



SMITHGROUP

City of Sunnyvale - Civic Center Phase I

City Council Meeting – August 27, 2019

Agenda

Item #1 – Introduction

Item #2 – Site Design

Item #3 – City Hall Design

Item #4 – EOC & Public Safety Building Design

Item #5 – Budget & Cost Considerations

Item #6 – Schedule



Introduction - Action Requested

Approval of Schematic Design and Budget based on staff recommendations for:

- New City Hall
- Emergency Operations Center Addition
- Public Safety Renovation
- Site Improvements

Civic Center Phase I - Success Criteria



Improve Quality of Services & Encourage Civic Engagement



Be Accessible to All Members of the Community



Demonstrate Leadership in Sustainability

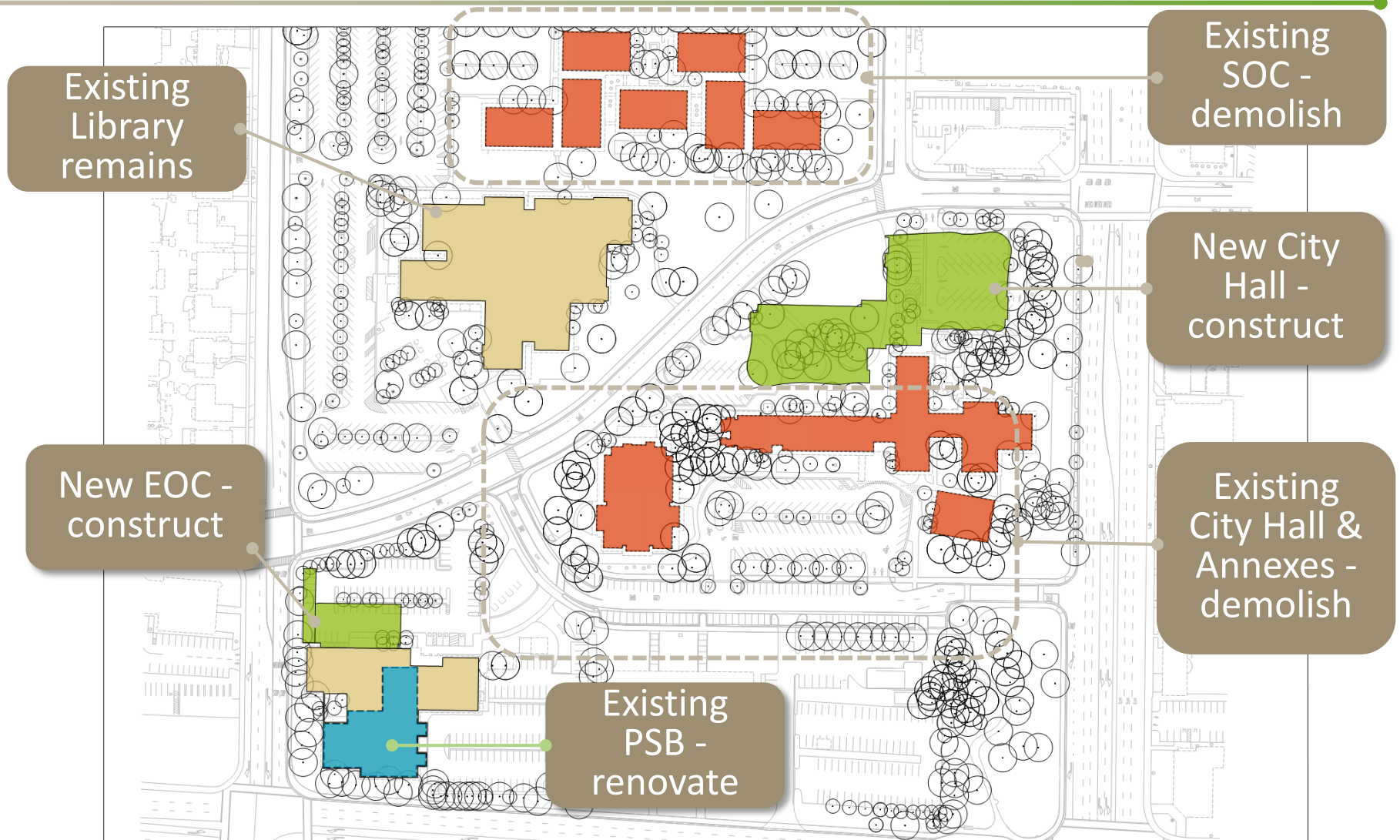


Increase Usability of Open Space



Show Fiscal Responsibility

Civic Center Phase I - Scope



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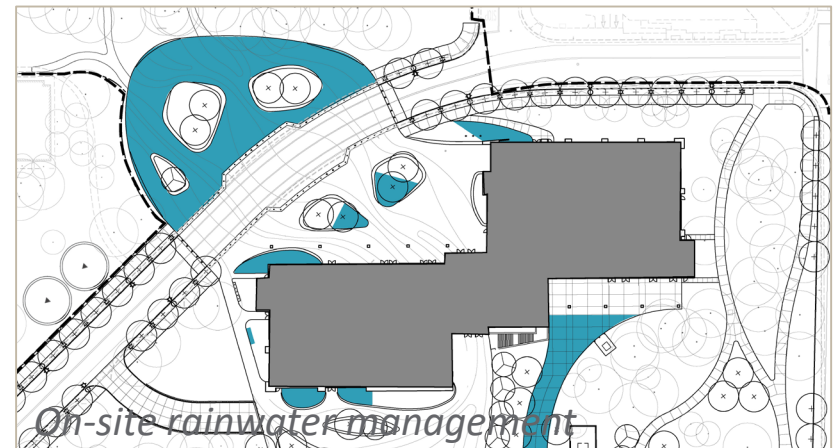
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Site Sustainability Strategies

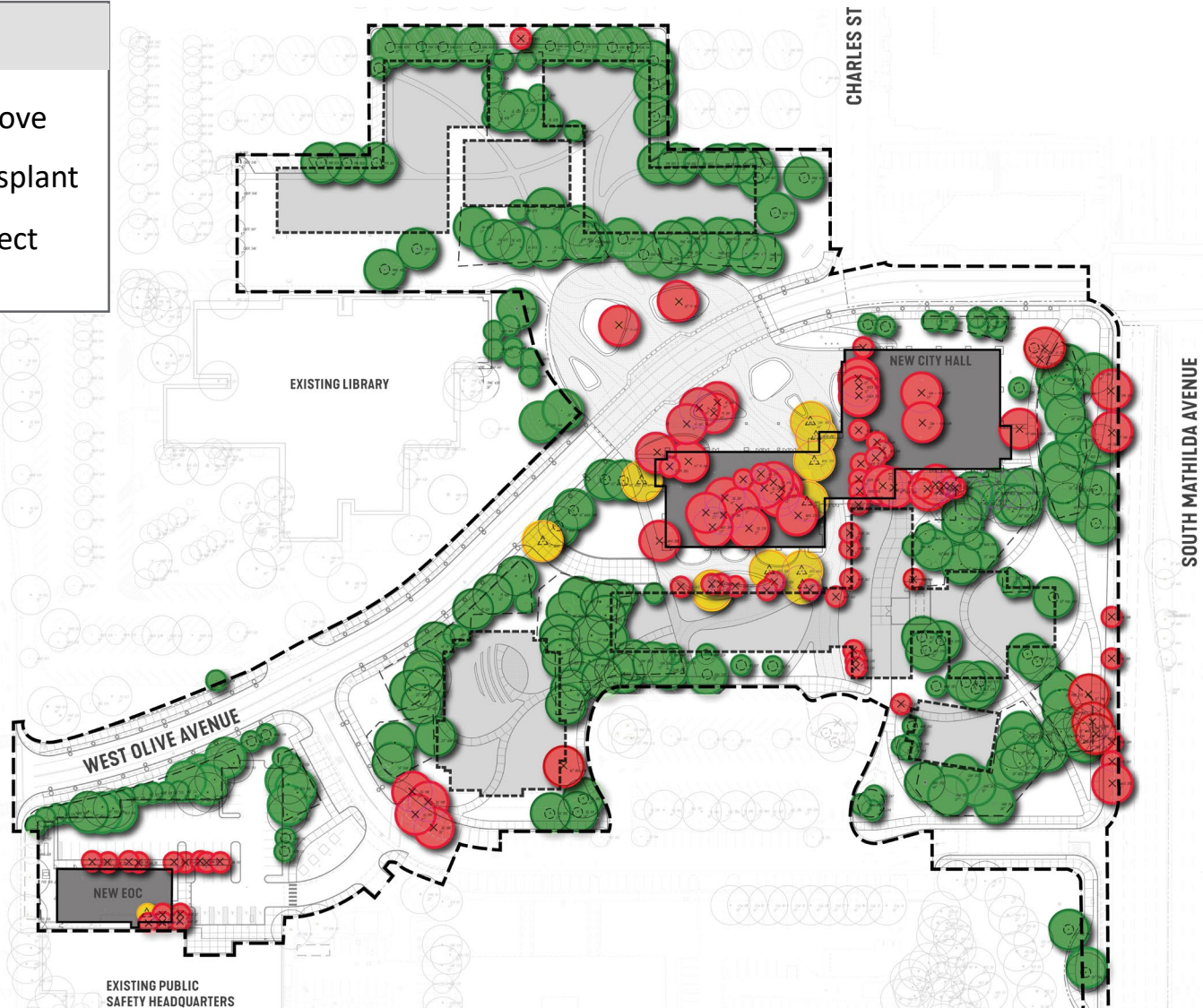
- Protect & transplant trees wherever possible
- Utilize restorative, drought-tolerant plantings
- Manage rainwater on site



