

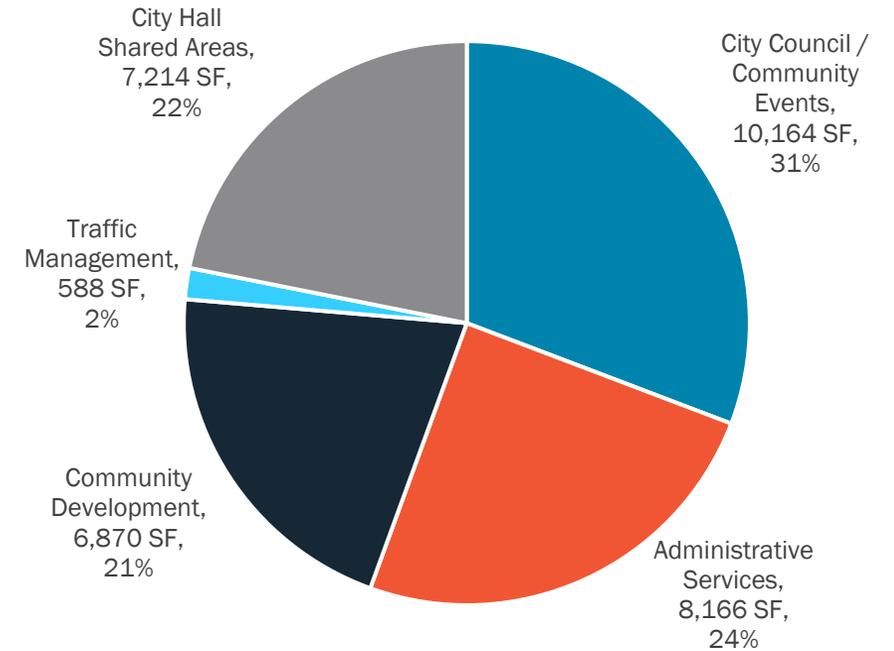


Eastvale Civic Center Needs Assessment Results

Summary of Space Recap

Facility	Department	Unit	Existing SF	Future Need		
				Staff	Qty	SF
Eastvale Civic Center						
Eastvale City Hall						
			7,570	79		33,001
		Addition: City Hall Potential Expansion Area				10,000
Eastvale Library						
		Alternate: Modify Library Footprint (20k)				20,000
Civic Center Parking						
		Addition: Parking for Potential Expansion Areas Stall Footprint			40	

City Hall Future Space Breakdown



Site Evaluation Selection

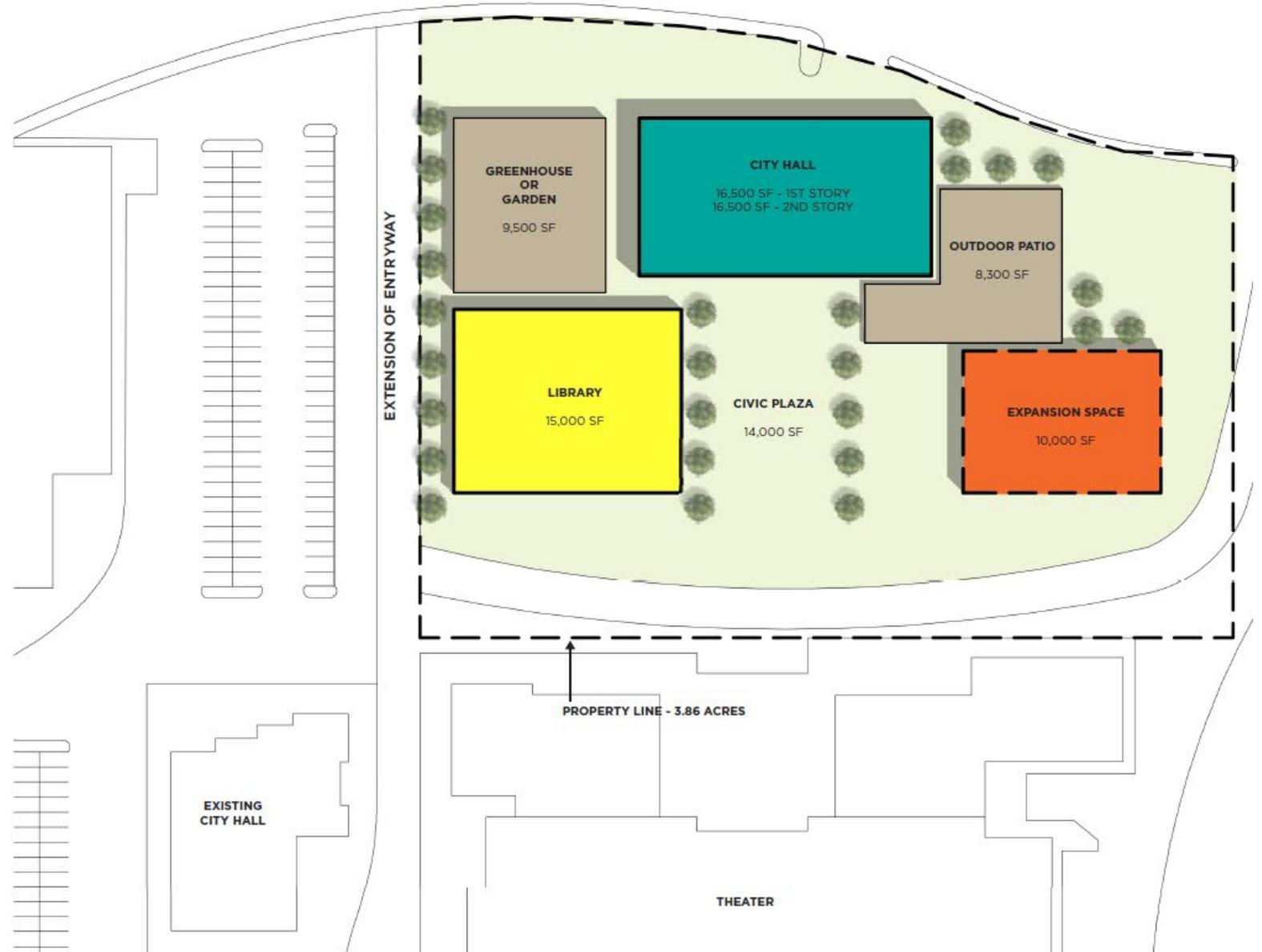
Criteria	Site 1 Existing City Hall Location	Site 2 Leal Ranch Development	Site 3 7220 Hamner Avenue
1. Physical capacity	Good, if permitted	Excellent	Excellent
2. Constructability and Infrastructure	Very Good, if permitted	Very Good, if permitted	Excellent, depending on design issues
3. Environment and safety	Very Good, if permitted	Excellent, if developed accordingly	Very Good, dep. on design
4. Ownership and acquisition	To be determined	To be determined	To be determined
5. Neighborhood impacts	Very Good	Excellent, assuming site design	Excellent, assuming design
6. Functional operations	Very Good, assuming design	Very Good, assuming design	Very Good, assuming design
7. Project and construction costs	Excellent	Very Good	Very Good
8. Economic Opportunity	Fair	Excellent, if developed accordingly	Excellent, assuming synergies

