BUILDING AMERICA’S GREENEST CITY HALL

Kent Steffens
City Manager

Sunnyvale
OVERVIEW

About Sunnyvale
The Project
Green Building Features
Planning and Outreach
Project Financing
ABOUT SUNNYVALE

Population 156,317
Annual Budget $600M
Full Service – 950 full time employees
America's Greenest City Hall - Sunnyvale, CA

- City Hall
- Main Library
- Public Safety Headquarters

- 26 Acres
- 1 & 2 Story Buildings
- Over 500 surface parking spaces
THE PROJECT

City Hall

✓ 4 – Stories + 1 underground parking level
✓ 120,000 square Feet
✓ Four buildings demolished
✓ 6 acres of new open space
✓ New bike lanes + off-street path
✓ Civic Plaza
✓ Outdoor amphitheater
GREEN BUILDING FEATURES

- All Electric
- LEED Platinum
- Water efficient fixtures and landscape
- EV charging
- Bicycle storage room
- Employee showers
- Bird safe glass
- Easy access to public transportation

America's Greenest City Hall - Sunnyvale CA
GREEN BUILDING FEATURES CONTINUED

Net Zero Energy

✓ 1653 Solar Panels (some bifacial)
  ✓ Over 1M kilowatt hours per year
✓ Microgrid with battery storage
✓ Automatic window shades, lighting, outlets
✓ Daylighting & skylights
✓ Building Orientation and shade structure

America's Greenest City Hall - Sunnyvale CA
UNIQUE FEATURES

Transplanted 12 large trees

Redwood trees reused for tables and benches
PLANNING AND OUTREACH
PROJECT TIMELINE

America's Greenest City Hall - Sunnyvale CA

Strategic Planning Workshop

<table>
<thead>
<tr>
<th>Year</th>
<th>Land Use and Financing</th>
<th>Master Planning</th>
<th>Design</th>
<th>Construction</th>
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<tbody>
<tr>
<td>2014</td>
<td>$400K – 15 Months</td>
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<td>2015</td>
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<td>$1.35M – 15 Months</td>
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<td>2016</td>
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<td>$188M – 36 Months</td>
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<td>2020</td>
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OUTREACH

Land Use and Financing ($400K)

- Range of Project Alternatives
  - Should the Main Library stay on site?
  - Renovate or Replace?
  - How much will it cost?
  - How can we pay for it?
    - Should we sell part of the Civic Center?
    - Would a bond measure pass?
DESIGNING A COMMUNITY OUTREACH AND DECISION MAKING PROCESS

✓ Key Stakeholders
✓ Overall Timeline
✓ Project Parameters
✓ Outreach Events
✓ Consultant Work Products
✓ Key Council Decision Points

Putting it all together – The Process Map
MAKING YOUR OUTREACH PLAN SUCCESSFUL

OUTREACH PHASES

LISTEN
Focus group Interviews

VISION
Success criteria

FEEDBACK
Workshops Surveys

CREATE
Hands-on workshops
HOW DO WE PAY FOR IT?

Plan A – Work with a developer to redevelop part of the site

Plan B – General Obligation Bond

Plan C – Use a phased approach

Initial Cost – up to $330M
Phase 1 – all in cost = $235M
DEVELOPING A FINANCING PLAN

Current City Assets and Revenues + New Revenue Bond = Total Civic Center Project Costs
DEVELOPING A FINANCING PLAN

Current City Assets and Revenues

Current Assets
- Sold 3 surplus properties
- Capital reserves
- Street resurfacing
- Park Dedication In Lieu
- PEG (Cable TV)
- Community Benefits

$130M Cash Total
DEVELOPING A FINANCING PLAN

Current City Assets and Revenues

Expected Revenues

✓ Utility savings
✓ Building maintenance savings
✓ Rent from Enterprise Funds

Rent Allocation Formula

❖ Direct square footage occupied
❖ Share of common areas
❖ Share of support departments
❖ 37% allocated to enterprise funds
DEVELOPING A FINANCING PLAN

New Revenue Bond

Bond Sales
Authorized up to $160M in bonds
Terms 30 years
Green Infrastructure Bonds
$7.5M Debt Service/Year

Note: by 2030 rent from Enterprise Finds will exceed total debt service payments
THANK YOU TO OUR PARTNERS

Land Use and Financing Outreach
Anderson Brule Architects – San Jose

Master Planning and Design
Smith Group – San Francisco

General Contractor
Hensel Phelps Construction – San Jose