



Sunnyvale Corporation Yard Master Plan Study Session

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Master Plan Process

- Assess the existing site, facilities and functions
- Staff Programming Interviews
- Space Needs/Building Program Requirements
- Facility Condition Evaluation
 - ◆ Structural, Mechanical/Plumbing, Electrical, Civil
- Phasing Plans
- Conceptual Cost Estimates



Current Conditions

- Approximately 8.72-acre site
- Most buildings from 1950's with temporary Parks Building added in 1994
- Aging and temporary facilities at end of useful life



Current Conditions

- Structural
 - ◆ No imminent hazards or issues of immediate concern, but several deficiencies were identified
- Electrical
 - ◆ Main switchboard is in good condition but approx. 50 years old and has outlived its useful life
- Mechanical (HVAC)
 - ◆ Mostly rooftop gas/electric HVAC units
 - ◆ Nine of the 13 HVAC units are from 1999 or earlier and appear ready for replacement



City Services Performed

- Department of Public Works
 - ◆ Street Operations
 - ◆ Facility Services
 - ◆ Fleet Maintenance Services
 - ◆ Parks Maintenance
 - ◆ Tree Services
- Environmental Services Department
 - ◆ Water Division
 - ◆ Sewer Division
- Department of Public Safety
 - ◆ Evidence Storage
- Finance
 - ◆ Central Stores



