



JOINT REPORT

DATE: June 23, 2026

CATEGORY: Consent

DEPT.: Public Works Department

TITLE: **Public Safety Building, Project 20-49–
Various Actions**

RECOMMENDATION

1. Adopt a Resolution of the City Council of the City of Mountain View Authorizing Temporary Closure from Public Access to Parking Lot No. 11 for a minimum of 66 Consecutive Months beginning October 2026, to be read in title only, further reading waived (Attachment 1 to the Council Report).
2. Approve the removal and mitigation of 40 Heritage trees at a 2:1 tree replacement ratio with 24" box trees for Public Safety Building, Project 20-49.
3. Approve plans and specifications for Public Safety Building Package 1 – Selective Demolition, Site Preparation, and Utilities Coordination, Project 20-49, and authorize staff to advertise the project for bidding.
4. Authorize the City Manager or designee to award a construction contract to the lowest responsive, responsible bidder if the bid is within the estimated project costs for Package 1 of Public Safety Building, Project 20-49, of \$5,500,000. Approximately 12.4% of the total costs from preliminary design through construction for the Public Safety Building, Project 20-49, will be funded by the Shoreline Regional Park Community Fund.

BACKGROUND

The existing Police and Fire Administration facility opened in 1980, and houses fixed Police Department operations, Emergency Dispatch, the Fire Chief and Deputy Fire Chief, support staff, and the Emergency Operations Center. The building has reached the end of its useful life. For many years, the building has been undersized as the Public Safety operations have grown and changed over the past four and a half decades. The construction type and layout, concrete block walls, and complex roof and skylights in the existing building have made interior layout adjustments challenging and costly during changes in operations and staffing arrangements. Additionally, it was designed prior to the Essential Service Seismic Safety Act of 1986 and does not meet current seismic standards for such critical facilities.

The project would replace the existing facility with a completely new building on the same site. The new facility would be located at 1000 Villa Street at the corner of Villa and Franklin Streets in the Public Facility zoning district (see Figure 1). The 4.3-acre site is occupied by the City's current approximately 44,000-square-foot Police/Fire Administration Building and associated site improvements.

There have been multiple Council actions and other milestones related to the project, as shown in Table 1.

