



City of St. Helena
Special City Council Meeting
Wednesday, January 8, 2020 @ 6:00 PM
Vintage Hall Board Room - Second Floor
465 Main Street, St. Helena

PLEASE NOTE: Any person who wishes to speak regarding an item on the agenda or make a comment under the "public comment" portion of the agenda may do so, but please observe the time limit of four minutes.

Page

1. CALL TO ORDER

2. ROLL CALL

Mayor: Geoff Ellsworth, Vice Mayor: Paul Dohring, City Council Members:
Anna Chouteau, David Knudsen and Mary Koberstein

3. PUBLIC COMMENT:

Under California law, public comments at special meetings are limited to subjects on the agenda only. Therefore public comment will take place during consideration of the item. Each person's comments shall be limited to 4 minutes.

4. NEW BUSINESS:

- 4.1. Discussion and Direction Related to November 12, 2019 Noll & Tam Architects' Presentation on Massing Concepts and Cost Estimates for Construction and Renovation of Various Civic Buildings; Discussion and adoption of Draft Civic Infrastructure Evaluation Criteria/Principles

3 - 47

CEQA Determination: Exempt

Prepared By: Mark T. Prestwich, City Manager

Recommendation:

Provide direction to the City Manager regarding massing concepts and cost estimates for construction and renovation of various civic buildings; adopt Civic Infrastructure Evaluation Criteria/Principles.

[Staff Report - Pdf](#)

[Public Comment.Letter from Library Board to City Council 2020-01-08](#)

[Public Comment.Oliver Caldwell](#)

5. ADJOURNMENT

The next Regular City Council meeting is scheduled for January 14, 2020, at 6:00 p.m. in the Vintage Hall Board Room located at 465 Main Street.

This agenda was posted at City Hall, 1480 Main Street, and at Vintage Hall, 465 Main Street, St. Helena, California on January 2, 2020.

Cindy Tzaferopoulos, City Clerk

In Compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please call the City Clerk's Office (707) 967-2792. Notification 72 hours prior to the meeting as required by Section 202 of the Americans with Disabilities Act will enable the City to make reasonable arrangements to ensure accessibility to this meeting.



Report to the City Council
Special City Council - 08 Jan 2020

Agenda Section: NEW BUSINESS:

Subject: Discussion and Direction Related to November 12, 2019 Noll & Tam Architects' Presentation on Massing Concepts and Cost Estimates for Construction and Renovation of Various Civic Buildings; Discussion and adoption of Draft Civic Infrastructure Evaluation Criteria/Principles

**CEQA Exempt
Determination:**

Prepared By: Mark T. Prestwich, City Manager

Reviewed By: April Mitts, Finance Director

Approved By: Mark T. Prestwich, City Manager

BACKGROUND

Following a competitive Request for Proposals (RFP) selection process and site visits in spring 2019, the City hired Noll & Tam Architects on May 28, 2019 to complete architectural feasibility/visioning to advance decision making related to replacement of City Hall, Library improvements, and a possible Community/Recreation space.

Pursuant to their scope of work, and following an extensive community outreach process described further in the attached November 12, 2019 staff report, Noll & Tam Architects provided the Council with a presentation on massing concepts and cost estimates for the construction and renovation of various civic buildings.

DISCUSSION

The Council requested a special meeting be scheduled to provide an opportunity for the Council to discuss the November 12, 2019 Noll & Tam presentation. It is expected the Council may desire to provide direction to the City Manager regarding refinement of construction and renovation options/preferences.

Additionally, the report includes draft Civic Infrastructure Evaluation Criteria/Principles previously presented to the Council for review on December 10, 2019. The Financing Civic Infrastructure Task Force governing Resolution anticipates the Task Force will be guided by City Council approved Evaluation Criteria/Principles in advance of their work.

FISCAL IMPACT

Not applicable.

RECOMMENDED ACTION

Provide direction to the City Manager regarding massing concepts and cost estimates for construction and renovation of various civic buildings; adopt Civic Infrastructure Evaluation Criteria/Principles.

ATTACHMENTS

[8 January 2020 PPT Presentation](#)

[Draft Civic Infrastructure Criteria and Principles](#)

[12 November 2019 Staff Report - Pdf](#)



CITY COUNCIL MEETING

January 8, 2020

REIMAGINING ST. HELENA'S CIVIC SPACES

CITY OF ST. HELENA

NOLL & TAM ARCHITECTS

Janet Tam, Principal In Charge

Trina Goodwin, Library Interior Architect

Tom Beil, Project Manager, Project Architect

WRT | Planners + Designers

TONIGHT'S GOALS

1. Review November 12th Master Plan Options

- (4) MASTER PLAN OPTIONS
- CONCEPTUAL COST ESTIMATES

2. Council Discussion / Q&A

3. Receive Council comment/direction

(4) Master Plan Options



LYMAN PARK

- New two-story Library
- Multi-Purpose Room
- Outdoor Courtyard



LIBRARY LANE

- Existing Library renovated for City Hall



CRANE PARK

- Park & Rec Office and Program space

Master Plan Option 1 New Library on Main Street



LYMAN PARK
 • 23,000 s.f. City Owned Parcel



LIBRARY LANE 2.1 acres total parcel
 • Existing Library renovated
 • New City Hall and Stevenson Museum
 • Multi-Purpose Room
 • Outdoor Plaza



CRANE PARK
 • Park & Rec Office and Program space

Master Plan Option 2 New Town Square at Library Lane



LYMAN PARK
 • 23,000 s.f. City Owned Parcel



LIBRARY LANE 2.1 acres total parcel
 • Existing Library renovated for City Hall
 • New Stevenson Museum
 • New two-story Library
 • Multi-Purpose Room
 • Outdoor Plaza



