

# Civic Center Modernization Project

## Planning for NOVA Workforce Services

### Draft Scope of Services for Master Planning



City Council Meeting  
October 25, 2016



## Civic Center Modernization Project

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

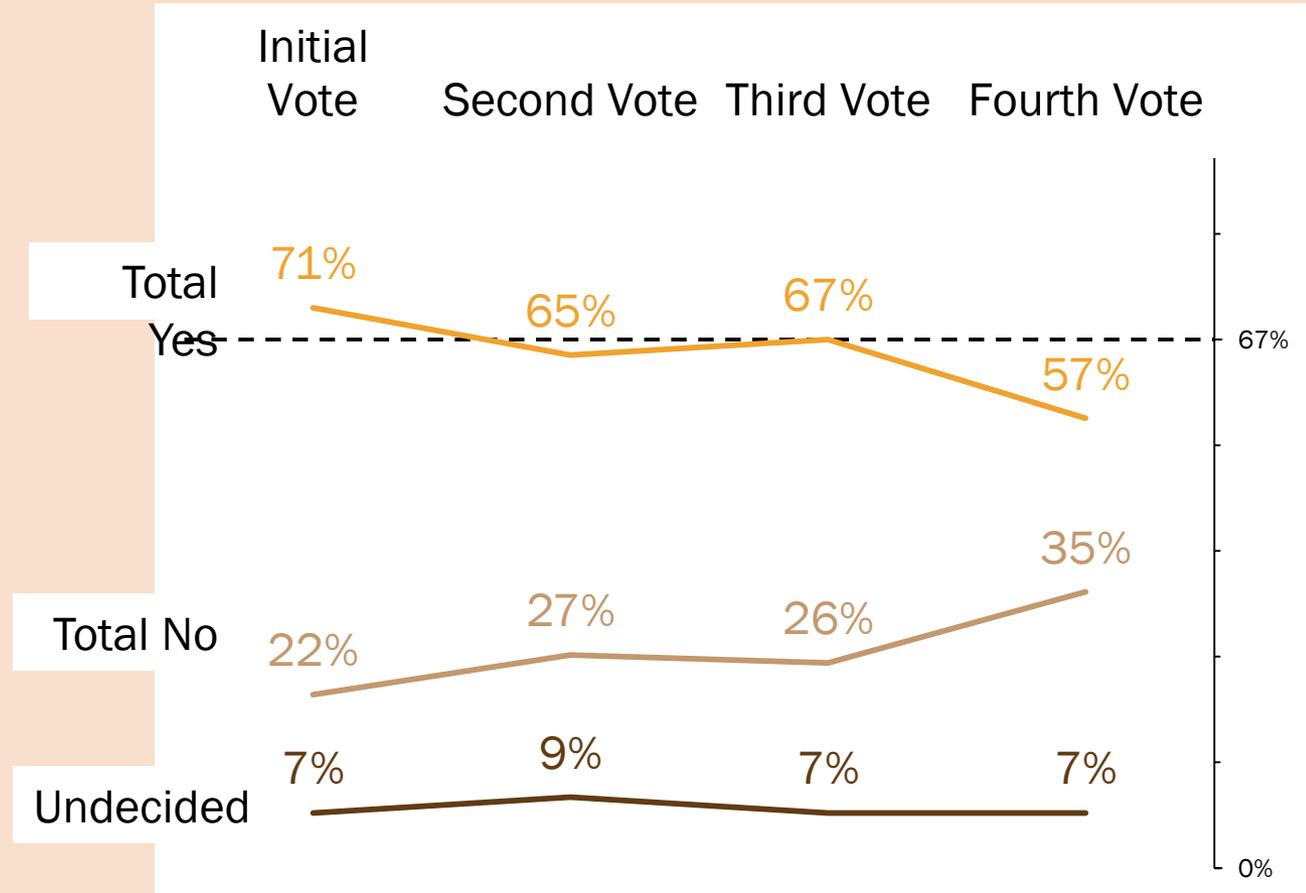


2015 Community Outreach Process



# 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'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

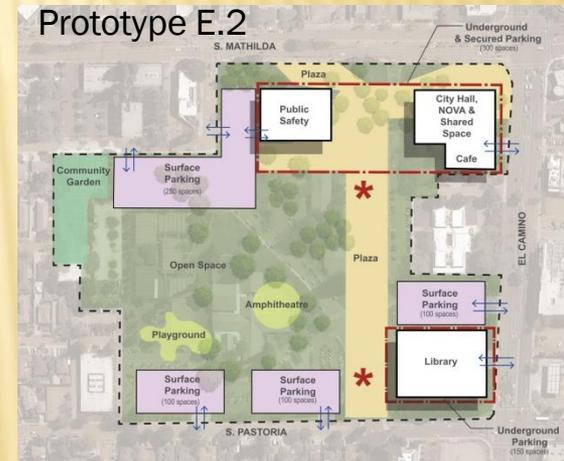
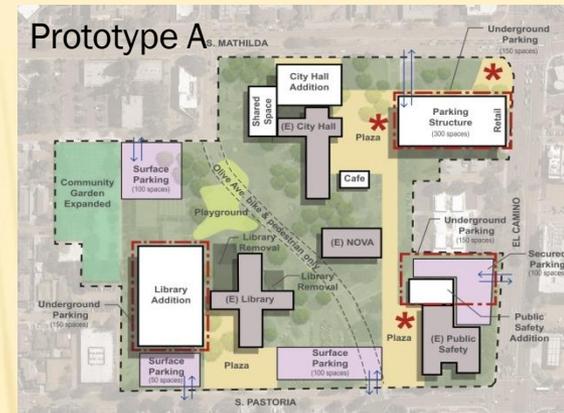




# Civic Center Modernization Project

## Options for NOVA Facilities

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







# 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



## 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





## Civic Center Modernization Project

### 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



## 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 ?

456 W Olive Ave

82

W El Camino Real

