

City of Sunnyvale

Civic Center Modernization Master Plan

City Hall Annex & Public Safety Addition Assessments

July 25, 2017 | City Council Meeting: 7:00pm

METHODS

- Architecture, Planning, MEP, and Structural assessments undertaken since June 1
- Over 10 site visits to understand the building and its systems
- Tours with department heads to view inner workings of first floor and basement
- Reviewed parking area, accessibility, and topography
- Met with NOVA to discuss their current operations and needs
- Met with the City of Sunnyvale Core Team to discuss draft assessment



AGENDA

**01 CITY HALL
ANNEX**

**02 PUBLIC SAFETY
BUILDING**

**03 SCHEDULE &
NEXT STEPS**

01 CITY HALL ANNEX

CITY HALL ANNEX

A. Building Assessment

1. Site Context
2. Building Envelope
3. Exterior Materials
4. Accessibility
5. Seismic & Structural
6. Building Systems - MEP
7. LEED
8. Interior

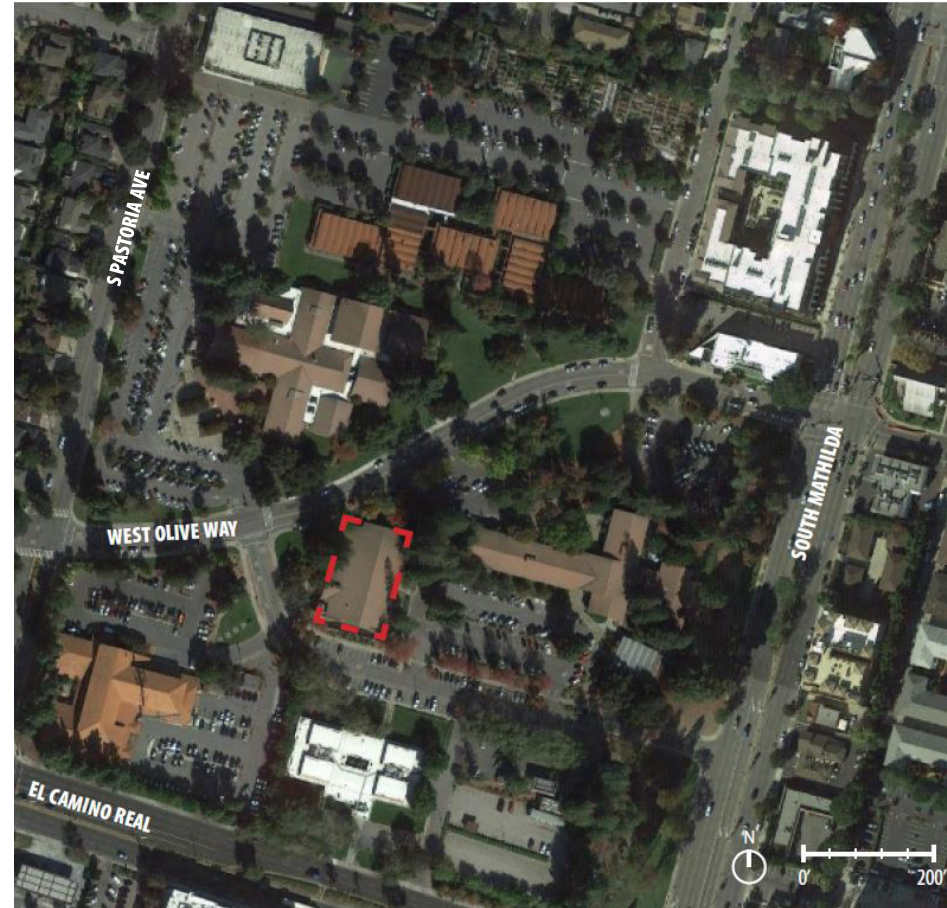
B. NOVA Program & Test Fit

C. Options

1. Relocate NOVA to Annex
2. Relocate NOVA to New City Hall

CITY HALL ANNEX : ASSESSMENT / SITE CONTEXT

- The Sunnyvale City Hall Annex was constructed in 1970 as a Public Safety Building for the City.
- The building was renovated in 1984 to accommodate the City's Finance and Information Technology departments.
- Closely located to mature redwood stand.
- Adjacent to the existing City Hall; Centrally located on campus
- **21,335 sf**
 - **14,650 sf** Ground Level
 - **6,685 sf** Basement



CITY HALL ANNEX : ASSESSMENT / BUILDING ENVELOPE

Building envelope is mostly sound but inadequate by current energy standards

- A large scale renovation would trigger compliance with current energy codes.
- While the renovated building could comply with energy codes by modifying the mechanical system and leaving the building envelope alone, the building is under insulated by current standards
- Upgrading the insulating values of the roof, walls, and single pane glazing would reduce heating and cooling loads and increase energy efficiency and user comfort.



CITY HALL ANNEX : ASSESSMENT / EXTERIOR MATERIALS

Exterior materials are largely intact with some exceptions

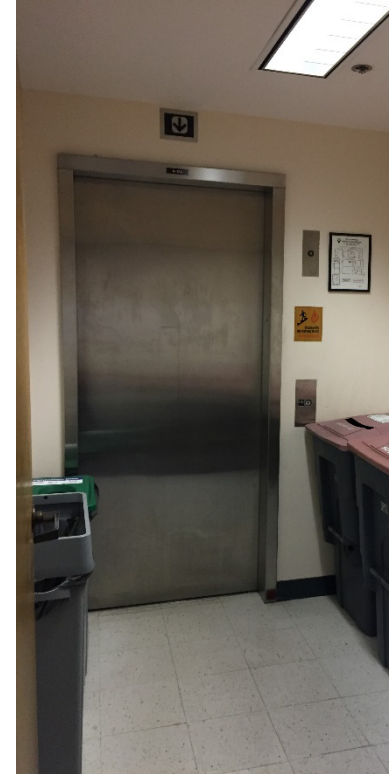
- Brick and clay tile are durable materials with years of life remaining.
- Exposed wood roof rafters show water damage
- South side water damage (leaks from the planters), concrete wall wear and spalling, and doors and louvers on this face need replacement.



