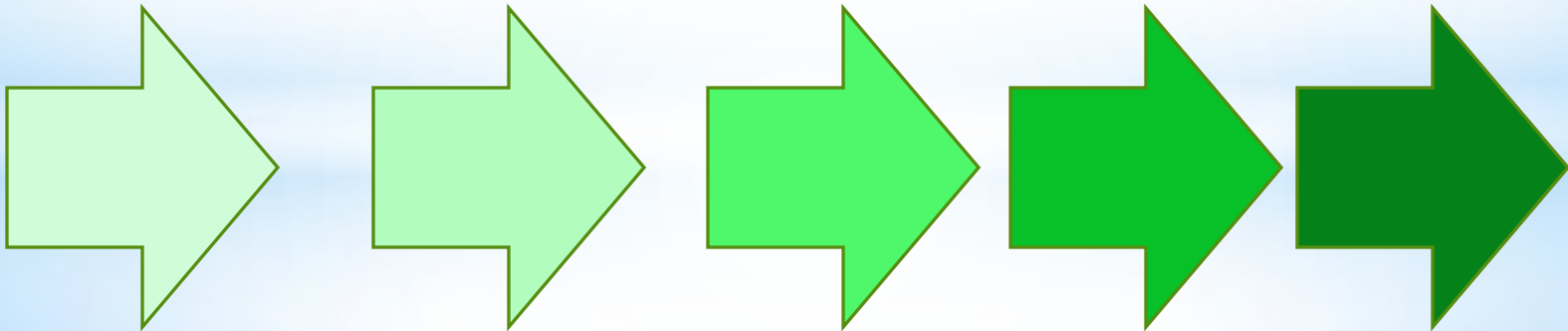




# Civic Center Modernization

## Moving Forward with a Phased Approach



City Council Study Session

August 9, 2016



# Civic Center Modernization

## Recap of Recent City Council Direction

- ✓ Create a Master Plan for the entire campus
- ✓ Implement using a phased approach
- ✓ Create a financing plan based on existing City assets
- ✓ Do not sell any land at the Civic Center

## Focus of this Study Session

- Outstanding planning issues
- Additional studies needed with Master Plan
- Council policy issues and next steps



## Preparing a campus-wide Master Plan

**Purpose of a Master Plan is to Affirm:**

- Ensure no communication gaps
- Long-term vision for the entire campus
- Phases for project implementation
- Information needed to make sound decisions
- Update preliminary cost estimates
- Start design





## Preparing a campus-wide Master Plan

### Goals for Master Plan

- Build on previous planning process
  - ✓ Success Criteria, Vision, Needs Assessment
  - ✓ Building Program
  - ✓ Market Analysis
  - ✓ Preliminary costs and financing alternatives
  - ✓ Parking and open space trade offs



# Preparing a campus-wide Master Plan





## Develop a scope of work for a campus-wide Master Plan

### What's included in the Master Plan?

- Site plan for buildings, parking, open space, circulation
- CEQA Review
- Site land survey
- Building architecture (at least for Phase 1)
- Process for Community and Commission input
- \_\_\_\_\_
- \_\_\_\_\_



# Master Plan Scope

What green building and sustainable features should be included?



## **Civic Center Success Criteria**

Leaders in Sustainability

- Civic Model of Sustainability
- Reduce Water and Energy Consumption

## **Current Council Policy**

- LEED Gold for new construction
- LEED Certified for renovation



# Master Plan Scope

What green building and sustainable features should be included?

