

NEWARK CIVIC CENTER



FEASIBILITY STUDY

CITY COUNCIL MEETING APR 28, 2016

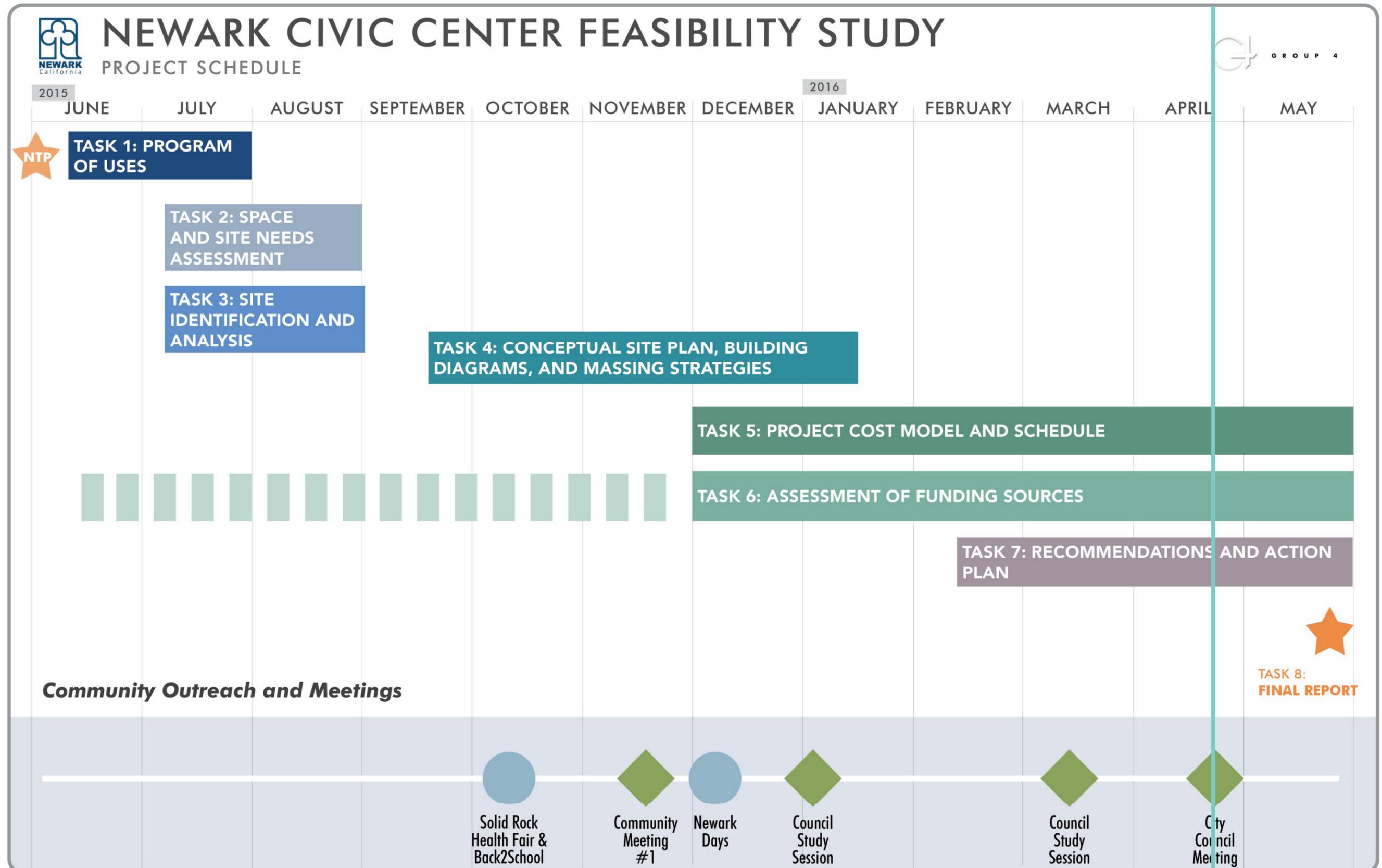
PROJECT VISION

“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 of 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”