Tree Strategies

KEY

- Remove
- Transplant
- Protect



Civic Center – Phase I

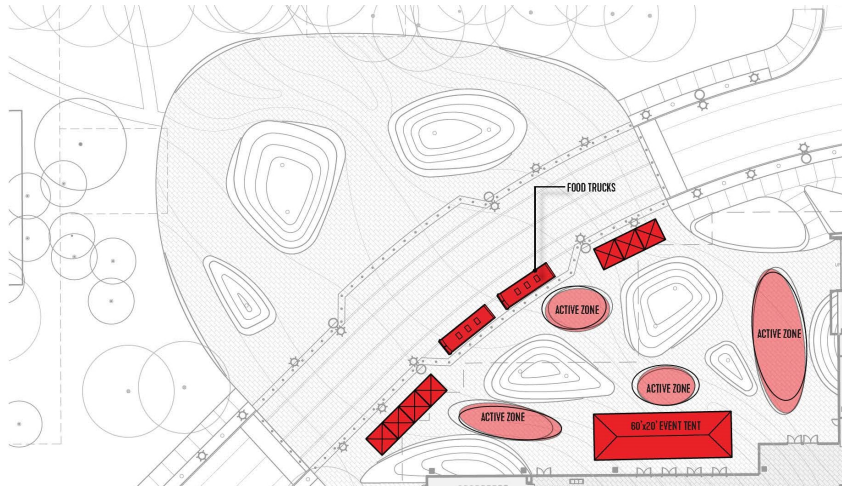


Plaza Design Elements

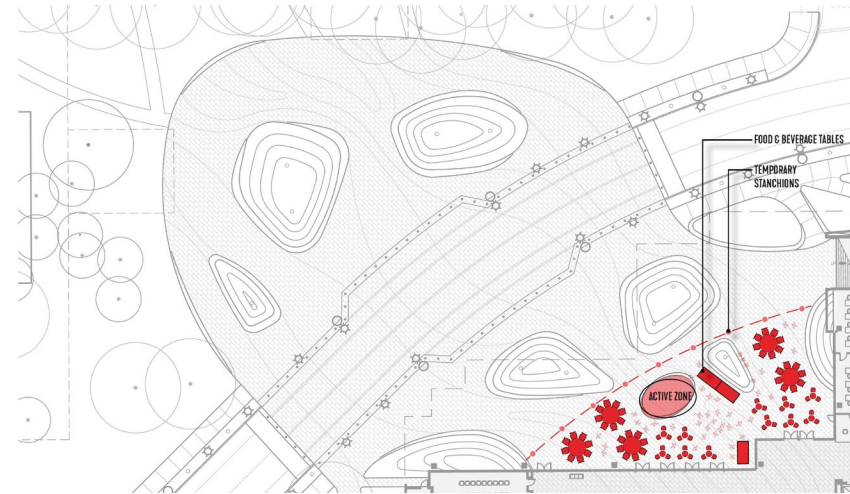


Plaza Use Diagrams

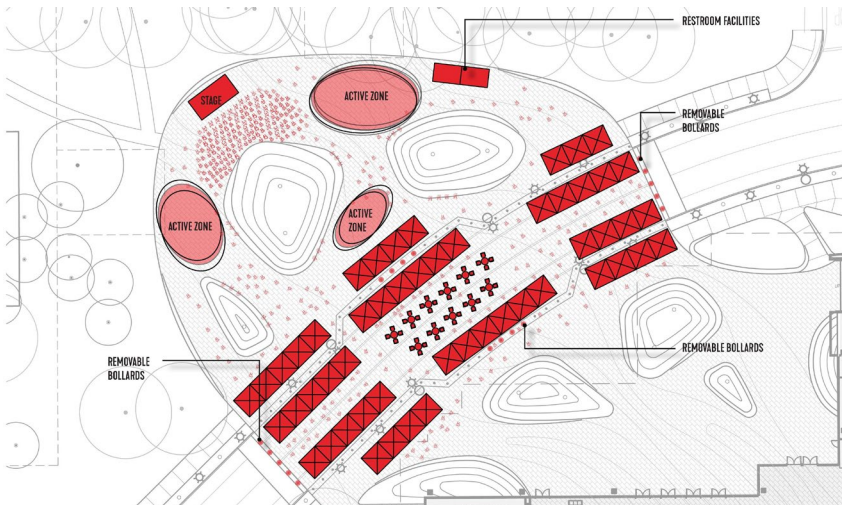
Special Event



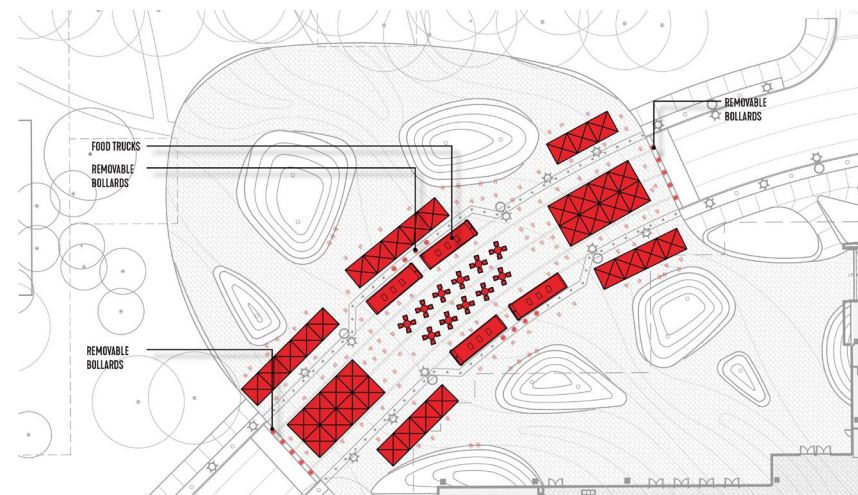
Small Civic Event



Festival Event



State of the City



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City Hall Design Overview

The Treehouse

Honor the Past + Look to the Future







City Hall – View from Mathilda

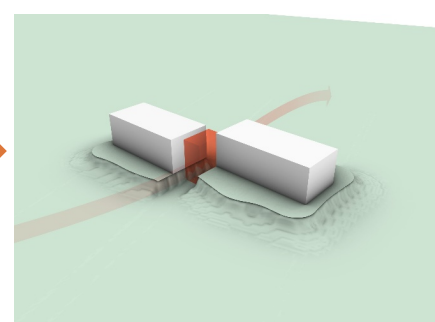
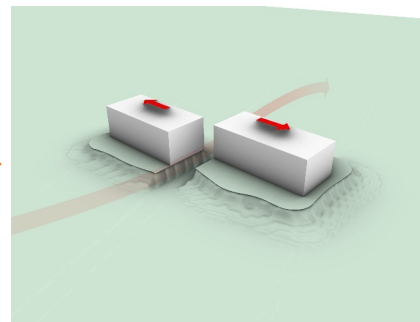
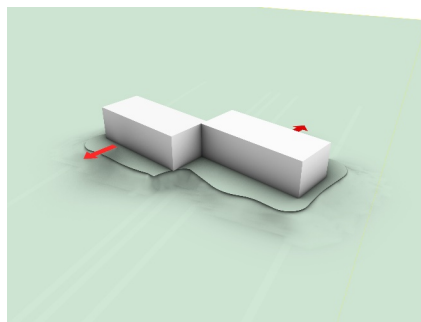
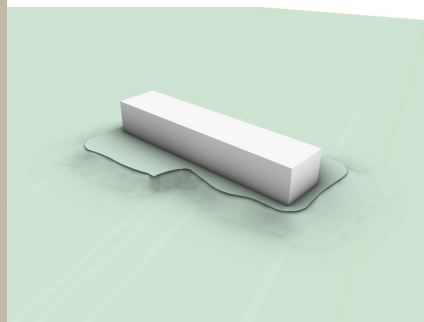


Sustainable Goals Achieved

Design Approach

-  Be a civic model of sustainability:
 - Net Zero
 - LEED Platinum
 - All Electric Systems
 - Heat Pump Water Heating
-  Reduce water and energy consumption:
 - Careful approach to planning to minimize energy consuming devices
 - Drought Resistant Landscaping
-  Preserve and protect trees: Accomplished through design + transplantation
-  Optimize spatial efficiency and flexibility: Structural grid optimized to work with space types from parking through office areas

Shaping the Building for Two Front Doors



City Hall – View from Olive

Façade design driven by performance – solar radiation

Bi-facial & high efficiency Solar Panel Array to achieve Net Zero Energy & shade plaza

