

*BUILDING
AMERICA'S
GREENEST
CITY HALL*

Kent Steffens
City Manager



Sunnyvale



OVERVIEW

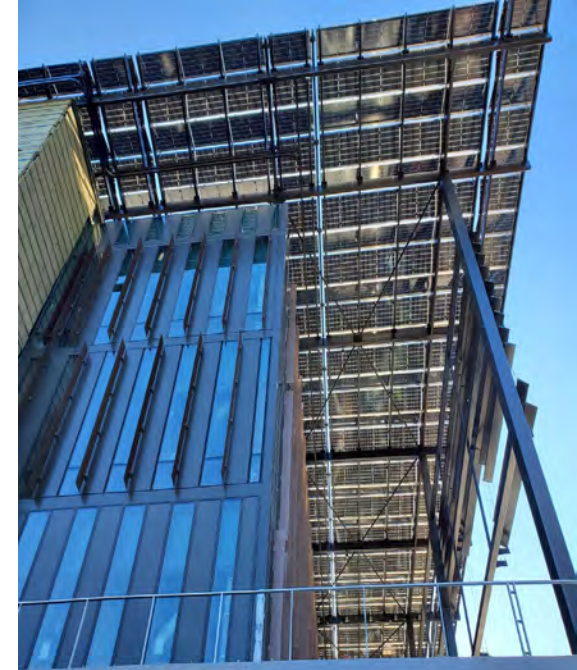
About Sunnyvale

The Project

Green Building Features

Planning and Outreach

Project Financing





ABOUT SUNNYVALE



Population 156,317

Annual Budget \$600M

Full Service – 950 full time employees



BACKGROUND

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