CRANE PARK
 • Park & Rec Office and Program space

Master Plan Option 3 New Town Square at Library Lane



LYMAN PARK
 • 23,000 s.f. City Owned Parcel



LIBRARY LANE 2.1 acres total parcel
 • New City Hall with Stevenson Museum
 • New two-story Library
 • Multi-Purpose Room
 • Outdoor Plaza



CRANE PARK
 • Park & Rec Office and Program space

Master Plan Option 4 New Town Square at Library Lane

COST ESTIMATES

Establishing a Budget

Construction Costs + Soft Costs = Total Project Costs

Construction Costs Includes:

- **Building** construction or renovation
+ Demolition + Hazardous Materials removal, if required
- **Site work**, includes site utilities, surface parking, landscaping
- 20% Design Contingency at early phase

Other Added Construction Costs:

- Escalation (costs in today's dollars, then escalated to midpoint of construction)
5% per year, compounded annually
 - Premiums for construction phasing
-

Total Project Cost including Soft Costs

	Option 1	Option 2	Option 3	Option 4
1. City Hall	\$8.5M	\$14M	\$10M	\$12.8M
<u>30% Soft costs</u>	3.5M	6M	4.3M	5.5M
Total (today's \$\$)	\$12 M	\$20M	\$14.3M	\$18.3M
2. Library+MP Room	\$24M			
<u>30% Soft costs</u>	\$10M			
Total (today's \$\$)	\$34M			
3. Library only		\$11.7M	\$16M	\$16.6M
<u>30% Soft costs</u>		5M	6.8M	7.1M
Total (today's \$\$)		\$16.7M	\$22.8M	\$23.7M
4. MP Room only		\$8.5M	\$8.5M	\$8.5M
<u>30% Soft costs</u>		3.5M	3.5M	3.5M
Total (today's \$\$)		\$12M	\$12M	\$12M
5. Park & Rec Facility	\$7.5M	\$7.5M	\$7.5M	\$7.5M
<u>25% Soft costs</u>	2.5M	2.5M	2.5M	2.5M
Total (today's \$\$)	\$10M	\$10M	\$10M	\$10M
(Excludes Net Zero features/Parking garage/ Lyman park improvements / Escalation)				

Benchmark Examples

Project	Bid Date	Building Area	Bldg. Cost in today's \$\$	Bldg. Unit cost
1. New Los Altos Community Center	2019	24,500 sf	\$20.3M	\$829
2. New Atherton City Hall + Police	2019	26,474 sf	\$21.2M	\$802
3. New Atherton Library (w/sustainable features)	2019	9,970 sf	\$11.7M	\$1,173
4. New East Palo Alto Youth Center	2018	25,622 sf	\$21.6M	\$843
5. Fremont City Hall	2019	13,915 sf	\$12.9M	\$927
6. New Burlingame Community Center	to be bid 2020	35,700 sf	\$25.5M	\$713
7. New Burlingame UG Parking Garage	to be bid 2020	41 spaces	\$8.2M	\$200k/space
8. New Capitola Library	2019	11,770 sf	\$12M	\$1,020
9. Mission Branch Library, Santa Clara (remodel)	2017	8,400	\$4.6	\$548
8. New Healdsburg (remodel+addition)	2016	13,500 sf	\$5.4	\$400

Our St Helena Concept Estimates in today's \$\$:

New Building Construction: \$900/sf to \$1,157/sf

Renovation of existing Library: \$600/sf to \$626/sf

New Partial / Fully Underground Garage: \$45K/space and \$97k/space

COMPARING OPTIONS

COMPARISON MATRIX

		OPTION 1 (MAIN STREET LIBRARY)		OPTION 2 (LIBRARY LN. - RENOVATED LIBRARY)		OPTION 3 (LIBRARY LN. - RENOVATED CITY HALL)		OPTION 4 (LIBRARY LN. - ALL NEW BLDGS.)	
1	ITEMIZED CONSTRUCTION COSTS IN TODAY'S \$\$\$ (numbers rounded)	CITY HALL	\$8.5M	CITY HALL	\$14M	CITY HALL	\$10M	CITY HALL	\$12.8M
		LIBRARY + MPR/ COUNCIL	\$24M	LIBRARY	\$11.7M	LIBRARY	\$16M	LIBRARY	\$16.6M
		MPR/COUNCIL	INCLUDED ABOVE	MPR/COUNCIL	\$8.5M	MPR/COUNCIL	\$8.5M	MPR/COUNCIL	\$8.5M
		LYMAN PARK IMPROVEMENTS	\$2M	SITE IMPROVMENTS	INCLUDED ABOVE	SITE IMPROVMENTS	INCLUDED ABOVE	SITE IMPROVMENTS	INCLUDED ABOVE
		PARK & REC	\$7.5M	PARK & REC	\$7.5M	PARK & REC	\$7.5M	PARK & REC	\$7.5M
2	OVERALL CONSTRUCTION COST FOR ALL BUILDINGS	\$41.7M		\$41.7M		\$42.2M		\$45.3M	
3	PHASING for interim moves	PHASING REQUIRED (City hall must vacate to interim location)		PHASING REQUIRED (Library vacates then moves back in)		PHASING REQUIRED (Library must vacate for relocated City Hall)		NO PHASING REQUIRED if new library constructed first	
4	PARKING	REQUIRED: 104 GARAGE: 48		REQUIRED: 150 ON-SITE+ GARAGE : 107		REQUIRED: 150 ON-SITE + GARAGE : 107		REQUIRED: 180 ON-SITE + GARAGE: 155	
	Optional Garage	FULL BSMT PARKING GARAGE (48 CARS)	\$4.6M	PARTIAL PARKING GARAGE (95 CARS)	\$4.1M	PARTIAL PARKING GARAGE (95 CARS)	\$4.1M	PARTIAL PARKING GARAGE (95 CARS)	\$4.1M
5	ADDT'L AMENITIES	LYMAN PARK IMPROVEMENTS LYMAN PARK CAFÉ		VINYARD VIEWS/SETTING COMMUNITY GATHERING		VINYARD VIEWS/SETTING COMMUNITY GATHERING		VINYARD VIEWS/SETTING COMMUNITY GATHERING	
6	SYNERGY	DOWNTOWN SYNERGY		MAXIMIZES COMMUNITY SYNERGY		MAXIMIZES COMMUNITY SYNERGY		MAXIMIZES COMMUNITY SYNERGY	
7	RELATIONSHIP TO DOWNTOWN	POTENTIAL ADD TO REVITALIZATION OF MAIN STREET		WALKABLE TO MAIN STREET NEW STEVENSON MUSEUM @ ADAMS ST CORNER IS POTENTIAL DRAW FROM MAIN ST		WALKABLE TO MAIN STREET NEW LIBRARY @ ADAMS ST CORNER IS POTENTIAL DRAW FROM MAIN ST		WALKABLE TO MAIN STREET NEW LIBRARY @ ADAMS ST CORNER IS POTENTIAL DRAW FROM MAIN ST	