PRESENTATION OBJECTIVES

- 1. UPDATE COUNCIL AND THE COMMUNITY ON THE CIVIC CENTER FEASIBILITY STUDY***
- 2. RECEIVE INPUT ON THE REFINED SITE OPTIONS & PHASING PLAN***
- 3. UPDATE COUNCIL AND THE COMMUNITY ON THE PROJECT COST MODEL & POTENTIAL FUNDING STRATEGY***
- 4. COUNCIL DECISION TO MOVE FORWARD WITH ASSESSMENT OF COMMUNITY SUPPORT***

FEASIBILITY STUDY PROGRESS



SUMMARY OF INPUT

COMMUNITY COMMENTS FROM FEBRUARY 4 STUDY SESSION:

- ***LIBRARY NEEDS TO HAVE A CONNECTION TO CIVIC CENTER PARK***
 - *Popular with families*
 - *Excellent asset to compliment the Library*
 - *Library provides restrooms*
- ***THE CURRENT LIBRARY IS TOO SMALL***
 - *Not enough people spaces*
 - *Lacks infrastructure*
 - *A larger Library would benefit the community*
- ***ENSURE THE COST MODELS ARE ACCURATE***
- ***ANY NEW FACILITY MUST BE ENDURING***
 - *Last 50 years +*
- ***THE EXISTING CIVIC CENTER SITE IS PREFERRED***
 - *Central location*
 - *Ideal access for Police*

SUMMARY OF INPUT

COUNCIL COMMENTS FROM FEBRUARY 4 STUDY SESSION:

- **EXISTING CITY ADMIN/PD BUILDING NEEDS TO BE REPLACED**
 - *Not economical to maintain now and in the future*
 - *Unacceptable life safety and accessibility challenges*
- **EXISTING LIBRARY IS SUBPAR**
 - *Current library is deficient functionally and architecturally*
 - *A new roof is necessary*
 - *A larger Library is needed*
- **THE EXISTING CIVIC CENTER SITE IS THE PREFERRED SITE**
 - *Several existing features not identified in the site options need to be considered and maintained*
- **THE FATE OF THE CURRENT LIBRARY SHOULD BE DEFERRED**
 - *Potential other uses that could compliment the Civic Center*
- **INCORPORATE THE NUSD ADMINISTRATIVE OFFICES***

COUNCIL PREFERS ALL NEW FACILITIES ON THE EXISTING CIVIC CENTER SITE

NUSD SPACE NEEDS ASSESSMENT

BASED ON CURRENT FACILITY USAGE, FUTURE PROJECTIONS AND BEST PRACTICES

NUSD SPACE NEED SUMMARY

MEETING ROOMS	2,500 SF
ADMINISTRATION	3,000 SF
FINANCE	1,150 SF
HUMAN RESOURCES	1,200 SF
IT & SERVER ROOM	700 SF
BTSA/TOSA	1,000 SF
SPECIAL EDUCATION	1,000 SF
MISC. STORAGE/RESTROOMS/CIRC.	1,600 SF
PRINT SHOP*	1,200 SF
TOTAL	13,350 SF
PARKING	61 SP