CITY HALL ANNEX : ASSESSMENT / ACCESSIBILITY

Various accessibility upgrades would be required for renovation, including parking and entry access.

- Additional accessible parking required
- Upgrade accessible path to building
- Elevator upgrades required
- Interior would require significant renovation to bring doorways and restrooms up to code



CITY HALL ANNEX : ASSESSMENT / SEISMIC & STRUCTURAL

1. Brick masonry walls are not adequately anchored.
2. Roof diaphragm not adequate to resist seismic loading.
3. Suspended ceiling and light fixtures are not adequately braced.
4. Since renovation in 1984, seismic code has been changed **8** times.

ITEMS 1 AND 2: 4X16 PSL @ 4' O.C. W/ HDU2 EACH SIDE. NOTCH OVER GLB EACH END. EPOXY HDU ALL THREAD RODS 6" INTO (E) BRICK MASONRY WALL. FASTEN PSL TO UNDERSIDE OF (E) PLY W/ A34 @ 12" O.C. EA. SIDE WITH #8X3/8" PAN HEAD WOOD SCREWS TO PLYWOOD.

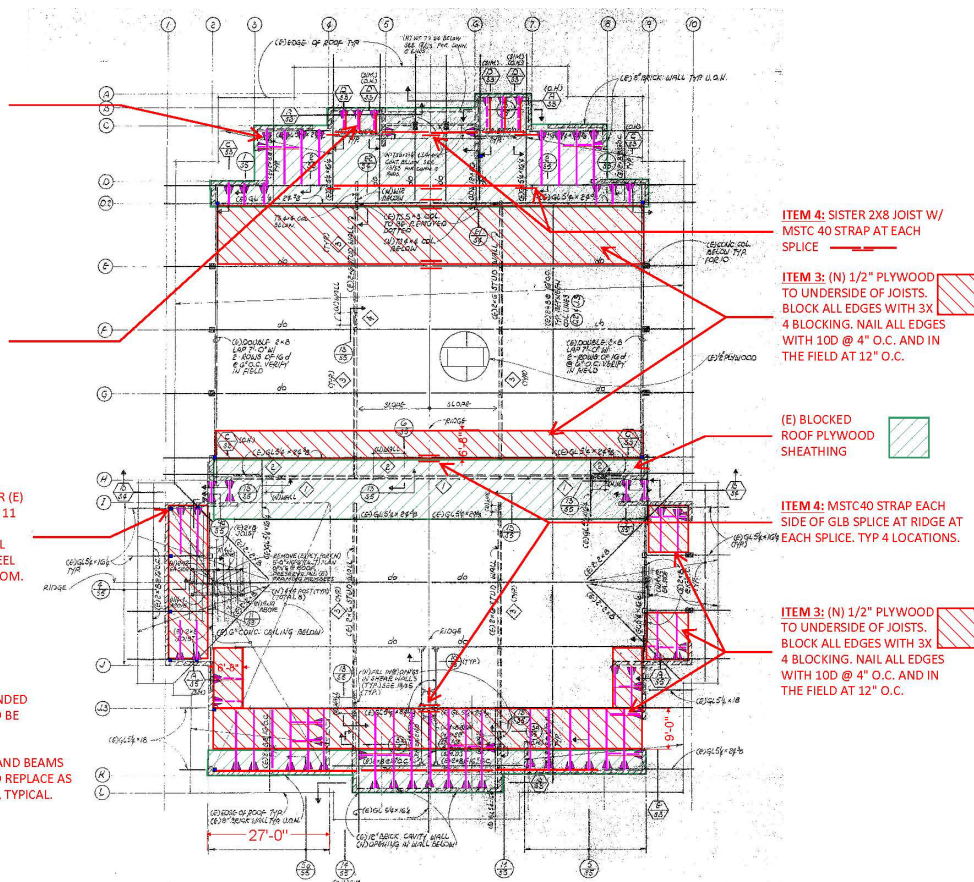
ITEMS 1 AND 2: LINE OF 4X8 BLOCKS @ 4' O.C. STRAP UNDERSIDE OF EA. LINE OF BLOCKS W/ CMST12 TO ALL BLOCKS. FASTEN BLOCKS TO UNDERSIDE OF (E) PLY W/ A34 @ 12" O.C. EA. SIDE WITH #8X3/8" PAN HEAD WOOD SCREWS TO PLYWOOD. ANCHOR FIRST BLOCK WITH W/ HDU2 EACH SIDE. EPOXY HDU ALL THREAD RODS 6" INTO (E) BRICK WALL.

ITEM 7: FULL HEIGHT HSS6X6X3/8" UNDER (E) GLB W/ EPOXY WALL ANCHORS AT 4' O.C. 11 LOCATIONS TOTAL. CUT HOLE IN (E) CONCRETE CEILING IN 7 LOCATIONS. STEEL BRACKET BOLTED TO GLB AT TOP AND STEEL BASE PLATE ANCHORED TO SLAB AT BOTTOM.