REIMAGINING ST. HELENA'S CIVIC SPACES

CITY OF ST. HELENA

NOLL & TAM ARCHITECTS

Janet Tam, Principal In Charge
Trina Goodwin, Library Interior Architect
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CITY COUNCIL MEETING

January 8th, 2020

DRAFT

Civic Infrastructure Evaluation Criteria/Principles

City Facilities/Services

- Ensure efficient use and functionality of facilities
- Improve community meeting and gathering spaces/venues for multiple uses
- Safe working environment
- Anticipate future needs
- High quality facilities; places citizens feel pride in.
- Ensure maintenance of facilities
- Consider partnerships if available
- Pursue environmentally superior solution with low impact on water demands

City Finances

- Secure sustaining revenue and cash flow stability to ensure long-term economic sustainability
- Support thriving unique business community, while balancing tourism
- Evaluate creative revenue strategies (e.g. naming rights, philanthropy, sweat equity, etc.)
- Resist selling assets or build development for immediate gain
- Protection of the General Fund

Other

- Minimize risk to City
- Minimize tax burden
- Minimize time to achieve outcome



Report to the City Council
Regular City Council - 12 Nov 2019

Agenda Section: OLD BUSINESS

**Subject: Receive and Discuss Presentation on Civic Institutions
Massing Concepts and Cost Estimates, and Provide
Direction Regarding Optimal Timing and Focus of Next Steps**

**CEQA Exempt
Determination:**

Prepared By: Mark T. Prestwich, City Manager

Reviewed By: April Mitts, Finance Director

Approved By: Mark T. Prestwich, City Manager

BACKGROUND

On September 17, 2018, the City Council approved a four-phase "City of St. Helena Civic Infrastructure Strategy" framework for City Council decision making to advance discussions for replacement of City Hall, Library improvements, and a possible Community/Recreation space. The Strategy was designed and developed in accordance with the City's Vision and Mission Statement (see attached) and built upon the criteria established by the 11-member citizen St. Helena Assets Planning Engagement (SHAPE) Committee to honor community values and characteristics. The Strategy consists of four distinct phases to organize the decision-making process and considers work completed during the SHAPE Committee process to be the first step of this comprehensive effort.

City of St. Helena Civic Infrastructure Strategy

- Phase 1 - Baseline Research/Public Engagement (Complete)
- Phase 2 - City Council Asset Prioritization and Analysis (Underway and nearing completion)
- Phase 3 - Planning, Cost Estimates, and Identification of Funding Strategy (Initiating Fall 2019)
- Phase 4 - Construction (To be determined)

Phase 1 Baseline research and initial public engagement activity is complete. Following a Request for Proposals (RFP) process and site visits in spring 2019, the City hired Noll & Tam Architects on May 28, 2019 to facilitate Phase 2 of the Strategy. The "Phase 2 City Council Asset Prioritization and Analysis" associated with Noll & Tam's Architectural Feasibility/Visioning consists of the following tasks:

1. **Needs Assessment** for the library, city hall, and recreational facilities based on interviews with city staff, community input, and design team's expertise with these building types.
2. **Site analysis** at the macro level of the entire town, and also at specifically identified civic sites that include the Adams Street property, City Hall site, Lyman Park site, and the Crane Park site as identified in the SHAPE report. Site analysis will also include mapping of existing cultural and social nodes, constraints, underutilized areas, traffic patterns, development zones, etc., that influence the town's viability and vitality. Analysis will be based on City staff and community input and the design team's observations.
3. **Space programming:** Preparation of proposed space program options for the Library, City Hall, and recreation facilities. Options will be first developed from the SHAPE report options and the needs assessment task as described above. Space program options may include combined or shared facilities between the three facility types that develop out of community and task force input and current trends appropriate to St. Helena.
4. **Site Test fits:** Specific sites will be test fit for the space programs as determined in task 3 above. Test fits will be diagrams showing relationship of building footprint to public outdoor space design, parking, circulation, and required setbacks. These site masterplan diagram options will be narrowed to two to three options for further development.
5. **Conceptual Site Plan/Floor Plans:** Two to three site master plan options that each include a Library, City Hall, and community recreation facility component will be developed into more detailed but still conceptual site and floor plans illustrating options for the space program(s) as defined in task 3 above. Design team will facilitate a process that assists the task force and City staff to prioritize which facility should be implemented first, with a phasing strategy for all three facilities.
6. **Massing and 3D architectural character sketches:** Conceptual massing sketches will be developed for up to three selected masterplan options from Task 5 above. Two to three Architectural character sketches will be developed for the selected priority concept building option that will be developed in Phase 2.
7. **Conceptual Construction Cost Estimates:** Up to three concept construction cost estimates for the selected masterplan concept options above, estimates will be largely based on square foot unit cost appropriate to the building type, quality of construction, regional market conditions, and will include appropriate contingencies. A fourth conceptual option was added at the meeting of August 26, 2019.
8. **Community Process:** Interviews with Council Members, key City staff, two-day storefront community "drop-in" open house/speed interviews, and steering

committee. The Community Process also envisioned a workshop 1) to seek input on priorities, and 2) to narrow down the concept design options (the focus of the August 26, 2019 workshop).