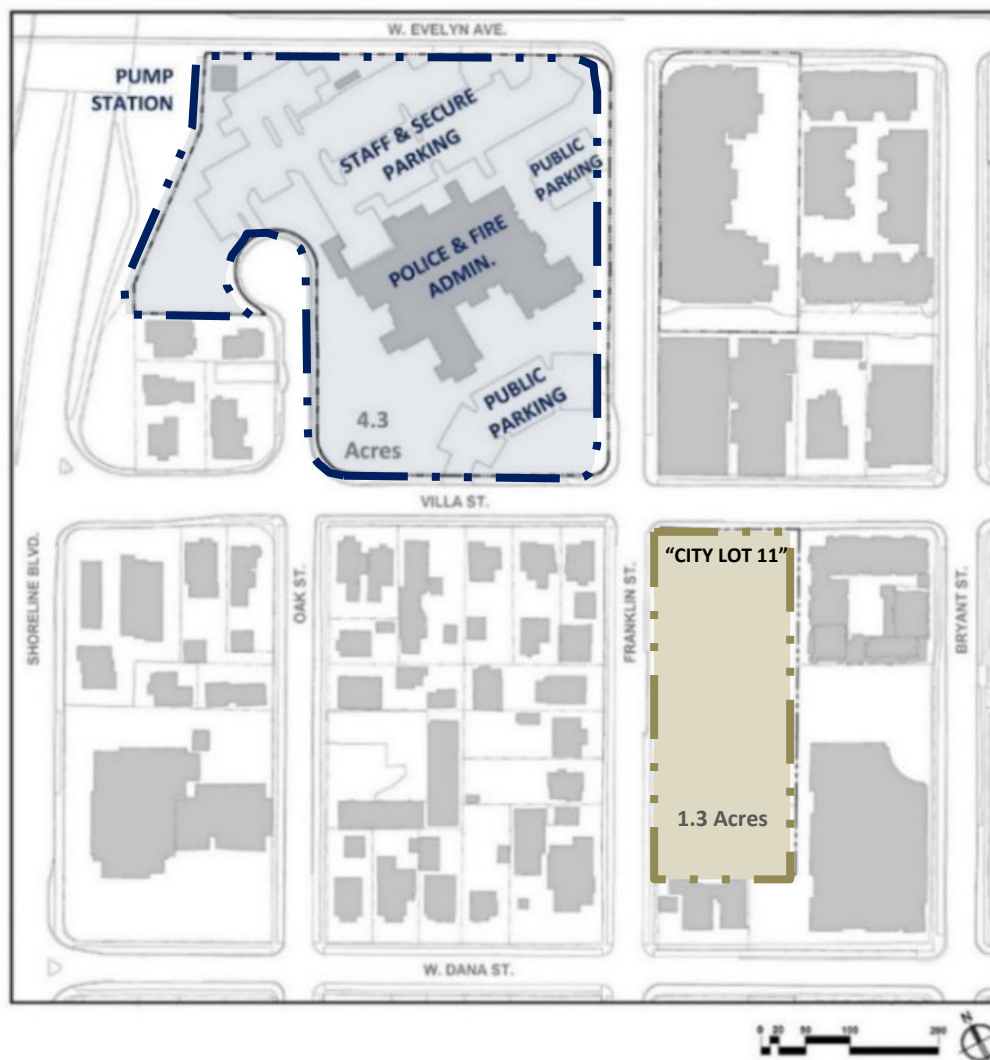


Figure 1: Location Map and Current Building Configuration

Table 1: Council Actions and Other Milestones

Date	Action/Milestone
December 5, 2023	<p>Council took the following actions:</p> <ol style="list-style-type: none"> 1. Approved the revised project scope and site plan. 2. Selected “Civic Americana” as the architectural conceptual design for the building. 3. Approved a Public Art budget increase from \$400,000 to \$1 million.
May 14, 2024	<p>Council authorized the City Manager or designee to execute the Community Workforce Agreement with the Santa Clara and San Benito Counties Building and Construction Trades Council. On July 5, 2024, the City executed the Community Workforce Agreement. Public Safety Building, Project 20-49, is listed as one of the five projects subject to this agreement.</p>
June 25, 2024	<p>Council voted to place a revenue measure (Measure G) on the November 2024 ballot to secure additional funding for the Public Safety Building project as well as other projects to meet priority community needs.</p>
November 5, 2024	<p>The voters passed revenue Measure G with over 72% voting in favor of the measure.</p>
December 17, 2024	<p>Council took the following actions.</p> <ol style="list-style-type: none"> 1. Approved the revised project scope, which reduces the size of the parking garage and shooting range and incorporates a phased approach for the shooting range. 2. Approved a Public Art Budget decrease from \$1 million to \$400,000. 3. Directed staff to return to the Council with a funding plan for the project.

Date	Action/Milestone
	4. Directed staff to conduct value engineering for staging and/or construction logistics for potential additional project cost savings.
November 4, 2025	Council adopted a resolution that certified the Environmental Impact Report for the Public Safety Building and adopted findings related to Environmental Impacts, Mitigation Measures, and Alternatives, and adopted a Statement of Overriding Considerations and a Mitigation Monitoring and Reporting Program.
January 27, 2026	Council authorized the City Manager or designee to execute a professional services agreement with Kitchell/CEM, Inc. a California Corporation (Entity No. C0973818), to provide pre-construction services, construction management, Leadership in Energy and Environmental Design (LEED) commissioning, and special inspection services for the Public Safety Building, Project 20-49, in a not-to-exceed amount of \$6,886,000.
April 14, 2026	<p>Council took the following actions.</p> <ol style="list-style-type: none"> 1. Approved the Public Safety Building development financing plan. 2. In its capacity as the Board of Directors of the Shoreline Regional Park Community, adopted a resolution amending the Fiscal Year 2025-26 Adopted Budget to transfer and appropriate \$25,500,000 from the Shoreline Regional Park Community Fund to CIP 20-49, Public Safety Building, Design. 3. Adopted a resolution amending the Fiscal Year 2025-26 Adopted Budget to appropriate \$2,000,000 in the General Operating Fund for a transfer to the Public Safety Building Reserve.
April 28, 2026	<p>Council took the following actions.</p> <ol style="list-style-type: none"> 1. Adopted a Resolution finding that the Issuance of the Lease Revenue Bonds Will Result in Significant Public Benefits; Declaring the Intention to Reimburse Expenditures on the Public Safety Building Project made prior to issuance of the Lease Revenue Bonds; Approving the Issuance and Sale of the Lease Revenue Bonds in an Aggregate Principal Amount Not to Exceed \$140,000,000; Approving Related Documents, Including a Site Lease, Lease Agreement, Bond Purchase Agreement and Continuing Disclosure Certificate; Approving a Preliminary Official

