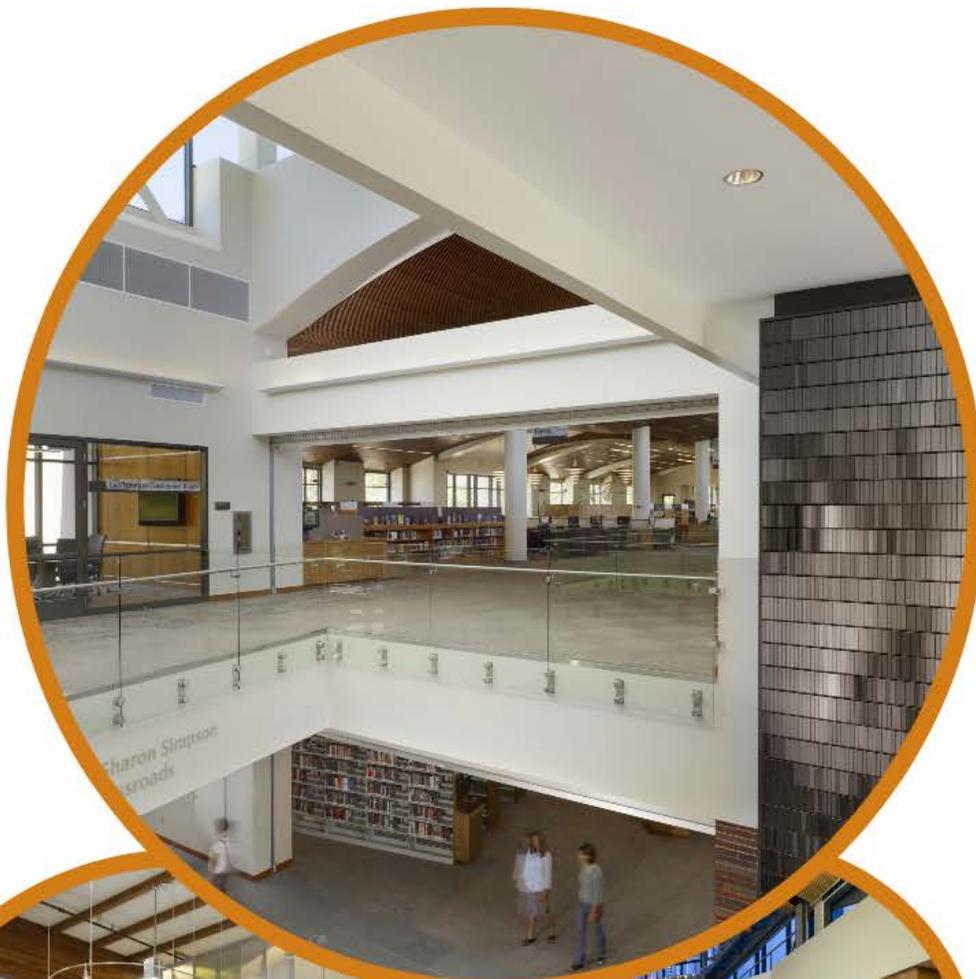
Existing Facility: 15,000 SF Existing Parking: -- SP