Noll & Tam's contracted work began with extensive community outreach including establishing a steering committee comprised of diverse community stakeholders. Other outreach included hosting an in-person storefront downtown on June 20 and 21, 2019 with guest speakers who are leaders in their respective fields, in-depth interviews with staff currently working in the current facilities and an online survey, which garnered 482 responses. Workshop materials, the flyers for the in-person workshop and storefront, and the survey were translated into Spanish to ensure inclusion of Spanish-speaking community members. During this time, Noll & Tam staff also created a website (civicsthelena.com) for housing timely information regarding the project for the community.

Pursuant to the work evolving with Phase 2, on August 26, 2019, the City Council held a public workshop to discuss concept site options for the St. Helena Library, City Hall, and conceptual Community/Recreational facilities. This workshop resulted in direction to further evaluate four options associated with City Hall replacement, Library improvements, and a conceptual Community/Recreation space. Direction was provided to have Noll & Tam Architects complete massing sketches and develop preliminary cost estimates for each of the four configurations.

On November 4, 2019, the City Council held a Special Meeting to discuss formulating a decision-making framework to guide important community decisions related to site selection, available funding, and financing options for its civic institutions as well as other infrastructure including storm drains and downtown streetscape. The Council agreed that use of citizen-based expert task force panels will precede any formal decisions related to site selection, funding strategy, etc. for civic buildings and related City infrastructure needs.

DISCUSSION

Noll & Tam Architects has prepared massing sketches and preliminary cost estimates for each of the Council requested configurations. The City Council's focus at the meeting of November 12, 2019 will be to receive the Noll & Tam presentation/information, discuss, and provide direction to City staff regarding optimal timing and focus of next steps including the use of task force panels described above.

FISCAL IMPACT

Attachments to the report provide summaries of cost estimates for construction and renovation of various civic buildings and are itemized below:

Aerials

Option 1 - Main Street Library

Option 2 - Renovated Library, New City Hall

Option 3 - New Library

Option 4 - New Library and New City Hall

Cost Estimates

Project soft costs explanation

Summary of Cost Estimates and Detail for Options 1-4

Summary Comparison Matrix

RECOMMENDED ACTION

Receive and discuss presentation on Civic Institutions Massing Concepts and Cost Estimates, and provide direction regarding optimal timing and focus of next steps.

ATTACHMENTS

[Option 1 Aerial](#)

[Option 1 Massing](#)

[Option 2 Aerial](#)

[Option 2 Massing](#)

[Option 3 Aerial](#)

[Option 3 Massing](#)

[Option 4 Aerial](#)

[Option 4 Massing](#)

[Explanation of Project Soft Costs](#)

[Cost Estimates](#)

[Comparison Matrix](#)

[St. Helena Vision and Mission Statements](#)





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Option 1 - Main Street New Library

REIMAGINING ST. HELENA'S
CIVIC SPACES



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Option 2 - Renovated Library, New City Hall

REIMAGINING ST. HELENA'S
CIVIC SPACES



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Option 2 - Renovated Library, New City Hall

REIMAGINING ST. HELENA'S
CIVIC SPACES



REIMAGINING ST. HELENA'S
CIVIC SPACES

Option 3 - New Library

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Option 4 - New Library and City Hall

REIMAGINING ST. HELENA'S
CIVIC SPACES

PROJECT SOFT COSTS

In addition to hard construction costs for building and site improvements, there are other soft costs that must be accounted for to arrive at a total project cost. For budgeting purposes, typical soft costs can range from 25% to 35% of project costs dependent on each City's method of procuring and managing design & construction and the specifics of a construction project.

Soft Costs can include:

1. Inspections and testing
2. Professional architectural & engineering consultant fees
3. Project/ Construction management fees by outside consultant
4. City department fees, if required
5. Utility fees
6. Hazardous materials testing and removal
7. Soils and Geotech reports
8. CEQA consultant and filing if required
9. Arborist services
10. Furniture, Fixtures and Equipment (FF&E) allowance
11. Kitchen equipment
12. Children's playground equipment
13. Telecom, audio-visual and security equipment and cabling
14. Exterior Building monument signage and special signage
15. Public art
16. LEED certification fees
17. Third party enhanced commissioning of building's mechanical and electrical systems
18. Moving and relocation costs
19. Other Owner/City costs
20. Change order contingency for construction: 10% of construction cost minimum
21. Market conditions contingency for volatile bidding conditions
22. Project soft cost contingency

St Helena Civic Institutions Master Plan
Summary of Estimated Concept Costs
Nov. 1, 2019.

