Project Background

- **July 2015**: Master Plan “Perch” Option
- **February 2019**: Allocated Excess Funding
- **April 2019**: Allocated $5M
- **2019 June**: Formalized Excess Funding
Stakeholders

- City of Cupertino
- Santa Clara County Library District (Operator)
- Cupertino Library Commission
- Cupertino Library Foundation
- Friends of the Cupertino Library
- Interested Community Members
- Cupertino Library Foundation
Issues with Current Library

Limited:
- Seats for patrons
- Program space
- Story room / children’s activity space
- Conference rooms
Completed items

- Existing Building Condition Assessment
- Investigation of Design-Build delivery
  - Survey
  - Council approval to use Design-Build project delivery method
- Essential program elements
- Conceptual plans & cost estimates for 1-story & 2-story
Essential Program Elements

- 130 Seat minimum audience capacity
- Flexible Space
- Spillover Seating
- Utility Sink / Kitchenette
- Storage
- Restrooms
Two Conceptual Plans

- One-Story
- Two-Story
2 – Story
(First Floor)

- Lobby: 130 GSF
- Story Room: 1,620 NSF
- Area 1: 666 NSF
- Area 2: 934 NSF
- Staircases: 230 GSF
- Storage: 220 GSF

Required spaces to support program functions: 620 GSF

- Memorial Grove
- Parking Lot
- Courtyard
- Torre Ave
# Cost Comparisons

<table>
<thead>
<tr>
<th>Costs Components</th>
<th>One-Story Design (millions)</th>
<th>Two-Story Design (millions)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Construction Cost</td>
<td>$4.04</td>
<td>$7.5</td>
</tr>
<tr>
<td>Soft Costs: Design, project management costs</td>
<td>$1.05</td>
<td>$.77</td>
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<tr>
<td>15% Contingency</td>
<td>$.55</td>
<td>$.85</td>
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<tr>
<td><strong>Total Costs:</strong></td>
<td><strong>$5.64</strong></td>
<td><strong>$9.12</strong></td>
</tr>
</tbody>
</table>
Factors Influencing Project Costs

- Constrained site
- Seismic bracing
- Infill project
- Steel Structural system with piers or piles required
- Number of code required restrooms
- Continued operation of Library
FY18/19 Visitors: 904,349
Cupertino Library operational challenges in current building include:

- Insufficient seating space
- Not enough group and quiet study areas
- Lack of onsite program space for events exceeding 40 people
- Insufficient space for storytime and children’s educational, creativity and enrichment programs
Cupertino Library lacks space for childrens’ creativity /enrichment activities  (Morgan Hill Library shown)
Cupertino Library expansion benefits for one-story option:

- Space on site for larger programs
- Ability to use added space for overflow seating at peak periods
- Onsite community meeting space
- Option for community members to utilize space for programs free and open to the public
Weekly ESL programs in high demand
Cupertino Library expansion benefits for two-story option:

Same benefits as one-story option, plus:

- Ability to offer multiple programs simultaneously (adults/children)
- Multiple meeting room spaces
- Ability to offer overflow seating for each floor
- Dedicated space for children’s programs and learning activities
Santa Clara County Library District contribution:

- State-of-the-art multimedia A/V equipment
- Furnishings
- Ongoing maintenance
- Courtyard improvements
- Other building related costs subject to JPA approval
VISITOR GROWTH
COMPARISON 2016-20

- Cupertino: 815,073, 873,862, 904,949, 982,604
- Sunnyvale
- Mountain View
- Los Altos
- Saratoga
### Funding Summary

<table>
<thead>
<tr>
<th></th>
<th>One story Expansion (millions)</th>
<th>Two story expansion (millions)</th>
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</thead>
<tbody>
<tr>
<td><strong>EXPENDITURES</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total cost to construct</td>
<td>($5.64)</td>
<td>($9.12)</td>
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<tr>
<td><strong>REVENUE</strong></td>
<td></td>
<td></td>
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<tr>
<td>City dollars allocated from Capital Reserve</td>
<td>$5</td>
<td>$5</td>
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<tr>
<td>City dollars allocated from Library Extra Hours Savings</td>
<td>$.71</td>
<td>$.71</td>
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<tr>
<td>County provided dollars, subject to JPA approval, by County</td>
<td>$.32</td>
<td>$.68</td>
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<tr>
<td><strong>Balance Needed:</strong></td>
<td>$.39</td>
<td>($2.73)</td>
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</tbody>
</table>
Design

- RFQ Design Consultant
- Engage Design Consultant
- Design

Bid

- Bid Project
- CC Approve Construction Contract
- Construction

Build

- CC Approves Construction Contract
- Construction

Design

- Engage DB Facilitator (bridging architect)
- Develop Performance Criteria (Bridging Documents)
- Issue RFP to Qualified DB Contractors
- Select Contractor & Negotiate Fee
- CC Approves Construction Contract
- Construction

Build

- Develop RFQ for DB Contractor
- Qualified DB Contractors Selected
Project Delivery

• Design-Bid-Build

• Design-Build
Project Delivery Recommendations

• One-Story Design
  • Design-Bid-Build delivery method recommended

• Two-Story Design
  • Design-Build project delivery method recommended
## Fiscal Considerations (Capital Reserve Reconciliation)

<table>
<thead>
<tr>
<th>Capital Reserve (CR) Reconciliation</th>
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</thead>
<tbody>
<tr>
<td>FY19 Beginning Fund Balance (Fund 420 &amp; 429)</td>
<td>$28.9M</td>
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<tr>
<td>FY19 Actual Expenditures</td>
<td>($20.0M)</td>
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<tr>
<td>FY19 Actual Revenue</td>
<td>$23.9M</td>
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<tr>
<td>FY19 Ending and FY20 Beginning Fund Balance</td>
<td>$32.8M</td>
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<tr>
<td>FY20 Amended Budget Expenditures</td>
<td>($55.4M)</td>
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<tr>
<td>FY20 Amended Budget Revenue</td>
<td>$22.4M</td>
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<td>FY20 YTD Fund Balance</td>
<td>($0.2M)</td>
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<tr>
<td>FY20 General Fund Transfer to CR</td>
<td>$16.0M</td>
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<tr>
<td>FY20 Capital Reserve Deficit</td>
<td>($0.2M)</td>
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<tr>
<td>FY20 Estimated Year-End Fund Balance</td>
<td>$15.8M</td>
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Recommendations

- Select One-Story or Two-Story Design with staff recommended delivery process
Recommendations (continued)

If One-Story:

- Authorization to enter into agreements with a qualified architectural and project management firms for an amount not-to-exceed $808,000.
Recommendations (continued)

If Two-Story:

- Authorization to enter into agreements with a qualified architectural and project management firms for an amount not-to-exceed $1,870,500.
- Approve a $3M transfer from the Capital Reserve
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