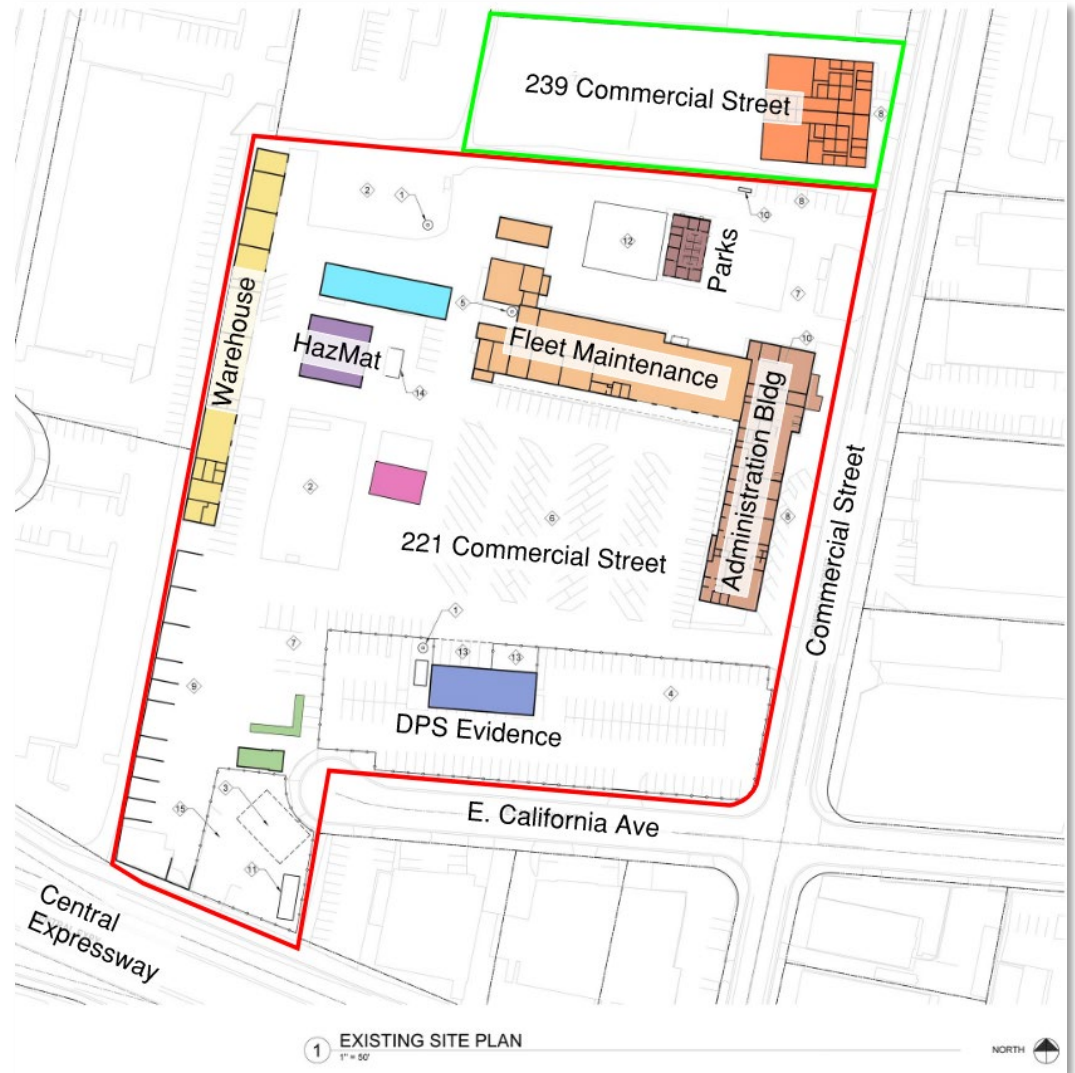
Programming Review

- Staff Interviews:
 - ◆ Considered current condition, 5-year and 15-year projections
 - ◆ Operational and maintenance practices
 - ◆ Future staffing needs
 - ◆ Functional requirements
 - ◆ Parking and space needs
- Conclusion:
 - ◆ Currently functional, but lacking in some areas and at capacity
 - ◆ No capacity for projected growth unless buildings are replaced