Public Library Facility: ~35,300 SF*

Public Library Parking: ~169 SP*

**Does not include reductions and efficiencies due to facility adjacencies*





MARKETPLACE

**LIBRARY
LEAGUE**

CREATION

ADULT

CHILDREN

Lounge



king: -- SP

3,300 SF*

169 SP*

by adjacencies

~ 169 SP™
facility adjacencies





TEEN

**MEE
ROO**

STA

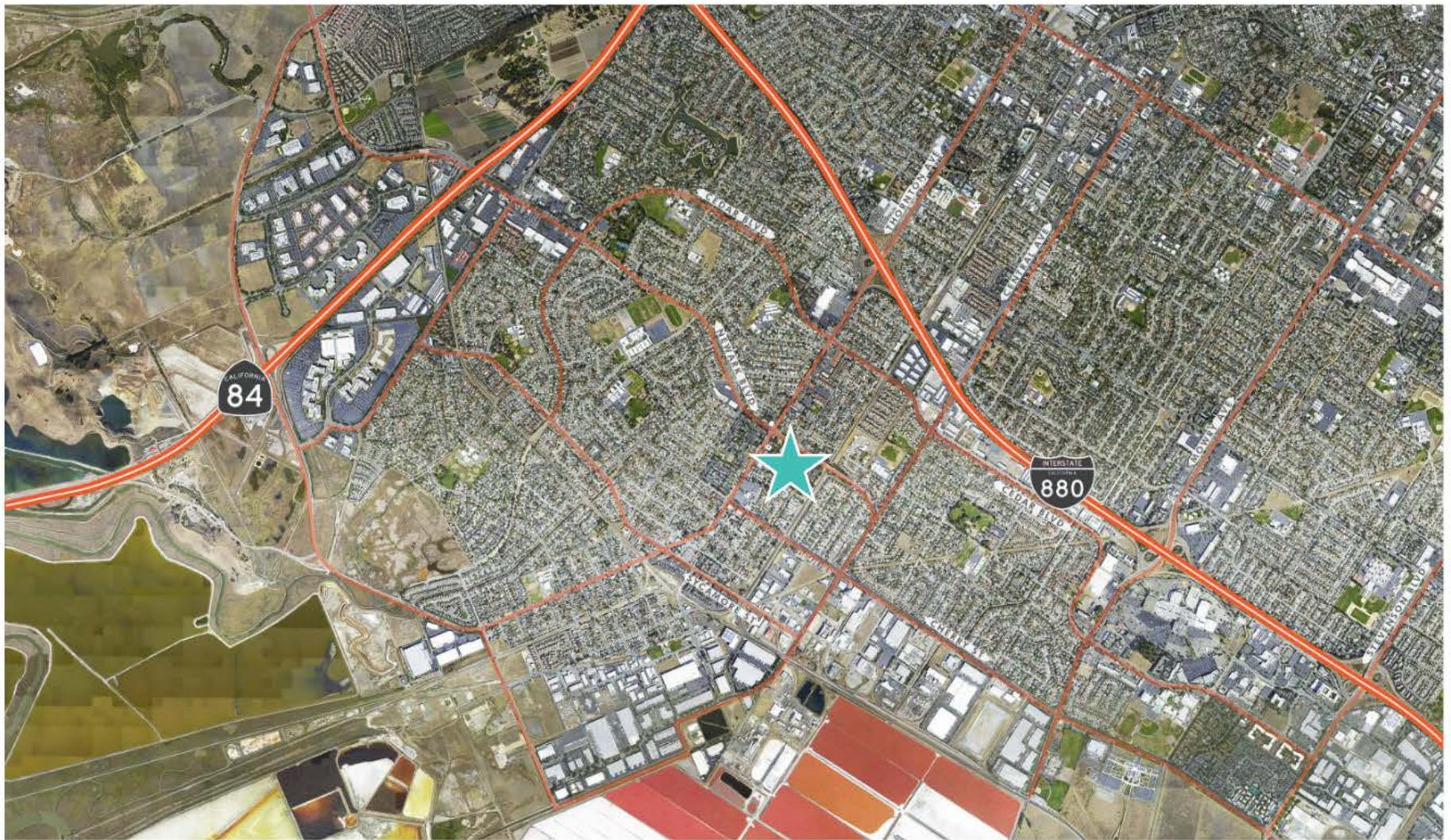
& Lobby

Training Center

Bookstore
Workroom

ation
Time Area





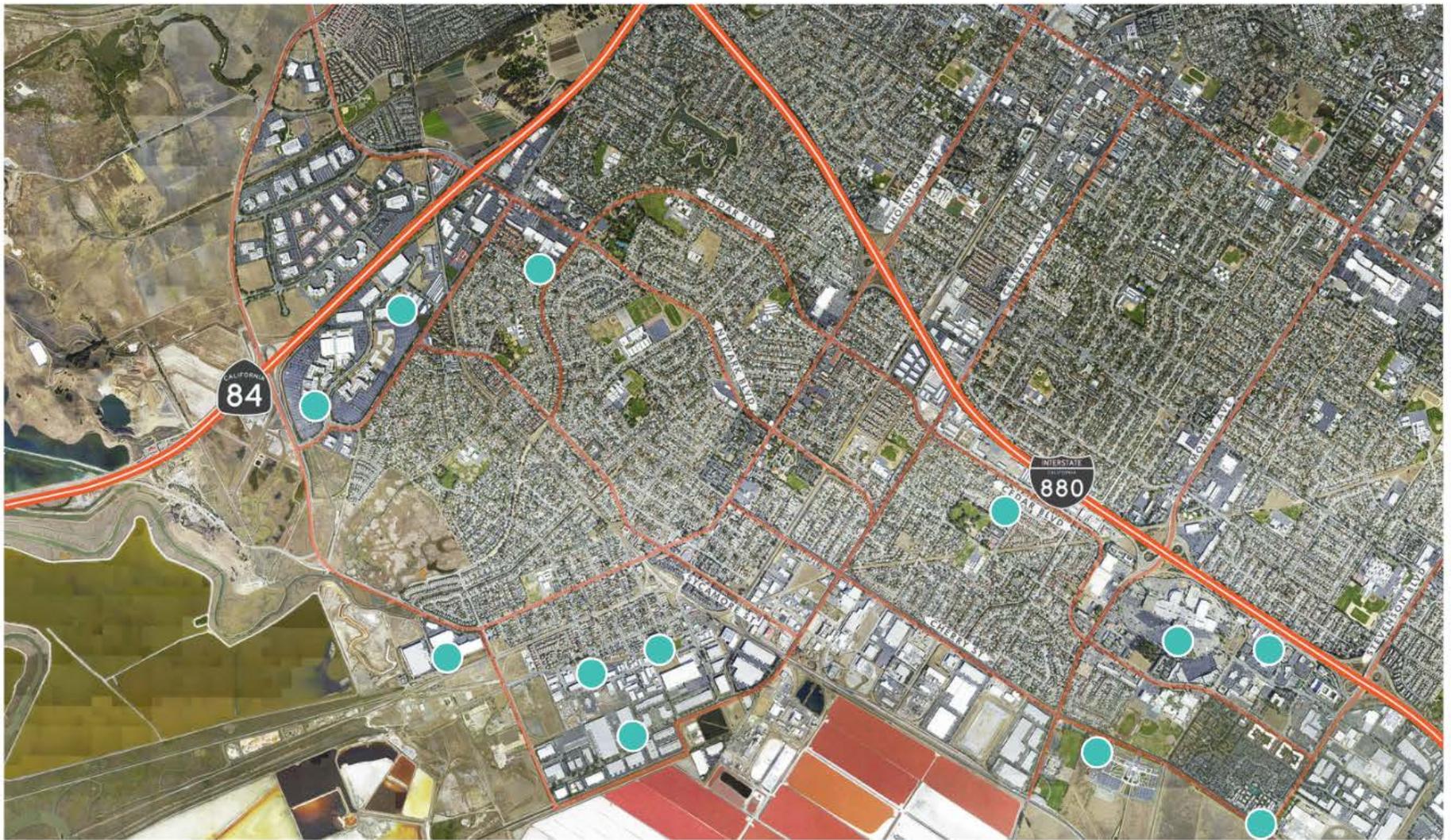
RENOVATE AND EXPAND THE EXISTING FACILITIES?