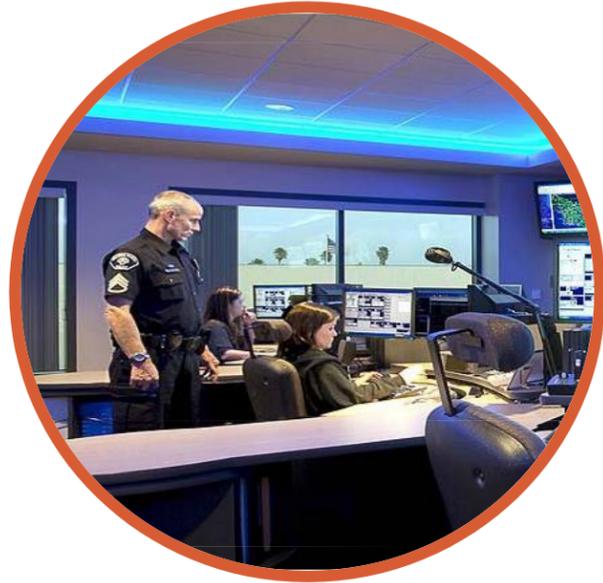


NUSD SPACE NEEDS ASSESSMENT

RECOMMENDED APPROACH TO CO-LOCATION

- 1. SHARED USE OF COUNCIL/BOARD CHAMBERS***
- 2. JOINT USE OF MEETING/TRAINING FACILITIES***
- 3. THE SCHOOL DISTRICT WOULD OWN THEIR SPACE OUTRIGHT***
- 4. THE SCHOOL DISTRICT WOULD PAY FOR THEIR SPACE AND PARKING***
- 5. THE SCHOOL DISTRICT SPACE WILL BE OPERATIONALLY INDEPENDENT***

SPACE NEEDS SUMMARY



POLICE

REVISED
FROM
24,000 SF

24,250 SF



LIBRARY

NO UPDATE

26,000 SF



CITY HALL

NO UPDATE

23,000 SF



NUSD

POTENTIAL

13,350 SF

HISTORICAL EVALUATION

GARAVAGLIA ARCHITECTURE LIBRARY ASSESSMENT

“The [Newark] library does not meet the 50-year age threshold to be considered as a resource. Given its age, for the library building to be evaluated under the National Register Criteria, it would need to qualify as a property of “exceptional importance,” which it does not. The library building is not an exemplary example of Aaron G. Green’s work. There have not been a substantial amount of professional, documented materials on the building itself, nor has the library building been regarded as exceptionally important in the history of American architecture, as the NPS Criteria Consideration G would require.”