NOTES:

- 1.) ITEM 5 NOT SHOWN ON THIS PLAN.
- 2.) ITEM 6 NOT SHOWN. EXISTING SUSPENDED ACOUSTIC TILE AND GYPSUM CEILINGS TO BE RETOFITTED WITH SEISMIC BRACING
- 3.) THE UNDERSIDE OF THE ROOF JOISTS AND BEAMS ARE COVERED IN DRYWALL. REMOVE AND REPLACE AS REQUIRED TO INSTALL THE WORK NOTED, TYPICAL.

REPRESENTATIVE CONCEPTUAL RETROFIT



ROOF FRAMING PLAN FROM 1984 CIVIC CENTER IMPROVEMENT DRAWINGS

CITY HALL ANNEX : ASSESSMENT / BUILDING SYSTEMS – MEP

- MEP utilities and infrastructure can be reused but MEP systems need to be replaced (TI Renovation)
- Replace items within scope of project:
 - HVAC system and controls
 - Plumbing fixtures
 - Sprinkler heads
 - Lighting and controls
 - Electrical panels, receptacles, wiring
 - Fire alarm devices



CITY HALL ANNEX : ASSESSMENT / LEED

Y	?	N			
	2		Credit	Integrative Process	2

8	10	18	Location and Transportation		18
		18	Credit	LEED for Neighborhood Development Location	18
6	2		Credit	Surrounding Density and Diverse Uses	8
2	5		Credit	Access to Quality Transit	7
	1		Credit	Bicycle Facilities	1
	2		Credit	Reduced Parking Footprint	2

4	8	0	Water Efficiency		12
Y			Prereq	Indoor Water Use Reduction	Required
4	8		Credit	Indoor Water Use Reduction	12

12	13	13	Energy and Atmosphere		38
Y			Prereq	Fundamental Commissioning and Verification	Required
Y			Prereq	Minimum Energy Performance	Required
Y			Prereq	Fundamental Refrigerant Management	Required
	5		Credit	Enhanced Commissioning	5
10	6	9	Credit	Optimize Energy Performance	25
	2		Credit	Advanced Energy Metering	2
	3		Credit	Renewable Energy Production	3
	1		Credit	Enhanced Refrigerant Management	1
2			Credit	Green Power and Carbon Offsets	2

5	8	0	Materials and Resources		13
Y			Prereq	Storage and Collection of Recyclables	Required
Y			Prereq	Construction and Demolition Waste Management Planning	Required
1			Credit	Long-Term Commitment	1
2	2		Credit	Interiors Life-Cycle Impact Reduction	4
	2		Credit	Building Product Disclosure and Optimization - Environmental Product Declarations	2
	2		Credit	Building Product Disclosure and Optimization - Sourcing of Raw Materials	2
	2		Credit	Building Product Disclosure and Optimization - Material Ingredients	2
2			Credit	Construction and Demolition Waste Management	2

9	5	0	Indoor Environmental Quality			17
Y			Prereq	Minimum Indoor Air Quality Performance	Required	
Y			Prereq	Environmental Tobacco Smoke Control	Required	
2			Credit	Enhanced Indoor Air Quality Strategies	2	
1	2		Credit	Low-Emitting Materials	3	
1			Credit	Construction Indoor Air Quality Management Plan	1	
1			Credit	Indoor Air Quality Assessment	2	
	1		Credit	Thermal Comfort	1	
2			Credit	Interior Lighting	2	
	1		Credit	Daylight	3	
1			Credit	Quality Views	1	
1	1		Credit	Acoustic Performance	2	

6	0	0	Innovation			6
5			Credit	Innovation	5	
1			Credit	LEED Accredited Professional	1	

0	5	0	Regional Priority			4
	1		Credit	LT - Access to Quality Transit	1	
	1		Credit	Materials - Interiors Life-Cycle Impact	1	
	1		Credit	WE - Indoor Water Use Reduction	1	
	2		Credit	Materials - Product Disclosure + Optimization	1	

44	51	31	TOTALS	Possible Points:	110
Certified: 40 to 49 points. Silver: 50 to 59 points. Gold: 60 to 79 points. Platinum: 80+					

44 yes 51 maybe 31 no

Certified = 40-49
Silver = 50-59
Gold = 60-69

CITY HALL ANNEX : ASSESSMENT / LEED

Rating System: ID+C Commercial Interiors v4

- Location and Transportation: Some points achievable for diverse uses, transit, bicycle facilities
- Water Efficiency: Up to 30% water savings with new fixtures
- Energy and Atmosphere: Upgraded HVAC and Lighting; on-site renewables not recommended; additional possible points depending on budget
- Materials and Resources: Many points achievable with new materials for renovation
- Indoor Environmental Quality: Air quality, lighting, acoustics of renovated space
- Regional Priority: Focus on transit, water savings, and materials