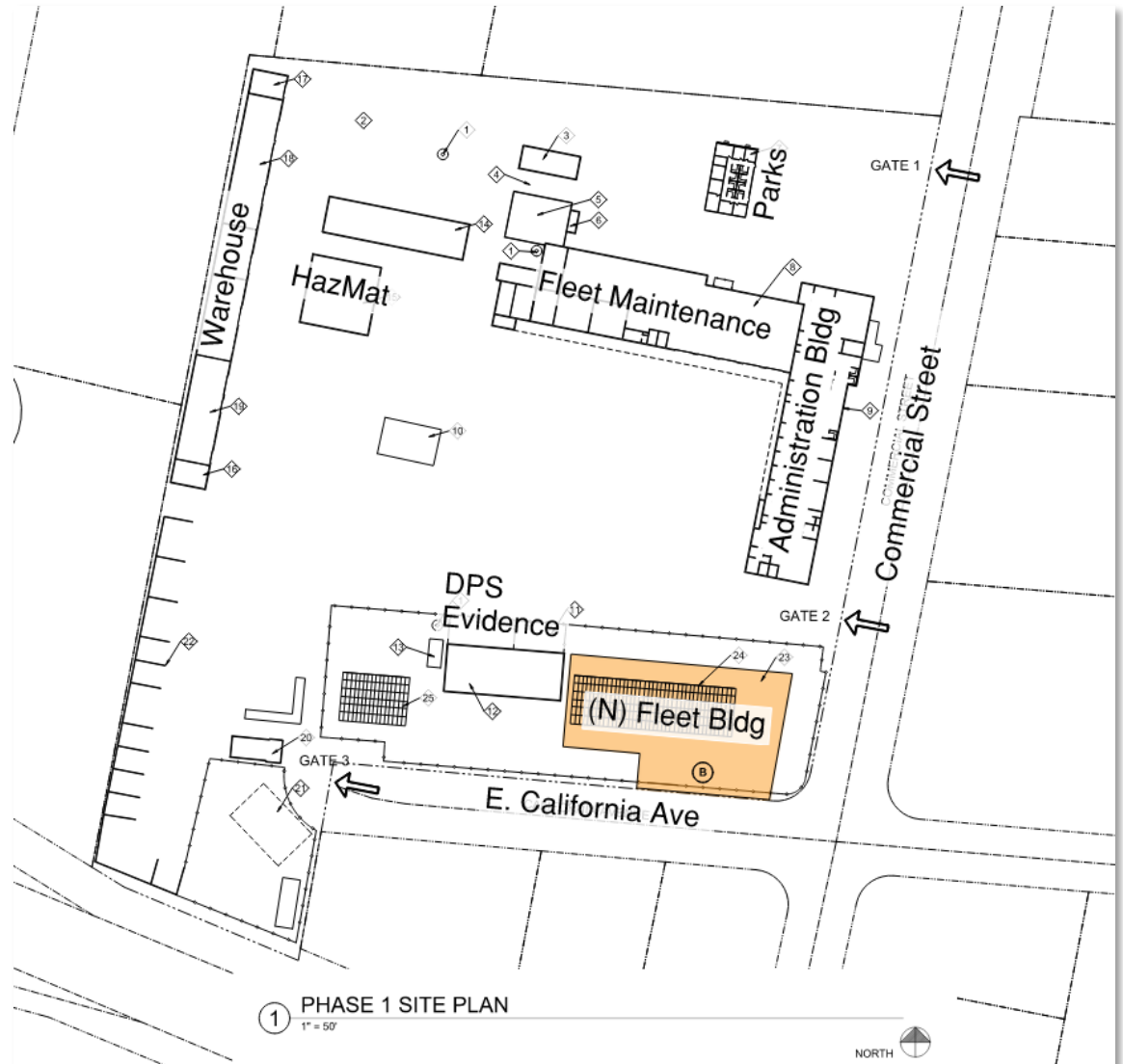
Existing Site Plan

- 221 Commercial Street
 - ◆ Corp Yard Parcel
- 239 Commercial Street
 - ◆ 1.2-acre City owned parcel, currently leased
 - ◆ Evaluated in the study
 - ◆ Not needed for expansion of Corp Yard at this time