- City Hall
- Main Library
- Public Safety Headquarters





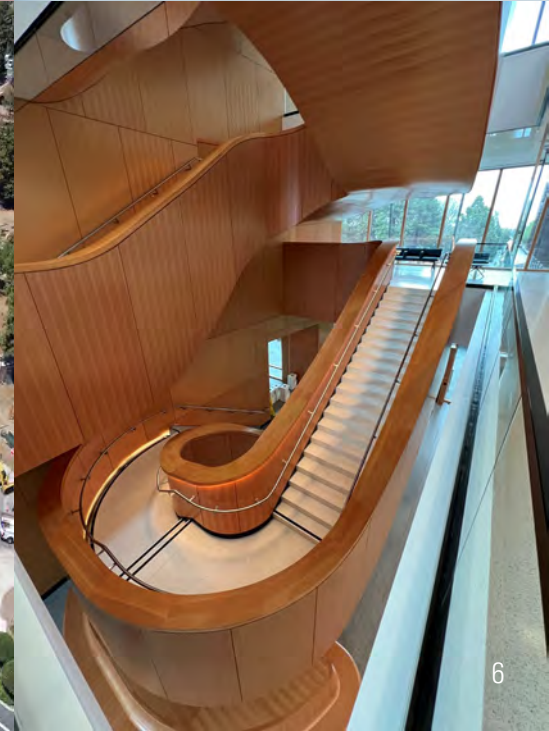
THE PROJECT

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

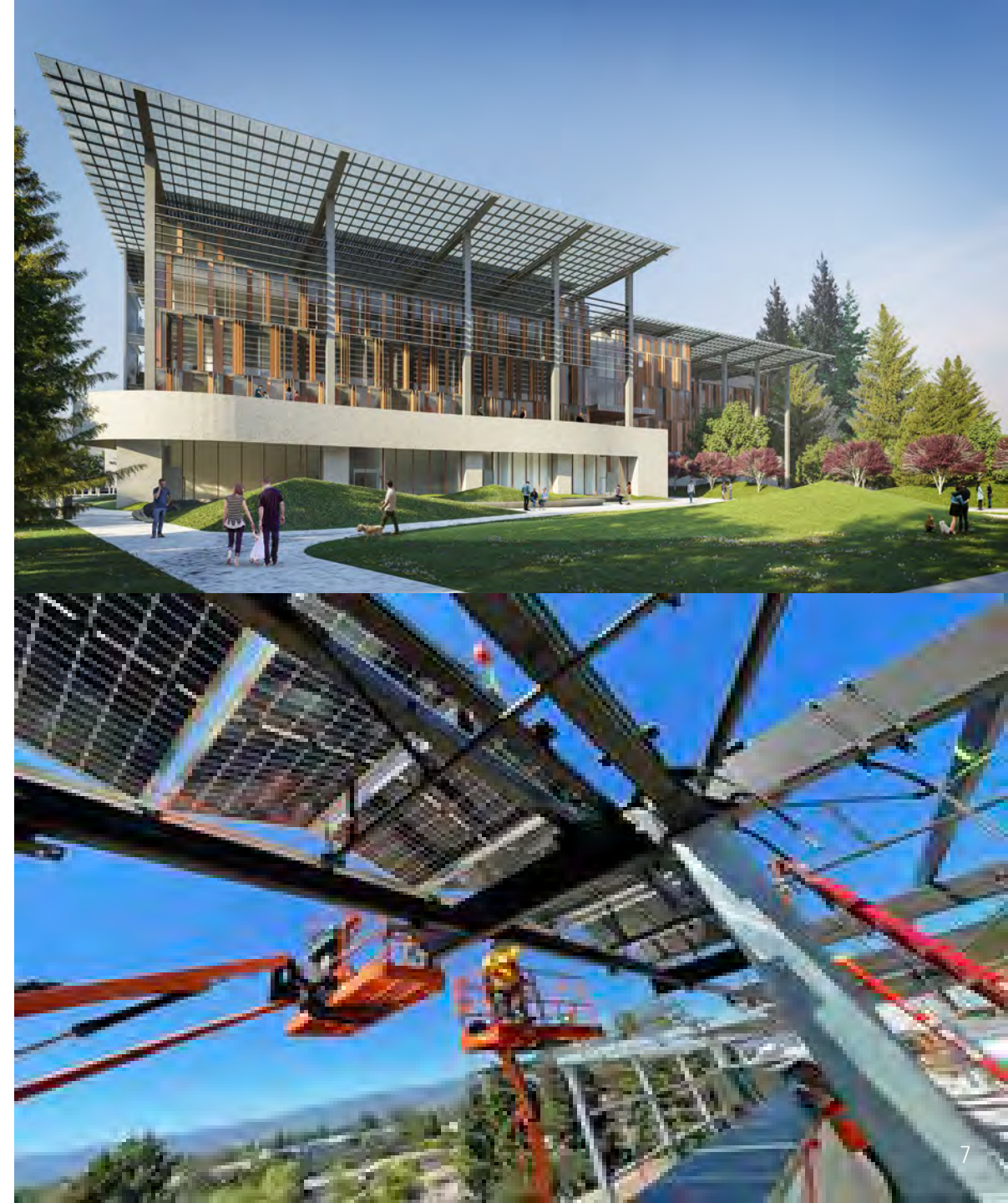
- ✓ All Electric
- ✓ LEED Platinum
- ✓ Water efficient fixtures and landscape
- ✓ EV charging
- ✓ Bicycle storage room
- ✓ Employee showers
- ✓ Bird safe glass
- ✓ Easy access to public transportation