CITY HALL ANNEX : ASSESSMENT / LEED

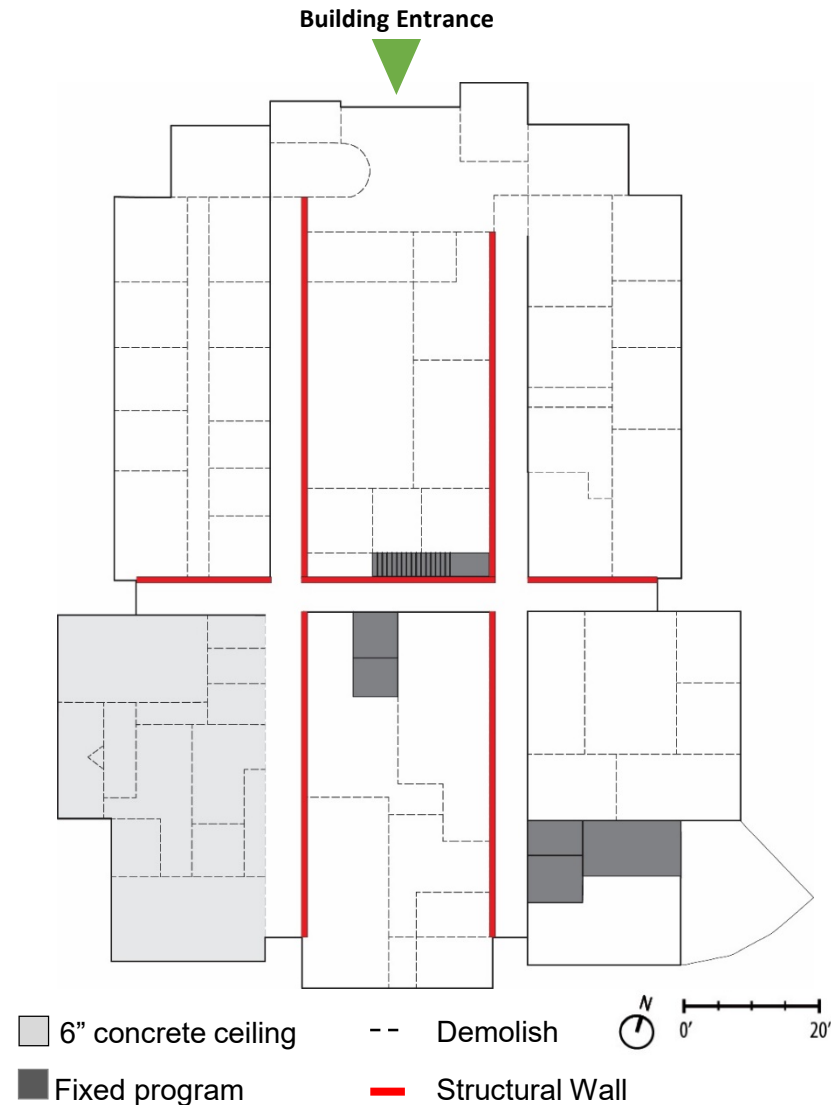
LEED points available in “Maybe” column to get to LEED Silver

- Water Efficiency: purchasing higher performance plumbing fixtures (\$) = 2 points
- Transportation: Provide two on-site shower facilities and bike parking (\$\$) = 1 point
- Energy & Atmosphere: enhanced commissioning (\$\$\$\$) = 5 points
- Energy & Atmosphere: advanced energy metering (\$\$\$\$) = 2 points

CITY HALL ANNEX : ASSESSMENT / INTERIOR

Interior needs renovation including replacement of most or all finish materials

- Functional shortcomings in current space
- Renovation would trigger additional restrooms
- Full interior renovation and build out would be required for NOVA tenant
- Demo concrete ceiling and walls from prior holding cells
- Lack of flexible open space due to load bearing walls
- Annex First floor: **14,650 gsf**
- NOVA program: **15,300 gsf**



CITY HALL ANNEX : NOVA PROGRAM REQUIREMENTS

- 56 Staff
- Office Space: 3,100 sf
- Training Rooms: 3,000 sf
- Computer Center: 960 sf
- Youth Room: 480 sf
- Storage & Support: 3,360 sf
- Growth Factor: 630 sf

Total Program Area: **11,530 nsf**

Total Required Footprint: **15,300 gsf**

**Assume shared computer center in new City Hall*



CITY HALL ANNEX : RENOVATED FOR NOVA

10,200 nsf of requested **11,530 nsf** program fits on first floor of Annex

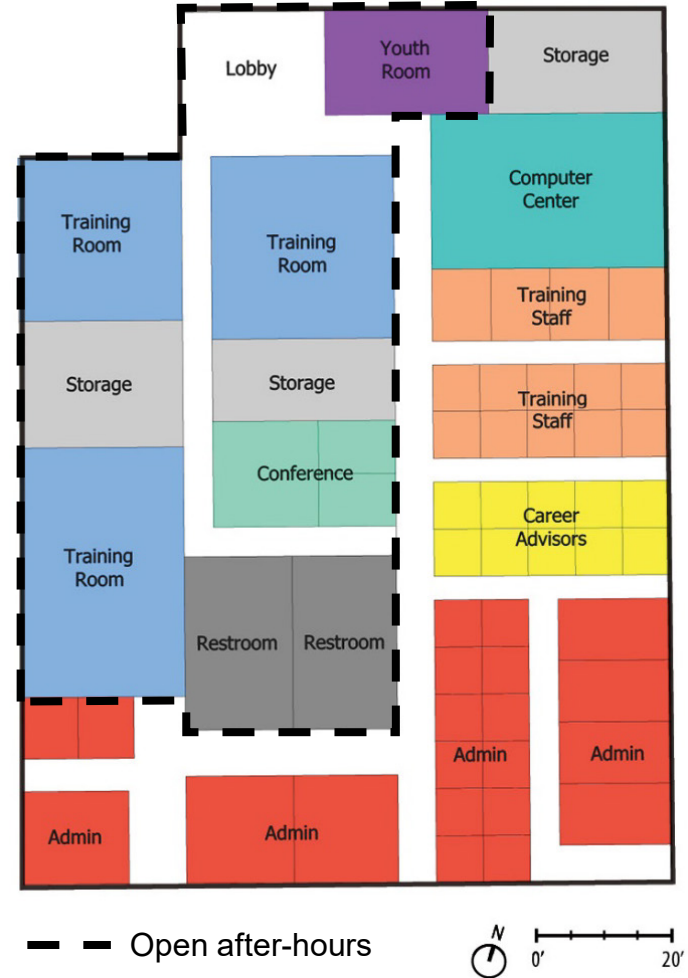
- Basement not usable for NOVA program
- Structural and MEP upgrades required
- Accessibility upgrades required
- Security and operational challenges
- Limited opportunity for growth
- Challenge & added cost to achieve LEED Gold
- Compromised program relationships
- Limits opportunity and flexibility for Civic Center Master Plan
- \$8,100,000 interior and exterior renovation cost, not including site work (in 2017 dollars)