	Construction Cost today's \$\$\$
Option 1 (Main Street Library)	
*Relocated City Hall to Renovated Library Building @ Library Lane	
*New 2 story Library & Community Multipurpose Room/Council Chambers @ Main Street (Optional: over full basement parking garage)	
*New 1 story Park & Rec Building at Crane Park (same for all masterplan options)	
City Hall	\$8,455,515
Library+MPR/Council	\$23,946,377
*Lyman Park improvements	\$1,885,814
Park & Rec	\$7,436,000
Total	\$41,723,707
*Lyman Park improvements can be phased later	
Option 2 (Library Lane All buildings)	
*New 1 story City Hall @ Library Lane (Optional: Over partial basement parking garage)	
*Renovated Library Building + minor additions @ Library Lane	
*New 1 story Community Multipurpose Room/Council Chambers @ Library Lane	
*New 1 story Park & Rec Building at Crane Park (same for all masterplan options)	
City Hall	\$14,114,127
Library	\$11,703,382
MPR/Council	\$8,461,764
Park & Rec	\$7,436,000
Total	\$41,715,273
Option 3 (Library Lane All buildings)	
*Relocated City Hall to Renovated Library Building @ Library Lane	
*New 2 story Library Building @ Library Lane @ Library Lane (Optional: Over partial basement parking garage)	
*New 1 story Community Multipurpose Room/Council Chambers @ Library Lane	
*New 1 story Park & Rec Building at Crane Park (same for all masterplan options)	
City Hall	\$10,121,700
Library	\$16,251,724
MPR/Council	\$8,461,764
Park & Rec	\$7,436,000
Total	\$42,271,188
Option 4 (Library Lane All buildings)	
*All New : 2-story Library, 1- story City Hall & Community MPR/Council Chamber Buildings @ Library Lane (Optional: Over partial basement parking garage)	
*New 1 story Park & Rec Building at Crane Park (same for all masterplan options)	
City Hall	\$12,788,994
Library	\$16,655,434
MPR/Council	\$8,461,764
Park & Rec	\$7,436,000
Total	\$45,342,192
Optional Parking garage	
Full Basement Parking Garage - 48 cars (Applies to Option 1 @ Main Street)	\$4,658,000
Partial Basement Parking Garage-95 cars (Applies to Options 2,3, & 4 @ Library Lane)	\$4,152,000

NOTE:

Cost Estimates above are Construction Costs only for Building and Site costs in today's dollars.
 Total Project cost would also include escalation to point of construction + 25-30% soft costs.

St Helena Civic Institutions Master Plan**Concept Study Cost Estimates**

Nov. 1, 2019.

OPTION 1:

- * New 2 story Library & Community Multipurpose Room/Council Chambers @ Main Street
- * Relocated City Hall to Renovated Library Building @ Library Lane
- * New 1 story Park & Rec Building at Crane Park

1. NEW LIBRARY BUILDING @ City Hall Site	Enclosed Area-SF	Cost	Cost/sf
New Library & Community MPR/Council Chambers	22,250	\$22,539,000	\$1,013
Demo of Existing City Hall building @ Main St.	12,500	\$188,000	
Hazardous Materials Removal Allowance	12,500	\$125,000	
Subtotal		\$22,852,000	
Site Improvement at City Hall Site	20,899	\$1,094,377	\$52
Total Construction Cost (today's dollars)		\$23,946,377	
Escalation to midpt of construction Sept. 2022	16.73%	\$4,006,229	
Total Construction Cost + escalation		\$27,952,606	
Other project soft costs (25-30%)	30%	\$11,979,688	
Total Project Cost (includes escalation + soft costs)		\$39,932,295	
Optional premium for LEED Gold, Plat. or Net Zero (w/escalation)	10%	\$2,795,261	
Added Lyman Park improvements (can be phased)			
Site Improvement at Lyman Park (today's dollars)	22,893	\$1,885,814	\$82.38
Escalation to midpt of construction Sept. 2022	16.73%	\$315,497	
Total Construction Cost		\$2,201,311	
Other project soft costs (25-30%)	30%	\$943,419	
Total Project Cost (includes escalation + soft costs)		\$3,144,730	
Parking Garage option:			
Full Basement Parking Garage (48 cars)	19,000	\$4,658,000	\$245
Escalation to midpt of construction Sept. 2022	16.73%	\$779,283	
		\$5,437,283	
Other project soft costs (25-30%)	30%	\$2,330,264	
Total Project Cost (includes escalation + soft costs)		\$7,767,548	

2. RELOCATED CITY HALL (Stevenson Museum remains as is)			
Relocated City Hall at renovated Library (*12,700sf is existing library area and will accommodate 8,500sf for City offices + other uses)	12,700	\$7,947,000	\$626
Interior gut & selective demolition of existing library	12,700	\$191,000	
Hazardous Materials Removal Allowance	12,700	\$127,000	
Subtotal		\$8,265,000	
Credit for new roofing to be completed 2020		-\$410,485	
(*12,700sf is existing library area and will accommodate 8,500sf for City offices + other uses)		\$7,854,515	
Site Improvement at Library Lane	,8590	\$601,000	#VALUE!
Total Construction Cost (today's dollars)		\$8,455,515	
Escalation to midpt of construction Sept. 2022	16.73%	\$1,414,608	
Total Construction Cost		\$9,870,123	
Other project soft costs (25-30%)	30%	\$4,230,053	
Total Project Cost (includes escalation + soft costs)		\$14,100,175	
Optional premium for LEED Gold, Plat. or Net Zero (w/escalation)	10%	\$987,012	
3. PARK & REC COMMUNITY FACILITY			
New Park and Rec Building	6,500	\$6,506,000	\$1,001
Demo of Head Start building	2500	\$38,000	
Hazardous Materials Removal Allowance	2,500	\$25,000	
Subtotal		\$6,569,000	
Site Improvement at Crane Park	21,000	\$867,000	\$41
Total Construction Cost (today's dollars)		\$7,436,000	
Escalation to midpt of construction Sept. 2022	16.73%	\$1,244,043	
Total Construction Cost		\$8,680,043	
Other project soft costs (25-30%)	25%	\$2,893,348	
Total Project Cost (includes escalation + soft costs)		\$11,573,390	
Optional premium for LEED Gold, Plat. or Net Zero (w/escalation)	10%	\$868,004	

St Helena Civic Institutions Master Plan**Concept Study Cost Estimates**

Nov. 1, 2019.