Assumption in  
MP Scope

Study Further in  
Master Plan

Evaluate site and  
building  
sustainability  
features

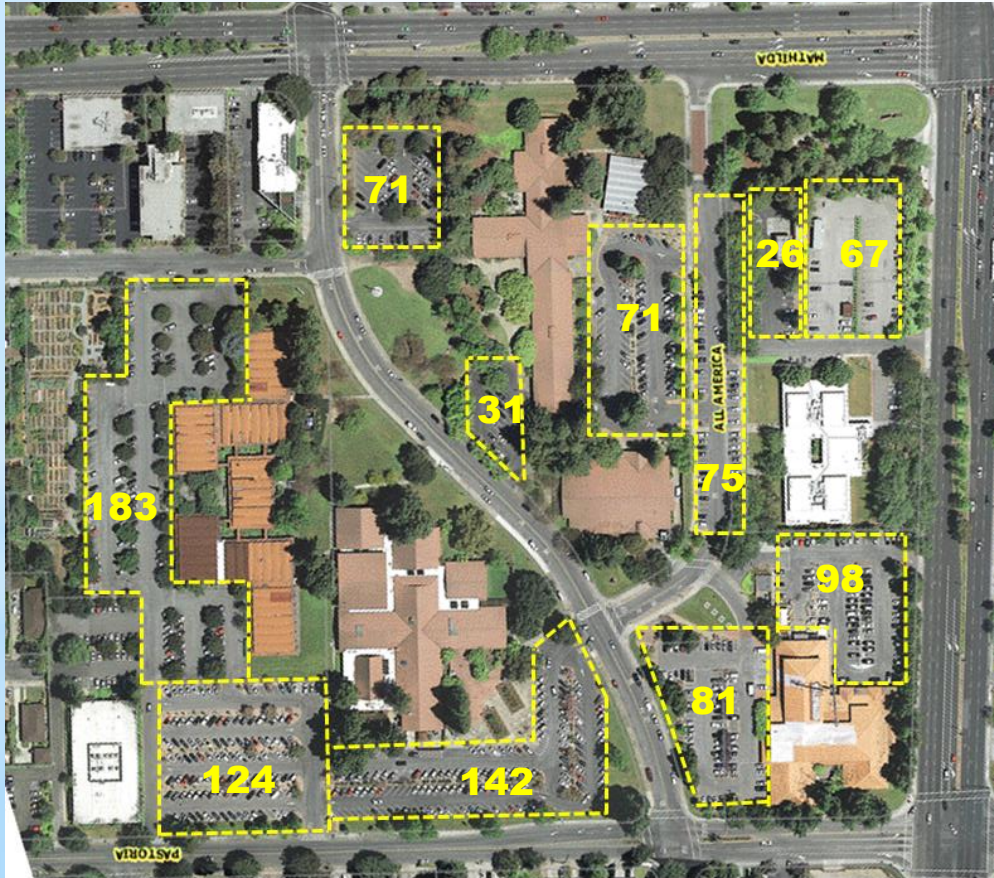
Decide with  
Future Phases





# Master Plan Scope

Parking - How much, where, and configuration (surface, structured, underground)?



## Current Parking Totals

871 Public Spaces

98 DPS Secure Spaces

969 Total



# Master Plan Scope

Parking - How much, where, and configuration (surface, structured, underground)?

Assumption in  
MP Scope

Study Further in  
Master Plan

Evaluate a  
range of  
parking options  
including costs  
and site layout

Decide with  
Future Phases

Keep parking  
options open  
for future  
phases



# Master Plan Scope

Should portions of Olive Avenue, and All America Way be closed to car traffic?



Prototype C



Prototype B



# Master Plan Scope

Should portions of Olive Avenue, and All American Way be closed to car traffic?

Assumption in  
MP Scope

Study Further in  
Master Plan

Traffic study  
and  
environmental  
review

Decide with  
Future Phases

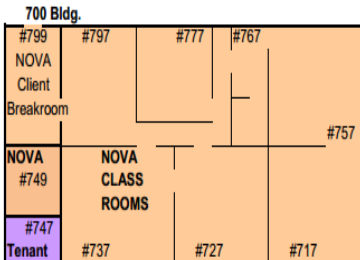
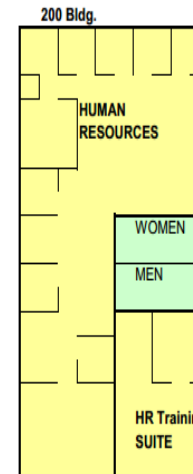
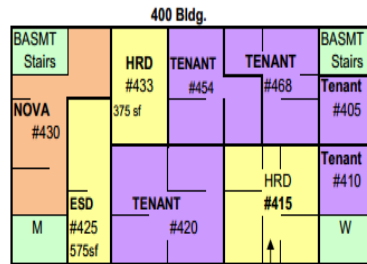
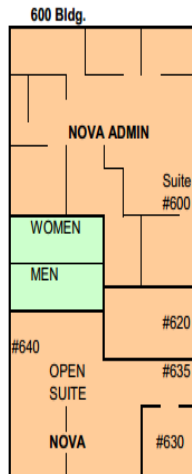
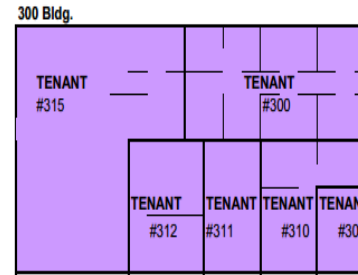
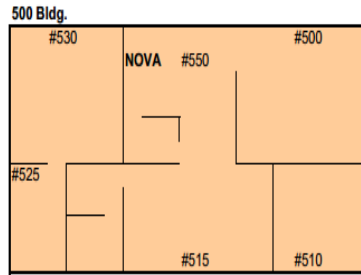