- **RENOVATION OF THE EXISTING FACILITIES WOULD BE AS OR MORE EXPENSIVE THAN NEW CONSTRUCTION, WITH LESS THAN OPTIMUM FUNCTIONALITY. A COMPLETE STRUCTURAL RETROFITTING WOULD BE REQUIRED AND ALL OF THE BUILDING SYSTEMS WOULD NEED TO BE REPLACED.**
- **THE EXISTING SITE LAYOUT WOULD REMAIN AND PROHIBIT EFFICIENT USE OF THE SITE.**
- **EXPANSION OF THE TOWER IS COST PROHIBITIVE.**
- **THE UNIQUE MASSING OF THE LIBRARY BUILDING DOES NOT LEND ITSELF TO A COST EFFECTIVE AND FUNCTIONAL EXPANSION.**
- **IF THE EXISTING BUILDINGS ARE TO BE REUSED, A LONGER CONSTRUCTION SCHEDULE, TEMPORARY FACILITY COSTS, AND MULTIPLE STAFF RELOCATIONS WOULD BE REQUIRED.**

RENOVATE AND EXPAND THE EXISTING FACILITIES?





LEASE OR PURCHASE OF EXISTING BUILDINGS?



- THERE ARE LIMITED NUMBER OF EXISTING BUILDINGS OF THE APPROPRIATE SIZE AND TYPE (OFFICE CLASS B OR BETTER) IN NEWARK. AN EXISTING BUILDING WOULD REQUIRE SIGNIFICANT RETROFITTING IN ORDER TO BE USED AS A POLICE FACILITY, THE CALIFORNIA BUILDING CODE REQUIREMENTS FOR AN ESSENTIAL FACILITY AND THE CALIFORNIA BOARD OF CORRECTIONS.**
- MOST LEASE SPACE IS TOO LARGE OR TOO SMALL TO MEET THE NEEDS OF THE CITY FACILITIES. THE MAJORITY ARE R&D IN NATURE AND LOCATED ADJACENT TO POTENTIALLY HAZARDOUS USES.**
- LONG TERM LEASE COSTS QUICKLY ESCALATE AND ARE PROJECTED TO EXCEED THAT OF COMPARABLE NEW CONSTRUCTION COSTS WITHIN 25-30 YEARS (BASED ON CURRENT LEASE COSTS AND HISTORICAL ESCALATION). THIS LEASE COST PROJECTION DOES NOT INCLUDE ANY RENOVATION COSTS THAT WOULD BE MANDATED BY CODE TO MEET ESSENTIAL FACILITY REQUIREMENTS OR FOR ARCHITECTURAL IMPROVEMENTS.**

LEASE OR PURCHASE OF EXISTING BUILDINGS?





