

Civic Center Modernization Project
Advantages and Disadvantages of NOVA Facility Location

Alternative	Advantages	Disadvantages
NOVA moves offsite	<ul style="list-style-type: none"> • No rent subsidy required by the City • Reduced capital expenditures for Civic Center project 	<ul style="list-style-type: none"> • Challenging to find adequate space with sufficient parking for NOVA clients • Revenue from NOVA lease reduced by \$352,800/year (FY 2015/16) • Reduced opportunities to share space with City programs
NOVA stays at Civic Center	<ul style="list-style-type: none"> • Convenient central location within NOVA service area and excellent access to NOVA programs for Sunnyvale residents and employers • City maintains ownership over NOVA space and could provide expansion space for future City programs • If configured properly some NOVA classrooms could be made available for community use after NOVA business hours • Opportunities to share conference and meeting space with other City services • City continues to receive rent to cover a portion of capital expenses 	<ul style="list-style-type: none"> • Requires a significant capital expenditure with some level of below market rent required • Building and parking facilities consume land that could be devoted to other uses
Annex Building Remodel	<ul style="list-style-type: none"> • Annex basement could continue to be used for the City's print shop and mail center, reducing space needs for City Hall and project costs 	<ul style="list-style-type: none"> • Current building location constrain site options for new buildings
Include NOVA in New City Hall	<ul style="list-style-type: none"> • Highest potential for shared space • Highest value location for potential future City service expansion • Maximizes City services delivered from one location • Increases flexibility for building siting and for increasing open space 	<ul style="list-style-type: none"> • Highest cost alternative • Increases parking demand for City Hall location