OPTION 2:

- * Renovated Library Building + minor additions @ Library Lane
- * New 1 story City Hall & Community Multipurpose Room/Council Chambers @ Library Lane
- * New 1 story Park & Rec Building at Crane Park (same for all masterplan options)

	Enclosed Area-SF	Cost	Cost/sf
1. NEW CITY HALL BUILDING			
New City Hall: 8500sf offices + Stevenson Museum	11,050	\$10,915,000	\$988
Site Costs	56,005	\$3,199,127	\$57
Total Construction Cost (today's dollars)		\$14,114,127	
Escalation to midpt of construction Sept. 2022	16.73%	\$2,361,293	
Total Construction Cost		\$16,475,421	
Other project soft costs (25-30%)	30%	\$7,060,895	
Total Project Cost		\$23,536,315	
Optional premium for LEED Gold, Plat. or Net Zero (w/escalation)	10%	\$1,647,542	
2. NEW MULTI-PURPOSE /COUNCIL CHAMBERS BUILDING			
New Community MPR/Council Chambers Building	7,200	\$8,330,000	\$1,157
Site costs	7,200	\$131,764	\$18
Total Construction Cost (today's dollars)		\$8,461,764	
Escalation to midpt of construction Sept. 2022	16.73%	\$1,415,653	
Total Construction Cost		\$9,877,417	
Other project soft costs (25-30%)	30%	\$4,233,179	
Total Project Cost		\$14,110,596	
Optional premium for LEED Gold, Plat. or Net Zero (w/escalation)	10%	\$987,742	
Parking Garage option:			
Partial Basement Parking Garage (95 cars)	30,000	\$4,152,000	\$138
Escalation to midpt of construction Sept. 2022	16.73%	\$694,630	
Total Construction Cost		\$4,846,630	
Other project soft costs (25-30%)	30%	\$2,077,127	
		\$6,923,757	

3. RENOVATED LIBRARY + MINOR ADDITIONS			
Renovated Library + Additions	15,250	\$9,136,000	\$599
Interior gut & selective demolition of existing library	12,700	\$191,000	
Removal of Stevenson Museum	1,980	\$30,000	
Hazardous Materials Removal Allowance	14,680	\$146,800	
Subtotal		\$9,503,800	
Credit for new roofing to be completed 2019		-\$410,485	
		\$9,093,315	
Site costs	32,455	\$2,610,067	\$80
Total Construction Cost (today's dollars)		\$11,703,382	
Escalation to midpt of construction Sept. 2022	16.73%	\$1,957,976	
Total Construction Cost		\$13,661,358	
Other project soft costs (25-30%)	30%	\$5,854,868	
Total Project Cost		\$19,516,226	
Optional premium for LEED Gold, Plat. or Net Zero (w/escalation)	10%	\$1,366,136	
5. PARK & REC COMMUNITY FACILITY (Same all options)			
New Park and Rec Building	6,500	\$6,506,000	\$1,001
Demo of Head Start building	2,500	\$38,000	
Hazardous Materials Removal Allowance	2,500	\$25,000	
Subtotal		\$6,569,000	
Site Improvement at Crane Park	21,000	\$867,000	\$41
Total Construction Cost (today's dollars)		\$7,436,000	
Escalation to midpt of construction Sept. 2022	16.73%	\$1,244,043	
Total Construction Cost		\$8,680,043	
Other project soft costs (25-30%)	25%	\$2,893,348	
Total Project Cost		\$11,573,390	
Optional premium for LEED Gold, Plat. or Net Zero (w/escalation)	10%	\$868,004	

St Helena Civic Institutions Master Plan**Concept Study Cost Estimates**

Nov. 1, 2019.

OPTION 3:

- * New 2 story Library Building @ Library Lane
- * New 1 story Community Multipurpose Room/Council Chambers @ Library Lane
- * Relocated City Hall to Renovated Library Building @ Library Lane
- * New 1 story Park & Rec Building at Crane Park

	Enclosed Area-SF	Cost	Cost/sf
1. NEW LIBRARY BUILDING			
New Library	14,300	\$13,869,000	\$970
Site costs	42,598	\$2,382,724	\$56
Total Construction Cost (today's dollars)		\$16,251,724	
Escalation to midpt of construction Sept. 2022	16.73%	\$2,718,913	
Total Construction Cost		\$18,970,637	
Other project soft costs (25-30%)	30%	\$8,130,273	
Total Project Cost		\$27,100,910	
Optional premium for LEED Gold, Plat. or Net Zero (w/escalation)	10%	\$1,897,064	
2. NEW MULTI-PURPOSE /COUNCIL CHAMBERS BUILDING			
New Community MPR/Council Chambers Building	7,200	\$8,330,000	\$1,157
Site costs	7,200	\$131,764	\$18
Total Construction Cost (today's dollars)		\$8,461,764	
Escalation to midpt of construction Sept. 2022	16.73%	\$1,415,653	
Total Construction Cost		\$9,877,417	
Other project soft costs (25-30%)	30%	\$4,233,179	
Total Project Cost		\$14,110,596	
Optional premium for LEED Gold, Plat. or Net Zero (w/escalation)	10%	\$987,742	
Parking Garage option:			
Partial Basement Parking Garage (95 cars)	30,000	\$4,152,000	\$138
Escalation to midpt of construction Sept. 2022	16.73%	\$694,630	
Total Construction Cost		\$4,846,630	
Other project soft costs (25-30%)	30%	\$2,077,127	
		\$6,923,757	