POTENTIAL SITES FOR A NEW CIVIC CENTER

A Community Park Site

B Silliman Center Site

C Silliman Center Site E

D Silliman Center Site W

E Shirley Sisk Grove Site

F Junior High School Site

G Old Town Site

H Existing Civic Center Site



POTENTIAL SITES FOR A NEW CIVIC CENTER

A Community Park Site

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C Silliman Center Site E

D Silliman Center Site W

E Shirley Sisk Grove Site

F Junior High School Site

G Old Town Site

H Existing Civic Center Site



JFK
ELEMENTARY
SCHOOL

LOW-DENSITY RESIDENTIAL

JARVIS AVE

COMMUNITY COMMERCIAL

WHITEFORD
PRE-SCHOOL

NEWARK
ADULT
EDUCATION

CEDAR BLVD

COMMUNITY PARK

CEDAR BLVD

MEDIUM-DENSITY
RESIDENTIAL

LOW-DENSITY RESIDENTIAL

LOW-DENSITY RESIDENTIAL

NEWARK BLVD

NEWARK
JUNIOR HIGH
SCHOOL

COMMUNITY PARK



SITE AREA: ~206,850 SF

COMMUNITY PARK

CEDAR BLVD

N

- CITY HALL
- POLICE DEPARTMENT
- LIBRARY
- DAYCARE



SITE AREA: ~206,850 SF

COMMUNITY PARK



N

AR BLVD

-  CITY HALL
-  POLICE DEPARTMENT
-  LIBRARY
-  DAYCARE

A



POTENTIAL SITES FOR A NEW CIVIC CENTER

A Community Park Site

B Silliman Center Site

C Silliman Center Site E

D Silliman Center Site W

E Shirley Sisk Grove Site

F Junior High School Site

G Old Town Site

H Existing Civic Center Site