City Hall – View from All America Way

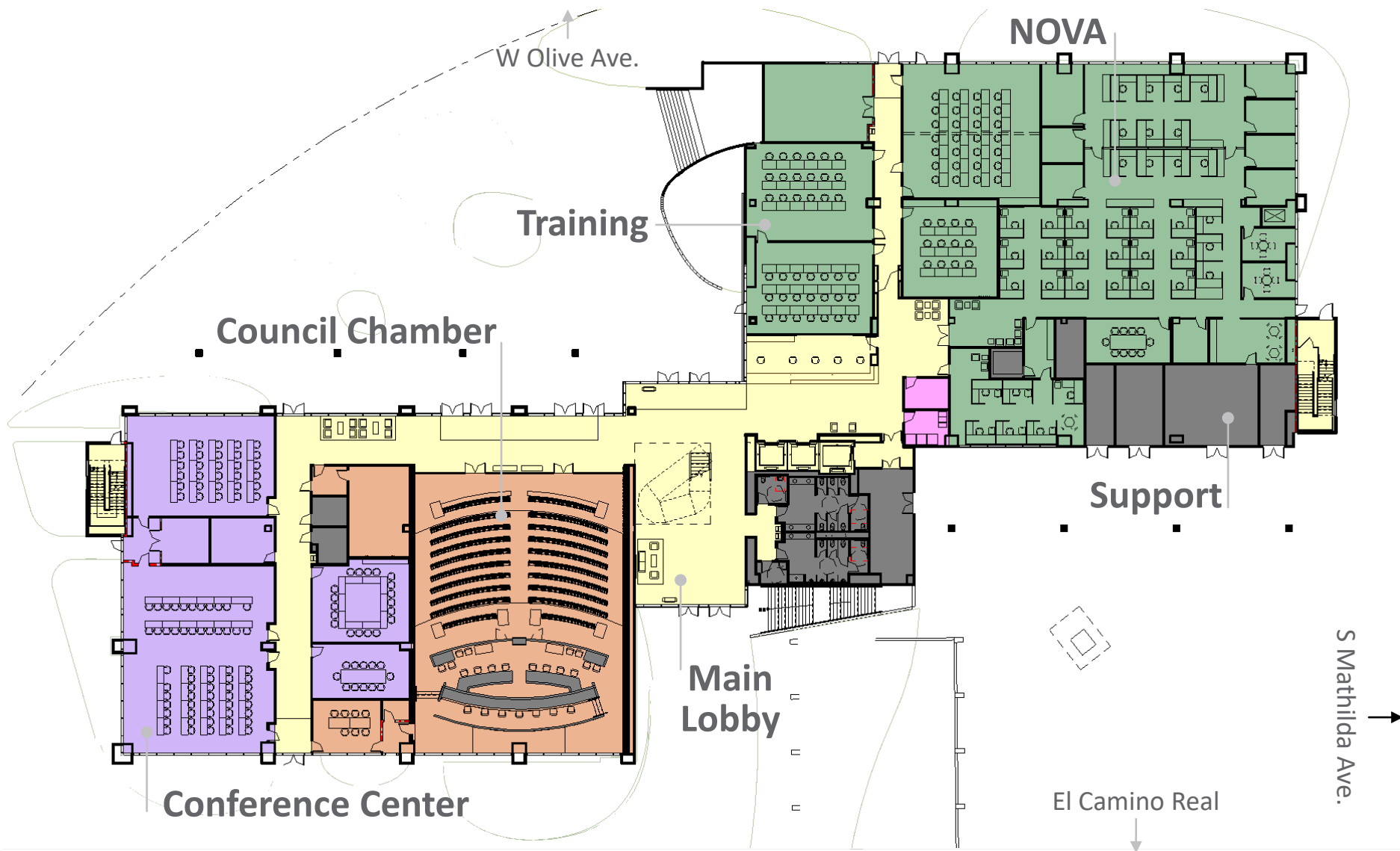
Aluminum tubing light foil

Aluminum panels densified to mitigate solar heat gain

City Hall – View from Olive



City Hall Level 1 Plan



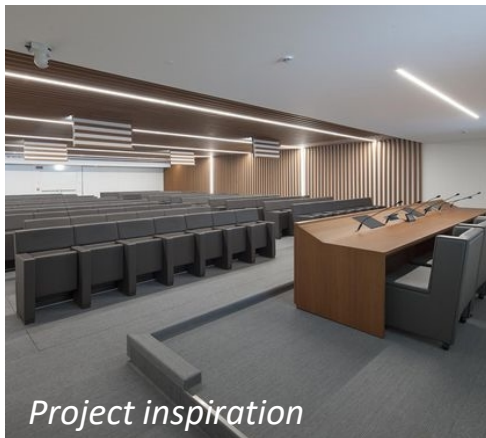
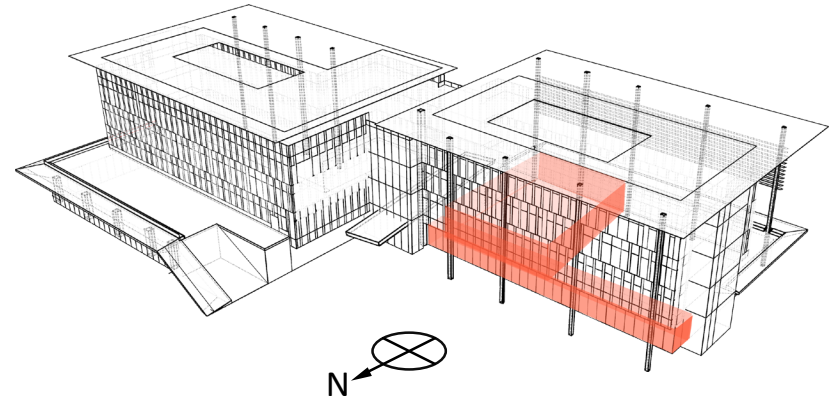
Interior Environment

- Functional
- Flexible
- Durable
- Approachable
- Warm & Natural Wood
 - Carbon Sequestering
 - Renewable



Council Chamber & Foyer Space

- Strategically curated materials
- Soft & diffused lighting
- Technology seamlessly integrated (retractable)
- 226 Seats in new Council Chamber vs 126 seats in existing



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Sustainable Goals Achieved

Design Approach



Be a civic model of sustainability:

- LEED Gold equivalent (not certified)
- Integration of core facility for resilience
- All electric systems



Reduce water and energy consumption:

- Low flow fixtures
- All LED lighting



Preserve and protect trees: Accomplished through design + transplantation



Optimize spatial efficiency and flexibility: Highly efficient planning

Emergency Operations Center



Terracotta (natural clay material)
rainscreen panels

Emergency Operations Center



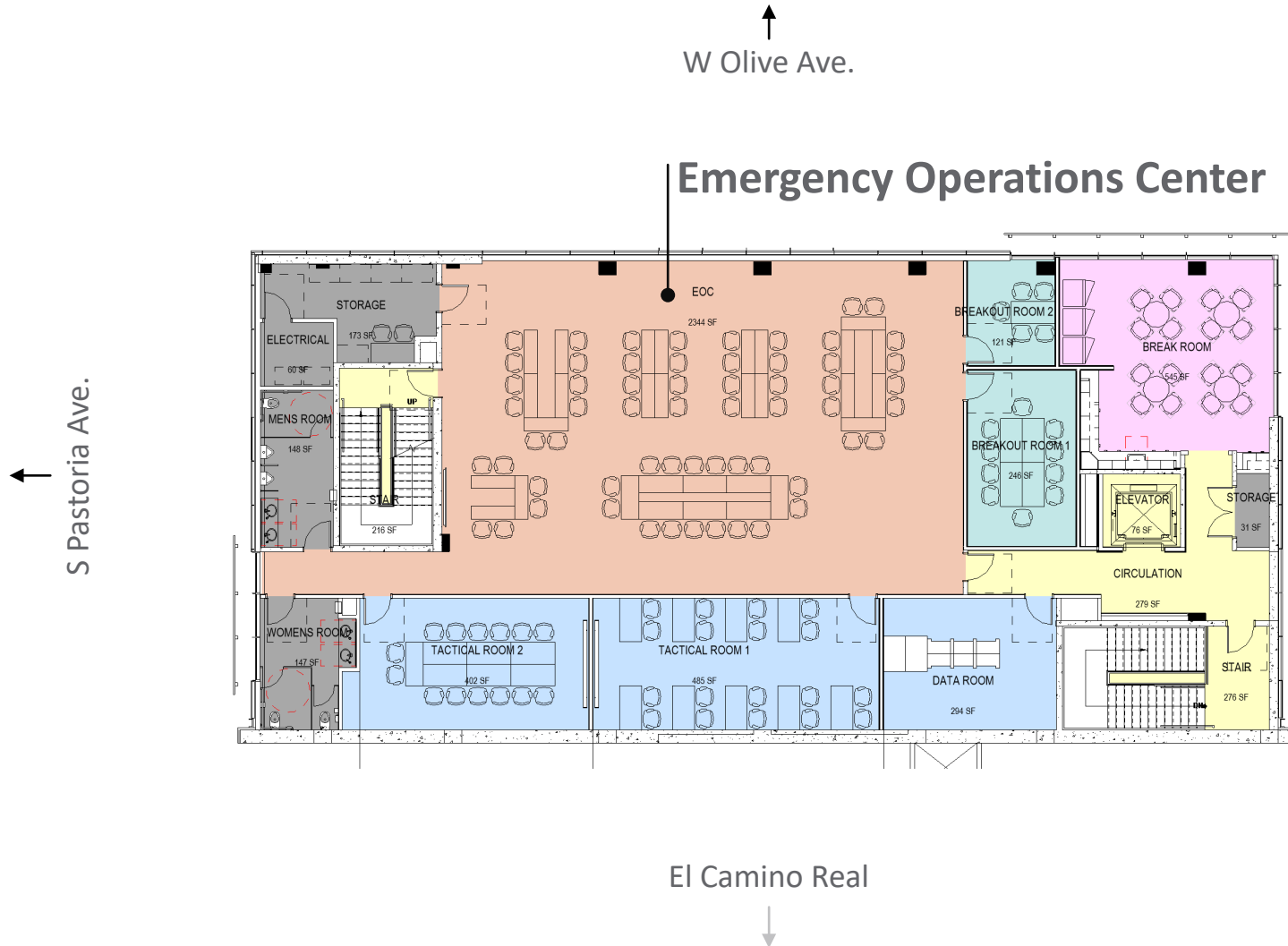
Glazing screened with terra cotta baguettes to mitigate solar heat gain and glare

