

ROSEVILLE
REQUEST FOR COUNCIL ACTION

Date: January 24, 2022
Item No.: 7.b

Department Approval



City Manager Approval



Item Description: Civic Campus Pre-Design Project Update

BACKGROUND

In 2021, the City of Roseville developed a Civic Campus Master Plan that identified a vision for the Civic Campus that included a new Maintenance Facility and a relocated License Center. The plan also identified a potential location for the VFW currently located in the area identified for the new Maintenance Facility.

In order to maintain the momentum of the Master Plan project, at their October 25, 2021 meeting, the City Council approved a professional services agreement with BKV Group to manage a Pre-Design project that would further enhance the preliminary concepts developed in the Civic Campus Master Plan, develop a phasing plan for the implementation of the plan, and to provide more refined cost estimates for the proposed facilities.

To date, BKV Group and staff have been working with License Center and maintenance staff to confirm space needs and to begin producing detailed building and site layouts. The team has also met with the VFW leadership to discuss the current project goals and timeline.

BKV Group and their representatives from their subconsultant Eden Resources will provide a presentation to the council to update them on the current engagement plan and schedule as well as to present various considerations for sustainability elements in the building and site design.

FINANCIAL IMPACTS

This project will provide refined cost estimates and phasing plans for the construction of a new Maintenance Facility and License and Passport Center. Estimates from the Civic Campus Master Plan for these two facilities and associated site costs along with property acquisition and relocation costs total about \$42 million.

A separate item considered at this meeting will provide a discussion on the potential use of a local sales tax to fund the majority of the Civic Campus Master Plan implementation.

Staff is not proposing any actual construction costs or timeframes at this time.

STAFF RECOMMENDATION

Staff is recommending that the City Council receive a presentation from BKV Group and Eden Resources and provide comments and future direction.

28 **REQUESTED COUNCIL ACTION**

29 None.

30 Prepared by: Marc Culver, Public Works Director
Attachments: A: Presentation



ROSEVILLE CIVIC CAMPUS PRE-DESIGN

PROJECT INTRODUCTION



CIVIC CAMPUS MASTER PLAN

RECOMMENDED PLANNING STRATEGY

Option A1

- Efficient, Consolidated Maintenance Facility
- Visible & Accessible Licensing Center & VFW
- Centralized Campus Green Space
- Facilitates Phased Implementation: Allowing Transition of Operations with Limited Disruption

MAINTENANCE LEGEND:
A. VEHICLE STORAGE
B. VEHICLE SERVICE
C. ADMIN OFFICES
D. WORKSHOP
E. SALT SHED
F. FUELING STATION
G. STORAGE SHEDS
H. BRINE STORAGE





PRE-DESIGN COMMUNITY ENGAGEMENT

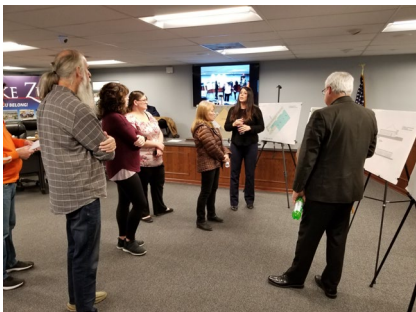
COMMUNITY ENGAGEMENT

DEC-2021

- **Collect/Share** | BKV, EDEN. City CE Kick-off, approach & strategy
- **Engage/Plan** | BKV, City Meeting with VFW, Existing Conditions & Programming Review
- **Engage** | BKV, City Meeting with VFW: Project Intro and Study Overview

JAN-2022

- **Document** | Create public presentation (existing/new); BKV print, add messaging
- **Collect/Engage** | Inform and connect with immediate neighbors, Property Mgmt
- **Outreach** | Mailers to neighbors (1/2 mi radius)
- **Report** | Roseville City Council Meeting



COMMUNITY ENGAGEMENT

FEB-2022

- **Communicate** | Send out mass communications texts, emails, social media, etc
- **Engage** | Provide on line tools and opportunities for public comment
- **Engage** | Meet and Discuss Ideal Vision. Neighbors / Businesses / Organizations
- **Engage** | On site Charettes / large or small / Rosedale mall pop-up, TBD
- **Collect/Engage** | Meet with immediate neighbors, landlords/tenants, onsite

MARCH-2022

- **Finalize** | End of input, data collection; compile, assess, overlay to design
- **Report** | Deliver final narratives, summary, findings, vitals for design integration





SUSTAINABILITY & GREEN INFRASTRUCTURE

“Pre-design explores the relationships between the project and its surrounding environment to help reveal the optimum choices for the site, the users, and the owner. Site options or site specifics may be analyzed in light of project requirements to uncover opportunities and synergies. Sustainability targets may be set covering a full range of economic, environmental, and social performance criteria.”

