



Public Safety and City Hall Facilities Project Alternatives

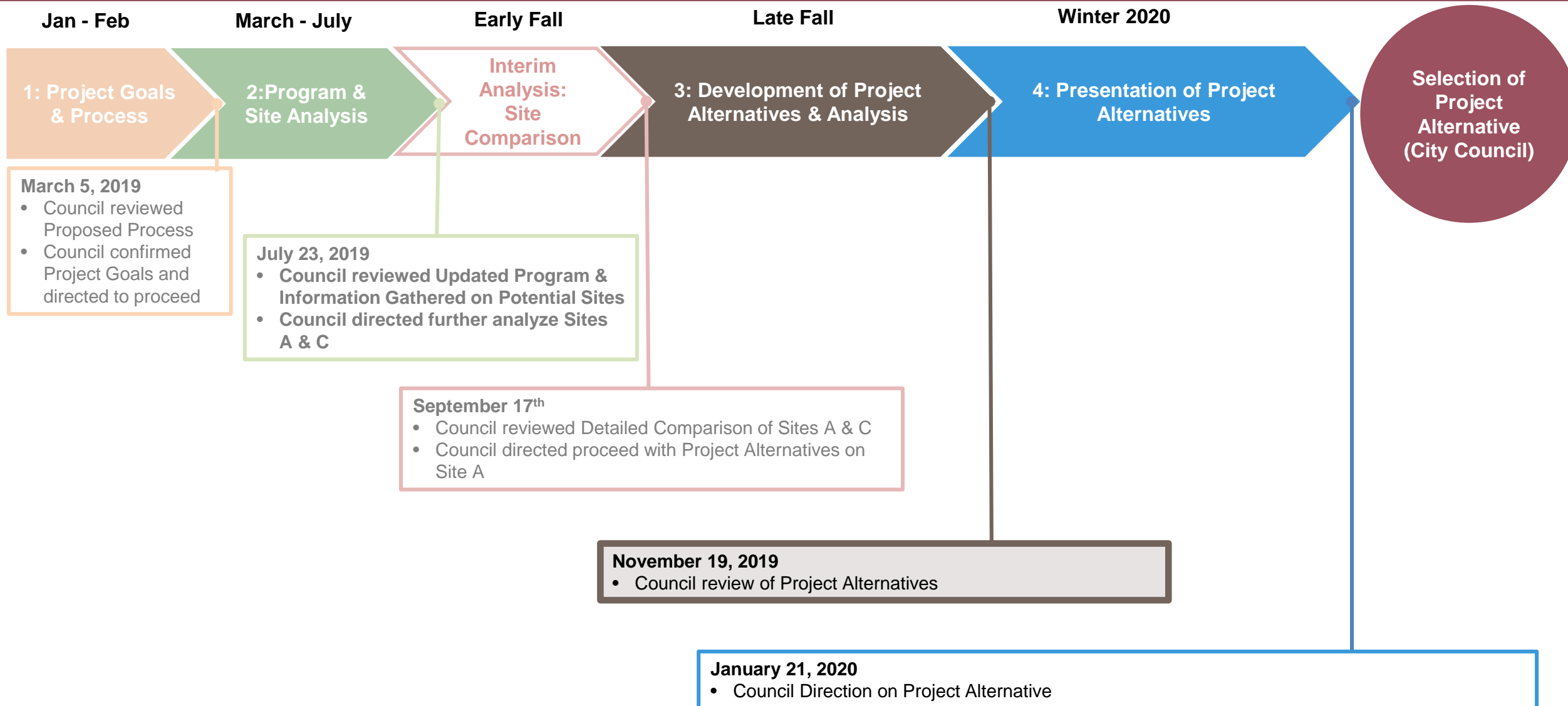
Tuesday, November 19, 2019



1. Current Facilities
2. Project Alternatives
 - Key Considerations
 - Project Alternatives
 - Comparison, Cost, and Pros and Cons
3. Next Steps
4. Council Direction
5. Council Actions

Alternatives Analysis Phase: Process

ATTACHMENT 4



Current Facilities

City Hall over time (1872 – 1951)

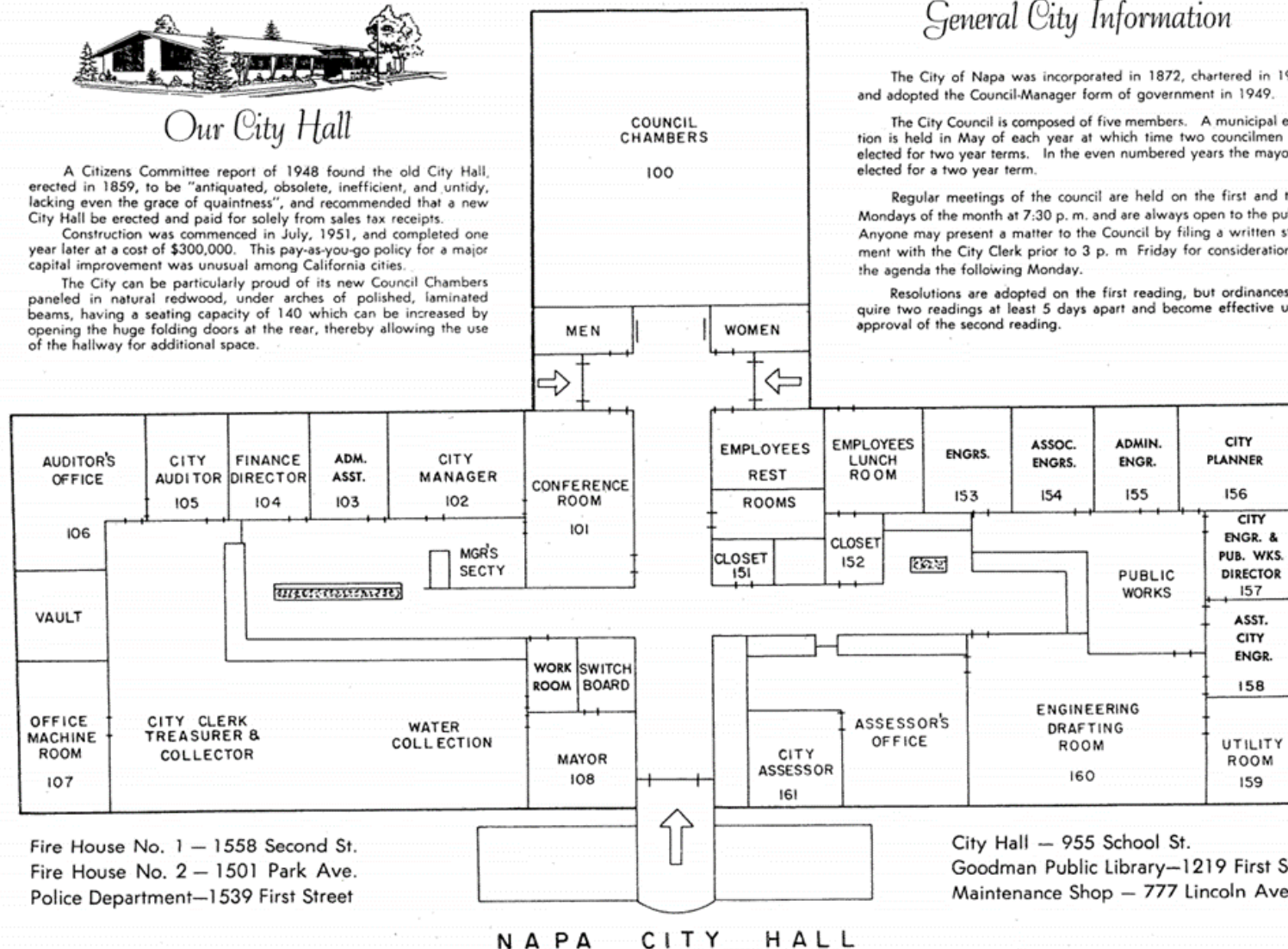


Our City Hall

A Citizens Committee report of 1948 found the old City Hall, erected in 1859, to be "antiquated, obsolete, inefficient, and untidy, lacking even the grace of quaintness", and recommended that a new City Hall be erected and paid for solely from sales tax receipts.

Construction was commenced in July, 1951, and completed one year later at a cost of \$300,000. This pay-as-you-go policy for a major capital improvement was unusual among California cities.