NOVA IN NEW CITY HALL

15,300 gsf footprint fits requested NOVA program with room for growth

- Potential to utilize shared efficiencies
- Allows greater opportunity and flexibility in Civic Center Master Plan
- Shared training rooms and conference rooms designed to be accessible after hours and on weekends
- LEED Platinum Space
- Improved customer experience and wayfinding



02 PUBLIC SAFETY BUILDING

PUBLIC SAFETY BUILDING

A. Building Assessment

1. Site
2. Parking
3. Test Fit

B. Summary

PUBLIC SAFETY BUILDING – ASSESSMENT / SITE CONTEXT

High Priority Inadequacies:

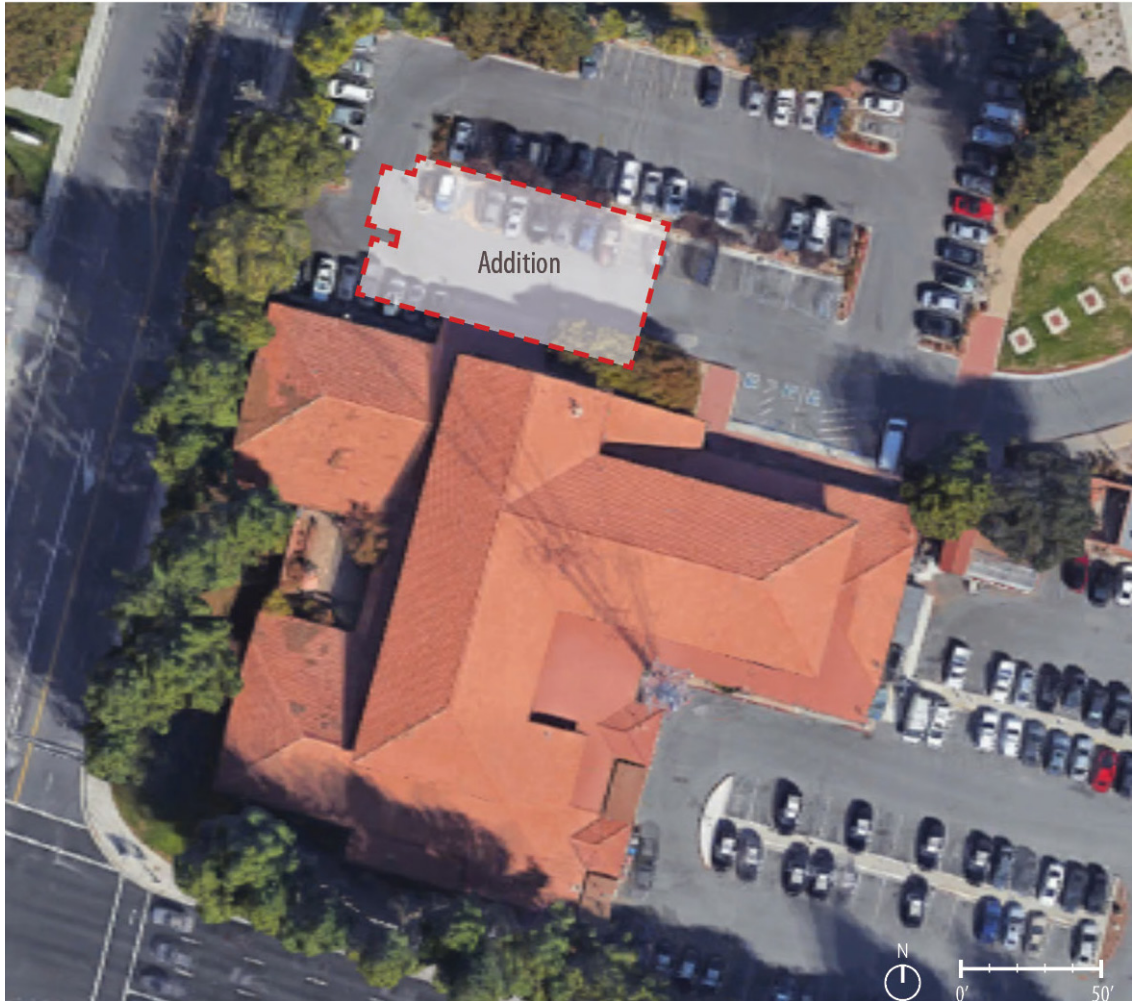
- E.O.C
- Briefing
- Evidence Storage
- Crime Lab
- Interview Rooms
- Exercise
- Locker Rooms