REGIONAL COMMERCIAL

NEWPARK MALL



LOW-DENSITY RESIDENTIAL

SHIRLEY SISK GROVE

CHERRY STREET

NEIGHBORHOOD COMMERCIAL

REGIONAL COMMERCIAL

MOWRY AVE

LOW-DENSITY RESIDENTIAL

CEDAR BLVD

LIGHT INDUSTRIAL USES

NEWARK MEMORIAL HIGH SCHOOL

CHERRY STREET

MEDIUM-DENSITY RESIDENTIAL

NEWARK SPORTSFIELD PARK

SILLIMAN CENTER

OHLONE COLLEGE

UNDEVELOPED CITY LAND

ZONED LOW-DENSITY RESIDENTIAL

ZONED LOW-DENSITY RESIDENTIAL

SILLIMAN CENTER



SITE AREA: ~282,500 SF
REPLACEMENT FIELD AREA: ~139,000 SF
MOWRY AVE AREA: ~122,500 SF

NEWARK SPORTS PARK

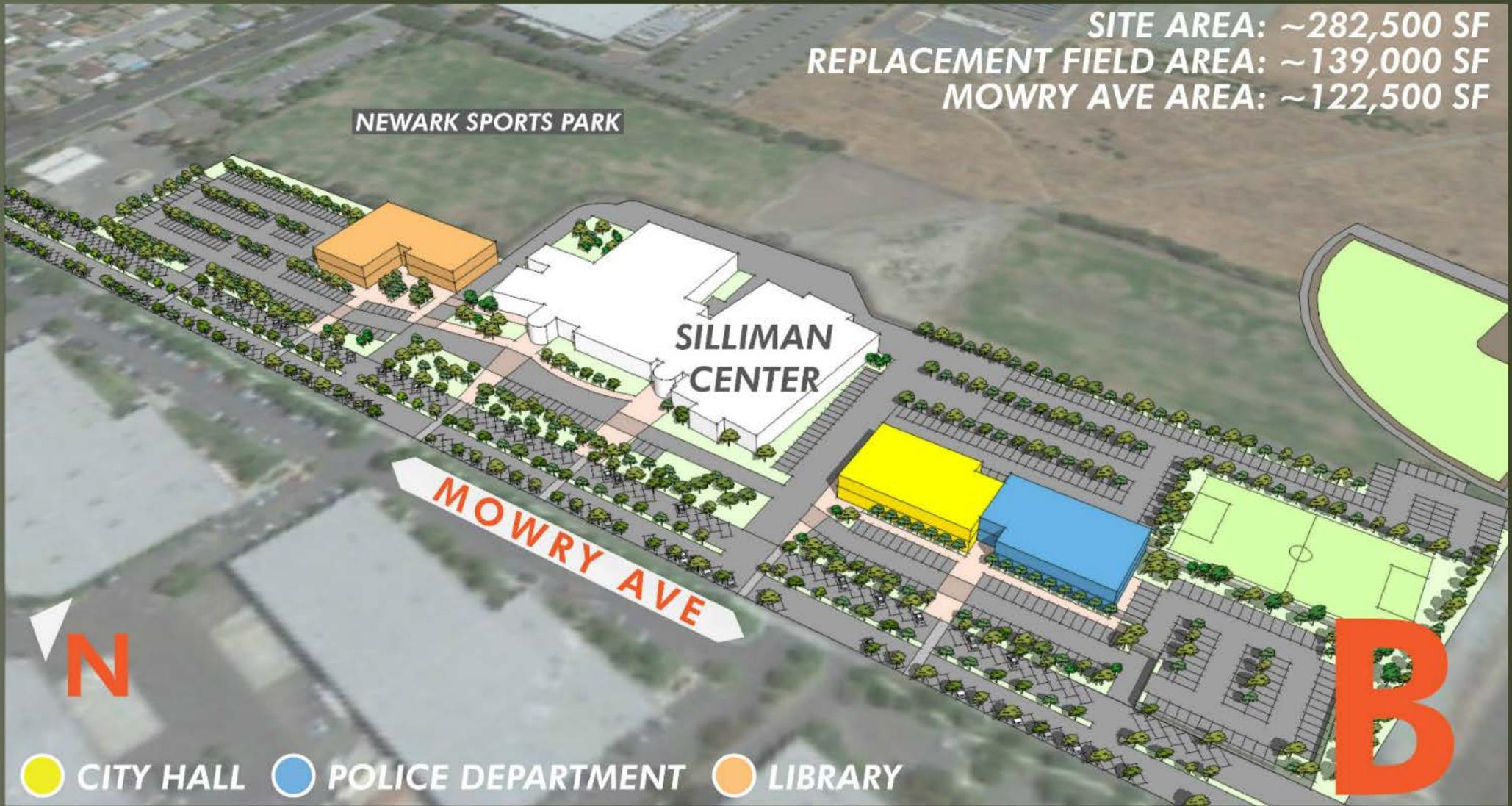
SILLIMAN
CENTER

MOWRY AVE

N

CITY HALL POLICE DEPARTMENT LIBRARY

B



SITE AREA: ~282,500 SF
REPLACEMENT AREA: ~139,000 SF
NET AREA: ~122,500 SF

NEWARK SPORTS PARK

SILLIMAN CENTER

MOW



 CITY HALL  POLICE DEPARTMENT  LIBRARY





ALAMEDA
COUNTY FIRE
STATION 27

NEWARK SPORTS PARK

SITE AREA: ~210,400 SF
REPLACEMENT FIELD AREA: ~61,200 SF
MOWRY AVE AREA: ~122,500 SF

SILLIMAN
CENTER

MOWRY AVE



 CITY HALL  POLICE DEPARTMENT  LIBRARY





NEWARK SPORTS PARK

SITE AREA 400 SF
REPLACEMENT FIELD
MOWRY AVE

SILLIMAN
CENTER

MOWRY AVE



● CITY HALL ● POLICE DEPARTMENT ● LIBRARY



POTENTIAL SITES FOR A NEW CIVIC CENTER

A Community Park Site