Emergency Operations Center

Green screen around emergency generators



Emergency Operations Center - Level 2 Plan



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Estimated Total Project Costs

	Master Plan	Schematic Design
City Hall	\$ 80,600,000	\$ 128,800,000
Site Improvements	\$ 22,750,000	\$ 30,000,000
Parking	\$ 7,800,000	\$ 7,800,000
DPS	\$ 13,000,000	\$ 21,400,000
<i>Subtotal</i>	<i>\$ 124,150,000</i>	<i>\$ 188,000,000</i>
Soft Cost	\$ 66,850,000	\$ 74,700,000
Construction Escalation	\$ 11,500,000	\$ 14,300,000
Change Order Contingency	\$ 10,000,000	\$ 10,000,000
Construction Delay		\$ 2,000,000
<i>Subtotal</i>	<i>\$ 88,350,000</i>	<i>\$ 101,000,000</i>
Total	\$ 212,500,000	\$ 289,000,000

Project Cost Increase Drivers

- City Hall
 - City Hall Building Growth
 - Sustainability (Net Zero Energy/LEED Platinum)
 - City Hall Seismic Resilience Enhancement
 - Construction Complexity
- DPS Tenant Improvements and EOC
 - DPS Renovation (Operational Complexity)
 - Public Safety Building Redundant System
- Site
 - Campus site design

Project Cost Increase Drivers

- Miscellaneous
 - Furniture Fixtures & Equipment and Audio Visual/Informational Technology
 - Escalation 8% to 10%
 - Three Month Schedule Delay

City Hall Exterior Design

Highly Recommended

Alternative Proposal:

Reduce height of roof
parapet to 4 feet

Cost Savings:

\$ 1,053,000

Original Design



Alternative Design



Underground Parking Garage

Highly Recommended

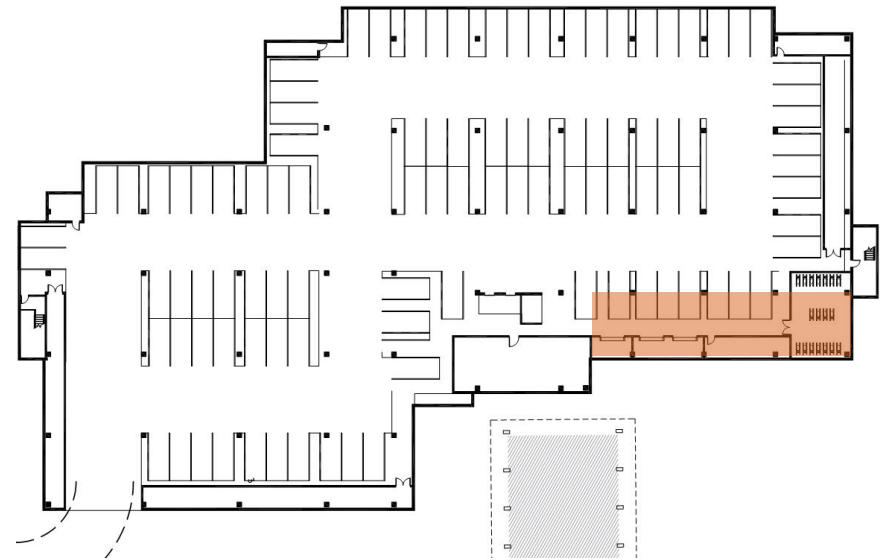
Alternative Proposal:

- Reduce 1st Floor area by 1,187 SF
- Reduces area of parking level to by 2,810 SF
- Reduces parking from 98 stalls to 89 stalls

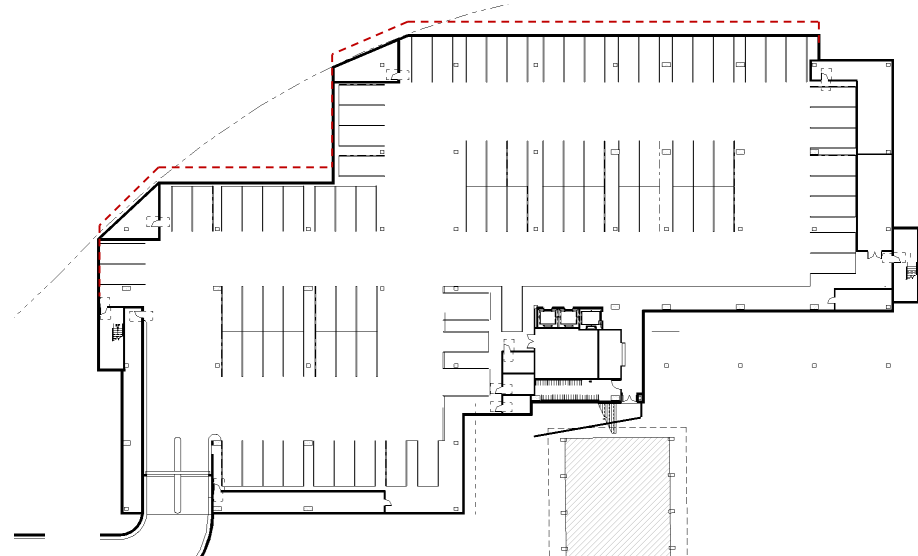
Cost Savings:

\$ 1,725,000

Original Design



Alternative Design



City Hall Exterior Design

Highly Recommended

Alternative
Proposal:

Reduce
quantity of
exterior fins
by 50%

Cost Savings:

\$ 1,500,000



Plaza North of Olive

Recommended

Alternative Proposal:

- Build speed table with bollards on both sides
- Extend plaza north of Olive for a small portion & create curved edge
- Connect decomposed granite paths to pavers

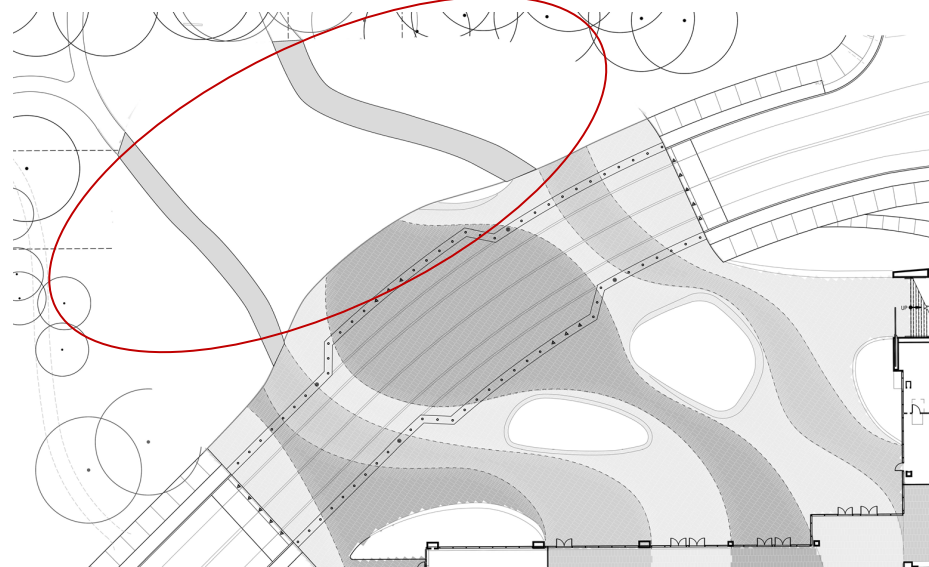
Cost Savings:

\$ 4,701,000

Original Design



Alternative Design



Underground Parking Garage

Available – Not Recommended

Alternative Proposal:

Eliminate underground parking

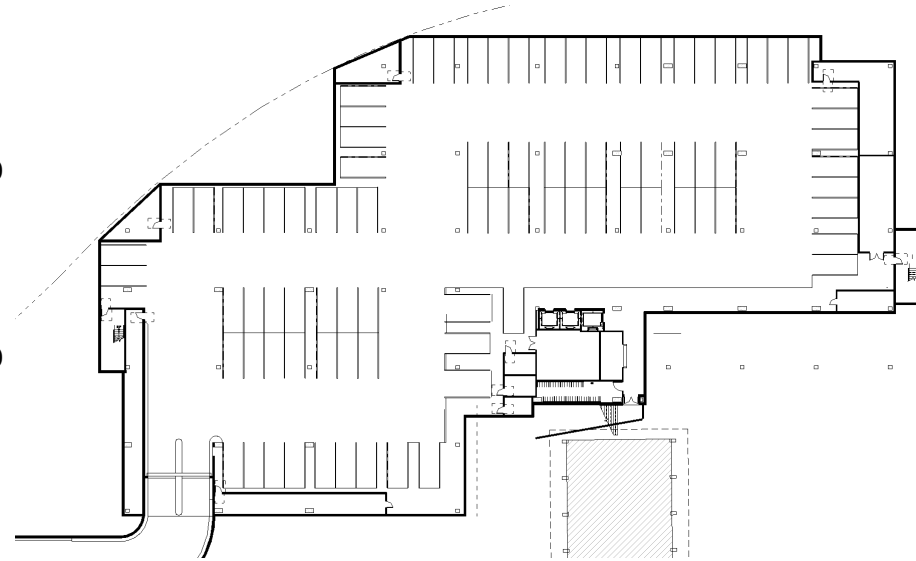
- storage only

- add 97 grade level stalls

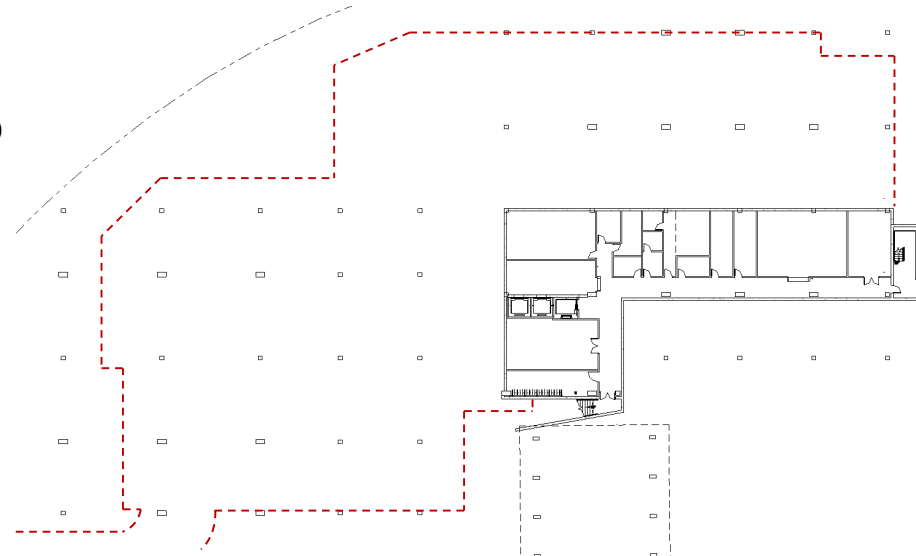
Cost Savings:

\$ 2,459,000

Original Design



Alternative Design



City Hall Exterior Design

Available – Not Recommended

Alternative Proposal:

Eliminate all vertical fins

Cost Savings:

\$ **1,688,000**



City Hall Exterior Design

Available - Not Recommended

Alternative Proposal:

Change from wood
mullions to
aluminum mullions
on the interior

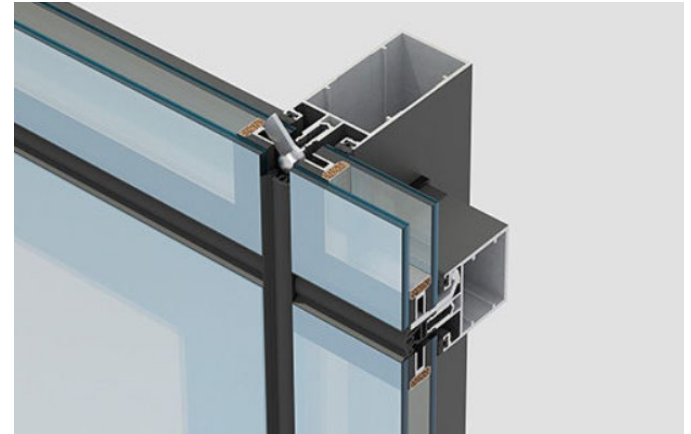
Cost Savings:

\$ 2,083,000

Original Design



Alternative Design



City Hall Plaza Design

Available – Not Recommended

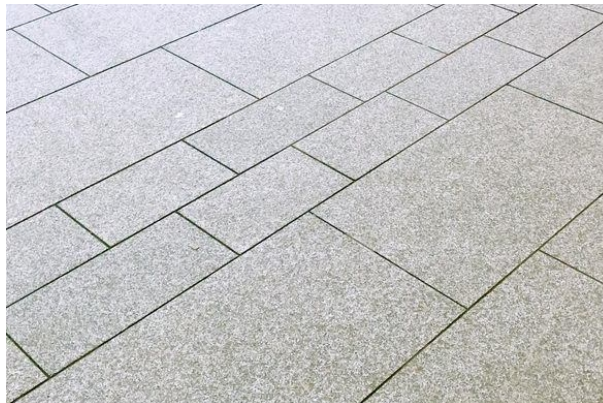
Alternative Proposal:

Change from granite pavers to concrete pavers in plaza

Cost Savings:

\$ 1,053,000

Original Design



Natural material with 100+ year lifespan. Will not fade or require sealant.

Alternative Design



Man-made material with 25-30-year lifespan. Potential for color fade, sealing optional.

Cost Saving Strategies

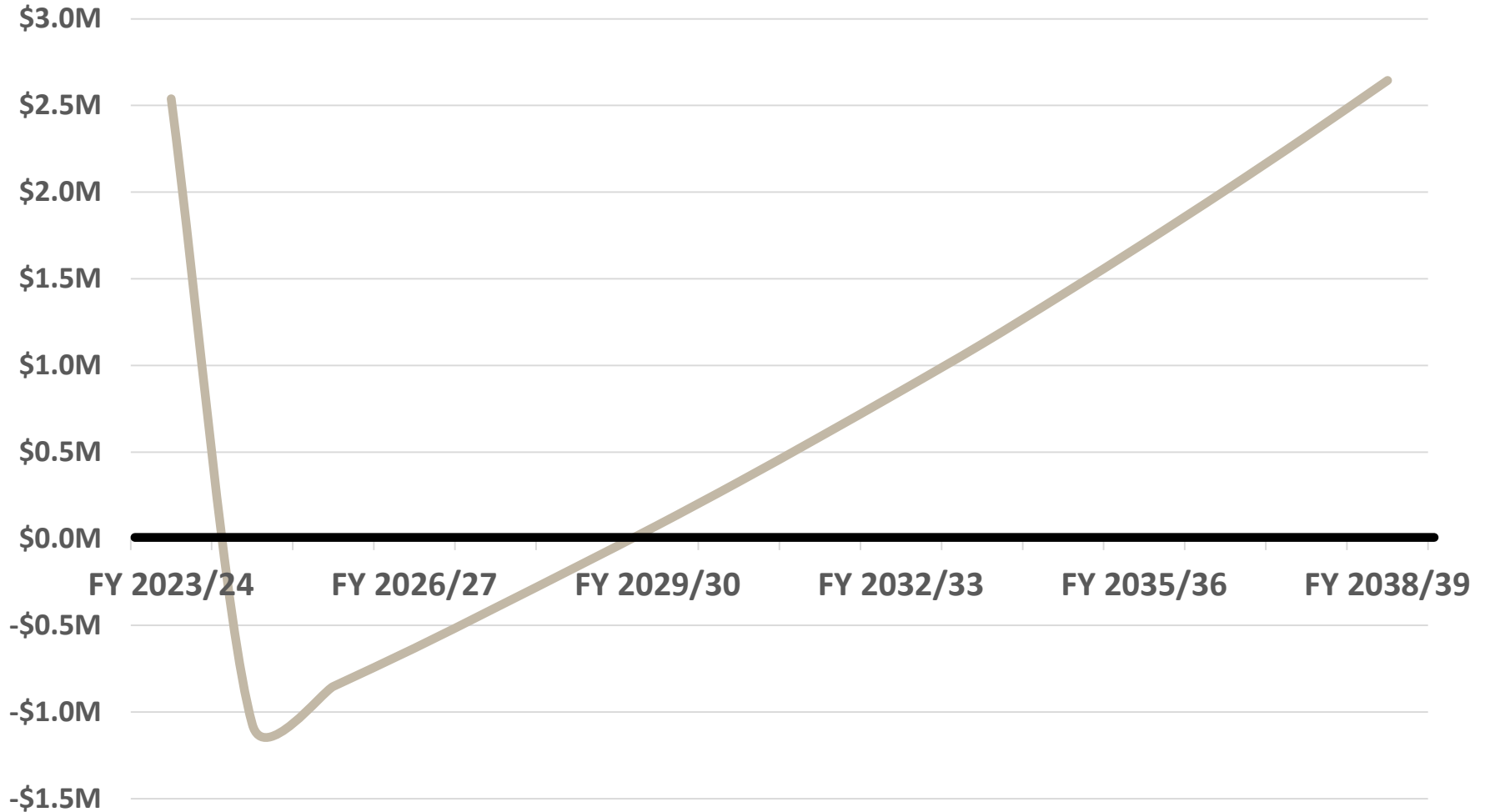
	Schematic Design	Staff Recommend	Available, not Recommended
Phase 1	\$ 288,837,000		
Parapets from 8' to 4'		(\$ 1,053,000)	
Reduce Building Area (1,187sf) and Underground Parking (100 to 89 stalls)		(\$ 1,725,000)	
Exterior Cladding- Eliminate 50%		(\$ 1,500,000)	(\$ 1,688,000)
Eliminate Plaza North of Olive		(\$ 4,701,000)	
Eliminate Garage Parking (keep storage)			(\$ 2,459,000)
Aluminum Mullion			(\$ 2,083,000)
Concrete Pavers			(\$ 1,016,000)
<i>Subtotal</i>		(\$8,979,000)	(\$ 7,246,000)
Total	\$ 288,837,000	\$ 279,858,000	\$ 272,612,000