PUBLIC SAFETY BUILDING – ASSESSMENT / ADDITION

New 11,000 sf 2-Story Addition

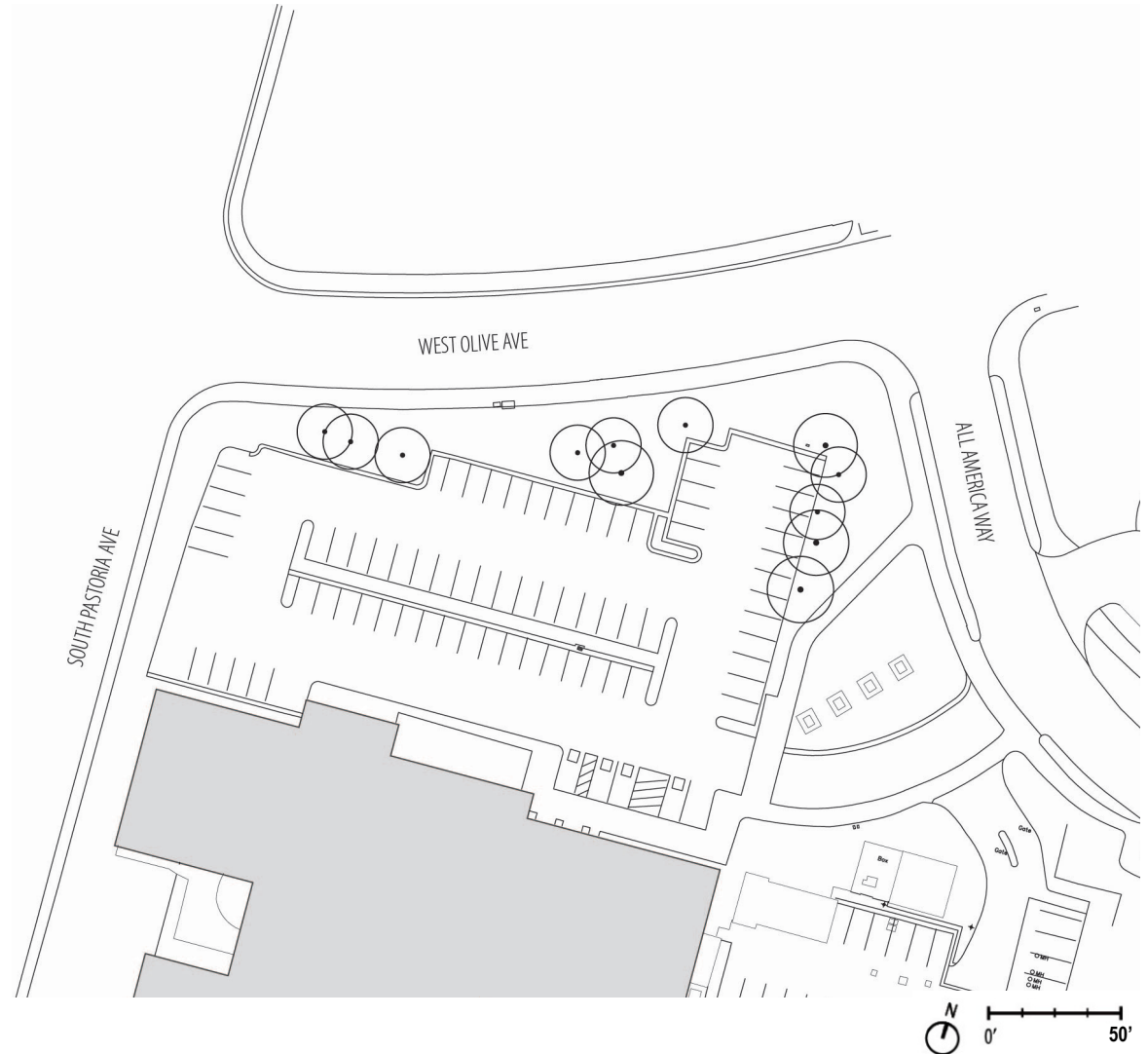
- Stand-alone building with secure connection to existing
- Located north of existing within parking area
- Opportunity to re-imagine a welcoming front door to support “community policing”
- Stand alone building chosen due to seismic & utility benefits, opportunity for more natural lighting and minimal disruption to DPS operations