B Silliman Center Site

C Silliman Center Site E

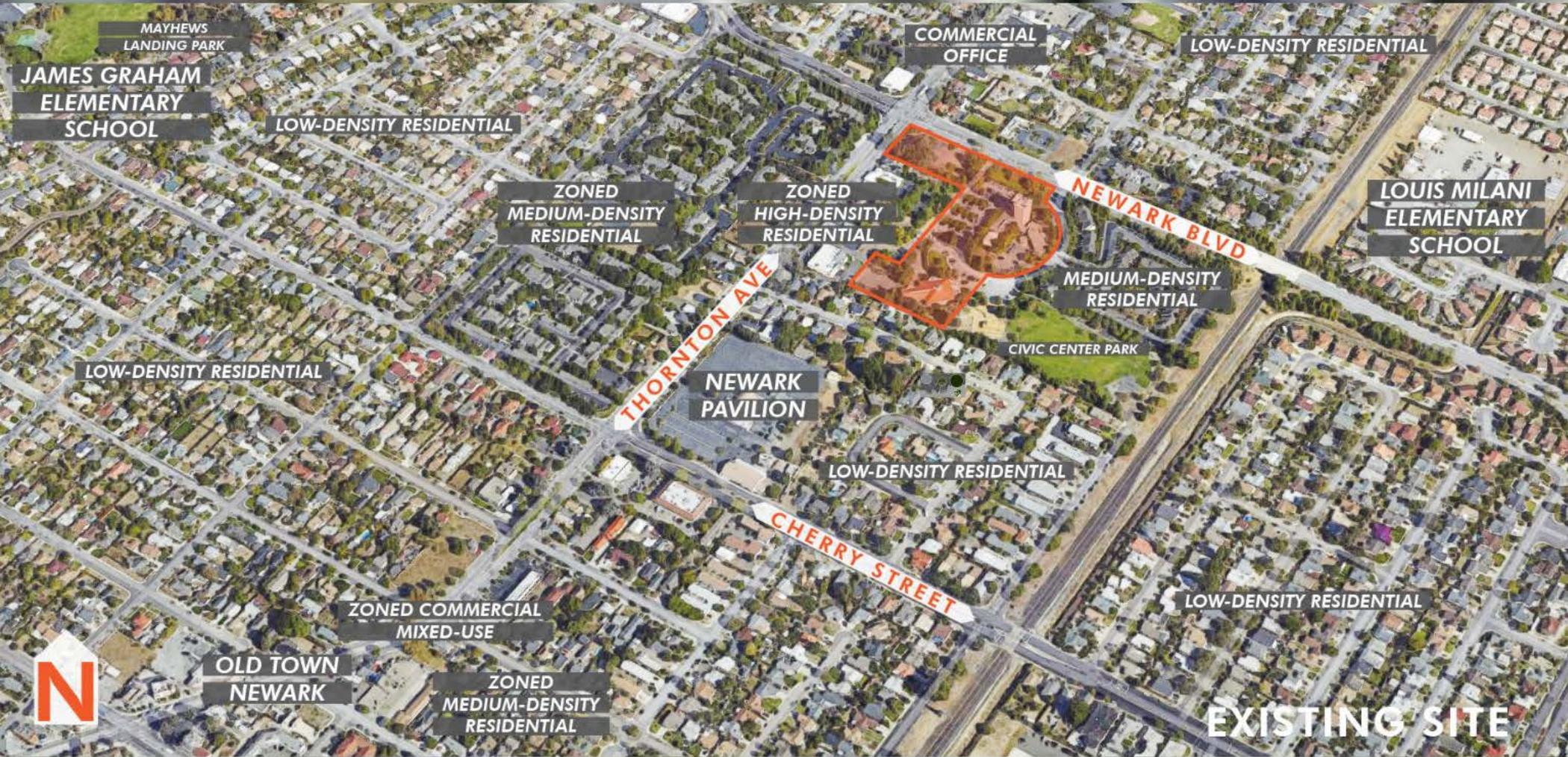
D Silliman Center Site W

E Shirley Sisk Grove Site

F Junior High School Site

G Old Town Site

H Existing Civic Center Site



JAMES GRAHAM
ELEMENTARY
SCHOOL

LOW-DENSITY RESIDENTIAL

ZONED
MEDIUM-DENSITY
RESIDENTIAL

ZONED
HIGH-DENSITY
RESIDENTIAL

COMMERCIAL
OFFICE

LOW-DENSITY RESIDENTIAL

LOUIS MILANI
ELEMENTARY
SCHOOL

NEWARK BLVD

MEDIUM-DENSITY
RESIDENTIAL

CIVIC CENTER PARK

NEWARK
PAVILION

LOW-DENSITY RESIDENTIAL

LOW-DENSITY RESIDENTIAL

CHERRY STREET

LOW-DENSITY RESIDENTIAL

ZONED COMMERCIAL
MIXED-USE

OLD TOWN
NEWARK

ZONED
MEDIUM-DENSITY
RESIDENTIAL

EXISTING SITE



CIVIC CENTER PARK

SITE AREA: ~212,100 SF
REMAINING AREA: ~85,500 SF

REMAINING SITE

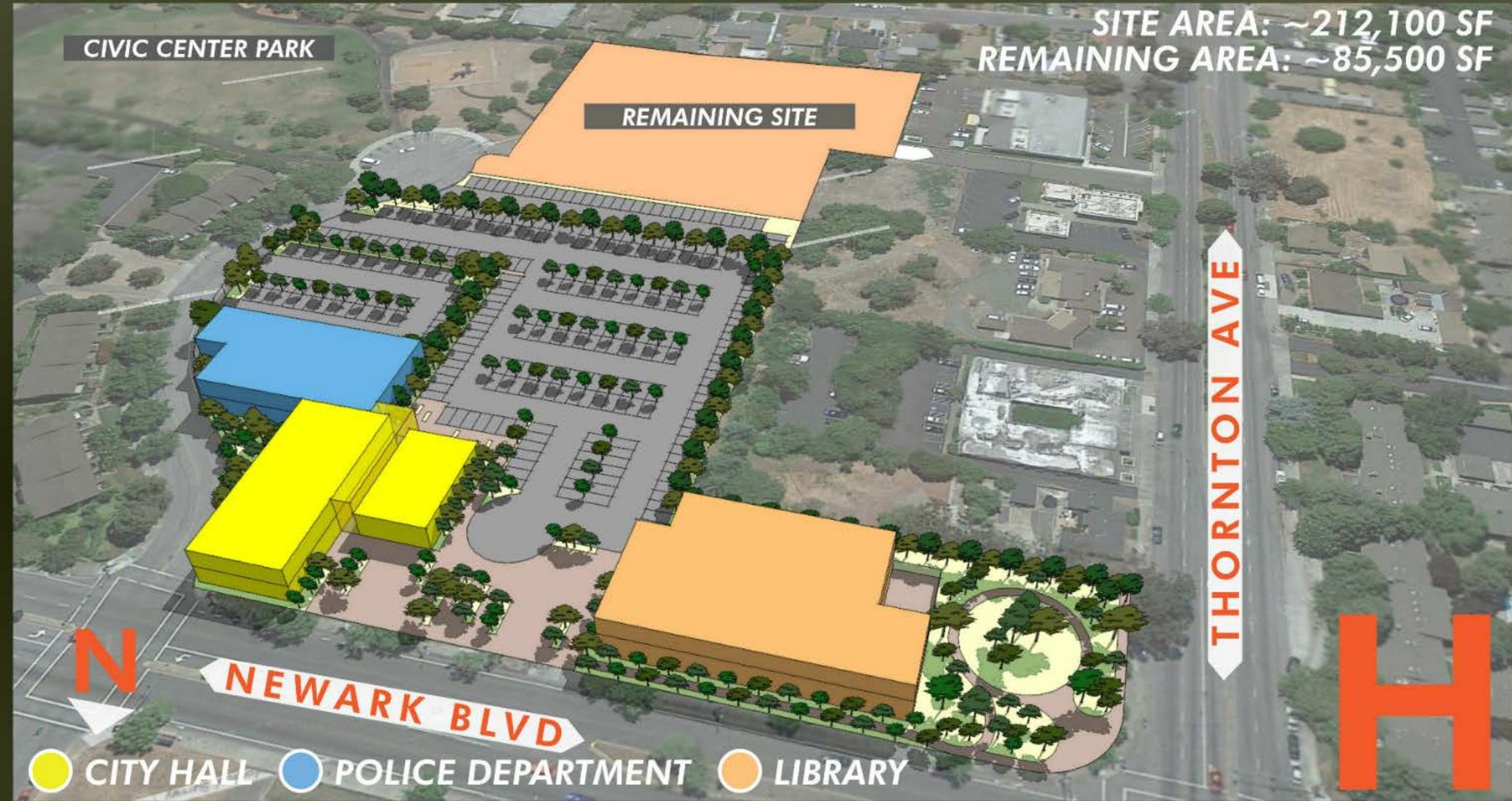
THORNTON AVE

N

NEWARK BLVD

CITY HALL POLICE DEPARTMENT LIBRARY

H



SITE AREA: ~212,100 SF
REMAINING: 85,500 SF

REMAINING SITE



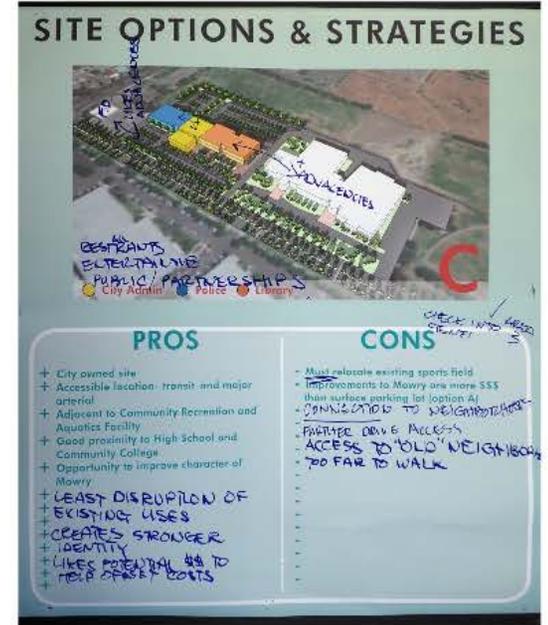
N

NEWARK BLVD

CITY HALL POLICE DEPARTMENT LIBRARY

H

COMMUNITY MEETING 01



A SAMPLE OF PUBLIC INPUT:

- We need a "there" in Newark, there currently isn't one.
- More technology; more effective use of technology by the City.
- More meeting and program space in the library.