The City can be particularly proud of its new Council Chambers paneled in natural redwood, under arches of polished, laminated beams, having a seating capacity of 140 which can be increased by opening the huge folding doors at the rear, thereby allowing the use of the hallway for additional space.



General City Information

The City of Napa was incorporated in 1872, chartered in 1915, and adopted the Council-Manager form of government in 1949.

The City Council is composed of five members. A municipal election is held in May of each year at which time two councilmen are elected for two year terms. In the even numbered years the mayor is elected for a two year term.

Regular meetings of the council are held on the first and third Mondays of the month at 7:30 p. m. and are always open to the public. Anyone may present a matter to the Council by filing a written statement with the City Clerk prior to 3 p. m. Friday for consideration on the agenda the following Monday.

Resolutions are adopted on the first reading, but ordinances require two readings at least 5 days apart and become effective upon approval of the second reading.

Fire House No. 1 — 1558 Second St.
Fire House No. 2 — 1501 Park Ave.
Police Department—1539 First Street

City Hall — 955 School St.
Goodman Public Library—1219 First St.
Maintenance Shop — 777 Lincoln Ave.

City Council—7:30 p. m. First and Third Mondays
City Planning Commission—7:30 p. m. Second Mondays

MEETINGS

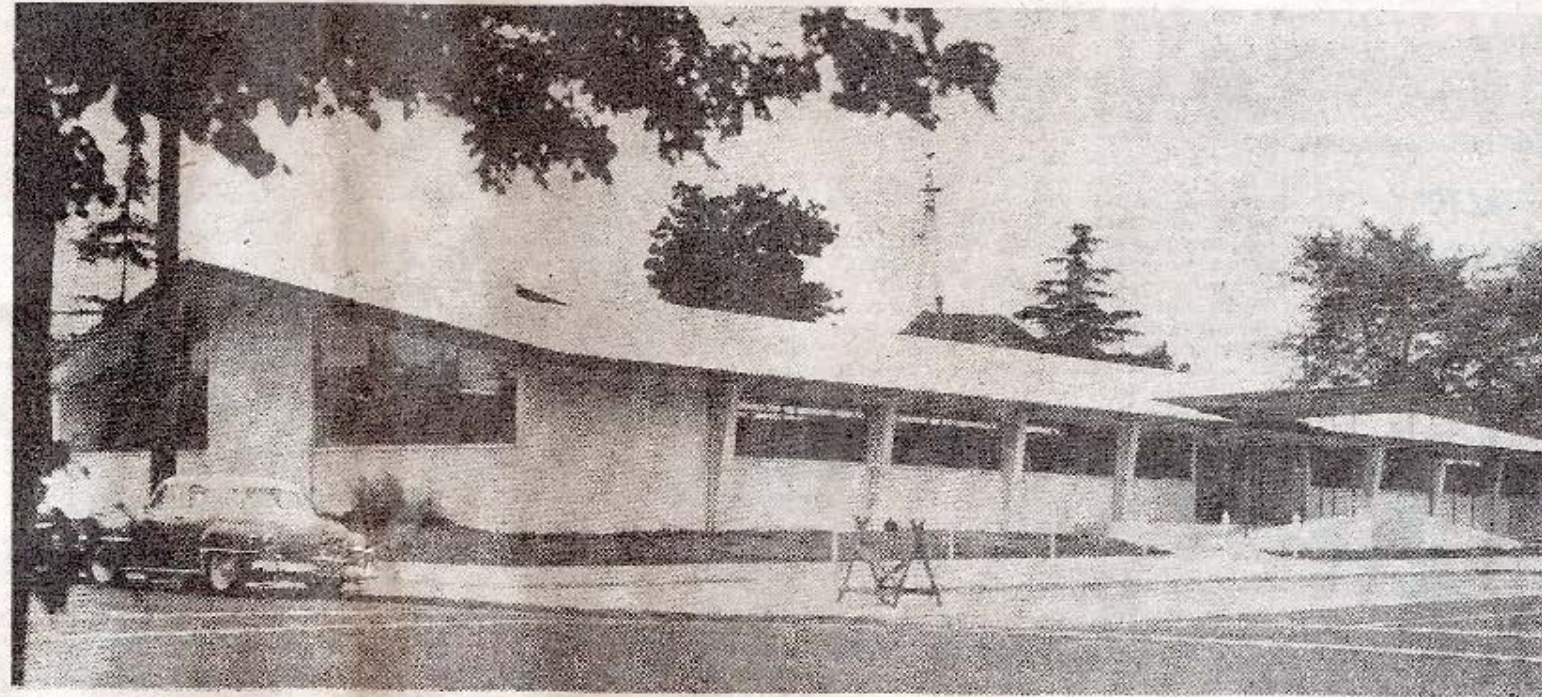
Sanitation District Board—7:30 p. m. Second and Last Tuesdays
Recreation Commission—7:30 p. m. Fourth Thursdays

NEW CITY HALL DEDICATION TOMORROW

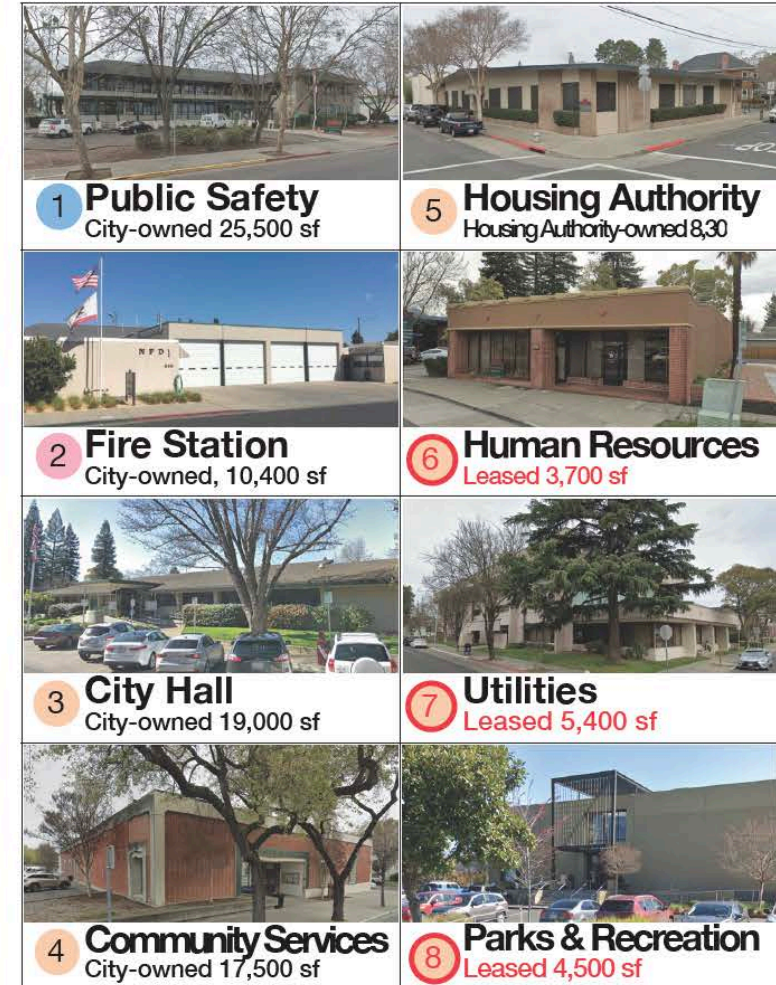


THE OLD and the NEW

Napa's progress is reflected in the new city hall, right, which will be dedicated at ceremonies tomorrow. It stands in sharp contrast to the ancient city center on Brown Street, left, which the city administration occupied since Napa's incorporation in 1872. Prior to its occupancy as a city hall, the old building served as a fire engine house. The new building is the first in the history of the city actually designed for governmental purposes. Tomorrow's dedication is scheduled for 11 a. m. (Register Photos.)