3. RELOCATED CITY HALL			
Relocated City Hall at existing Library (*12,700sf is existing library area and will accommodate 8,500sf for City offices + other uses)	12,700	\$7,947,000	\$626
Interior gut & selective demolition of existing library	12,700	\$191,000	
Removal of Stevenson Museum	1,980	\$30,000	
Hazardous Materials Removal Allowance	14,680	\$146,800	
Subtotal		\$8,314,800	
Credit for new roofing to be completed 2019		-\$410,485	
		\$7,904,315	
Site costs	45,863	\$2,217,385	\$48
Total Construction Cost (today's dollars)		\$10,121,700	
Escalation to midpt of construction Sept. 2022	16.73%	\$1,693,360	
Total Construction Cost		\$11,815,061	
Other project soft costs (25-30%)	30%	\$5,063,597	
Total Project Cost		\$16,878,658	
Optional premium for LEED Gold, Plat. or Net Zero (w/escalation)	10%	\$1,181,506	
3. PARK & REC COMMUNITY FACILITY (Same all options)			
New Park and Rec Building	6,500	\$6,506,000	\$1,001
Demo of Head Start building	2,500	\$38,000	
Hazardous Materials Removal Allowance	2,500	\$25,000	
Subtotal		\$6,569,000	
Site Improvement at Crane Park	21,000	\$867,000	\$41
Total Construction Cost (today's dollars)		\$7,436,000	
Escalation to midpt of construction Sept. 2022	16.73%	\$1,244,043	
Total Construction Cost		\$8,680,043	
Other project soft costs (25-30%)	25%	\$2,893,348	
Total Project Cost		\$11,573,390	
Optional premium for LEED Gold, Plat. or Net Zero (w/escalation)	10%	\$868,004	

St Helena Civic Institutions Master Plan**Concept Study Cost Estimates**

Nov. 1, 2019.

OPTION 4:

* All New : 2-story Library, 1- story City Hall & MPR/Council Chamber Buildings @ Library Lane

* New 1 story Park & Rec Building at Crane Park (same for all masterplan options)

	Enclosed Area-SF	Cost	Cost/sf
1. NEW LIBRARY BUILDING			
New Library	14,300	\$13,869,000	\$970
Site costs	46,208	\$2,786,434	\$60
Total Construction Cost (today's dollars)		\$16,655,434	
Escalation to midpt of construction Sept. 2022	16.73%	\$2,786,454	
Total Construction Cost		\$19,441,888	
Other project soft costs (25-30%)	30%	\$8,332,238	
Total Project Cost		\$27,774,126	
Optional premium for LEED Gold, Plat. or Net Zero (w/escalation)	10%	\$1,944,189	
2. NEW MULTI-PURPOSE /COUNCIL CHAMBERS BUILDING			
New Community MPR/Council Chambers Building	7,200	\$8,330,000	\$1,157
Site costs	7,200	\$131,764	\$18
Total Construction Cost (today's dollars)		\$8,461,764	
Escalation to midpt of construction Sept. 2022	16.73%	\$1,415,653	
Total Construction Cost		\$9,877,417	
Other project soft costs (25-30%)	30%	\$4,233,179	
Total Project Cost		\$14,110,596	
Optional premium for LEED Gold, Plat. or Net Zero (w/escalation)	10%	\$987,742	
Parking Garage option:			
Partial Basement Parking Garage (95 cars)	30,000	\$4,152,000	\$138
Escalation to midpt of construction Sept. 2022	16.73%	\$694,630	
Total Construction Cost		\$4,846,630	
Other project soft costs (25-30%)	30%	\$2,077,127	
		\$6,923,757	

3. NEW CITY HALL			
New City Hal: 8500sf offices + Stevenson Museum	11,050	\$9,938,000	\$899
Remove existing library	12,700	\$191,000	
Removal of Stevenson Museum	1,980	\$30,000	
Hazardous Materials Removal Allowance	14,680	\$146,800	
Subtotal		\$10,305,800	
Site costs	42,253	\$2,483,194	\$59
Total Construction Cost (today's dollars)		\$12,788,994	
Escalation to midpt of construction Sept. 2022	16.73%	\$2,139,599	
Total Construction Cost		\$14,928,593	
Other project soft costs (25-30%)	30%	\$6,397,968	
Total Project Cost		\$21,326,561	
Optional premium for LEED Gold, Plat. or Net Zero (w/escalation)	10%	\$1,492,859	
3. PARK & REC COMMUNITY FACILITY (Same all options)			
New Park and Rec Building	6,500	\$6,506,000	\$1,001
Demo of Head Start building	2500	\$38,000	
Hazardous Materials Removal Allowance	2,500	\$25,000	
Subtotal		\$6,569,000	
Site Improvement at Crane Park	21,000	\$867,000	\$41
Total Construction Cost (today's dollars)		\$7,436,000	
Escalation to midpt of construction Sept. 2022	16.73%	\$1,244,043	
Total Construction Cost		\$8,680,043	
Other project soft costs (25-30%)	25%	\$2,893,348	
Total Project Cost		\$11,573,390	
Optional premium for LEED Gold, Plat. or Net Zero (w/escalation)	10%	\$868,004	

St Helena Civic Institutions Master Plan

NOV. 1, 2019.