Project Funding Sources

One-time	Amount
Sale of Property	\$63.0 M
Current Reserves	\$20.6 M
Park Dedication Fee Revenue	\$28.4 M
Other Sources	\$14.0 M
Total	\$126.0 M

Financing	\$151.0 M
Enterprise Furniture and Fixtures	\$3.0 M
Total Project Cost	\$280.0 M

Annual Net Impact on General Fund



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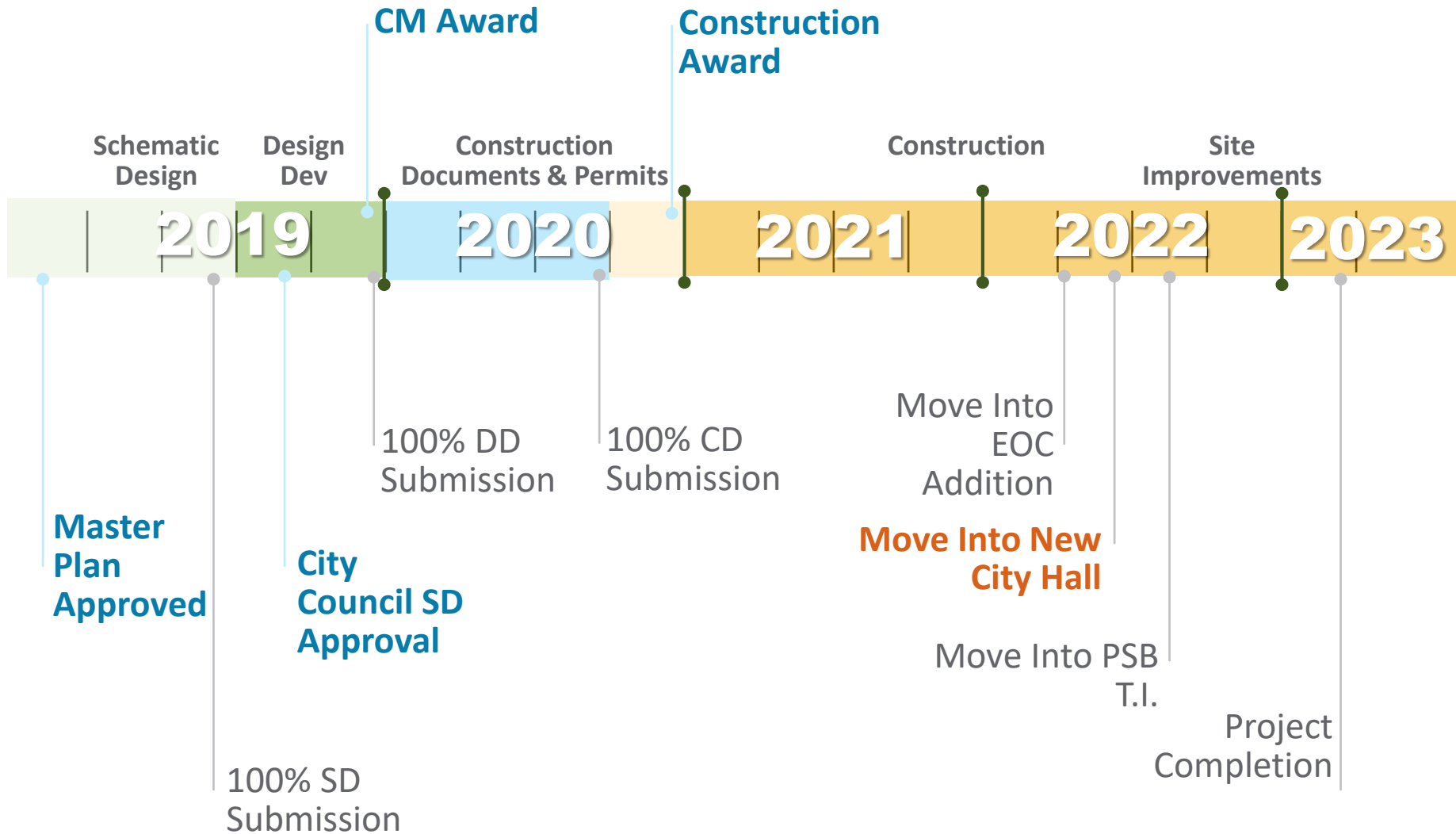
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Milestone Events

