

Civic Center Modernization Project

Planning for NOVA Workforce Services

Draft Scope of Services for Master Planning



City Council Meeting
October 25, 2016

W El Camino Real

82



Civic Center Modernization Project

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

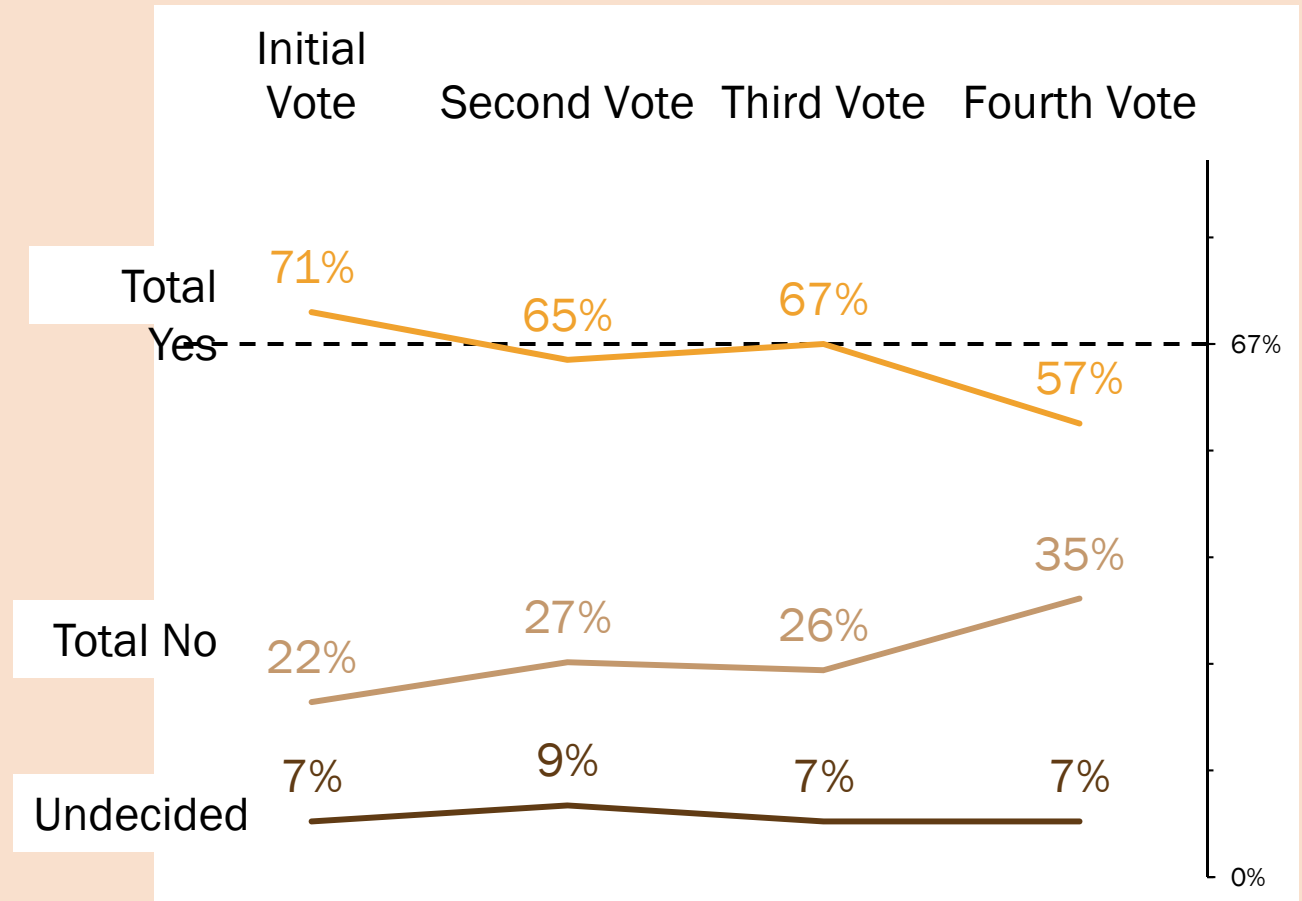


2015 Community Outreach Process



Civic Center Modernization Project

Bond Measure Vote Progression (Two-thirds Vote Requirement)