- Maintain the architectural character of Newark.
- Renovations or lease?
- Add a museum or gallery space to the Civic Center.
- Save the stained glass from the current City Hall

01
09/09/2015
28 PARTICIPANTS
+ CITY STAFF

COMMUNITY OUTREACH: NEWARK DAYS



A SAMPLE OF PUBLIC INPUT:

- Opportunity for expanded recreation? Skate Park?
- Leave the Civic Center where it is. (Near many residents)
- Create a sense of place at the Silliman Center.
- Avoid traffic in the residential areas
- Create quality public spaces, like Hayward City Hall
- Opportunities to influence housing development

02
09/20/2015
~100 PARTICIPANTS

SITE EVALUATION CRITERIA

A **B** **C** **H**

	A	B	C	H
COST (ORDER OF MAGNITUDE)				
	+ \$\$\$\$\$	o \$\$\$\$\$	o \$\$\$\$\$	- \$\$\$\$\$
OPERATIONS				
City Hall				
Police Department				
Library				
SYNERGY				
City Hall				
Police Department				
Library				
ACCESS/LOCATION				
City Hall				
Police Department				
Library				
PARKING				
City Hall				
Police Department				
Library				
OUTDOOR SPACE				
City Hall				
Police Department				
Library				
PHASING				
City Hall	+		+	
Police Department	+	+	+	+
Library	+		+	+
SITE CONSTRAINTS				
City Hall	+		-	o
Police Department	+	+	-	o
Library	+		o	o
OTHER				
City Hall				
Police Department				
Library				