PUBLIC SAFETY BUILDING – ASSESSMENT / PARKING

EXISTING CONDITIONS

- 79 Existing parking spots, including 4 ADA accessible



PUBLIC SAFETY BUILDING – ASSESSMENT / PARKING

NO PARKING LOT CHANGES

- 56 Parking spots, including 4 ADA accessible
- *-23 spots*

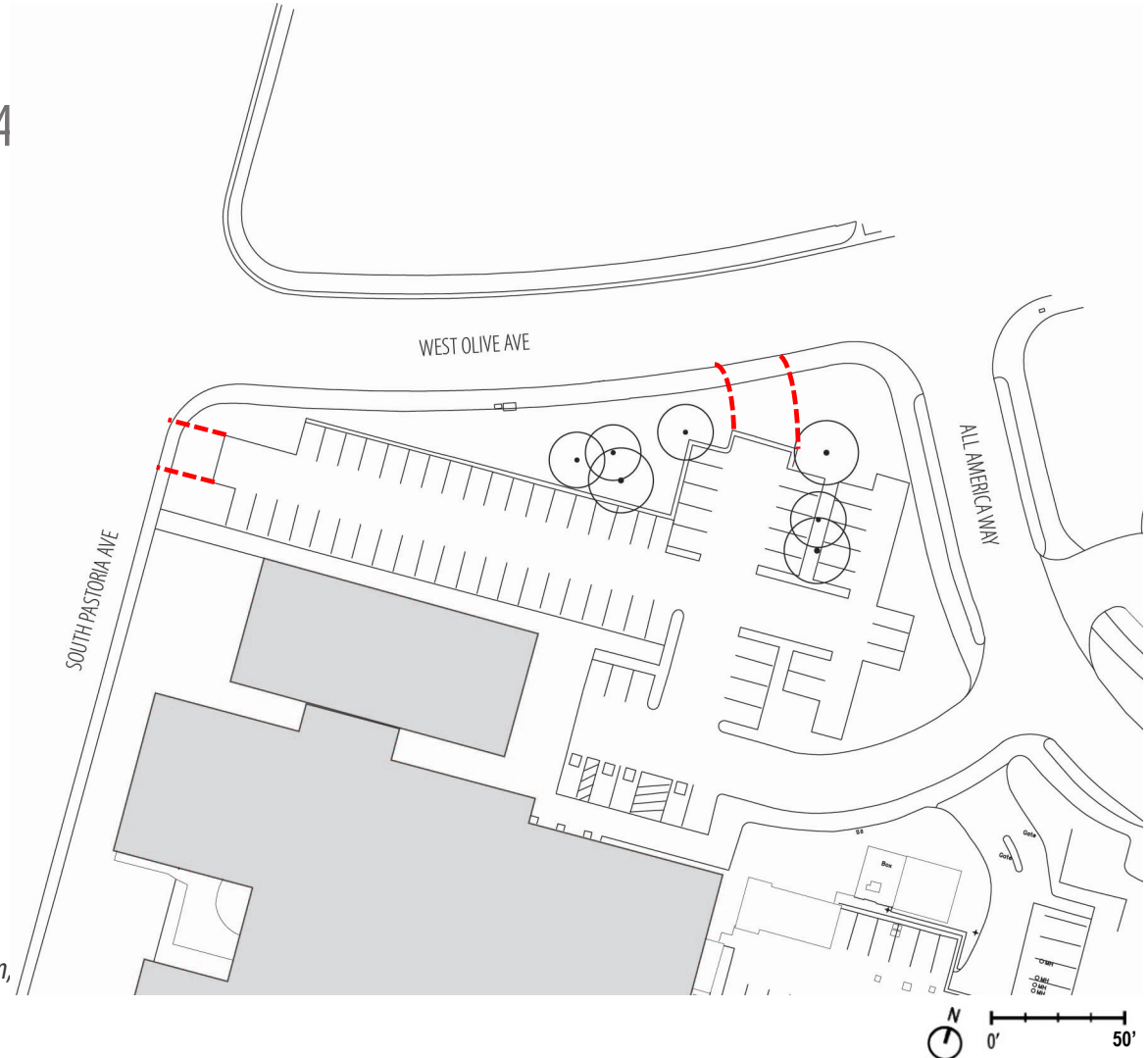


PUBLIC SAFETY BUILDING – ASSESSMENT / PARKING

RECONFIGURED

- 71 Parking spots, including 4 ADA accessible *
- -8 spots

**Some protected trees could be impacted due to reconfiguration, and fire access would need to be discussed*



PUBLIC SAFETY BUILDING – ASSESSMENT / PROGRAM

FIRST FLOOR

- **Renovation of Existing:**
 - Interview rooms
 - Crime lab
 - Evidence storage
 - Fitness room
 - Locker room
 - Briefing room
- **New Addition (5,500 sf)**
 - 'Welcoming' Lobby
 - Displaced program



PUBLIC SAFETY BUILDING – ASSESSMENT / PROGRAM

SECOND FLOOR

- 5,500 sf
- Additional program, EOC space, or Fire Prevention offices



PUBLIC SAFETY BUILDING – SUMMARY

- Improve key existing facilities and provide new program space
- Provide room for expansion and growth
- Improved operational efficiencies
- Relieve overcrowding and provide ample storage
- Able to accommodate and adapt to technological needs
- Provide a welcoming customer experience
- \$18,000,000 including 35% soft cost + essential facility cost (in 2017 dollars)



03 SCHEDULE & NEXT STEPS

SCHEDULE & NEXT STEPS

Phase 1 : Assessments (Defining the Problem)

- ✓ Visioning Meeting (6/14)
- ✓ 3 Community Focus Group Meetings (6/14)
- ✓ Report to Project Manager (6/28)
- ✓ Core Team Meeting (7/3)
- ✓ Sustainability Commission Meeting (6/19)
- ✓ **City Council Meeting Decision (7/25)**
 - State of the City Address (7/29)

Phase 2 : Alternatives Development

- Core Team Meeting (9/5)
- City Council Study Session (9/12)
- Parks + Rec Meeting (9/13)
- Arts Commission Meeting (9/20 or 10/18)
- Board of Library Trustees Meeting (10/2)
- Community Meeting (10/12)
Feedback on 2 Alternatives
- Bike + Pedestrian Meeting (10/19)
- Planning Commission Meeting (10/23)
- Core Team Meeting (10/31)
- **City Council Meeting (11/7)**

Phase 3 : Preferred Alternate Development

- Sustainability Commission Meeting (12/18)
- Core Team Meeting – Review Draft EIR (1/16/18*)
- Release of the Draft EIR (3/2/18*)
- Public Review Period Ends (4/16/18*)
- Team Publishes Final EIR (8/3/18*)
- Planning Commission Meeting-certifies EIR (8/21/18*)
- **City Council Meeting on Final Master Plan (9/18/18*)**

**2018 Dates are tentative*

Thank you

City of Sunnyvale Civic Center Modernization Master Plan City Hall Annex & Public Safety Addition Assessments