Date	Action/Milestone
	<p>Statement and Authorizing Distribution of the Preliminary Official Statement and a Final Official Statement; Appointing Bond Counsel, Disclosure Counsel and Municipal Advisor in Connection with the Lease Revenue Bonds; and Authorizing Official Actions.</p> <p>2. Resolution of the City of Mountain View Capital Improvements Financing Authority Board of Directors Authorizing the Issuance and Sale of Lease Revenue Bonds to Provide Financing for a Public Safety Building Project to be Owned and Operated by the City of Mountain View, Approving Related Documents and Directing Related Actions.</p>

Revenue Bond Issuance

On April 28, 2026, the City Council authorized the issuance of the City of Mountain View Capital Improvements Financing Authority Lease Revenue Bonds, Series 2026, in a not-to-exceed amount of \$140.0 million to finance construction of the new Public Safety Building. The bonds were successfully priced on May 6, 2026, and received strong investor demand, with orders totaling more than four times the amount offered. As a result, yields were reduced in several maturities, resulting in a true interest cost of approximately 4.31%. The financing generated approximately \$135.0 million in project funding for construction and related project costs. With bond proceeds now available, staff recommends authorizing the issuance of Bid Package 1 to advance construction of the Public Safety Building project.

Project Packages and Phasing Approach

Due to the significant complexity of the project, the project will be delivered using three bid packages, constructed in phases:

Package 1 - Selective Demolition, Site Preparation, and Utility Coordination:

The new building will be constructed along the site's Villa Avenue frontage. This requires the selective demolition of a portion of the front of the existing facility and public parking lot, site clearing, grading, and building pad preparations for the next phase. Temporary public parking will be constructed on a portion of the Lot 11 parking lot. The remainder of the existing police and fire administration facility will maintain full operations during construction. This phase is expected to begin in fall 2026 and be completed in spring 2027.

Package 2 - Public Safety Building and Site Work:

Phase 1 - The main building that will house Police and administrative Fire personnel, and the Emergency Operations Center, will be constructed. The existing facility will maintain full operations during construction, and once the new building is completed, operations will move to the new building. This phase is expected to begin in fall 2027 and be completed in fall 2029.

Phase 2 - With the existing building fully vacated, construction of a secure parking lot for staff and marked vehicles will be constructed on Lot 11, after which the existing building and secure parking areas will be demolished. Work on this phase is anticipated to begin in fall 2029 and be completed in spring 2030.

Phase 3 - Construction of the new public parking area and site improvements within the existing secured parking area will be implemented. This phase is expected to begin in spring 2030 and be completed in fall 2030.

Package 3 - Parking Garage Construction:

While the Package 2 – Phase 3 site work is being constructed, a separate contract will be awarded for the new structured parking garage and cold shell of the future firing range on the upper level. Portions of this work involve off-site pre-cast and structural system fabrication, followed by on-site installation and construction once the site is cleared and ready. This phase is expected to begin in spring 2030 and be completed in summer 2031.

The final design site plan is shown in Figure 2, depicting the site’s configuration after completion of all three construction packages.



Figure 2: Final Design Site Plan

- | | | | |
|----|-----------------------------|-----|---------------------------------------|
| 1. | 75,000 square foot building | 6. | Secure staff surface parking |
| 2. | Corner public entry plaza | 7. | Secure staff parking structure |
| 3. | Public event plaza | 8. | Shooting range cold shell (top level) |
| 4. | Public parking | 9. | Second Public Safety vehicle access |
| 5. | K9 training area | 10. | Future City use (0.6 acre) |

ANALYSIS

Package 1 is the first bid package for the project which initiates the required advance work needed to prepare for the construction of main building (Package 2). Package 1 will construct the elements shown in Figure 3.