POTENTIAL SITES – 02/04/16



COUNCIL IDENTIFIED SITE



FEB 4 STUDY SESSION PREFERRED SITE OPTION

EXISTING CIVIC CENTER SITE – NEW LIBRARY



FEB 4 STUDY SESSION PREFERRED SITE OPTION

EXISTING CIVIC CENTER SITE – NEW LIBRARY

OPTION 1B EVALUATION SUMMARY

EXISTING CIVIC CENTER SITE - NEW LIBRARY

1B

VISIBILITY/ACCESS

EXCELLENT

COMMUNITY PLACEMAKING

EXCELLENT

PARKING

EXCELLENT

**OPERATIONAL
SYNERGY**

EXCELLENT

FLEXIBILITY

EXCELLENT

COST

\$63,300,000

LAND VALUE OF UNASSIGNED SPACE

~\$4,500,000 - \$6,200,000

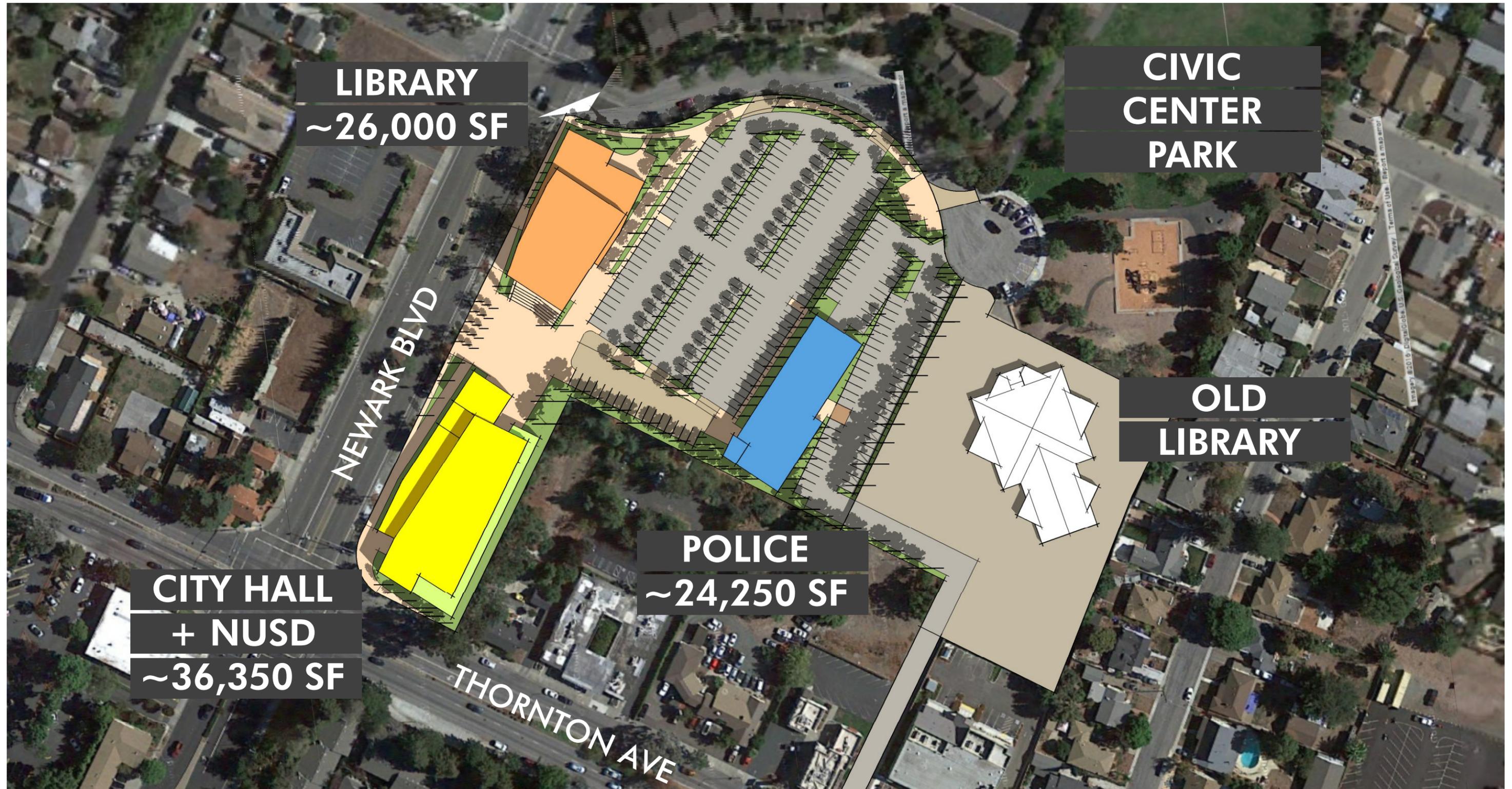
COUNCIL DIRECTION

COUNCIL COMMENTS ON PREFERRED OPTION 1B:

- **THE LIBRARY SHOULD EXCHANGE LOCATIONS WITH CITY HALL**
 - *The plaza shall be between the two building and not on Thornton Ave*
 - *The Library will have a better connection to Civic Center Park*
- **MAINTAIN THE CARL PIERCE MEMORIAL TREE**
- **MAINTAIN THE STAINED GLASS**
 - *Public art in new Civic Center*
- **PROVIDE A PHASING PLAN**
- **PROVIDE COST MODEL IF POSSIBLE**

REFINED SITE OPTION

EXISTING CIVIC CENTER SITE – CITY HALL/NUSD



LIBRARY
~26,000 SF

CIVIC CENTER PARK

OLD LIBRARY

POLICE
~24,250 SF

CITY HALL + NUSD
~36,350 SF

NEWARK BLVD

THORNTON AVE

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REFINED SITE OPTION

EXISTING CIVIC CENTER SITE – CITY HALL/NUSD

EVALUATION SUMMARY

EXISTING CIVIC CENTER SITE - NEW LIBRARY

VISIBILITY/ACCESS	EXCELLENT
COMMUNITY PLACEMAKING	EXCELLENT
PARKING	EXCELLENT
OPERATIONAL SYNERGY	EXCELLENT
FLEXIBILITY	EXCELLENT
COST	\$64,000,000
LAND VALUE OF UNASSIGNED SPACE	~\$4,500,000 - \$6,200,000