The Napa Register

CITY OF NAPA PUBLIC SAFETY AND
CITY HALL FACILITIES PROJECTCITY-OWNED SITES AND
CURRENT CITY FACILITIES

Existing Administration



Existing Public Safety

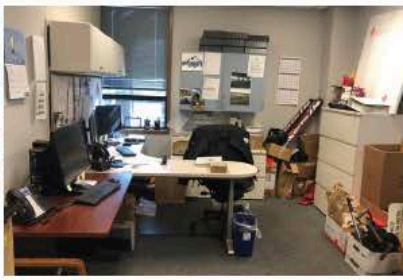


Existing Fire Station No. 1

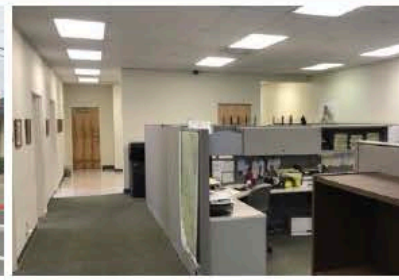


Existing Parking Garage

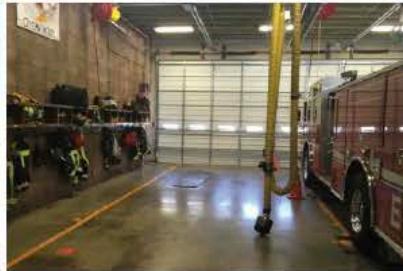
City or Housing Authority
Owned

CITY OF NAPA PUBLIC SAFETY AND
CITY HALL FACILITIES PROJECTCITY-OWNED SITES AND
CURRENT CITY FACILITIES

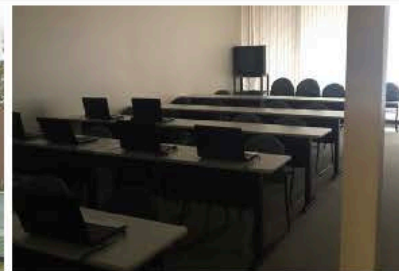
1 Public Safety City-owned, 25,500 sf



5 Housing Housing Authority-owned 8,300 s



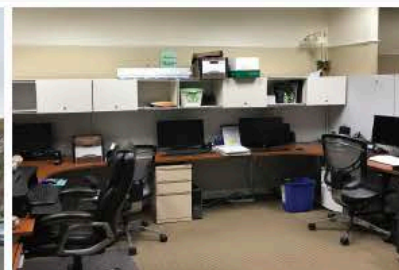
2 Fire Station City-owned, 10,400 sf



6 Human Resources Leased 3,700 sf



3 City Hall City-owned 19,000 sf



7 Utilities Leased 5,400 sf



4 Community Services City-owned 17,500 sf



8 Parks & Recreation Leased 4,500 sf

Overview

Eight facilities including five City-owned and three leased facilities.

City-owned buildings are not built to current seismic, security, and accessibility standards, have significant deferred maintenance, and are undersized and inefficient.

Administration

58,400 SF
Inefficient in 6 facilities with not enough usable area

Public Safety

25,500 SF
Undersized; 60% space need

Fire Station No.1

10,400 SF
Undersized; 75% space need

Parking

280 off-street

Facility Condition Assessment (FCA)

- FCA determined that City Hall is nearing the end of its serviceable life and the four other city-owned buildings are at the end of their serviceable life.
- FCI is the ratio of repair to replacement costs. An FCI above 10% indicates nearing end of serviceable life and above 30% indicates end of serviceable life

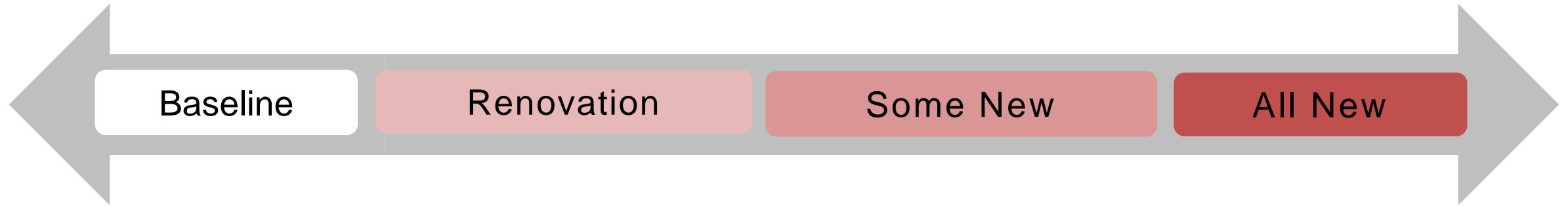


Facility	10 year Facility Condition Index (FCI)
Public Safety	41.7%
Fire Station No. 1	32.7%
City Hall	22.3%
Community Services Building	33.2%
Housing	45.7%

Note: FCA results are preliminary and are still being finalized

- **Co-locate** City functions for operational, energy and cost **efficiencies**
- Avoid expensive maintenance and renewal work required to maintain current facilities
- Provide **modern and efficient** Public Safety facilities
- Provide a modern City Council Chamber and new public meeting and reception space
- Provide spaces designed for **collaboration** and **engagement with the public**
- Provide **customer-oriented** service counters and space
- Achieve **workflow efficiencies** and allow flexible design layouts
- Fully **integrate technology** in work areas
- Develop a project that is **within the City's financial capacity** to support
- **Promote stakeholder involvement** and **communication** (employees and the community) throughout project planning process

Project Alternatives



Alternative A

Maintenance and minor changes; no expansion

Alternative B

Renovation & small expansion of Public Safety

Minor renovation of Administration & Fire Station

Alternative C

New Public Safety/Fire Station

Renovation and expansion of Administration

Alternative D

New Public Safety and City Hall

Renovation of Fire Station

Alternative E

New Public Safety/Fire Station

New City Hall

City Facilities

- Create facilities that increase **Napa's resiliency** in emergencies, and are **secure**
- Provide **modern & efficient** facilities that consolidate functions and are designed for collaboration and technology to optimize **customer service** (per program)
- Provide **space** needs per program
- Provide **parking** per program, including some shared parking

Downtown

- Project may **enhance quality** of First Street (e.g., with plaza and/or City Hall frontage)
- Create **opportunity for other development**

Implementation

- **Minimize temporary relocation** (aka "swing space") and only temporarily relocate functions that will be replaced when a phase is complete.
- Develop a project that is **within the City's ability to support financially**

CITY OF NAPA PUBLIC SAFETY AND
CITY HALL FACILITIES PROJECT

ALTERNATIVE A

Maintenance, Minor Changes and Furniture



City Facilities

Overview	No functional improvement. Will need more space to accommodate growth.
Administration	58,400 SF Inefficient in 6 facilities with not enough usable area
Public Safety	25,500 SF Undersized; 60% space need
Fire Station No. 1	10,400 SF Undersized; 75% space need
Parking	280 off-street
Downtown	
Alternative Impact	No change
Future Opportunity	None
Implementation	
Phases	NA
Temporary Relocation	None



Google Earth

Existing Administration	Existing Public Safety	Existing Fire Station No. 1	Existing Parking Garage	New Other Development
New Administration	New Public Safety	New Fire Station No. 1	New Parking Garage	City-Owned Property

CITY OF NAPA PUBLIC SAFETY AND CITY HALL FACILITIES PROJECT

ALTERNATIVE B

Full renovation & expansion of Public Safety
Minor renovation of Administration & Fire Station

Baseline Renovation **Some New** All New

City Facilities

<i>Overview</i>	Functional improvement for Public Safety; minor for Fire Station and Administration. Will need more space to accommodate growth.
<i>Administration</i>	58,400 SF Inefficient in 6 facilities with not enough usable area
<i>Public Safety</i>	30,100 SF Undersized; 70% space need
<i>Fire Station No. 1</i>	10,400 SF Undersized; 75% space need
<i>Parking</i>	280 off-street
Downtown	
<i>Alternative Impact</i>	Minor change
<i>Future Opportunity</i>	None
Implementation	
<i>Phases</i>	One
<i>Temporary Relocation</i>	Public Safety



Google Earth

Existing Administration	Existing Public Safety	Existing Fire Station No. 1	Existing Parking Garage	New Other Development
New Administration	New Public Safety	New Fire Station No. 1	New Parking Garage	City-Owned Property

CITY OF NAPA PUBLIC SAFETY AND CITY HALL FACILITIES PROJECT

ALTERNATIVE C

New Public Safety/Fire Station
Full renovation and expansion of old Public Safety and City Hall for Administration



City Facilities

Overview	Consolidates facilities and meets Public Safety & Fire Station space needs. Improves Administration facilities but will need more space to accommodate growth.
Administration	57,500 SF. Collocated, but renovated and expanded facilities less efficient than new.
Public Safety	41,800 SF, 100% space need
Fire Station No.1	13,800 SF, 100% space need
Parking Spaces	285 off-street
Downtown	
Alternative Impact	Some change
Future Opportunity	Limited
Implementation	
Phases	Two: 1. New Public Safety/Fire. 2. Administration Renovation
Temporary Relocation	Fire Station and City Hall