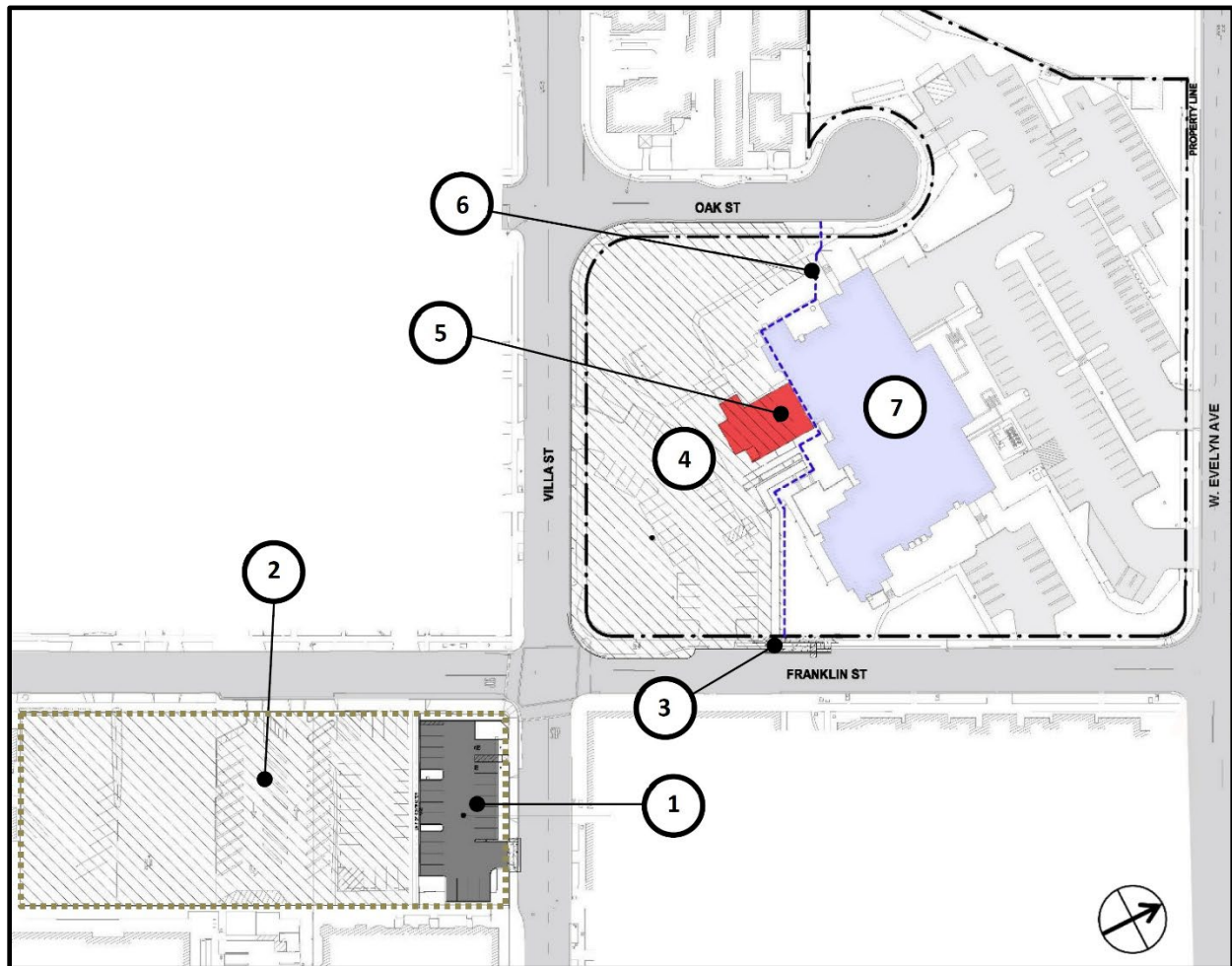


Figure 3: Package 1 – Scope of Work

- | | |
|---|--|
| 1. Lot 11 - Temporary Public Parking | 5. Selective Demolition of Auditorium |
| 2. Lot 11 – Temporary Contractor Staging | 6. Limit of Work Line |
| 3. Temporary Accessible Parking Stall | 7. Existing Administration Building and Staff/
Marked Car Parking to remain operational |
| 4. Site Clearing, Tree Removal & Building Pad Preparation | |

Temporary Closure of Parking Lot 11

The utilization of the City's Parking Lot 11 (Lot 11) for construction activities is a critical component of the Public Safety Building project, resulting in substantial cost savings for the project. The temporary reconfiguration and closure of Lot 11 is necessary to efficiently construct all phases of the project. For an estimated duration of approximately 66 months, beginning in October 2026, a majority of Lot 11 will be closed to public use to accommodate construction activities and staff parking operations needed for the project. Closure of Lot 11 will begin with Package 1.