Comparison Matrix

		OPTION 1 (MAIN STREET LIBRARY)		OPTION 2 (LIBRARY LN. - RENOVATED LIBRARY)		OPTION 3 (LIBRARY LN. - RENOVATED CITY HALL)		OPTION 4 (LIBRARY LN. - ALL NEW BLDGS.)	
1	ITEMIZED PROJECT COST IN TODAY'S \$\$\$ (numbers rounded)	CITY HALL	\$8.5M	CITY HALL	\$14M	CITY HALL	\$10M	CITY HALL	\$12.8M
		LIBRARY + MPR/ COUNCIL	\$24M	LIBRARY	\$11.7M	LIBRARY	\$16M	LIBRARY	\$16.6M
		MPR/COUNCIL	INCLUDED ABOVE	MPR/COUNCIL	\$8.5M	MPR/COUNCIL	\$8.5M	MPR/COUNCIL	\$8.5M
		LYMAN PARK IMPROVEMENTS	\$2M	SITE IMPROVMENTS	INCLUDED ABOVE	SITE IMPROVMENTS	INCLUDED ABOVE	SITE IMPROVMENTS	INCLUDED ABOVE
		PARK & REC	\$7.5M	PARK & REC	\$7.5M	PARK & REC	\$7.5M	PARK & REC	\$7.5M
2	OVERALL PROJECT COST	\$41.7M		\$41.7M		\$42.2M		\$45.3M	
3	PHASING for interim moves	PHASING REQUIRED (City hall must vacate to interim location)		PHASING REQUIRED (Library vacates then moves back in)		PHASING REQUIRED (Library must vacate for relocated City Hall)		NO PHASING REQUIRED if new library constructed first	
4	PARKING	REQUIRED: 104 GARAGE: 48		REQUIRED: 150 ON-SITE+ GARAGE : 107		REQUIRED: 150 ON-SITE + GARAGE : 107		REQUIRED: 180 ON-SITE + GARAGE: 155	
	Optional Garage	FULL BSMT PARKING GARAGE (48 CARS)	\$4.6M	PARTIAL PARKING GARAGE (95 CARS)	\$4.1M	PARTIAL PARKING GARAGE (95 CARS)	\$4.1M	PARTIAL PARKING GARAGE (95 CARS)	\$4.1M
5	ADDT'L AMENITIES	LYMAN PARK IMPROVEMENTS LYMAN PARK CAFÉ		VINYARD VIEWS/SETTING COMMUNITY GATHERING		VINYARD VIEWS/SETTING COMMUNITY GATHERING		VINYARD VIEWS/SETTING COMMUNITY GATHERING	
6	SYNERGY	DOWNTOWN SYNERGY		MAXIMIZES COMMUNITY SYNERGY		MAXIMIZES COMMUNITY SYNERGY		MAXIMIZES COMMUNITY SYNERGY	
7	RELATIONSHIP TO DOWNTOWN	POTENTIAL ADD TO REVITALIZATION OF MAIN STREET		WALKABLE TO MAIN STREET NEW STEVENSON MUSEUM @ ADAMS ST CORNER IS POTENTIAL DRAW FROM MAIN ST		WALKABLE TO MAIN STREET NEW LIBRARY @ ADAMS ST CORNER IS POTENTIAL DRAW FROM MAIN ST		WALKABLE TO MAIN STREET NEW LIBRARY @ ADAMS ST CORNER IS POTENTIAL DRAW FROM MAIN ST	

City of St. Helena

Vision Statement

The City of St. Helena will strive to be economically sustainable, and continue to be family-friendly, diverse and safe community which prudently manages its financial and human resources, continues to upkeep and improve its infrastructure, ensures its water security, provides a full range of housing, business, cultural and recreational opportunities and embraces and retains its historic, small-town character, beautiful natural environment and high quality of life.

Mission Statement

The City of St. Helena is dedicated to serving the needs and desires of our citizens by:

- Maintaining and improving our short and long-term economic sustainability
- Offering excellent professional services to all customers
- Establishing, improving and maintaining City infrastructure
- Maintaining and encouraging an environmentally sustainable community
- Preserving and embracing the historic, small-town, rural character of St Helena.
- Expanding and improving recreational services and facilities and cultural opportunities
- Encouraging a wide range of innovative, well-designed housing available for residents of all ages and income levels
- Facilitating full civic participation and ongoing communication
- Strengthening partnerships with the private, non-profit and public sectors

Vision and Mission Statements adopted by the City of St. Helena City Council on April 12, 2016, Resolution No. 2016-47.

January 8, 2020

To the members of the St. Helena City Council:

The St. Helena Public Library Board of Trustees has been watching with great interest the work of the SHAPE Committee and Re-imagining Civic St. Helena Committee as they have reviewed the various options for upgrading our City infrastructure. Now that we have ballpark figures for the costs, we would like to share our opinion with you vis á vis the future of the library, which is by far the most utilized civic structure in town according to Noll & Tam's recent community survey.

We support the overall concept in Noll & Tam's Option 2 Master Plan design, which keeps the library in its present location. It would serve as an anchor for a nexus that would also include City Hall, the RLS Museum, possibly the police department, and a secure council chamber as one coherent community space. The structures could be separate or contiguous, as long as the library remains as accessible as it is now. Consolidating the structures will promote a sense of community identity that will greatly benefit the City and its residents.

We believe that the present location of the library appeals to most St. Helenans and that there is no compelling need or reason to place it elsewhere. It is 40 years old, however, and is more than ready for some fixes and upgrades, and, if feasible, a complete replacement.

The library in Noll & Tam's Option 2 design includes an enlarged children's section, an expanded teen space, and a larger meeting room, all of which we need. We have also discussed the need for more private spaces within the building for individual study, the desirability of maintaining the viewshed through a greater use of windows, and the necessity of increasing parking space for the community and the library staff. We're especially supportive of exploring options that include greener, more sustainable features which would lower operating costs, such as the use of solar power and thermal windows.

Our electronically compiled daily door count shows that people enter the library an average of almost 8,000 times each month. Therefore, it makes sense that any new configuration of our City assets should keep the St. Helena Public Library in the foreground.

Sincerely,

Lin Weber, Chairperson
Terry Wood, Vice Chair
Susan Swan, Recording Secretary
Emily Armstead, Trustee
Skip Lane, Trustee
David Slaby, Trustee
Rebecca Wendt, Trustee



View of Mount Saint Helena