Existing Administration

New Administration

Existing Public Safety

New Public Safety

Existing Fire Station No. 1

New Fire Station No. 1

Existing Parking Garage

New Parking Garage

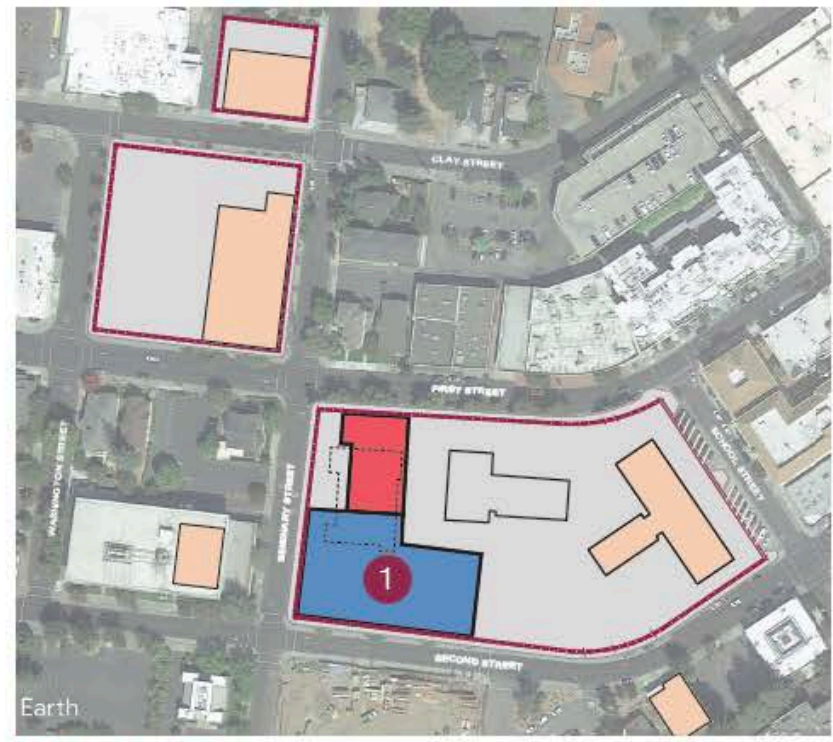
New Other Development

City-Owned Property

ALTERNATIVE C

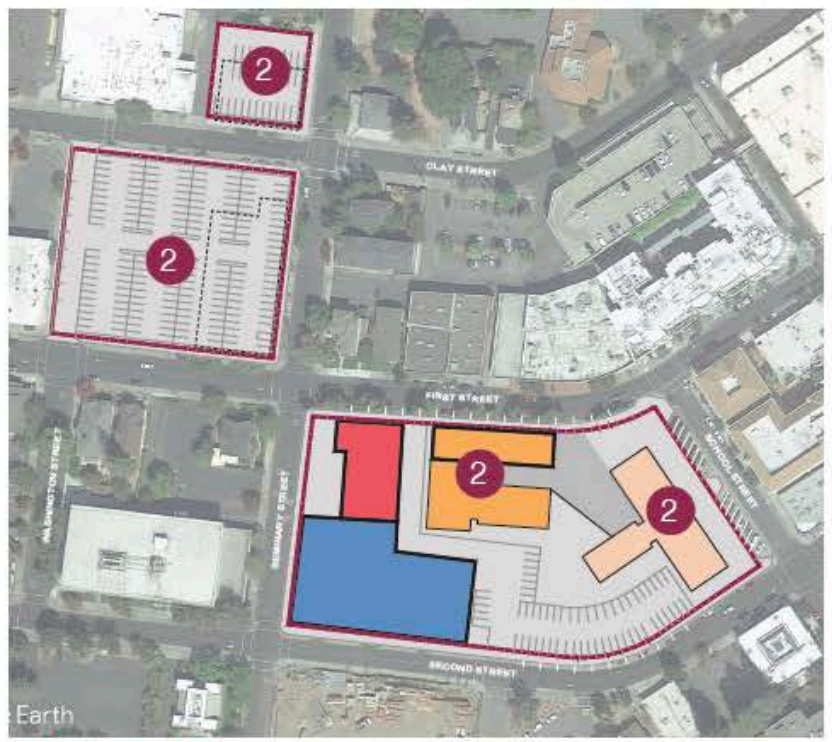
New Public Safety/Fire Station

Full renovation and expansion of old Public Safety and City Hall for Administration



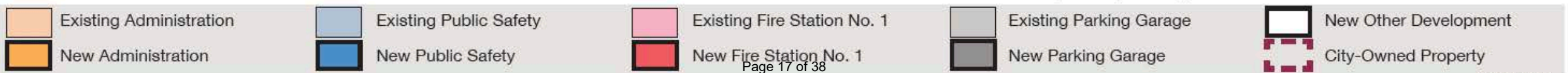
Phase 1

Temporarily relocate Fire Station operations and build new Public Safety & Fire Station Building.



Phase 2

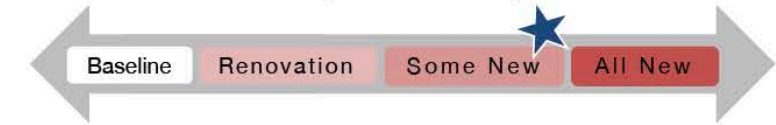
Temporarily relocate City Hall operations. Fully renovate and expand old Public Safety & City Hall for Administration, and expand parking.



CITY OF NAPA PUBLIC SAFETY AND CITY HALL FACILITIES PROJECT

ALTERNATIVE D

New Public Safety and City HALL
Renovated Fire Station



City Facilities

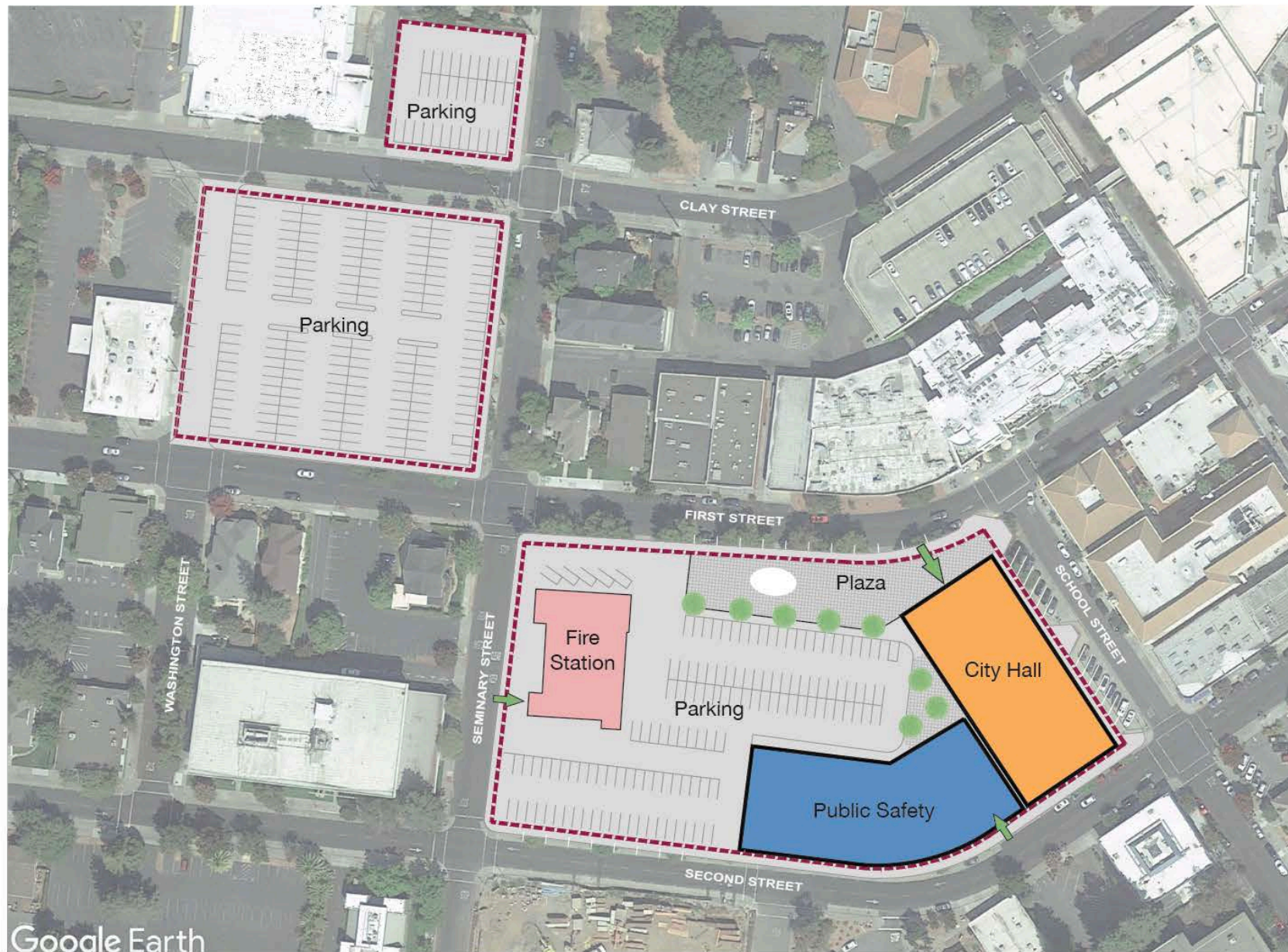
<i>Overview</i>	Consolidates facilities and meets Public Safety and Administration space needs and improves Fire Station.
<i>Administration</i>	60,400 SF, 100% space need
<i>Public Safety</i>	41,800 SF, 100% space need
<i>Fire Station No.1</i>	10,400 SF; 75% space need
<i>Parking Spaces</i>	355 off-street