* DOES NOT INCLUDE ANY WEIGHTING OF CRITERIA

SITE EVALUATION CRITERIA

A

B

C

H

	A		B		C		H	
COST (ORDER OF MAGNITUDE)								
	+	\$\$\$\$\$	o	\$\$\$\$\$	o	\$\$\$\$\$	-	\$\$\$\$\$
OPERATIONS								
City Hall								
Police Department								
Library								
SYNERGY								
City Hall								
Police Department								
Library								
ACCESS/LOCATION								
City Hall								
Police Department								
Library								
PARKING								
City Hall								
Police Department								
Library								

ACCESS/LOCATION

City Hall				
Police Department				
Library				

PARKING

City Hall				
Police Department				
Library				

OUTDOOR SPACE

City Hall				
Police Department				
Library				

PHASING

City Hall	+	+	+	-
Police Department	+	+	+	-
Library	+	+	+	+

SITE CONSTRAINTS

City Hall	+	-	o	-
Police Department	+	-	o	-
Library	+	o	o	+

OTHER

City Hall				
Police Department				
Library				

* DOES NOT INCLUDE ANY WEIGHTING OF CRITERIA

PUBLIC COMMENT

SITE DIRECTION



SITE EVALUATION CRITERIA

	A	B	C	H
COST (ORDER OF MAGNITUDE)	+ \$\$\$\$	o \$\$\$\$	o \$\$\$\$	- \$\$\$\$\$
OPERATIONS				
City Hall				
Police Department				
Library				
SYNERGY				
City Hall				
Police Department				
Library				
ACCESS/LOCATION				
City Hall				
Police Department				
Library				
PARKING				
City Hall				
Police Department				
Library				
OUTDOOR SPACE				
City Hall				
Police Department				
Library				
PHASING				
City Hall	++	+	++	+
Police Department	++	+	++	+
Library	++	+	++	+
SITE CONSTRAINTS				
City Hall	++	+	-	o
Police Department	++	+	-	o
Library	++	+	-	o
OTHER				
City Hall				
Police Department				
Library				

* DOES NOT INCLUDE ANY WEIGHTING OF CRITERIA

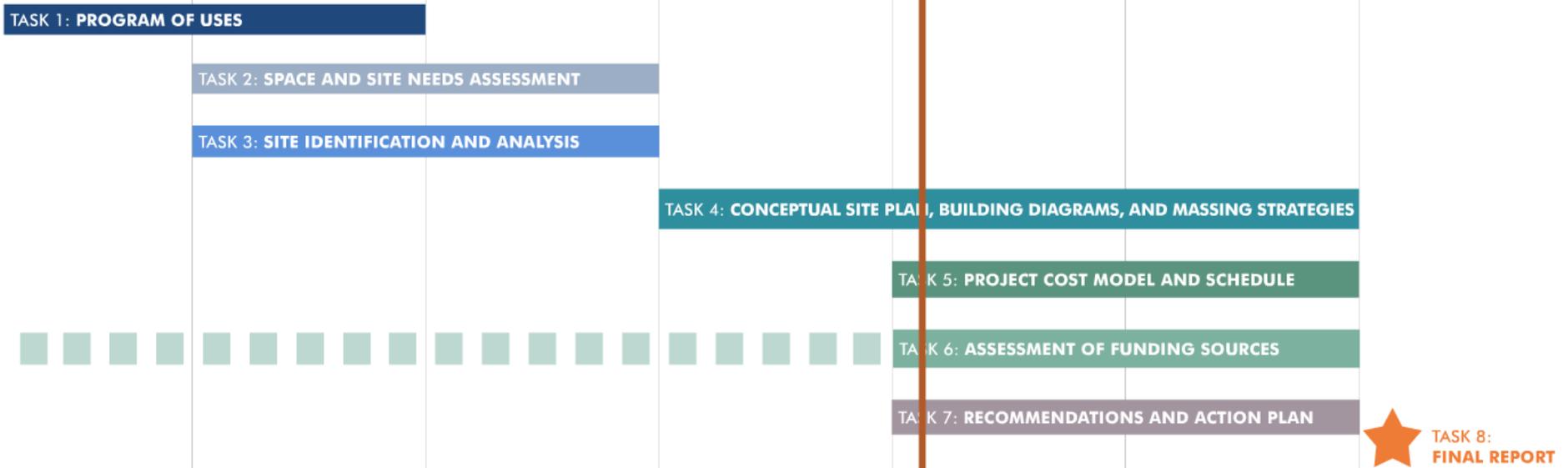
NEXT STEPS

NEWARK CIVIC CENTER FEASIBILITY STUDY PROJECT SCHEDULE



2015

JUNE JULY AUGUST SEPTEMBER OCTOBER NOVEMBER DECEMBER



Community Outreach and Meetings

