

City of Napa - Public Safety & City Hall Facilities Project



City of Napa - Comparison of Development Considerations for Consolidated Sites "A" and "C"				
Analysis Criteria	Consolidated Site A	Additional Comments	Consolidated Site C	Additional Comments
Flood Considerations	None	Outside of FEMA flood zones	Significant access issues (with and without investment in additional flood controls)	<ul style="list-style-type: none"> - FEMA and other codes "strongly recommend" against locating essential services facilities in flood zones. - In 1:100 flood event, roads surrounding this site are estimated to be flooded by 2 to 6 feet of water - Some flood mitigation can be achieved by connecting existing flood wall and adding a drainage pump station (funding, costs, and timing uncertain)
Estimated site preparation costs	(\$200k to \$300k)	Demolition only	(\$8m - \$30m+)	Includes demolition of NapaSan pump station, pump station excavation & fill, foundation allowance, as well as new drainage pump station not anticipated to be included in federal flood project funding
Est. Acquisition Costs	\$0	No acquisition of other parcels currently anticipated	(\$6m to \$7m) (inclusive of potential price reduction for demolition & fill)	Estimated market value for Sites 19 & 20 (Former Cinedome Site and former NapaSan Pump Station)
Est. Surplus Asset offset	TBD	Surplus property dependent on Project Alternative (especially regarding structured parking)	\$20m to \$24m	Sites 1, 2, and 3 (Current City Hall block, CSB block, and Housing Authority Site)
Est Swing Space Costs	(\$0 - \$7.2m)	Certain alternatives may not require swing space; current assumptions for swinging would consider use of temporary trailers/mobile buildings, exclusive of public safety Design period approx. 1 year, Construction approx 2 years. Swing space could be 24 months Note: this does not include ENA negotiation period	\$0	No swing space anticipated
Time-until-Open*	~3 years		~\$5-\$10 years+	Site acquisitions approx 24 months, flood wall approx 60 months (after funding secured), pump station uncertain
Requires all new buildings	No, could include some renovations	Dependent on Project Alternative	Yes	Largely unbuilt site
Access/Egress/Traffic	Accessible to public and to police beats	Access improved by roundabout improvements	Accessible to public and to police beats	Left turns on to and off of Soscol may be impacted
Parking	450 parking spaces	Due to site size and configuration, significant surface parking may be a parking solution	450-800 parking spaces	The parking impact fee program includes a 350-car parking garage and that would need to be accommodated, and the City's parking requirements are 450. Site would necessitate significant structured parking (vs surface)

*"Time-until-open" does not include the time needed to complete the definition of the scope of the Project, and enter into a contract for design and construction of the Project.