# Master Plan Scope

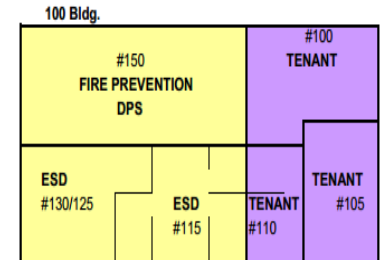
## Will NOVA stay at the Civic Center?

**SUNNYVALE OFFICE CENTER**  
 505 WEST OLIVE AVE  
 EXISTING LAYOUT (01/23/16)

-- Each building approximaely 5,000 Square Feet



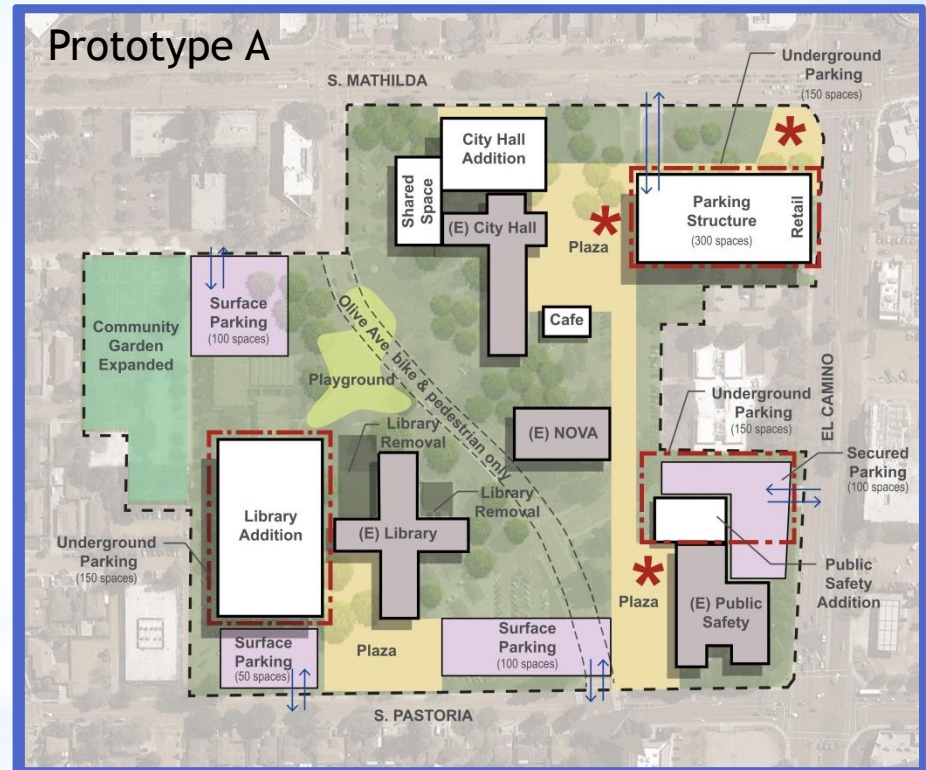
CITY  
 CONFERENCE  
 ROOMS  
 #415





# Phase 1 Project Scope

## Will NOVA stay at the Civic Center?





# Master Plan Scope

Will NOVA stay at the Civic Center?