April 2016 Community Survey Results



Civic Center Modernization Project

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





Civic Center Modernization Project

NOVA Serves Job Seekers and Employers

In Fiscal Year 2015/16 NOVA:

- Enrolled 3,368 new adult clients
- Served 4,345 unique adult customers
- Had 41,707 customer visits
- Provided a total of 54,984 services to job seekers



NOVA Services



Civic Center Modernization Project

- Hosted by Sunnyvale since 1982
- Regional service area
- Independent funding

Budget

FY 2016/17 = \$10.5 M

- Federal Workforce Allocation = \$5.7 M
- Other Grants
- 33 Full time employees



NOVA Background

NOVA's Space Needs

- Classrooms, Meeting Rooms, Career Counseling
- 19,000 sq.ft.
- 270 parking spaces
- Included space for State Employment Development

Updated

- Reduce projected staffing
- Reduce peak parking demand
- 15,000 sq.ft.
- 175 parking spaces

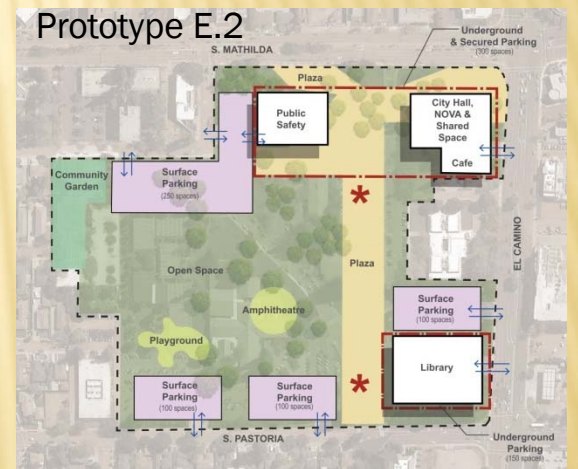
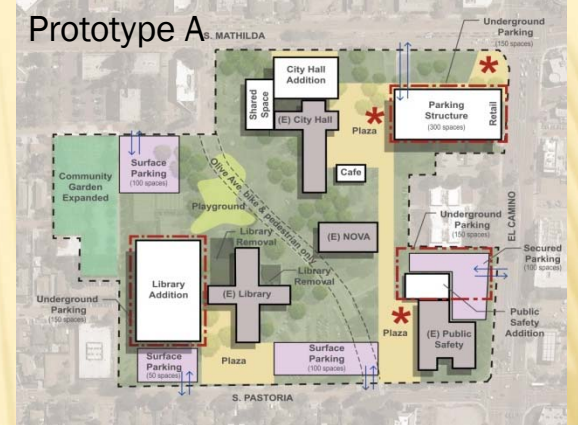




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Options for NOVA Facilities

- A. Renovate the Annex Building (1st floor) for NOVA
- B. Include NOVA as part of a new City Hall
- C. NOVA leases space offsite



NOVA Alternatives



Preliminary Cost Data

Total

\$9.7 M - \$21.2 M





Civic Center Modernization Project

B) Include NOVA as part of a new City Hall

Preliminary Cost Data

Building (15,000 sq.ft.)
Parking (175 spaces)
Total

Cost Range (2015 \$)

\$11.3 M – \$13.5 M
\$2.2 M – \$10.7 M
\$13.5 M – \$24.2 M



Nova Alternatives



Civic Center Modernization Project

C) NOVA leases commercial space

NOVA current annual rent = \$352,800

Assume 2% annual increase

- Rent over 30 years = \$14.3M
- Present worth(w/3% int.) = \$9.0 M

Challenges with Leased Space:

- Parking
- Availability
- Cost of Tennant Imp. ???