Downtown

<i>Alternative Impact</i>	New Plaza and City Hall activate First Street
<i>Future Opportunity</i>	Other development possible if build parking garage

Implementation

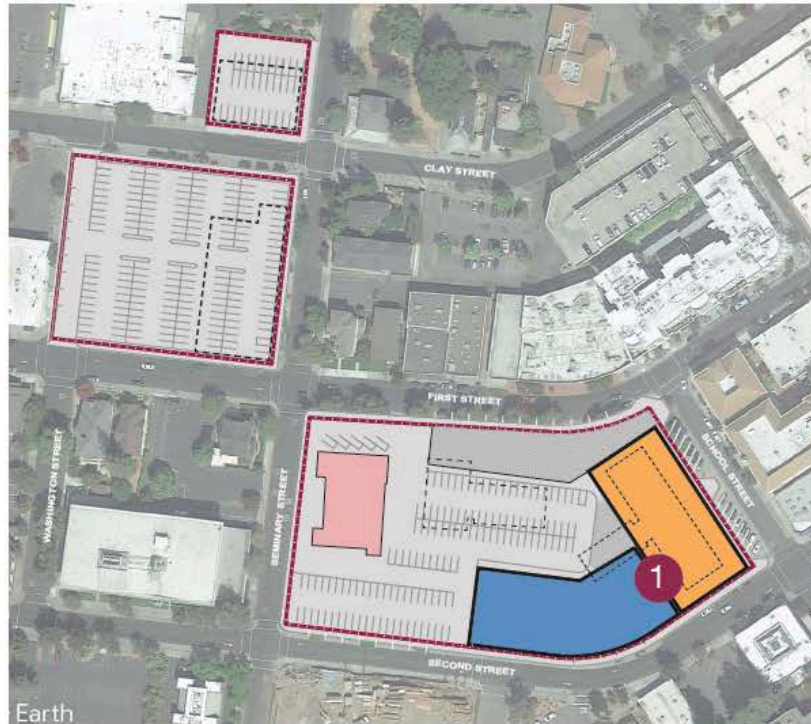
<i>Phases</i>	One: New Public Safety, Fire and City Hall Building
<i>Temporary Relocation</i>	City Hall



Google Earth

Existing Administration	Existing Public Safety	Existing Fire Station No. 1	Existing Parking Garage	New Other Development
New Administration	New Public Safety	New Fire Station No. 1	New Parking Garage	City-Owned Property

ALTERNATIVE D
New Public Safety and City HALL
Renovated Fire Station



Phase 1

Temporarily relocate City Hall and build new Public Safety & City Hall, renovate Fire Station, and expand parking.













Future Opportunity (Phase 2)

Build new Fire Station and Parking Garage to free up land for other development. Fire Station could be located on large block and Parking Garage on other block or Fire Station could be located on an alternate site and Parking Garage on large block.

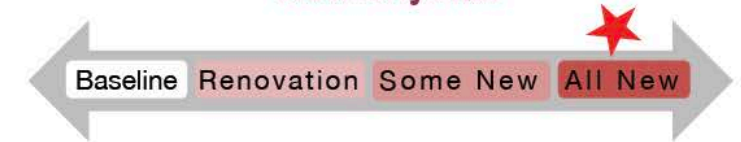


or

 Existing Administration	 Existing Public Safety	 Existing Fire Station No. 1	 Existing Parking Garage	 New Other Development
 New Administration	 New Public Safety	 New Fire Station No. 1	 New Parking Garage	 City-Owned Property

ATTACHMENT 4 CITY OF NAPA PUBLIC SAFETY AND CITY HALL FACILITIES PROJECT

ALTERNATIVE E New Public Safety/Fire Station New City Hall



City Facilities

<i>Overview</i>	Consolidates facilities and meets Public Safety, Fire Station and Administration space needs.
<i>Administration</i>	60,400 SF, 100% space need
<i>Public Safety</i>	41,800 SF, 100% space need
<i>Fire Station No.1</i>	13,800 SF, 100% space need
<i>Parking Spaces</i>	355 off-street

Downtown

<i>Alternative Impact</i>	New Plaza and City Hall activate First Street
<i>Future Opportunity</i>	Other development possible if build parking garage

Implementation

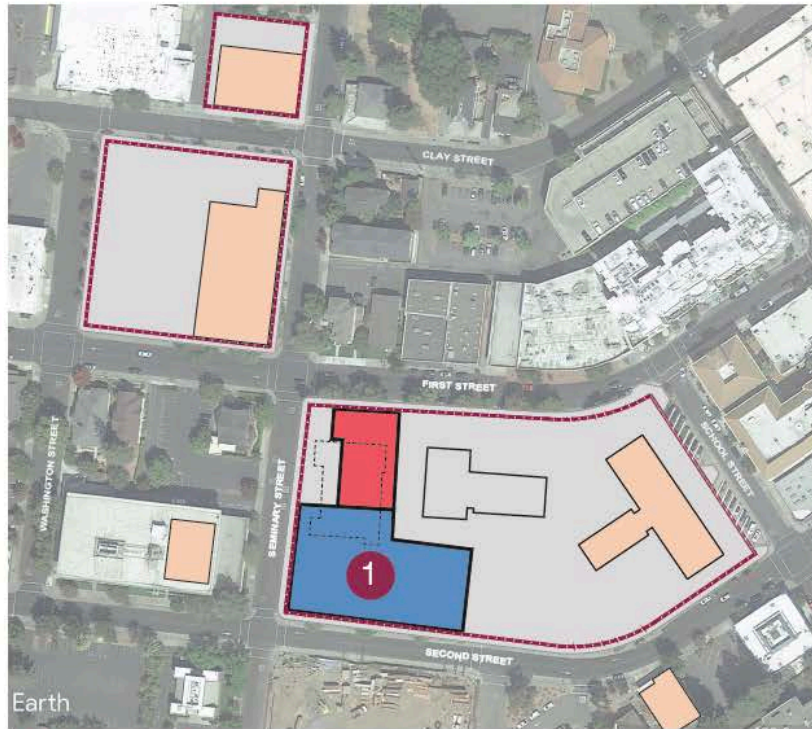
<i>Phases</i>	Two: 1. New Public Safety/Fire 2. New City Hall
<i>Temporary Relocation</i>	Fire Station in phase 1



Google Earth

Existing Administration	Existing Public Safety	Existing Fire Station No. 1	Existing Parking Garage	New Other Development
New Administration	New Public Safety	New Fire Station No. 1	New Parking Garage	City-Owned Property

ALTERNATIVE E
 New Public Safety/Fire Station
 New City Hall



Phase 1

Temporarily relocate Fire Station operations, and build new Public Safety & Fire Station Building.













Phase 2

Build new City Hall and expand parking.