Assumption in  
MP Scope

Return to  
Council for a  
decision prior  
to finalizing MP  
scope

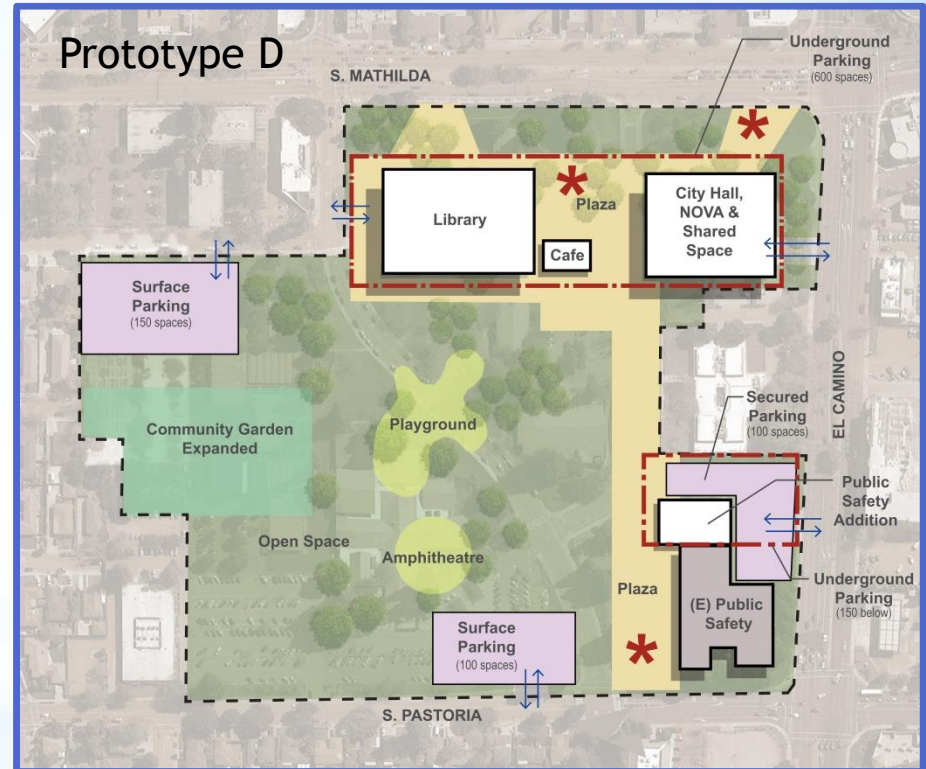
Study Further in  
Master Plan

Decide with  
Future Phases



# Master Plan Scope

Should the Charles Street Garden be reconfigured?



Success Criteria: Preserve the Community Garden Function Within the Civic Center Site





# Master Plan Scope

Should the Charles Street Garden be reconfigured?

Assumption in  
MP Scope

Keep Charles  
Street Gardens  
as is

Study Further in  
Master Plan

Decide with  
Future Phases



# Phase 1 Project Scope

Renovate and expand or replace City Hall?



## Existing City Hall

1st Floor 28,200 sq.ft.

Basement 6,500 sq.ft.

Total 34,700 sq.ft.