Nova Alternatives

Pros and Cons of NOVA Facility Location

Keep NOVA at the Civic Center

Pros

- Excellent access to NOVA services for Sunnyvale residents and businesses
- City maintains ownership over NOVA space – may provide options for future expansion of core services
- Opportunities for shared meeting and conference space
- NOVA rent covers a significant portion of capital expenses

Cons

- Requires a significant capital expenditure that may not be fully recoverable
- Building and parking facilities consume land that could be available for other uses



Pros and Cons of NOVA Facility Location

Include NOVA in New City Hall

Pros

- Highest potential for shared space
- Highest value location for potential future City service expansion
- Maximizes City service delivery from one location
- Increases flexibility for building siting and for increased open space

Cons

- Highest cost alternative
- Increases parking demand for City Hall location



NOVA Facility Location

Staff Recommendation

Direct staff to locate NOVA at the Civic Center as part of the new City Hall and evaluate opportunities for a public benefit contribution

- ✓ Advantages outweigh increased costs
- ✓ City builds equity in a valuable asset
- ✓ Advantages meet important objectives in project success criteria
 - ✓ Create flexibility for future City needs
 - ✓ Improve access to City services
 - ✓ Improve connectivity between city services on the Civic Center Campus
 - ✓ Flexible and adaptable spaces for civic and community use





Civic Center Modernization Project

Key Assumptions

Phase 1 -

- New City Hall (LEED Platinum)
- Demolish: Sunnyvale Office Center, City Hall, City Hall Annex, and South Annex Buildings
- Options for Public Safety improvements
 - Dedicated Emergency Operations Center
 - Selective renovations
- Parking and site improvements

Future Phases –

- Main Library renovation/expansion or replacement
- Public Safety renovation/expansion or replacement

Scope of Services for Master Planning



Civic Center Modernization Project

Master Plan Work Products

City Hall

- Building architecture (site, height, shape)
- Floor plan
- LEED checklist
- Prelim, landscape plan
- Updated costs

Public Safety Building

- Selective renovation options
- Addition option
- City Hall Option
- Perimeter security options
- Cost estimates



Scope of Services for Master Planning



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Master Plan Work Products

Site Master Plan

- Building location alternatives
- Circulation study
- Parking alternatives
- Open space plan
- Sustainable design features
- Land survey

Other

- Environmental review
- Community outreach
- Master Plan report

Scope of Services for Master Planning



Civic Center Modernization Project

Staff Recommendation

Approve the draft scope of services for Civic Center Master Planning

Next Steps

- Open competitive selection process for qualified consultants
- Return to City Council for funding and contract award (early 2017)

QUESTIONS ?



Proposed Civic Center Space Program

Interior	Existing	Proposed	Change
Library	61,000	117,000	92%
Public Safety	45,000	57,000	27%
City Hall	66,000	76,000	15%
<i>City Admin</i>		44,000	
<i>Shared</i>		32,000	
NOVA	15,000	19,000	27%
Total	187,000	269,000	44%

PROTOTYPE COST SUMMARY

	Construction Cost		Project Cost (w/35% Soft Cost)	
	Low	High	Low	High
A	\$ 163.9 M	\$ 222.1 M	\$ 221.2 M	\$ 299.9 M
B	\$ 150.1 M	\$ 205.1 M	\$ 202.7 M	\$ 276.8 M
C	\$ 175.5 M	\$ 230.3 M	\$ 236.9 M	\$ 311.0 M
D	\$ 182.0 M	\$ 237.1 M	\$ 245.7 M	\$ 320.0 M
E.1	\$ 177.6 M	\$ 226.2 M	\$ 239.8 M	\$ 305.4 M
E.2	\$ 171.5 M	\$ 217.0 M	\$ 231.5 M	\$ 293.0 M
F	\$ 171.2 M	\$ 223.8 M	*\$ 231.1 M	*\$ 302.1 M
G	\$ 178.1 M	\$ 232.0 M	**\$ 240.5M	**\$ 313.2M

**Does not include offset from lease/sale of land*

***Does not Include land purchase cost*