SITE OPTION COST SUMMARY

CITY ADMIN	~23,000 SF
POLICE	~24,250 SF
LIBRARY	~26,000 SF
NUSD*	~13,350 SF

* NOT INCLUDED IN COST

BUILDINGS (W/ CONSTRUCTION CONTINGENCY)	\$32,400,000
SITE DEVELOPMENT	\$8,300,000
FF&E (W/ DESIGN CONTINGENCY)	\$1,400,000
SOFT COSTS	\$12,800,000
PROJECT CONTINGENCY	\$4,200,000
ESCALATION	\$4,900,000

TOTAL PROJECT BUDGET	\$64,000,000
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PHASING PLAN

STEP 1 – SITE DEMOLITION



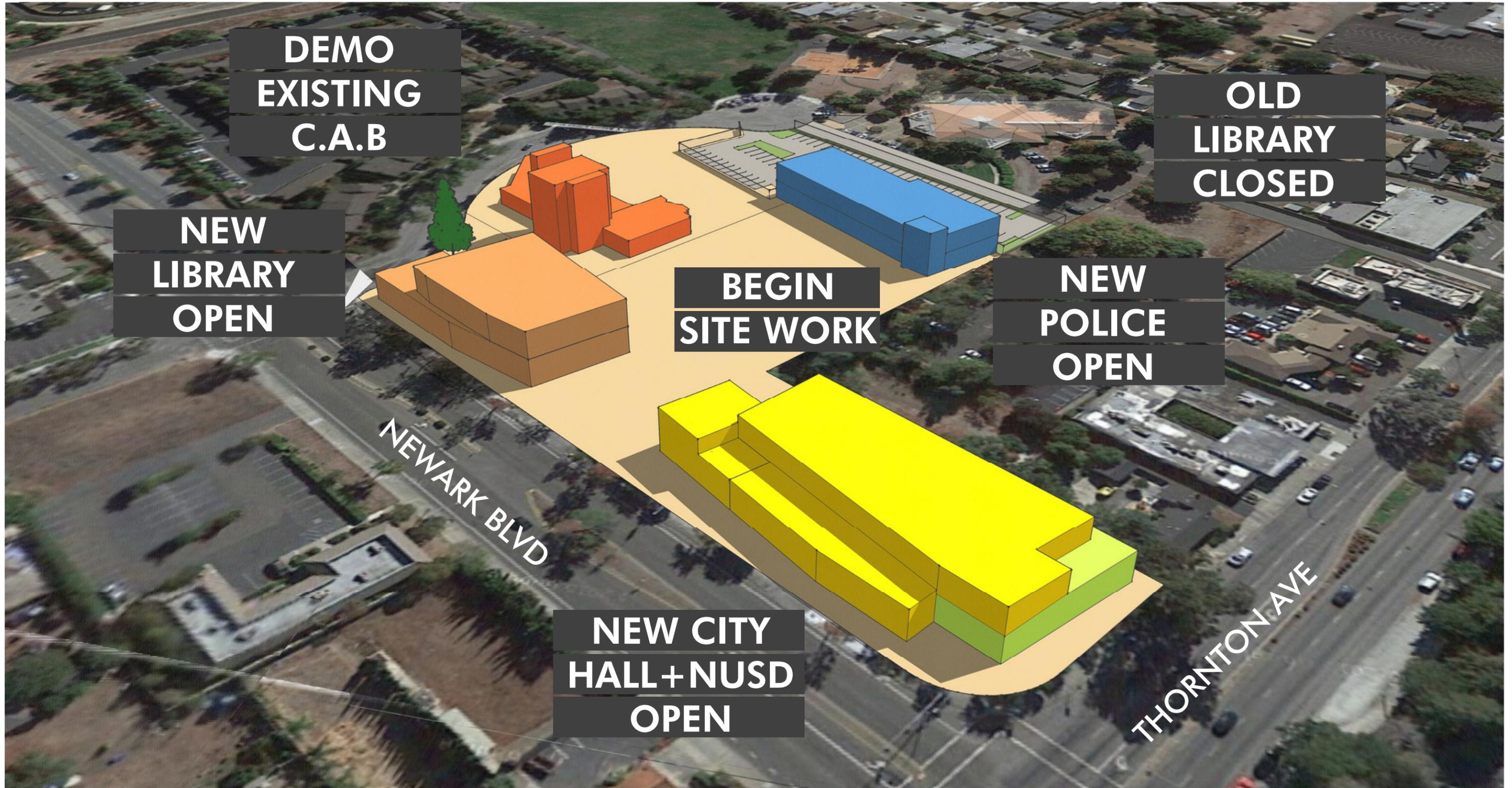
PHASING PLAN

STEP 2 – NEW FACILITY CONSTRUCTION



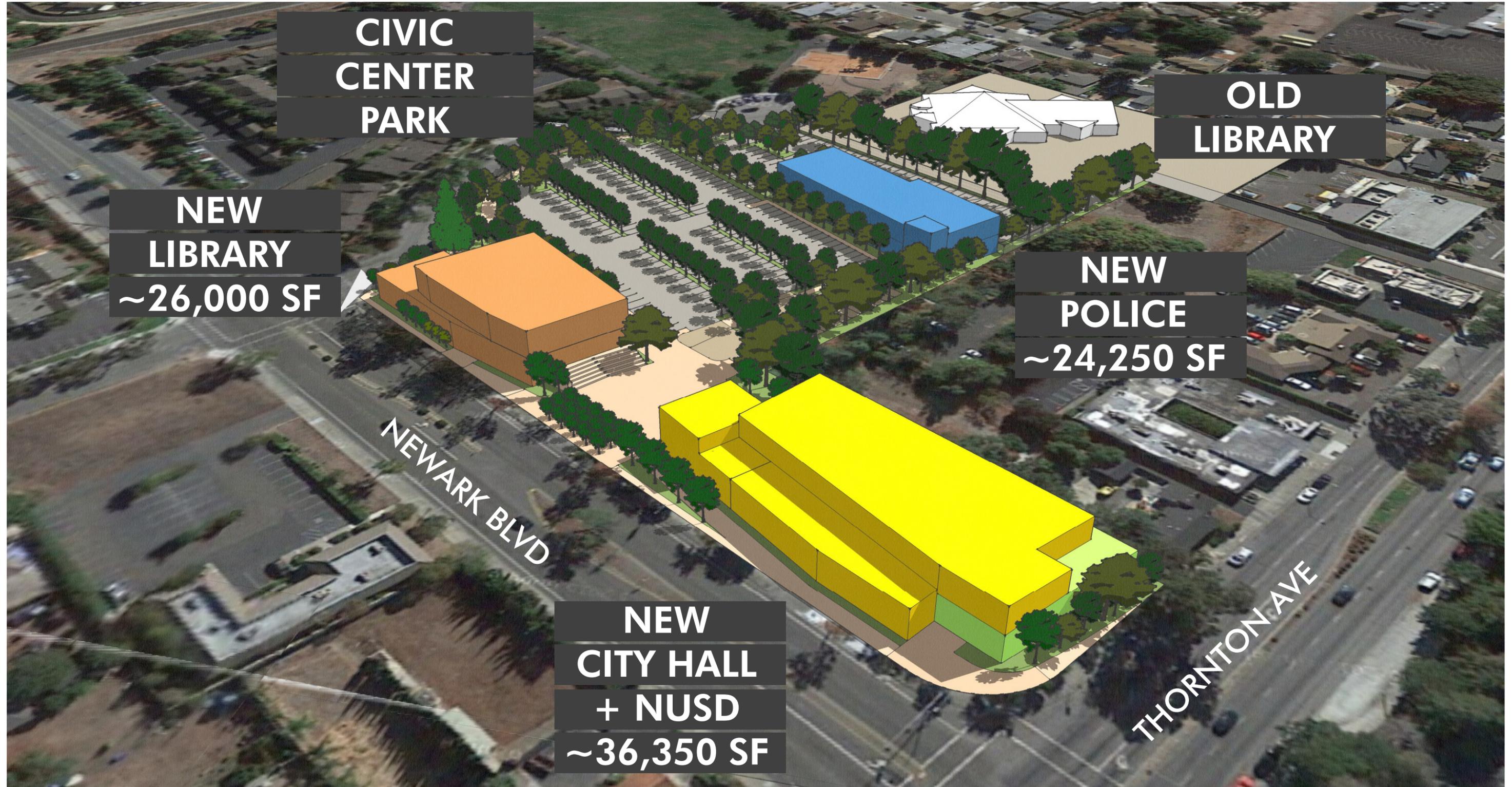
PHASING PLAN

STEP 3 – CITY ADMIN/PD BUILDING DEMOLITION



PHASING PLAN

STEP 4 – FINAL SITE WORK



POTENTIAL FUNDING STRATEGY

FUNDING ALTERNATIVES CONSIDERED FOR THE PROJECT

THE CITY EVALUATED A NUMBER OF POTENTIAL FUNDING VEHICLES FOR THE CIVIC CENTER PROJECT, INCLUDING:

- 1. GENERAL OBLIGATION BONDS**
- 2. COMMUNITY FACILITIES DISTRICT (CFD) SPECIAL TAX BONDS**
- 3. TRANSIENT OCCUPANCY TAX INCREASE**
- 4. LOCAL SALES TAX**