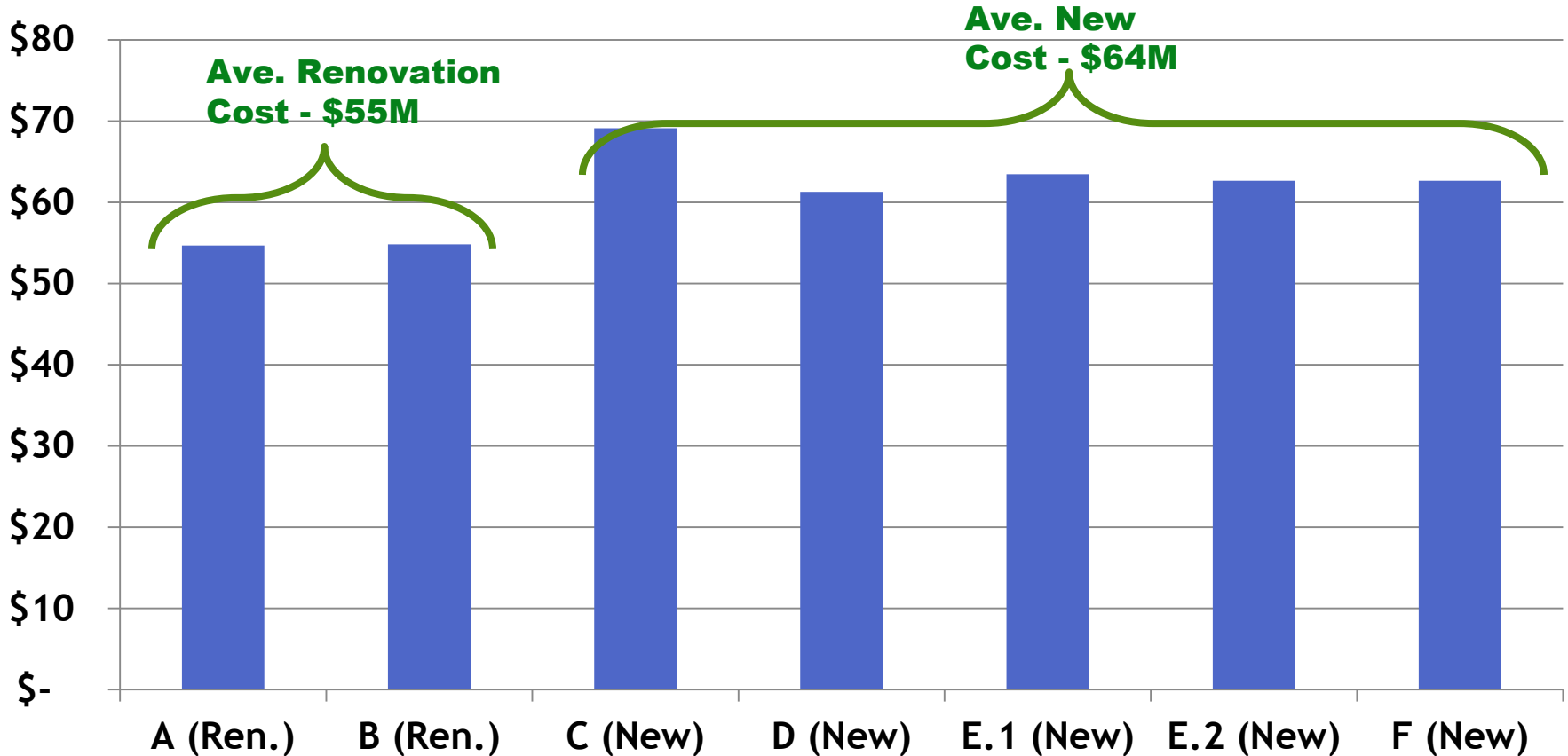
Proposed Program - 76,000 sq.ft.



# Phase 1 Project Scope

Renovate and expand or replace City Hall?

Prelim. Cost for City Hall Only  
(without parking and site work)





# Phase 1 Project Scope

Renovate and expand or replace City Hall?

## Advantages of New Construction vs. Renovation

- 1) Flexibility of placement on site
- 2) Optimize interior space layout
- 3) Option for underground parking
- 4) Optimize green building features
- 5) Flexibility of architectural design
- 6) Could avoid temporary facility costs
- 7) Maximize opportunity for expanding open space

# Civic Center Financing Alternatives

Current City  
Assets and  
Revenues



Varies based on  
Council direction

## Existing Revenues

- Infrastructure Fund
- Facilities Fund
- NOVA Space Rental

Potential  
Funding

**\$36M**

Update

**\$41M**

## Land

- Onizuka & Unilever
- Downtown (Charles St.)
- Civic Center (\$0)

**\$36M**

**\$45M**

## Use of Current Reserves

- CIP Reserve
- Infrastructure Fund

**\$17M**

**\$22M**

## Other

- Park Dedication Fees
- Enterprise Funds
- PEG (TV Broadcast)

**\$27M**

**\$43M**

**\$116M** **\$156M**



# Master Plan Scope

Renovate and expand or replace existing buildings?

## Assumption in MP Scope

Replace City Hall

## Study Further in Master Plan

Develop a site  
Master Plan for  
future Library  
and Public Safety  
replacements or  
expansions

## Decide with Future Phases

Make final  
decisions about  
Library and  
Public Safety  
including parking



# Master Plan Scope

## What's Included in Civic Center Phase 1?

- ✓ New City Hall
- ✓ Space for NOVA ?
- ✓ Adequate Parking (TBD)
- ✓ Open Space Improvements (TBD)

## How much will this cost?

- New City Hall with parking
- NOVA with parking ??