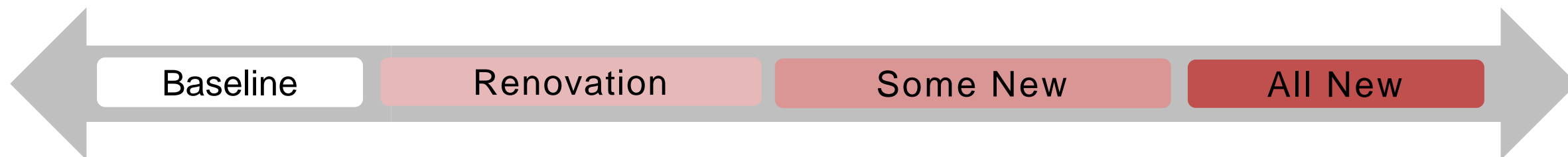
Future Opportunity (Phase 3)

Build new Parking Garage to free up land for other development.

 Existing Administration	 Existing Public Safety	 Existing Fire Station No. 1	 Existing Parking Garage	 New Other Development
 New Administration	 New Public Safety	 New Fire Station No. 1	 New Parking Garage	 City-Owned Property

Project Alternatives Summary

ATTACHMENT 4



Alternative A
Maintenance and minor changes; no expansion



Alternative B
Renovation & small expansion of Public Safety
Minor renovation of Administration & Fire Station



Alternative C
New Public Safety/Fire Station
Renovation and expansion of Administration























Alternative D
New Public Safety and City Hall
Renovation of Fire Station



Alternative E
New Public Safety/Fire Station
New City Hall

Project Alternatives Comparison

Alternative	City Facilities				Downtown		Implementation		
	Security & Community Resiliency	Collocated Modern, Efficient	Sufficient Space	Parking	Downtown Enhancement	Future Development Opportunity	Phases (approx. duration)	Temporary Relocation	Likely Funding Required
A Maintenance and minor changes					None	None	N/A (2 years)	None	Prioritization & Reserves
B Public Safety renovation & expansion					Minor	None	One (3 years)	Public Safety	Prioritization & Reserves
C New Public Safety & Fire. Admin. renovation & expansion					Some	Limited	Two (7 years)	Fire Station & City Hall	Prioritization, Reserves & Add'l Revenue
D New Public Safety & Admin, Fire Renovation					Plaza & City Hall on First St	Yes	One (4 years)	City Hall	Prioritization, Reserves & Add'l Revenue
E New Public Safety, Fire & Admin					Plaza & City Hall on First St	Yes	Two (6 years)	Fire Station	Prioritization, Reserves & Add'l Revenue

Achievement



Poor








Fair



Good

Project Alternatives Cost Comparison

Alt	Capital Cost	Annual Representative Debt Service	Sample Year Total Expenditure (Year 8)	Total Cumulative Expenditure Years 1-35	Outcome	Cost Analysis
A	\$31.7M	\$1.8M	\$4.6M	\$197M	 Maintenance only	Lowest capital cost Requires additional budget allocation
B	\$59.7M	\$3.4M	\$6.5M	\$220M	 Improved Public Safety	Requires additional budget allocation
C	\$108.1M	\$6.2M	\$8.4M	\$268M	 New Public Safety Improved Administration & Fire Station	High capital and ongoing costs Requires additional budget allocation and revenue
D	\$113.8M	\$6.5M	\$8.3M	\$244M	 New Public Safety & Administration Improves Fire Station	Requires additional budget allocation and revenue
E	\$123.7M	\$7.1M	\$8.9M	\$267M	 All new facilities	Highest capital cost Requires additional budget allocation and revenue

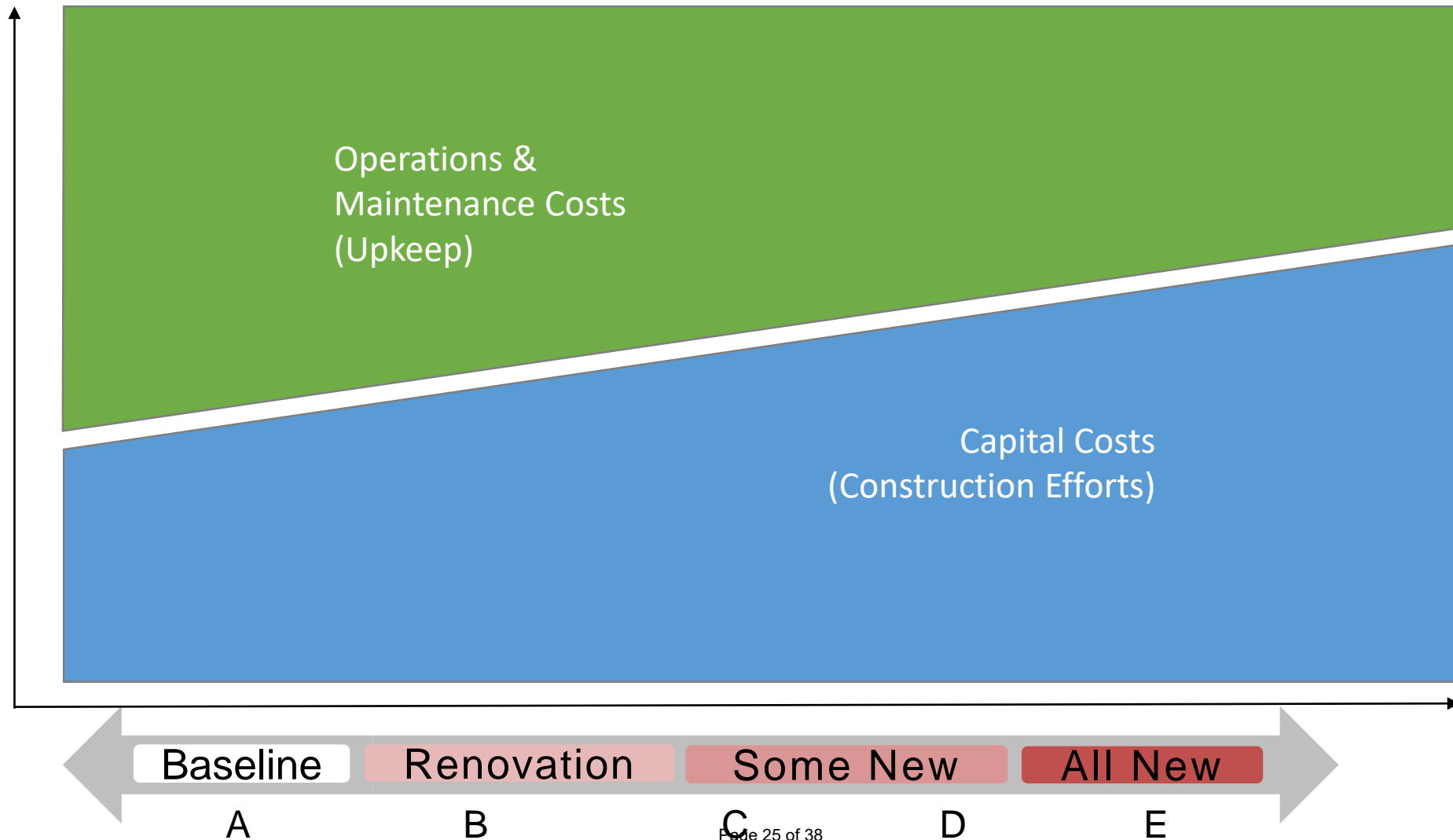
Capital Cost – Project costs including construction, FF&E and temporary relocation

O&M – Utilities, janitorial, & maintenance and regular capital repairs

Note: Total cumulative expenditure includes debt service, lease costs, and operations and maintenance costs over years 1-35.

