



Santa Clara County

Civic Center Master Plan

May 10th and 24th, 2016

BOARD OF SUPERVISORS

INTRODUCTIONS:



Administration:

- Bruce Knopf, Director, Asset and Economic Development, Office of the County Executive
- David Barry, Senior Facilities Architect, Facilities and Fleet Dept.
- Shirley Edwards, Deputy County Counsel
- Emily Harrison, Director, Finance Agency

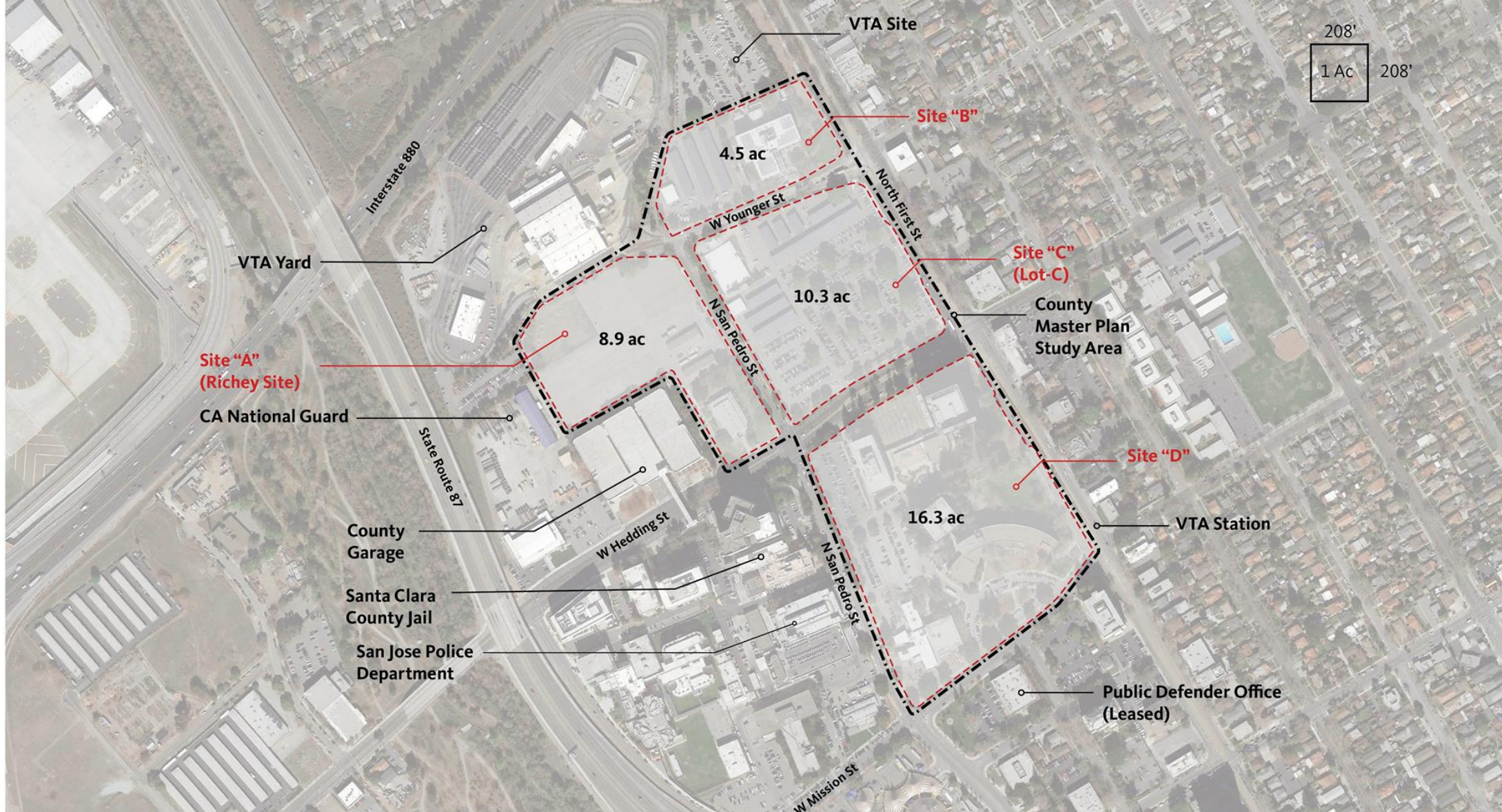
Consultants:

- Tim Kelly, President, Keyser Marston Associates, Inc.
- Bob Thompson, Partner, Sheppard, Mullin, Richter & Hampton LLP
- David Shiver, Principal, BAE Urban Economics (Peer Review)

Proposed Master Development Agreement:

- Long-Term Planning for Civic Center Capital Facilities
- Savings from Operations & Maintenance Expenditures and Lease Payments
- Limitation on cost exposure in each phase
- Flexibility and Board control

SITE CONTEXT: Santa Clara County Civic Center



Issues and Opportunities:

- Potential Revenue Generation from Private Uses/Development
- Outdated Facilities (40+ Years or Older)
- Costly Operations & Maintenance
- Deferred Maintenance Backlog
- Expensive Leased Facilities and Fully Occupied Civic Center
- Building Safety and Security
- Inadequate Sustainability, Flexibility, Resiliency
- Community Benefits
- Employee Satisfaction
- Poor Public Access

MAJOR MILESTONES

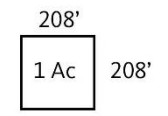
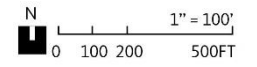
July 2011 to May 2016:

- Former San Jose City Hall and U.S. Army Reserve Acquisitions
- Request for Proposals Process
- Facilities Needs Assessment
- East and West Wing Building Condition Assessments
- Public Outreach
- Negotiations with Lowe Enterprises
- May 2015 Board Workshop
- May 10, 2016 Public Hearing on Proposed Ordinance and Master Development Agreement

Board Guidance:

- Retain Civic Center Function at Civic Center Campus
- Plan for 1,150,000 SF of Public Space at the Civic Center Campus
- Replace the West Wing and the Connector
- Explore Redevelopment/Modernization/Replacement of the East Wing
- Initiate Phase 1 Development on the Richey Site
- Explore Options to Relocate the Emergency Vehicles Operation Center (EVOC)

PREFERRED SITE OPTION: Centralized Campus and Maximum Development Opportunities



- County Services
- Law + Justice
- Development Site

County Services (including Law + Justice)	
Land Area (acres)	23.7
GSF	1,150,000±
Parking	2,500 – 3,500
Site Surplus	
Land Area (acres)	16.3

CURRENT ACTIVITIES

May 10th and May 24th, 2016:

- On-going: Law and Justice Planning (Anderson Brule Architects)
- May 24th: Approve Contract for CEQA Consultant (David J. Powers and Associates)
- May 24th: Adopt Ordinance (NS-300.894)
- May 24th: Adopt Resolution Approving Master Development Agreement (Lowe Enterprises)

MDA Decision Considerations:

- Implements stewardship of the County governmental function and represents long-term re-investment in a community asset
- Working with experienced public/private developer
- County has approval rights on new County facilities and budget
- County cost exposure is capped, with certain exceptions
- At key points, County has right of “Termination for Convenience”
- Working with a vetted entity and establishing continuity of implementation of a complex phased project
- Other developers may participate in the development of private revenue generating parcels and other new County Facilities

COUNTY NEGOTIATING TEAM

Administration:

- Asset and Economic Development, County Executive
- Facilities and Fleet Department
- County Counsel
- Finance Agency
- Risk Management

Consultants:

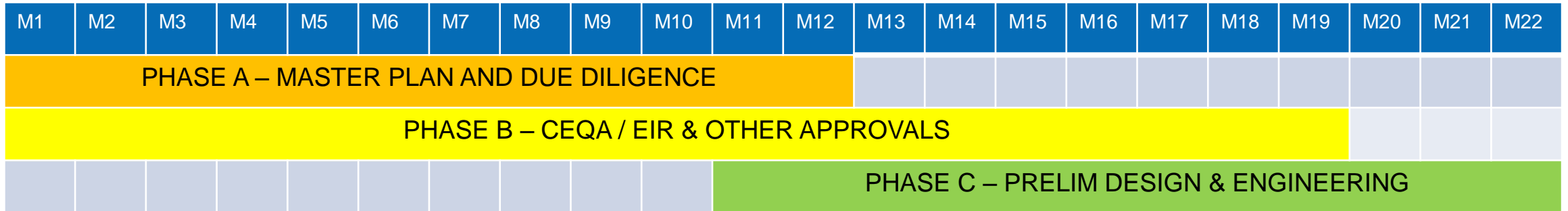
- Keyser Marston Associates, Inc.
- Sheppard, Mullin, Richter & Hampton LLP
- Bay Area Urban Economics (Peer Review)

NEXT STEPS

Five MDA Phases Requiring Board Approval:

- Master Planning and Due Diligence (Phase A)
- CEQA / EIR and Other Approvals (Phase B)
- Preliminary Design and Engineering of Initial New County Facility Phase, Tentatively the Richey Site (Phase C)
- Financing and Pre-Construction and Approval of Guaranteed Maximum Price for Initial New County Facility Phase, the Richey Site (Phase D)
- Construction of Initial New County Facility Phase (Phase E)

Timeline



Phases D and E (Schedule TBD):

- Phase D – Financing and Preconstruction
 - Within 12 months of completion of Phase C
- Phase E – Construction of Initial Phase
 - No longer than 4 years after Board approval Master Plan/CEQA (Phase B)

Questions?

Q & A

Contact Information

Project Website:

- www.sccgov.org/civiccenter

Contacts:

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- David.Barry@faf.sccgov.org or (408) 993-4645