## Average Costs

\$89 M

\$23 M

**\$112 M**



# Master Plan Scope

What other priorities could be met within available funding?

## Main Library

- Part of a future phase
- Site Master Plan ensures options stay open
- Consider ways to reduce costs
- Address maintenance issue through CIP budget
- Take advantage of open space and added meeting rooms







# Master Plan Scope

What other priorities could be met within available funding?





# Master Plan Scope

**What other priorities could be met within available funding?**

## **Phase 1 Improvements for Public Safety**

- ✓ Create a prioritized list of needs
- ✓ Evaluate alternatives
- ✓ Develop cost estimates
- ✓ Reconsider as overall project costs and funding is updated





# Master Plan Scope

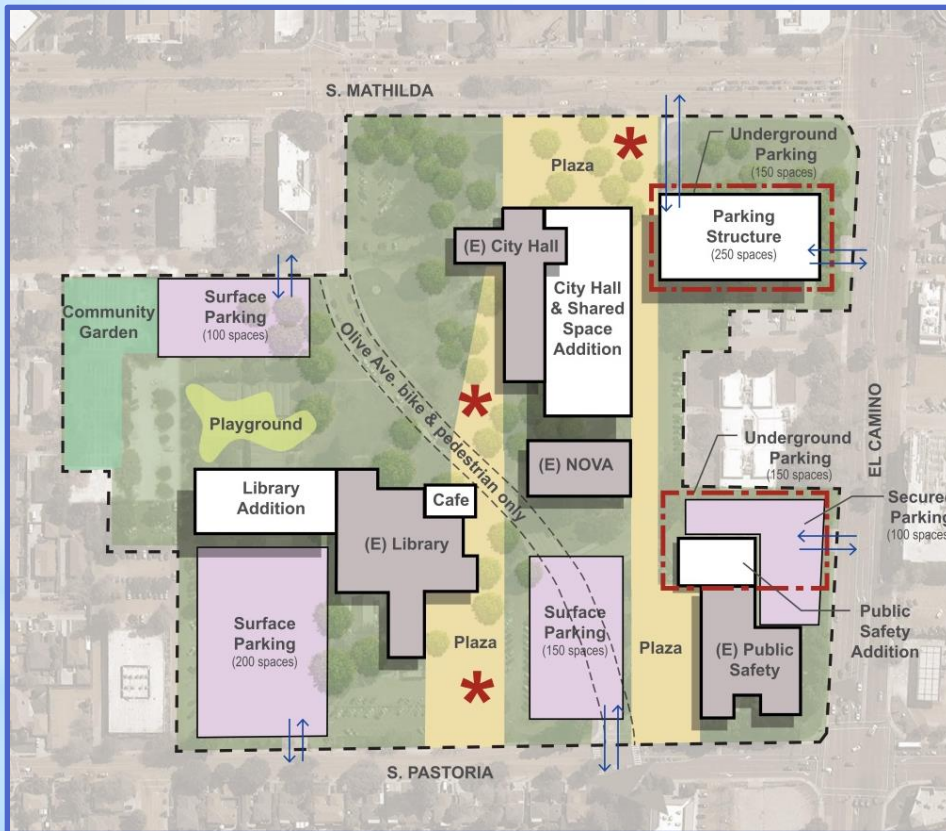
## Preliminary List of Public Safety Needs

- Dedicated Emergency Operations Center
- Evidence storage warehouse (offsite)
- Space for Fire Prevention programs
- Perimeter security improvements
- Crime lab renovation/expansion
- General selective interior renovation
  - Locker rooms
  - Interview rooms
  - Briefing room
  - Equipment storage
  - Modular furniture replacement



# Master Plan Scope

## Public Safety Initial Concepts



- 1) Building addition with selective remodel of existing
- 2) Accommodate critical features in new City Hall
  - Dedicated EOC
  - Space for Fire Prevention



## Civic Center Next Steps:

- 1) Return to Council for policy direction on NOVA
- 2) Develop a detailed master plan scope for Council approval
- 3) Hold an open and competitive selection process
- 4) Return to Council for contract award and funding





# QUESTIONS ?

City Council Study Session  
August 9, 2016

PURCHASING/FINANCE  
INFORMATION TECHNOLOGY