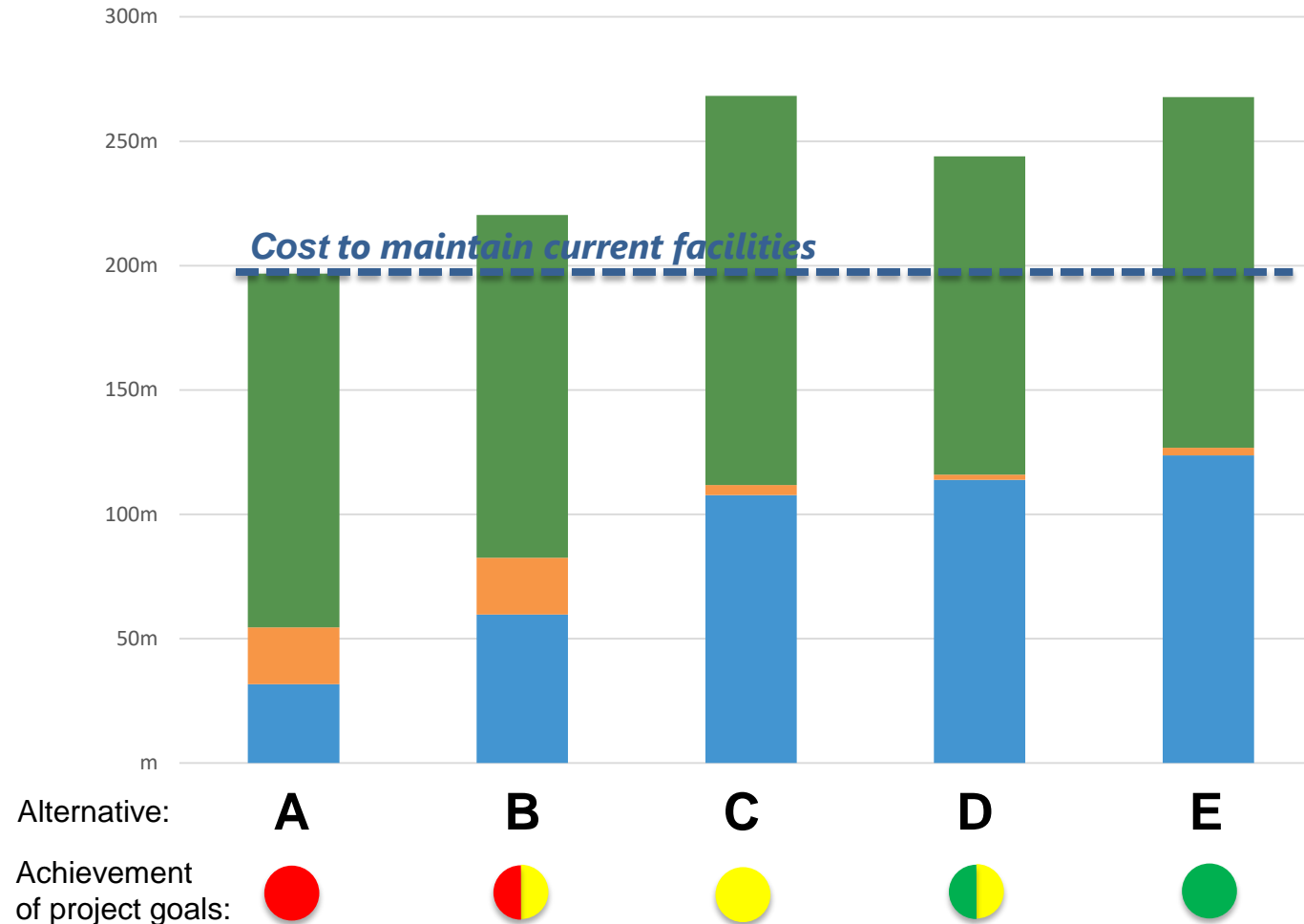
Project Alternatives Cost Comparison

Fundamentally, investment in new facilities is a trade-off for higher costs to operate and maintain older, lower performance ones



Project Alternatives Total Expenditure Over 35 Years (NPV)

Total Expenditure Over First 35 years

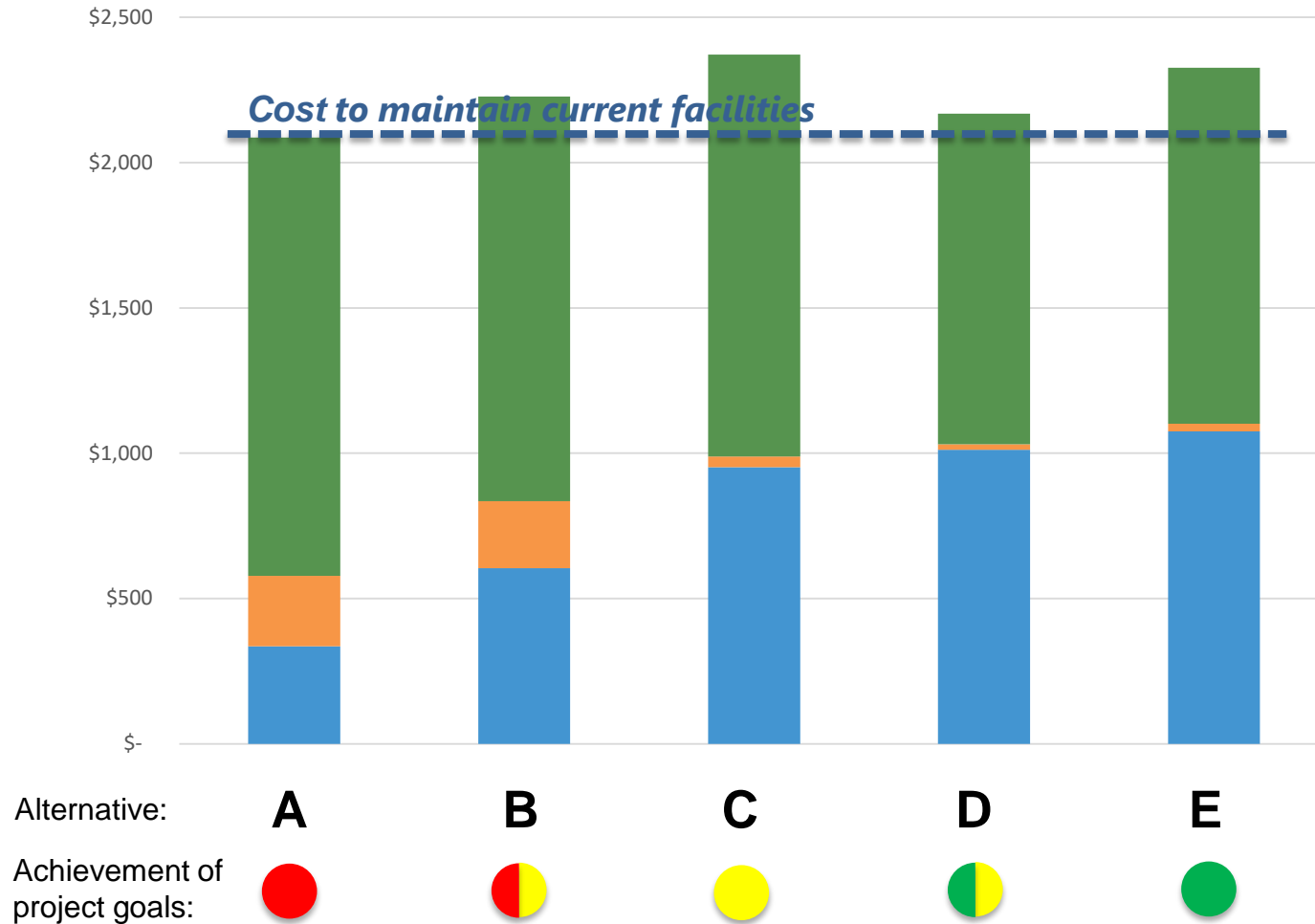


The cost of Alternative A to maintain current facilities, is approximately 75% of Alternative E to build all new facilities

- O&M – Utilities, janitorial, & maintenance repairs
- Leases – Existing leased space (including enterprise leases)
- Capital – Project costs including construction, FF&E and temporary relocation

Project Alternatives Total Expenditure Over 35 Years (NPV)

Total Expenditure Over First 35 years



On a *per square foot basis*, the City would **spend a similar amount** to maintain current facilities as it would for new larger more efficient secure, resilient facilities.