As part of the implementation of the new Public Safety Building project, Lot 11 will be reconfigured in phases to support construction activities while maintaining essential parking for staff and visitors to the existing Police and Fire Administration Building. A portion of Lot 11 (as shown in Figure 3) will be designated for temporary visitor parking to serve the existing Police and Fire Administration Building. The remaining area will be used for construction trailers, staging, and laydown to support early site work.

During the final phase of bid Package 2, Lot 11 will transition to staff parking to support ongoing operations. The temporary visitor parking area may continue to be available for limited public use, depending on construction sequencing and site conditions, including completion of the new Public Safety Building public parking area.

Lot 11 will be returned to public use at the conclusion of the entire project.

Staff recommends Council adopt a resolution authorizing the temporary closure of Lot 11 for the duration of construction, starting in October 2026, to facilitate the construction of the Public Safety Building project.

Urban Forestry Board

In order to construct the project on the same site as the current active building, it is necessary to remove 40 Heritage trees. The project team has made every effort to preserve existing Heritage trees where feasible. However, due to the constraints of constructing a new Public Safety Building on the same site as the existing facility, while maintaining ongoing operations, the design balances tree preservation with essential site and building requirements. Design flexibility was further limited by the need to accommodate construction phasing, contractor access, elevation and grading changes, and the City's utility easement along the Evelyn Drive frontage, which restricts the planting of new trees.

The City's Arborist conducted a site visit to evaluate the feasibility of transplanting existing trees. No trees within the project area were found to be optimal candidates for transplanting. Therefore, planting new trees as a mitigation measure is recommended over transplanting trees.

On March 17, 2026, and May 13, 2026, the project was presented to the Urban Forestry Board (UFB), and the UFB reviewed the landscaping plan identifying tree removals, native species replacement trees, and their respective planting locations (see Attachment 2). At the May 13, 2026, meeting, the UFB recommended Council approve the staff recommendation to mitigate the removal of 40 Heritage trees at a 2:1 ratio with 24" box trees and to substitute four Regal Prince Oaks on Villa Street with appropriate native trees. In addition, the UFB also recommended that staff explore other substitutions, with a preference for native trees, to be determined by the City Arborist prior to City Council approval. While some tree removals will be needed for Package 1, the balance of the tree removals and replacement tree plantings will take place with Packages 2 and 3. Therefore, final recommendation on the replacement tree species will be forwarded to Council in spring 2027 as part of the recommendation for plans and specifications approval for Package 2, which will include the final building and site improvement designs.

The project will also remove and replace 35 non-Heritage trees at a 1:1 ratio with 24" box trees and add three additional native trees to replace a 2022 deceased Heritage tree and to increase the tree count for the project. In total, 118 new trees will be planted on-site at the completion of the project.

Public Art

Commencing in fall 2026, staff will begin coordination with the Visual Arts Committee (VAC) to identify project opportunities for integration of Public Art and the issuance of a Call for Artists. Staff anticipates artist selection will be considered by the VAC in early 2027 and forwarded to Council for approval in late spring 2027. This schedule provides time for the selected art to be designed and fabricated in time for the main building's anticipated completion in the fall of 2029. The public art component of this project has a budget of \$400,000.

Next Steps

The plans and specifications for the Package 1 portion of the project are complete. Should Council approve the recommended actions, staff will advertise the project for construction. If a responsive bid within the project budget is received, construction of Package 1 is anticipated to begin in fall 2026 and be completed in spring 2027. Staff will return to Council in fall 2026 to update Council on the main building architectural design and request approval of the parking garage concept design. In spring 2027, staff will seek Council approval of the plans and specifications for Package 2.

Environmental Clearance

On [November 4, 2025](#), Council adopted a resolution that certified the Environmental Impact Report for the Public Safety Building and adopted findings related to Environmental Impacts, Mitigation Measures, and Alternatives, and adopted a Statement of Overriding Considerations and a Mitigation Monitoring and Reporting Program.