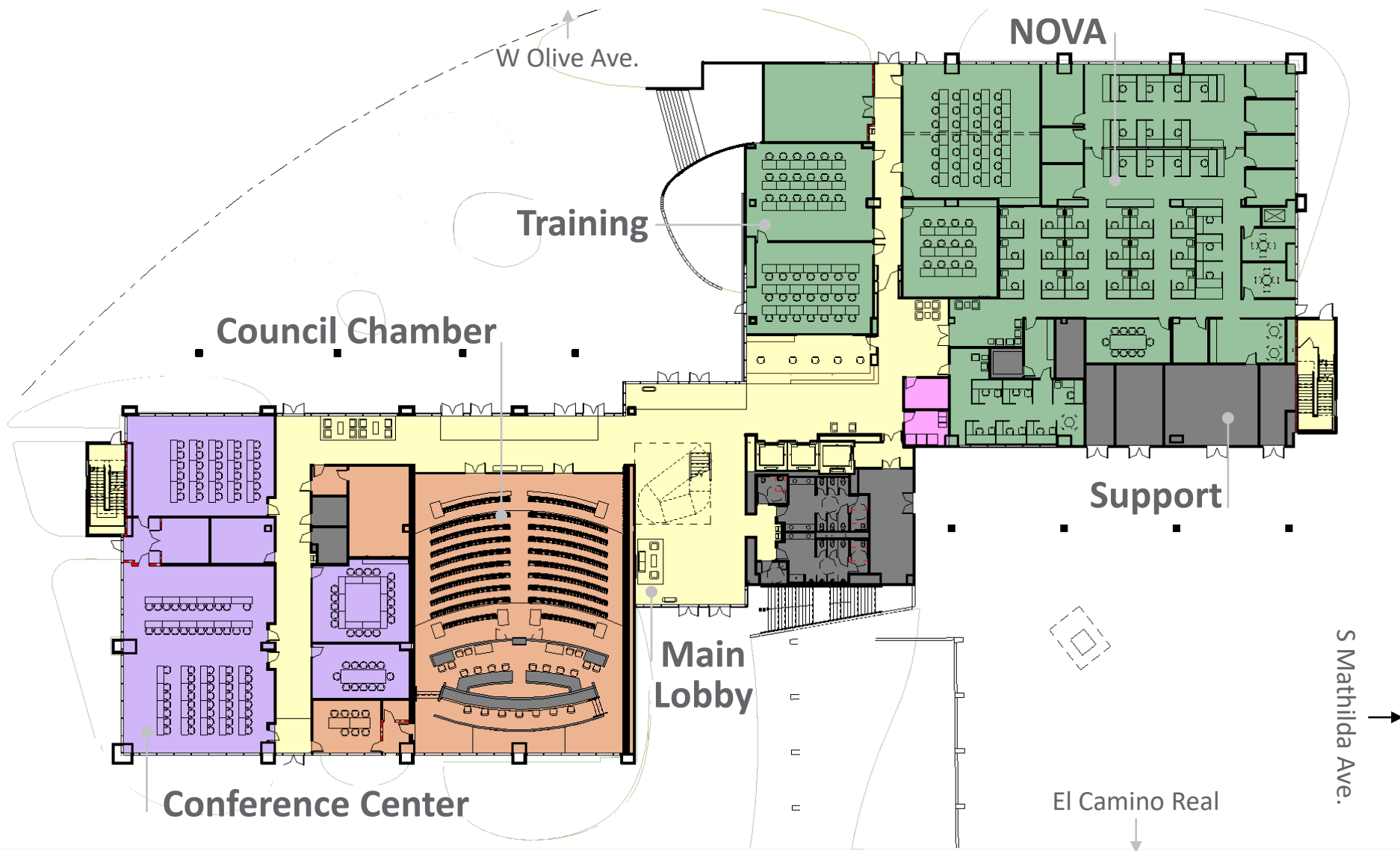


Staff Recommendation

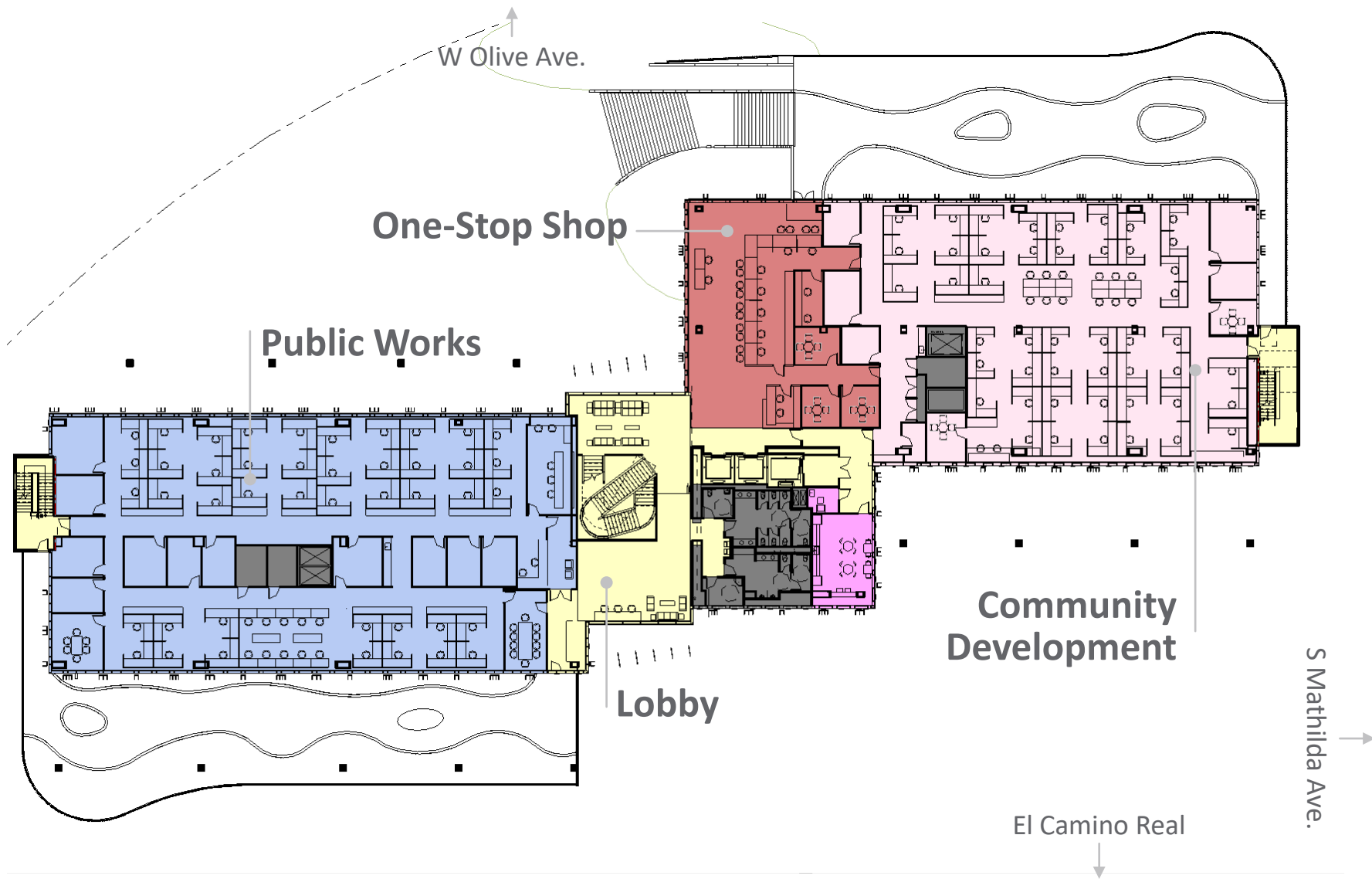
Approve the Schematic Design, the Highly Recommended and Recommended Cost Saving Strategies, and Direct Staff to Proceed with the Design and Construction Procurement for Civic Center Phase 1.