- O&M – Utilities, janitorial, & maintenance repairs
- Leases – Existing leased space (including enterprise leases)
- Capital – Project costs including construction, FF&E and temporary relocation

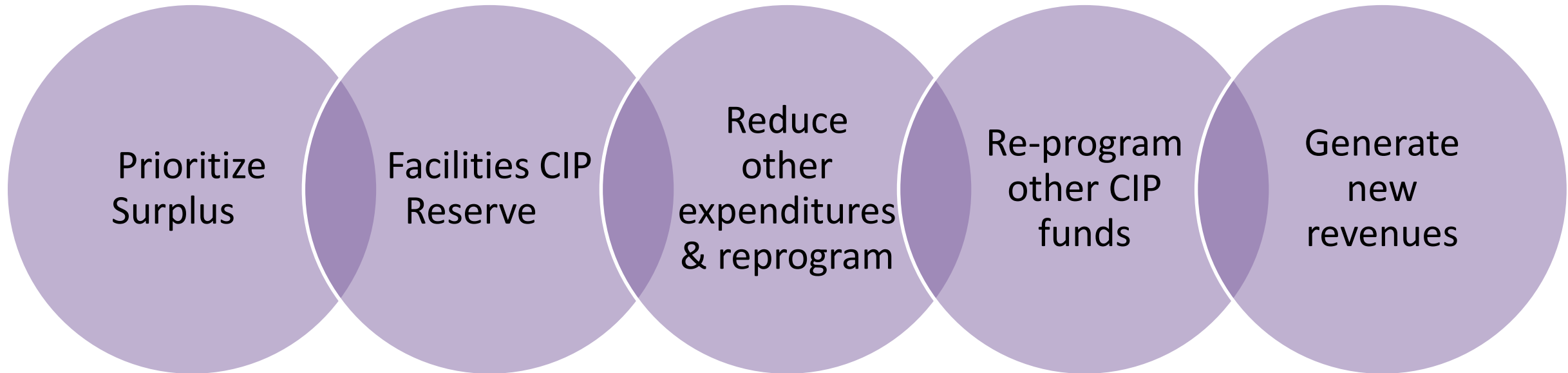
Project Alternatives Pros and Cons

Alt	Pros	Cons
A	<ul style="list-style-type: none"> • Corrects deferred maintenance • Lowest cost 	<ul style="list-style-type: none"> • No functional, space or customer service improvements • No seismic or security improvements • No downtown improvements • High ongoing costs for amount of space
B	<ul style="list-style-type: none"> • Improves Public Safety • Lower cost 	<ul style="list-style-type: none"> • Public Safety remains undersized; renovated space less efficient • No functional, space or customer service improvements for Administration or Fire Station • No downtown enhancement • High ongoing costs for amount of space
C	<ul style="list-style-type: none"> • New Public Safety & Fire Station • Renovated City Hall complex consolidates functions and improves customer service 	<ul style="list-style-type: none"> • Administration remains undersized; renovated space less efficient • Requires two temporary relocations and two phases • High capital and ongoing costs relative to amount and quality of space
D	<ul style="list-style-type: none"> • New Public Safety & City Hall • Opportunity for future downtown development • Lower operating costs 	<ul style="list-style-type: none"> • Fire Station only renovated • No new building on First Street (though can be ameliorated through careful design of plaza) • Requires two phases
E	<ul style="list-style-type: none"> • New Public Safety, Fire Station & City Hall • Improves First Street • Opportunity for future downtown development 	<ul style="list-style-type: none"> • Highest capital cost

Project Alternatives Analysis - Takeaways

- Alternatives **A & B** offer limited functional, security and resiliency improvements, but will not be long-term solutions.
- Alternatives **D & E** offer long-term functional, security and resiliency solutions at a higher capital cost but lower building operating costs
- Over the next 35 years, the City would **spend at least 75-80% of the cost** of new facilities on maintaining the current ones.
- Achieving **D & E** will **require additional budget prioritization and perhaps additional revenue.**

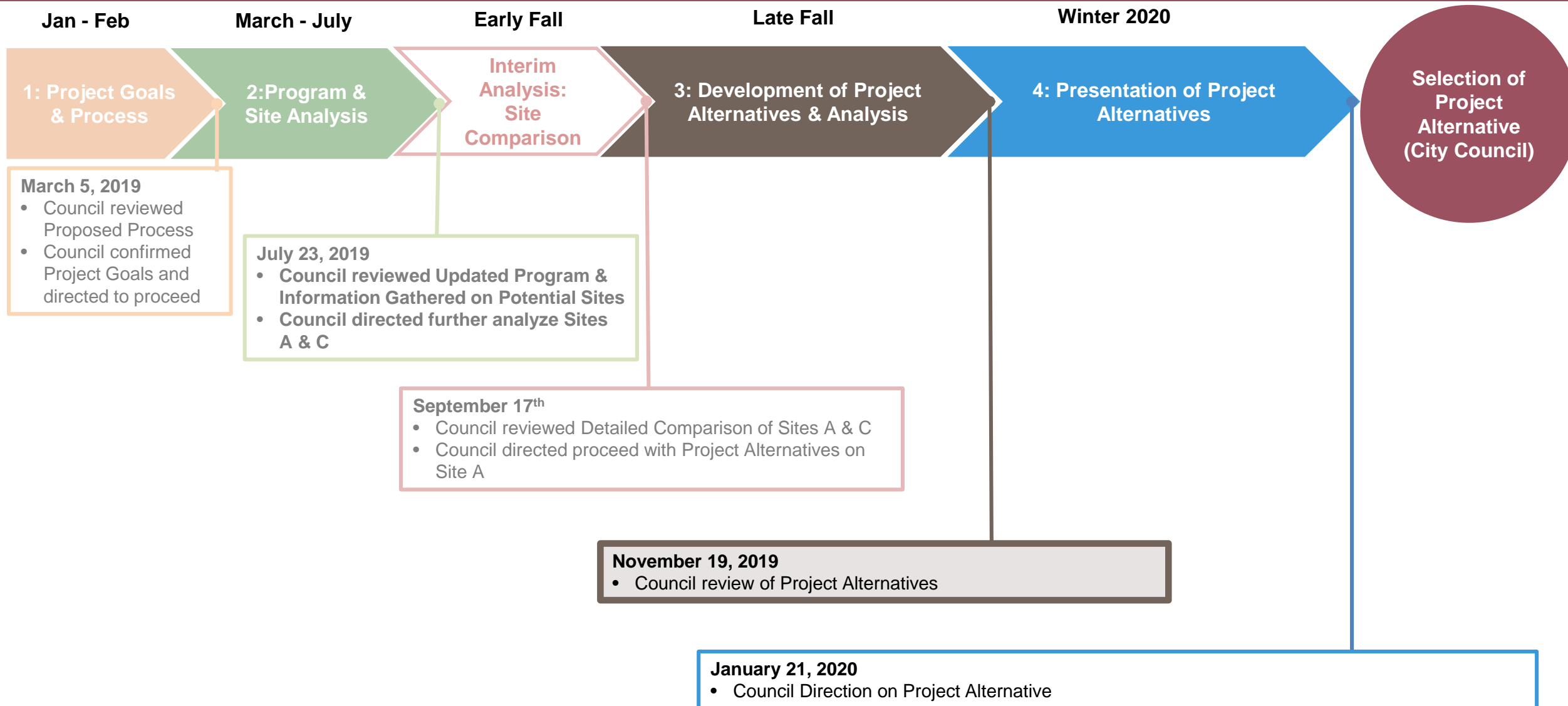
Potential Project Funding Options



Next Steps

Alternatives Analysis Phase: Process

ATTACHMENT 4



Next Steps

- **November 19th Council Meeting:**
 - Council direction on proposed project alternatives to solicit community feedback
- **November 19 – January 21, 2020:**
 - Community feedback
 - Further explore financing options
- **January 21, 2020 Council Meeting:**
 - Council direction on project alternative(s);
 - Review of community & staff feedback;
 - Any updated information related to project costs/financing
- **After January 21, 2020:**
 - Explore and refine project financing strategies and options
 - Explore and refine project design and construction processes and options

- Napa Public Safety and City Hall Facilities Project Key Dates

- Next City Council Meeting

- Tuesday, January 21st

- Project Alternatives on View at City Hall

- December 2nd to January 9th, there will be a display of Project Alternatives in the lobby of City Hall. It will be open from 8:00 a.m. to 5:00 p.m. Monday thru Friday.

- Public Meetings

- Wednesday, December 11th, 4:00 p.m. and 5:30 p.m.
- Thursday, January 9th, 4:00 p.m. and 5:30 p.m.
- All meetings will be in the City Council Chambers (955 School St). There will be a brief presentation at the start of the meeting

- For more information, please stay tuned to our project website at

www.cityofnapa.org/PublicSafetyandCityHall and follow us on Facebook, Twitter and Nextdoor.

Council Direction

1. Feedback to staff on proposed Project Alternatives:
 - Any modifications or elimination of proposed alternatives
 - Are there any additional questions or information needed of proposed alternatives to be addressed at January 21st Council meeting?

Council Actions

1. Provide direction to the City Manager to, proceed with gathering public and City staff input regarding specific Project Alternatives for a proposed Public Safety and City Hall facilities Project (as outlined in the administrative report).
2. Authorize City Manager to execute Amendment No. 2 to Agreement No. C2018-044 with Laura Blake Architect