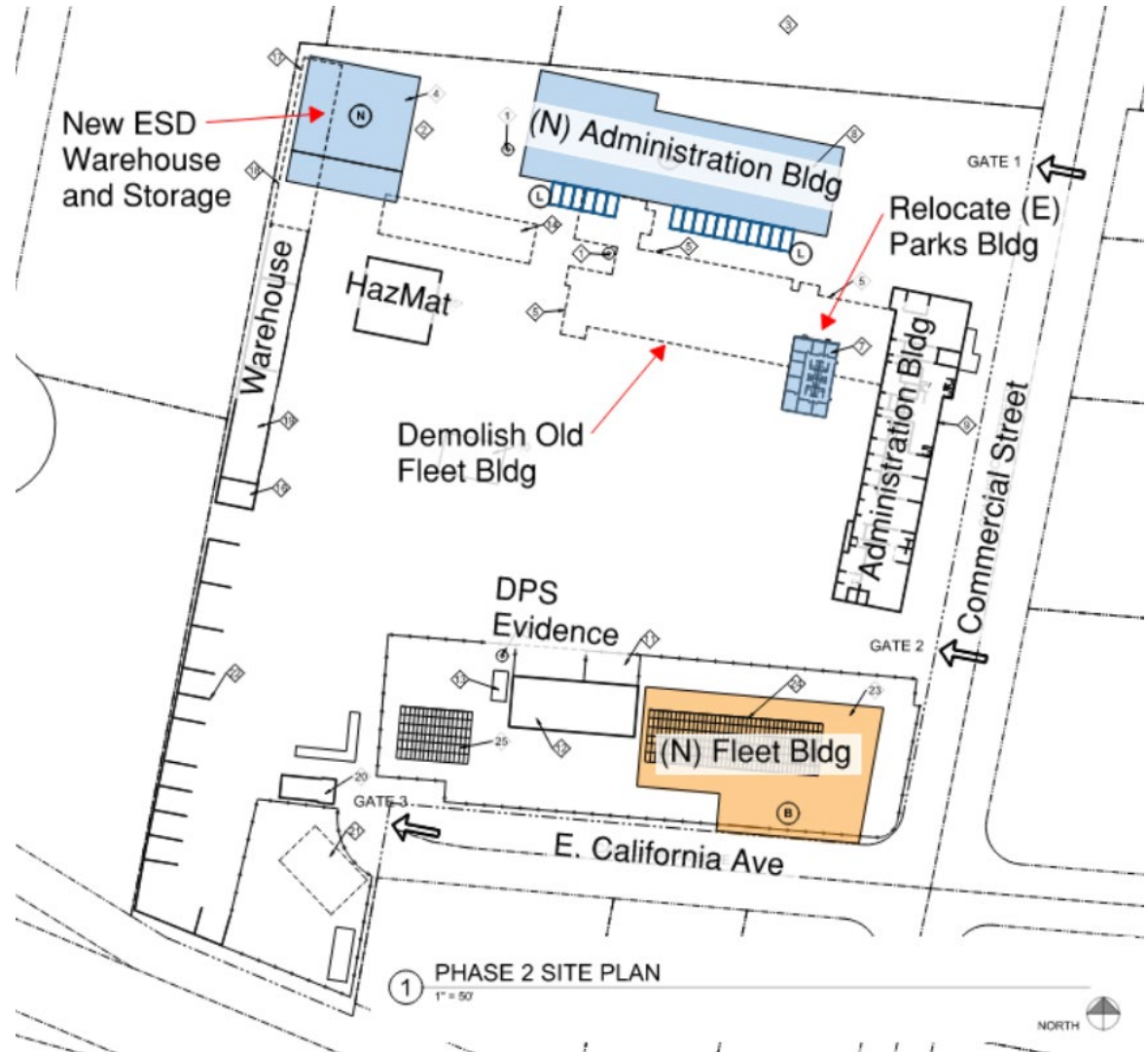
Phase 1 Site Plan (New Fleet Building)

- Remove parking lot solar panels to be reinstalled on new building
- Construct New Fleet Maintenance Building in staff parking area
- Services continue on site and all buildings
- Phase 1 Cost: \$21.5M



Phase 2 Site Plan (New Admin Building)

- Demolish old Fleet Services building
- Relocate Modular Parks Building
- Build new ESD Storage
- Construct new Administration Building
- Services continue on site and buildings
- Phase 2 Cost: \$37.8M



Phase 3 Site Plan (New Workshops and Warehouses)

- Demolish remaining buildings
- Construct new:
 - ◆ Streets Shop
 - ◆ Parks and Water Shop
 - ◆ Facilities Shop
 - ◆ DPS Storage and Office
 - ◆ Vehicle Washbay
- Phase 3 Cost: \$38.8M



Final Site Plan

- Final parking lot paving, striping, fencing and other site improvements
- These items will be completed in other phases



Conceptual Cost Estimate

Total Costs

Phase	Cost
Phase 1 Fleet Maintenance Building	\$21,405,000
Phase 2 Administration Building	\$37,720,000
Phase 3 New Workshops and Warehouses	\$38,800,000
Total	\$97,925,000

- Brings 1950's era facility up to today's standards
- Creates room for staff and parking growth

Alternatives Considered

Not Recommended

- Construct elevated Administration Building to provide additional parking below structure
 - ◆ Increased construction costs and inefficient floor plan
- Demolish and reconstruct buildings in place
 - ◆ Increased construction schedule and costs for temporary buildings, additional service disruption
- Provide surplus parking for future growth
- Remodeling/expanding existing buildings
 - ◆ Additions or alterations may trigger need for costly seismic upgrades to existing buildings

Next Steps

Staff Recommendation

- Replacement of the Corporation Yard will be needed in the future and should be planned for
- Add projects for each Phase during a capital budget cycle (funded or unfunded)
- Council Feedback?