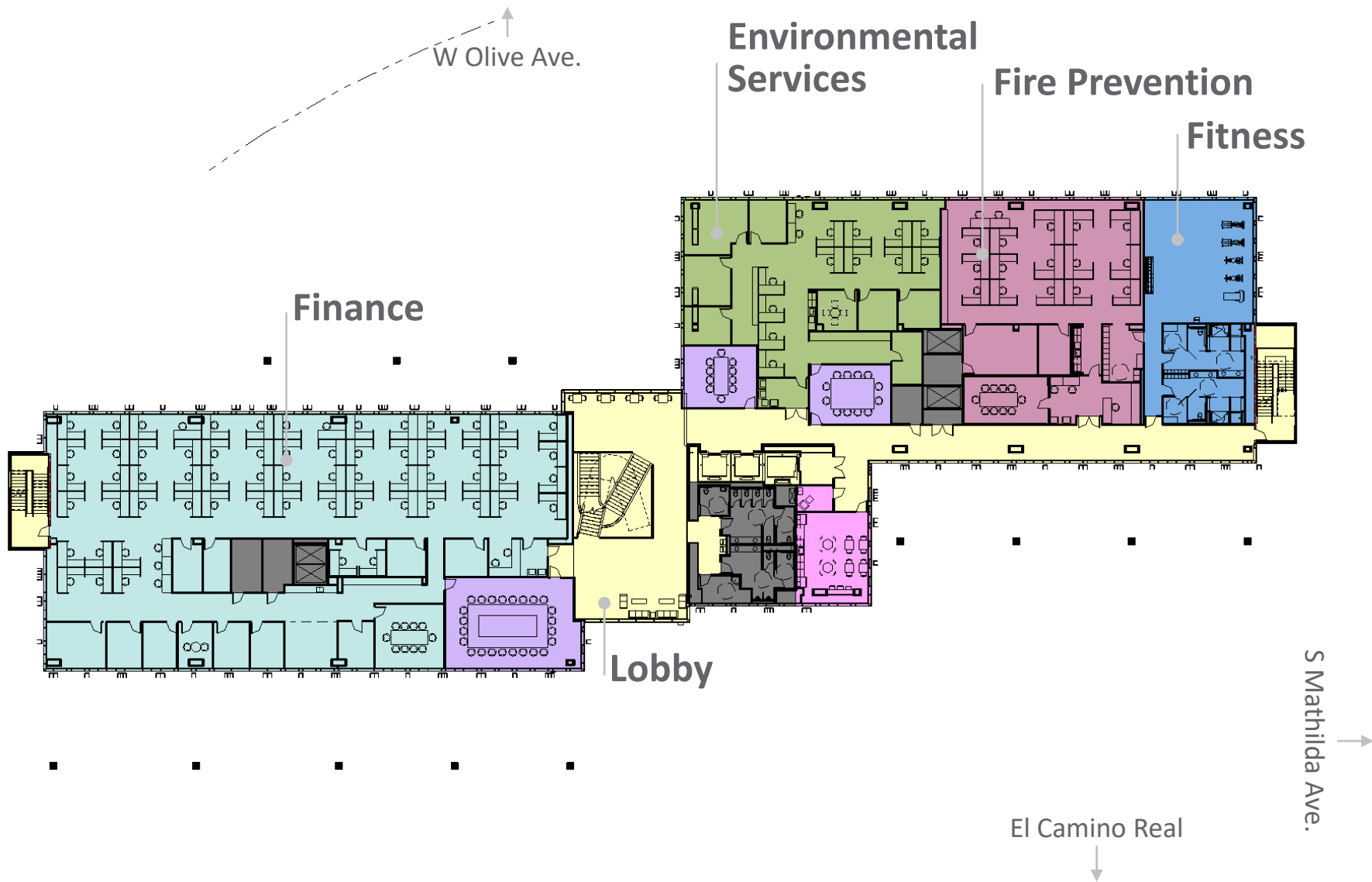
City Hall Level 1 Plan



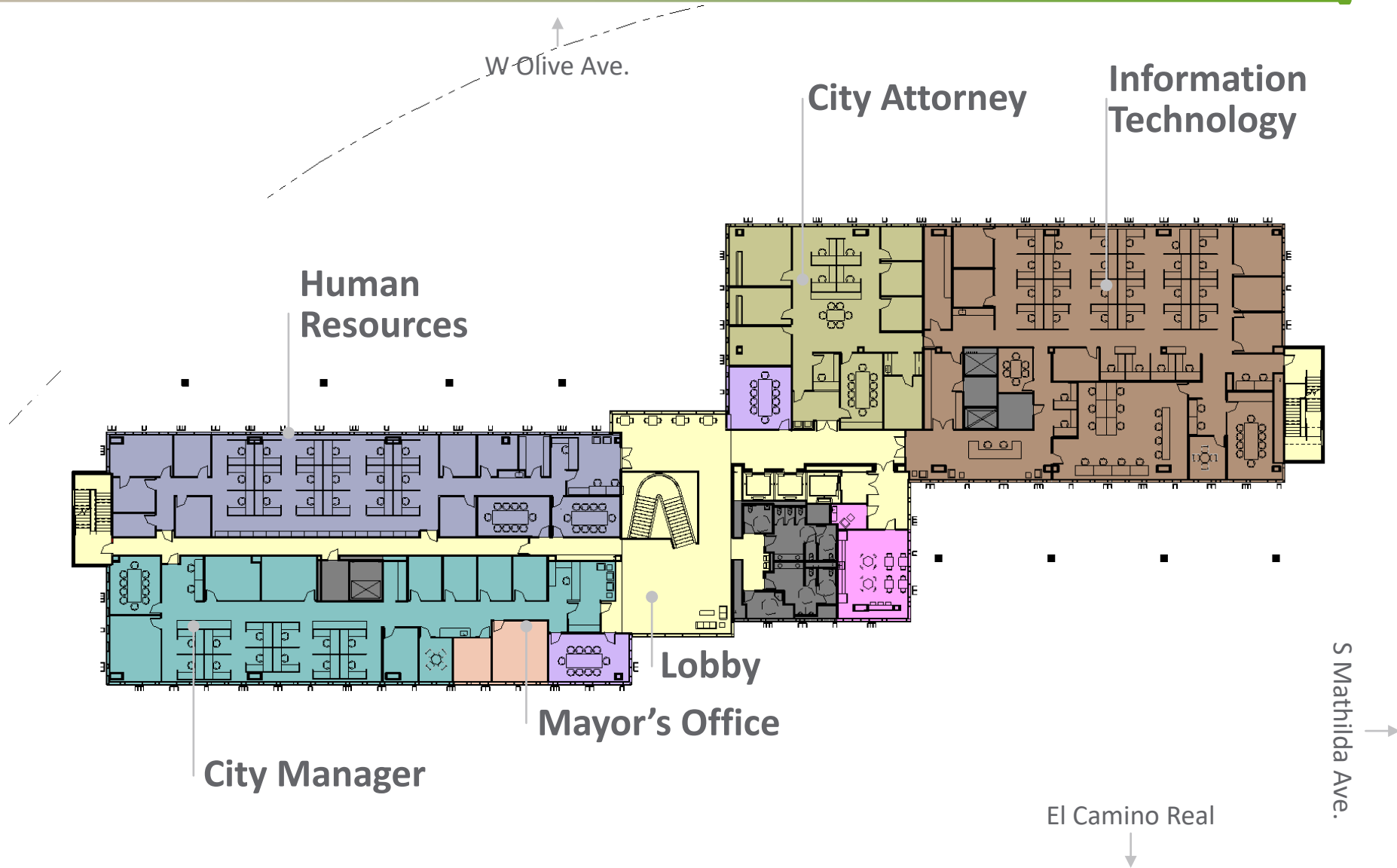
City Hall Level 2 Plan



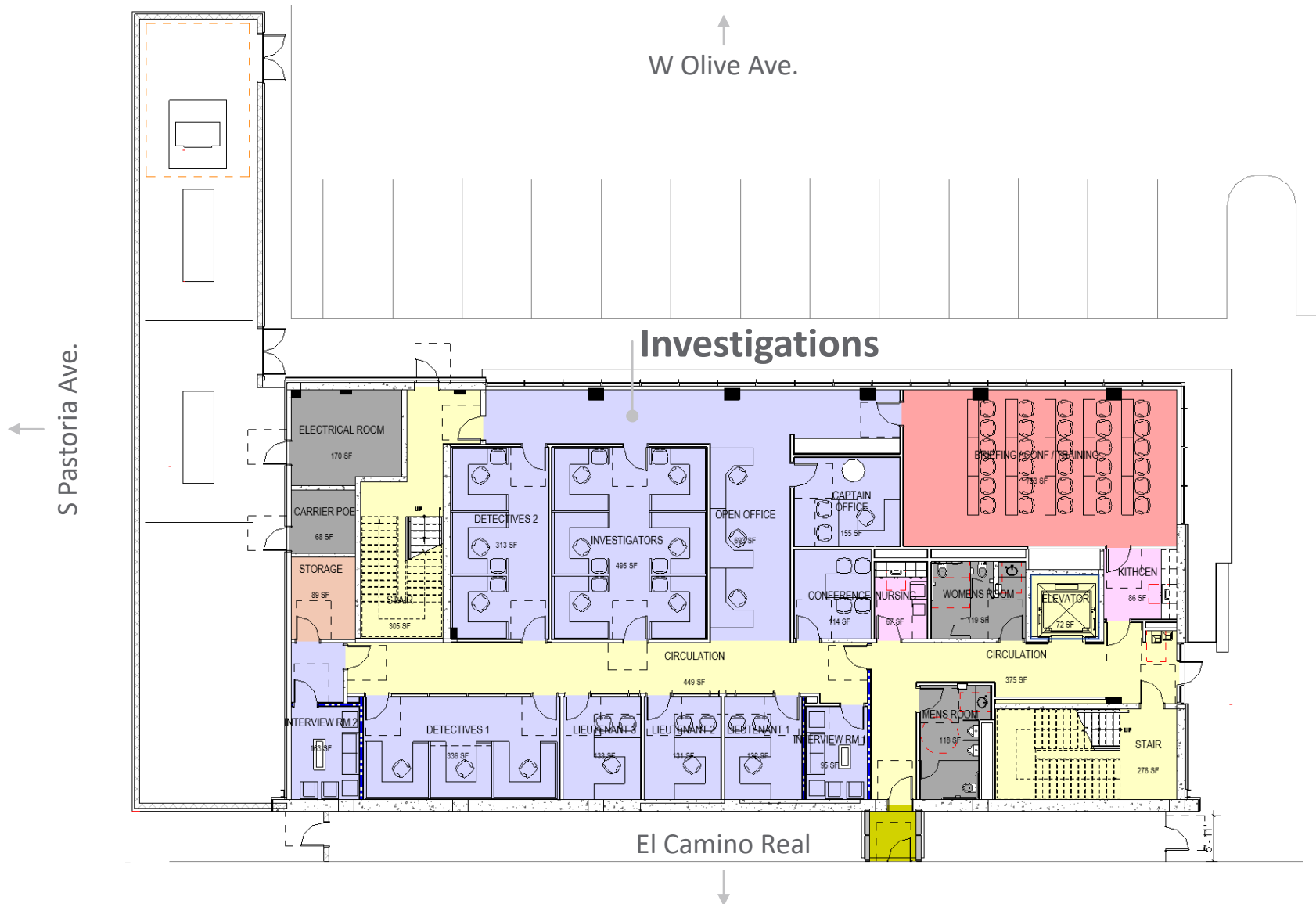
City Hall Level 3 Plan



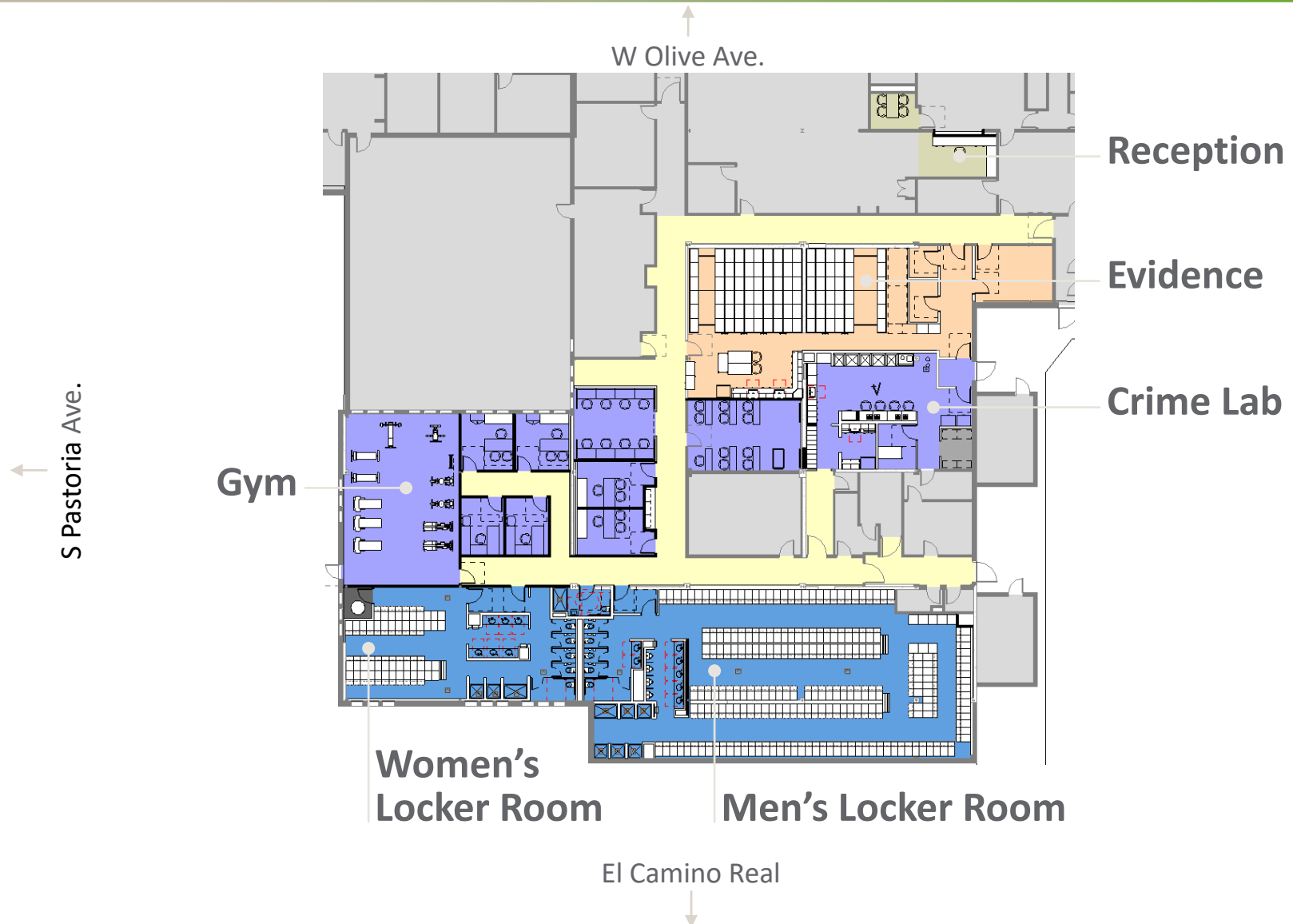
City Hall Level 4 Plan



EOC Level 1 Plan



Public Safety Renovation Plan



Public Safety Renovation Plan



City Hall – view from All America Way