POTENTIAL FUNDING STRATEGY

FUNDING ALTERNATIVES CONSIDERED FOR THE PROJECT

1. GENERAL OBLIGATION BONDS COULD RAISE THE REVENUE REQUIRED FOR THE PROJECT BUT WOULD COST TAXPAYERS APPROXIMATELY \$59 PER \$100,000 OF ASSESSED VALUATION EACH YEAR FOR 25 YEARS

- Property assessed at \$300,000 would be taxed at \$177 per year
- Property assessed at \$500,000 would be taxed at \$295 per year
- Property assessed at \$700,000 would be taxed at \$413 per year

2. CFD BONDS COULD ALSO RAISE THE REQUIRED REVENUE BUT WOULD BE MORE COSTLY THAN GO BONDS

3. INCREASING THE CITY'S TRANSIENT OCCUPANCY TAX BY 2% WOULD NOT RAISE SUFFICIENT REVENUE TO FUND THE PROJECT

4. A 1/2 CENT LOCAL SALES TAX WOULD PROVIDE SUFFICIENT FUNDING TO SUPPORT THE CIVIC CENTER PROJECT

POTENTIAL FUNDING STRATEGY

PROJECT SOURCES AND USES

ESTIMATED TOTAL PROJECT COST:

~\$64 MILLION

SOURCE OF CONSTRUCTION FUNDING:

DEVELOPER / IMPACT FEES

\$2 MILLION

2018 SALES TAX REVENUE

\$3 MILLION

BOND PROCEEDS

\$59 MILLION

TOTAL FUNDING:

~\$64 MILLION

FUNDING SCENARIO 1

3% SALES TAX GROWTH, NO LAND SALE

- **ASSUMES 3% ANNUAL GROWTH IN SALES TAX REVENUE**
 - *Estimated at \$3.50 Million in Fiscal Year 2018*
- **NO LAND SALE IS ASSUMED**
- **SALES TAX WOULD NEED TO EXTEND FOR 24 YEARS**

FUNDING SCENARIO 2

2.5% SALES TAX GROWTH, NO LAND SALE

- **ASSUMES 2.5% ANNUAL GROWTH IN SALES TAX REVENUE**
 - *Estimated at \$3.47 Million in Fiscal Year 2018*
- **NO LAND SALE IS ASSUMED**
- **SALES TAX WOULD NEED TO EXTEND FOR 25 YEARS**

FINDING SCENARIO 3

3% SALES TAX GROWTH, LAND SALE

- **ASSUMES 3% ANNUAL GROWTH IN SALES TAX REVENUE**
 - *Estimated at \$3.50 Million in Fiscal Year 2018*
- **\$5 MILLION POTENTIAL SALE OF EXISTING LIBRARY PROPERTY AFTER PROJECT IS COMPLETED**
 - *Would be used to decrease a portion of the \$60 million bonds, reducing future debt service*
- **SALES TAX WOULD NEED TO EXTEND FOR 23 YEARS**

COUNCIL QUESTIONS & COMMUNITY COMMENTS



NEXT STEPS

RETURN TO COUNCIL WITH:

1. FINAL REPORT

2. ASSESSMENT OF COMMUNITY SUPPORT