July 25, 2017 | City Council Meeting: 7:00pm

Annex Building Evaluation

Success Criteria

Improve the Quality of Services - Leaders in New Service Innovation

- Preserve or Enhance Current City Service Levels
- Create Flexibility for Future City Needs
- Improve Technology to Expand Service Capabilities and Improve Efficiencies

Annex Building Renovation

- Flexibility constrained by load bearing walls

New City Hall

- Better opportunity for using latest technology

Annex Building Evaluation

Success Criteria

Fiscally Responsible

- Consider Lifecycle Costs: Balance Ongoing Operational /Maintenance Costs With Initial Construction Costs
- Balance Short Term Costs with Long Term Value
- Strategic Use of Land and Resources

Annex Building Renovation

- Lower initial cost

New City Hall

- Lower operating cost per sq.ft.
- Longer building life

Annex Building Evaluation

Success Criteria

Accessible to All Members of Our Diverse Community

- Improve Access to City Services
- Improve Connectivity Between City Services on the Civic Center Campus
- Create an Attractive, Welcoming, and Well-Used Environment for the Community

Annex Building Renovation

New City Hall

- Better public access to services in one location
- NOVA staff better connected to support services

Annex Building Evaluation

Success Criteria

Civic and Community Engagement

- Flexible and Adaptable Spaces for Civic and Community Use - Meeting and Gathering Space
- Provide Cultural and Community Resources

Annex Building Renovation

New City Hall

- NOVA classrooms located with other accessible community space
- More adaptable to future service needs

Annex Building Evaluation

Success Criteria

Increase Usability of Open Space

- Provide a Walkable, Safe Environment
- Maintain a Balance between Built Structures and Open Space
- Make Sure Spaces Can Accommodate Multiple Uses - Indoor and Outdoor
- Outdoor Space that is Open and Used by the Community
- Combine Active and Passive Space to Meet a Range of User Needs
- Preserve Open Space and City Ownership of Land at the Civic Center
- Preserve the Community Garden Function Within the Civic Center Site

Annex Building Renovation

- Larger footprint per usable area

New City Hall

- Most flexibility on site design to maximize open space

Annex Building Evaluation

Success Criteria

Leaders in Sustainability

- Civic Model of Sustainability
- Reduce Water and Energy Consumption

Annex Building Renovation

- Reuses existing building materials
- LEED Silver

New City Hall

- LEED Platinum
- Lower energy usage per sq.ft.
- Better opportunity for renewable energy
- Better opportunity for natural lighting

Annex Building Evaluation

Success Criteria	Annex Bldg. Renovation	New City Hall
Improve the Quality of Services		✓
Fiscally Responsible	✓	✓
Accessible to All Members of Our Diverse Community		✓
Civic and Community Engagement		✓
Increase Usability of Open Space		✓
Leaders in Sustainability		✓

Staff Recommendation

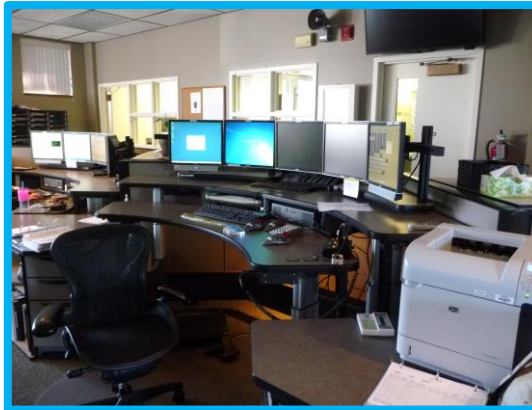
City Hall Annex Building

- 1) Direct staff to prepare Master Plan alternatives that will include space for NOVA Workforce Services in the New City Hall Building and to demolish the City Hall Annex Building.

Public Safety Building Addition

Issues to Consider

- EOC Location
- Addition space and affect on City Hall size
- Phase 1 Project Costs



Public Safety Building Addition

EOC Location

- DPS Addition, City Hall, Offsite (fire station)
- Further study is needed
- Keep options open



Public Safety Building Addition

Addition space and affect on City Hall size

- Public Safety Building Addition ~ 11,000 sq.ft.
- Emergency Operations Center ~ 5,500 sq.ft.
- Fire Prevention staff ~ 2,200 sq.ft.



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

\$41M

Land

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

\$45M

Use of Current Reserves

- CIP Reserve
- Infrastructure Fund

\$17M

Other

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

\$43M

\$151M

Civic Center Phase 1 Preliminary Costs

Public Safety Building Addition/Renovation (1)	\$18 M
New City Hall (2)	\$89 M
NOVA in New City Hall (mid point of range) (3)	<u>\$19 M</u>
	\$126 M

Notes:

(1) Based on 11,000 sq.ft. addition in 2017 dollars

(2) Based on prelim. costs from feasibility study

- in 2015 dollars
- Assumed LEED Gold
- Prelim parking count
- Ave. cost of land use prototypes
- Includes construction and soft costs
- Assumes 76,000 sq.ft. for City Hall without NOVA, EOC or Fire Prevention

(3) Assumes 15,000 sq.ft for NOVA in City Hall

Staff Recommendation

Public Safety Building

2. Direct staff to prepare Master Plan alternatives that include a two-story building addition to the Public Safety Building as part of Phase 1 of the Civic Center Modernization Project.
3. Direct staff to evaluate alternatives for the location of a dedicated Emergency Operations Center, including options for it to be part of the new Public Safety Building addition, part of the new City Hall Building, or at another off-site location such as a fire station.