GREEN BUILDING FEATURES CONTINUED

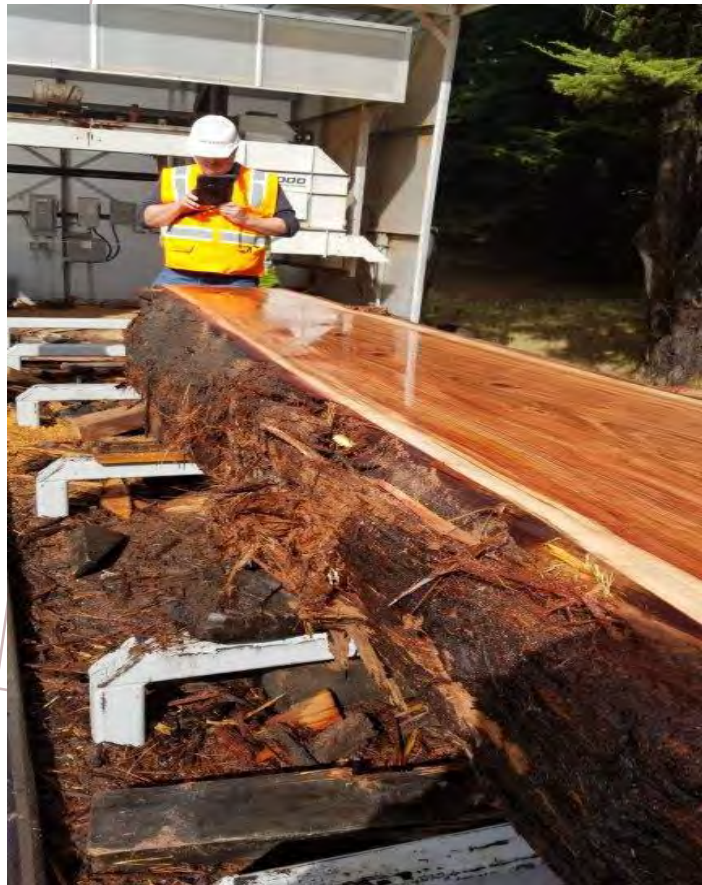
Net Zero Energy

- ✓ 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



UNIQUE FEATURES

Transplanted 12 large trees



Redwood trees reused for tables and benches

*PLANNING AND
OUTREACH*



PROJECT TIMELINE

* Strategic
Planning
Workshop





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?

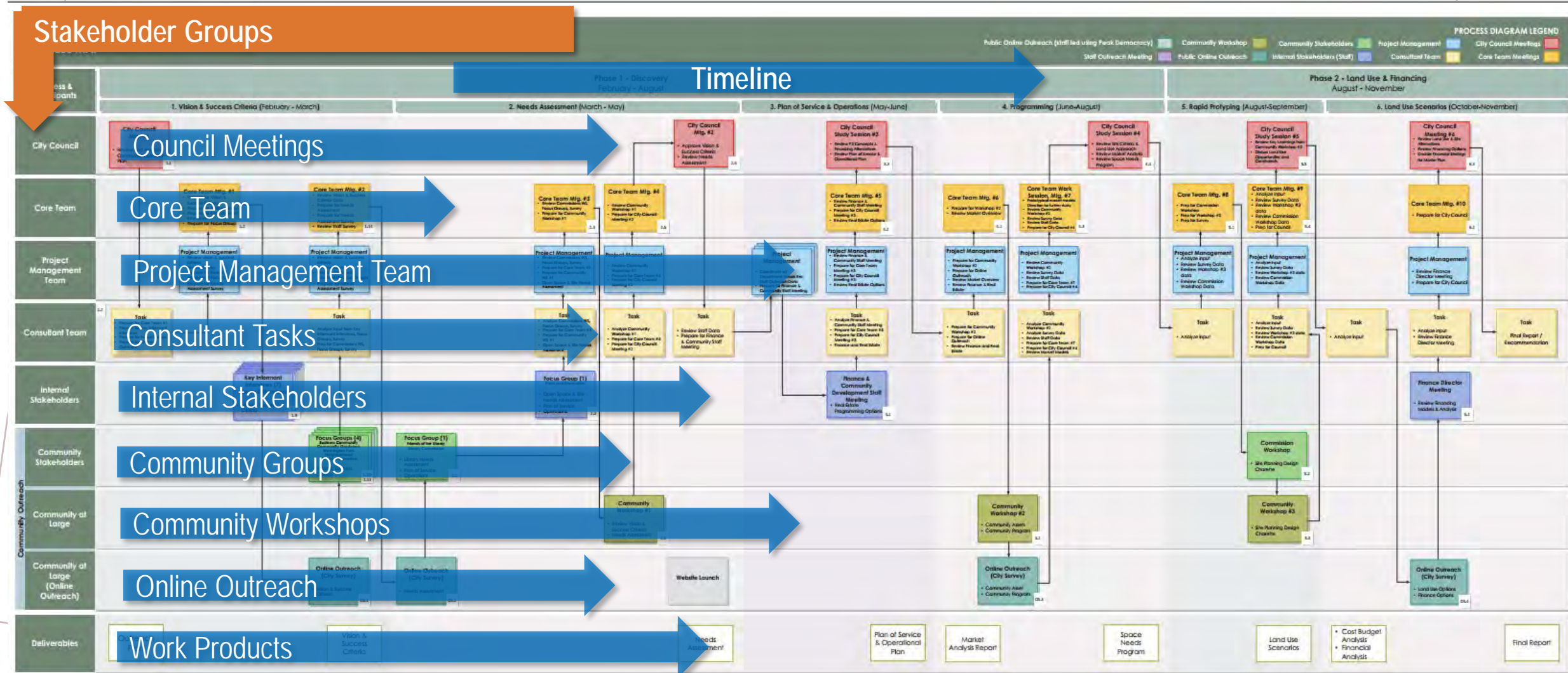


DESIGNING A COMMUNITY OUTREACH AND DECISION MAKING PROCESS

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

Putting it all together – The Process Map

CIVIC CENTER PROCESS MAP



MAKING YOUR OUTREACH PLAN SUCCESSFUL

OUTREACH PHASES



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**