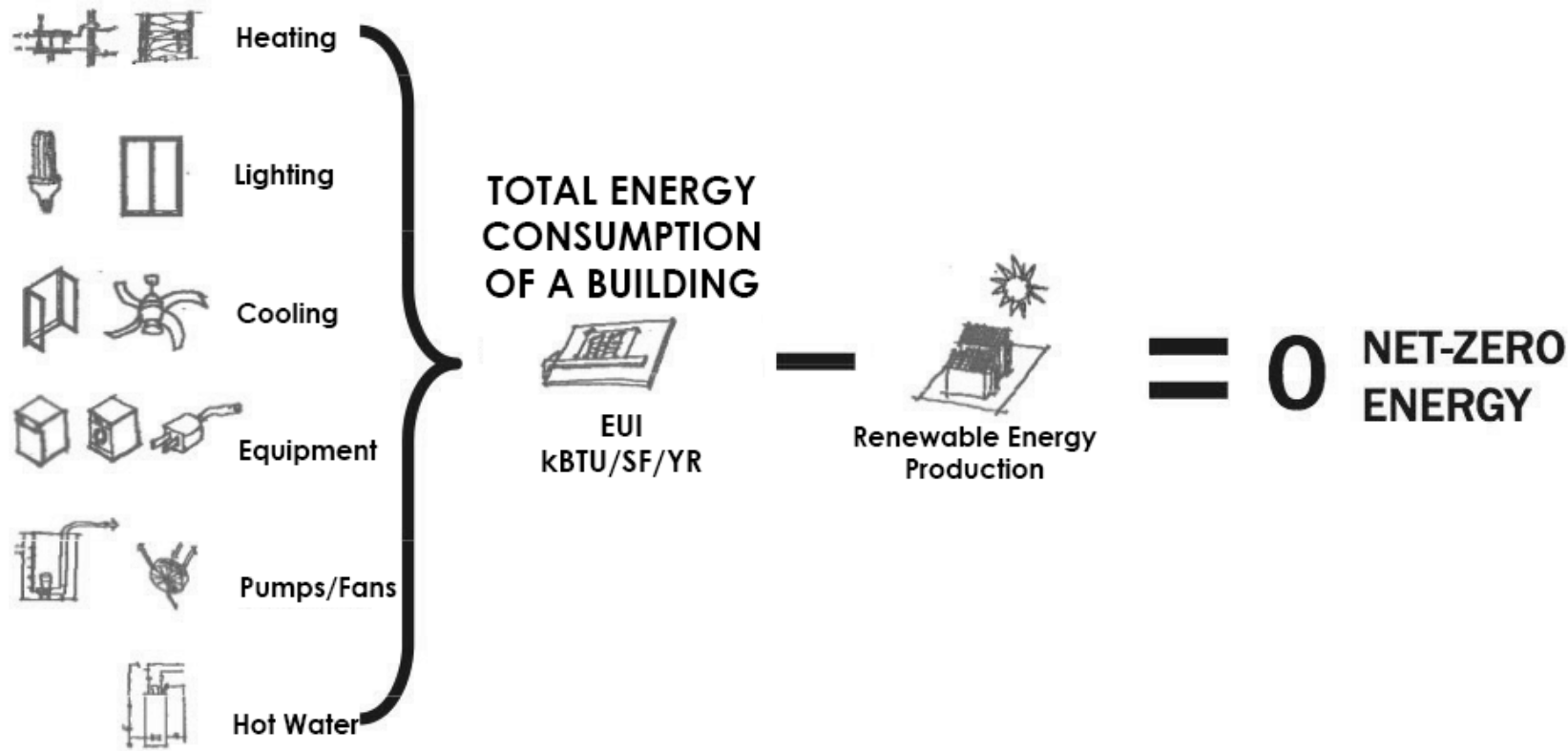
SUSTAINABLE DESIGN APPROACH: CORE INITIATIVES

Energy	Water	Materials	Indoor Environmental Quality
- Optimize Energy Performance - Equipment & Controls Selection - Building-Level Energy Metering - Fundamental Commissioning - Enhanced Commissioning - On-Site Renewable Energy Production - Green Power and Carbon Offsets	- Onsite Stormwater Management - Outdoor Water Use Reduction - Indoor Water Use Reduction - Building-Level Water Metering	- Environmentally & Health-Focused Material Specification - Utilization of Regional Materials - Waste Reduction and Management - Life Cycle Assessment of Materials	- Indoor Air Quality - Moisture and Water Control - Thermal Comfort - Lighting and Daylighting - Effective Acoustics - Access to Light & Views - Ergonomics and Physical Activity - Wayfinding and Universal Access

Sustainable Certification Resources



SUSTAINABLE DESIGN APPROACH: NET ZERO ENERGY



Highly-Efficient Exterior Envelope

- Walls
- Roof
- Below Grade
- Windows & Doors

On-Site Renewable Energy

- Solar
- Geothermal
- Wind Power
- Biomass

Building Systems

- Highly Efficient Building Systems
- Energy Recovery Ventilation
- Daylighting
- Efficient Lighting Fixtures
- Energy Offsets

The Net Zero Energy model of Sustainable Design achieves the highest aspirations in energy performance in the built environment. Projects demonstrate zero energy performance with the integrity of third-party performance certification. Considerations used to achieve Net Zero Status are detailed to the right.

SUSTAINABLE DESIGN APPROACH: CAMPUS SCALE & PRE-DESIGN

Site & Campus Scale Opportunities



Integrate Stormwater Management as a Landscape Feature



Explore Connected Campus-Wide Renewable Infrastructure



Plan Ahead for Daylight and Passive Solar Access



Define Goals for Sustainable Design Standards

Pre-Design Planning & Framework

- **Define Pre-Design and Overall Master Plan Implementation Sustainability Goals**

*What must be planned ahead?
What can be incorporated now?
Is sustainability achieved per building and/or campus-wide?*

- **Employ Passive Design Strategies within Concept Planning**

*Explore building orientations
Define Window-to-Wall Ratio Goals*

- **Incorporate Expectations into Project Costs**

*Specification & Construction Quality
Certification Pathways to Pursue
Additional Testing & Consultants*