Overall, Sites 2 and 3 have the best score/ranking with Very Good to Excellent in all categories.

Conceptual Test Fit – Limonite Ave.



CITY HALL	33,000 SF
LIBRARY	15,000 SF
EXPANSION SPACE	10,000 SF
OUTDOOR SPACE	
Civic Plaza	14,000 SF
Greenhouse/Garden	9,500 SF
Patio	8,300 SF
	31,800 SF
TOTAL ACREAGE	3.86
ON-SITE PARKING	EXISTING LOT



Conceptual Test Fit – Leal Ranch



CITY HALL	33,000 SF
LIBRARY	15,000 SF
EXPANSION SPACE	10,000 SF
OUTDOOR SPACE	
Town Green	46,200 SF
Civic Plaza	51,700 SF
Greenhouse/Garden	6,750 SF
Patio	20,900 SF
	125,550 SF
TOTAL ACREAGE	7.35
ON-SITE PARKING	301 SPACES



Conceptual Test Fit – Hamner Ave.



CITY HALL WITH LOBBY	33,000 SF
LIBRARY	15,000 SF
EXPANSION SPACE	10,000 SF
OUTDOOR SPACE	
Paseo	3,180 SF
Patio	10,200 SF
	13,380 SF
TOTAL ACREAGE	5.16
ON-SITE PARKING	239 STALLS



Conceptual Costs (Cumulative)

	Limonite Ave	Leal Ranch	Hamner Ave
Base Option City Hall: 33k GSF; Library: 15k GSF; Site Work)	\$47,500,000	\$55,565,000	\$47,115,000
Alt. 1 Option Increase library from 15k to 20k GSF	\$51,900,000	\$59,870,000	\$51,400,000
Alt. 2 Option Add 10k GSF Expansion Core/Shell	\$55,490,000	\$63,595,000	\$54,740,000

Next Steps



- **Council Review and Approval of:**
 - Needs Assessment
 - Site Selection
 - Project Delivery Method
- **Team Selection and Award**

Thank You!

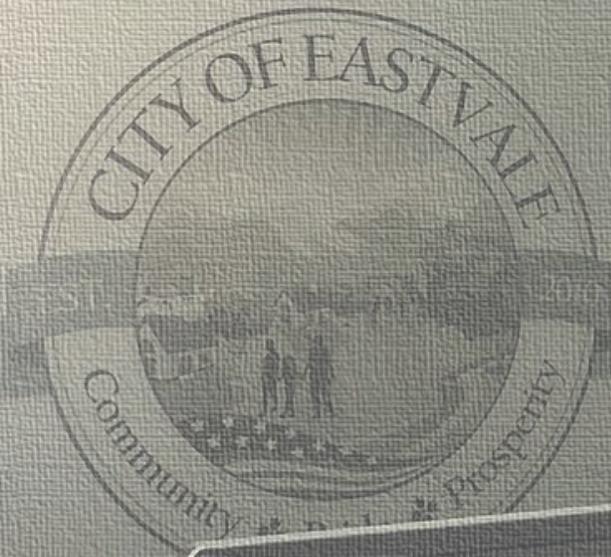
CLINT LORIMORE
City Council Member

JOCELYN YOW
City Council Member

BRYAN JONES
City Manager

TIM MARTIN
Chief of Police

JILL YORK
City Engineer



**CITY OF EASTVALE
BUSINESS REGISTRATION
APPLICATION**

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the City of Eastvale
Please sign in