FISCAL IMPACT

On [April 14, 2026](#), Council approved a funding strategy for the project from the following sources:

Table 2: Total Project Funding Sources

<u>Funding Source</u>	<u>Amount</u>
Bond Financing (<i>supported by Measure G and Ameswell Revenue</i>)	\$135,000,000
Public Safety Building Reserve	\$34,000,000
Shoreline Regional Park Community	\$25,500,000
CIP Reserve	\$6,800,000
Construction Tax Fund	\$2,000,000
GOF Fiscal Year 2025-26 Recommended Budget Action	\$2,000,000
TOTAL PROJECT FUNDING SOURCES	\$205,300,000

While the City Council has approved a total project funding plan of \$205.3 million, the project is currently funded in the amount of \$41.8 million. As project packages and agreements are approved, staff will return to the City Council to appropriate and add funding from the approved funding sources to the project budget as necessary.

Due to the phased nature of the project and use of multiple bid packages, the project includes unique fiscal control opportunities not typically available on projects that are not phased. As responsive bids are received for Packages 1 and 2 and construction costs are confirmed, the City will have the opportunity to evaluate whether sufficient funding remains to construct the garage component of the project (Package 3). If bids for the main building (Package 2) are substantially higher than anticipated, the garage component (Package 3) could be removed from the scope, if necessary, to maintain the project within the approved budget. Staff will return to Council as each bid package is prepared for advertisement for monetary bids, including updated financial impacts and corresponding recommendations.

The estimated cost for Package 1 is as follows:

Table 3: Estimated Project Costs (*Package 1 only*)

Construction (including contingency)	\$4,020,000
Project Management	361,000
Consultant Services	400,000
Construction Inspection and Testing	312,000
Permits and Miscellaneous	20,000
Package 1 Contingency	51,000
	<hr/>
Subtotal	\$5,164,000
City Administration	<u>\$336,000</u>
TOTAL ESTIMATED COST	<u>\$5,500,000</u>

There is sufficient funding available within the existing project budget for the recommended actions and no additional appropriation is requested at this time.

LEVINE ACT

California Government Code Section 84308 (also known as the Levine Act) prohibits city officials from participating in any proceeding involving a “license, permit, or other entitlement for use” if the official has received a campaign contribution exceeding \$500 from a party, participant, or agent of a party or participant within the last 12 months. The Levine Act is intended to prevent financial influence on decisions that affect specific, identifiable persons or participants. For more information see the Fair Political Practices Commission website: www.fppc.ca.gov/learn/pay-to-play-limits-and-prohibitions.html

Please see below for information about whether the recommended action for this agenda item is subject to or exempt from the Levine Act.

EXEMPT FROM THE LEVINE ACT

Competitively bid contract

CONCLUSION

Council approval of the Public Safety Building, Package 1 (selective demolition, site preparation, and utility coordination), enables this first element of the project to advance into the bidding phase, initiating the work needed to prepare for the construction of the main building (Package 2). Temporary closure of Parking Lot 11 provides substantial project cost savings and efficient use of this parking lot to construct the project. Forty Heritage trees require removal at

the site to accommodate the planned buildings and will be mitigated at a 2:1 replacement ratio with 24" box trees. Package 1 construction activities are estimated to begin in fall 2026 and be completed in spring 2026.

ALTERNATIVES

1. Do not adopt a resolution authorizing the temporary closure of Lot 11 for and direct staff to and direct staff to identify an alternative staging and parking area necessary to support the construction of the Public Safety Building project, resulting in increased project costs.
2. Do not approve the removal and mitigation of 40 Heritage trees at a 2:1 tree replacement ratio with 24" box trees and direct staff to provide a revised tree replacement ratio.
3. Do not approve the plans and specifications and direct staff to defer the project.
4. Provide other directions.

PUBLIC NOTICING— Agenda posting

Prepared by:

Naveen Govind
Senior Project Manager

Reviewed by:

David Printy
Principal Project Manager

Edward Arango
Assistant Public Works Director/City
Engineer

Approved by:

Jennifer Ng
Public Works Director

Audrey D. Seymour
Assistant City Manager

cc: APWD—Arango, PPM-Printy, SPM—Govind, SMA—Goedicke, SMA—Nuñez, PA—Li, cmvgis@mountainview.gov, File (20-49)

- Attachments:
1. Resolution for the Temporary Closure of Parking Lot 11
 2. Tree Planting Plan