





City Council

**Award of Agreement to
SmithGroup for
Civic Center Concept Plan
and Utility Building Project
Consultant Services**

October 29, 2019


**Civic Center
Concept Plan & Utility Building**

Civic Center

- Most Buildings constructed in 1960s
- 95,600 Square feet, which includes ~12,000 for SVP and Water & Sewer (*not including old Police Station*)
- Community growth and increase demand for City Services.

Recent City Council Discussion

- Lack of space was designated a priority as part of Strategic Session



Foreground of old City of Santa Clara police station. Constructed in 1959 and vacant since 2002.



Strategic Session Discussion

Space Need

- Need for space throughout the City
- Continuous requests to reconfigure existing space, staffing exceeds workspaces and impairs pace of hiring
- Lack of basic needs
- Staff at leased space

Have Utilized Most Options

- Reconfigured spaces
- Converted storage areas to offices
- Department staff sitting in different locations



3



4



Strategic Session Next Steps

- Develop a new Civic Center Masterplan
- Develop plan for near-term utility building
- Release RFP for consultant support
- Consideration of Contract Award Today



5



Near Term Utility Building

Recent Council Action

Approved Capital Improvement Project for Silicon Valley Utility Center in 2018/19 & 2019/20 Biennial CIP Budget

Issues and Benefits

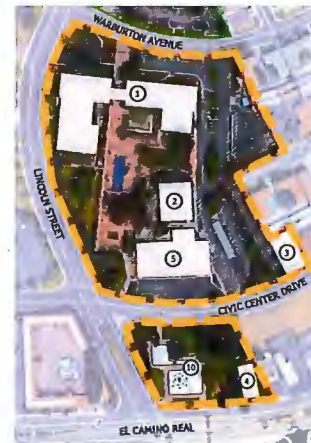
- Fragmented SVP workforce 2x employees in leased space versus at City Hall
- Public convenience
- Potential to consolidate SVP 24/7 Operations (Power Trading and Control Operations)
- Additional benefit– Relocating SVP and Water and Sewer makes space available in City Hall for other uses





Request for Qualifications

- Purpose: Prepare a Concept Plan which will guide the decision-making processes in support of the City of Santa Clara Civic Center Concept Plan and Utility Building Project in the Study Area. (RFP Released April 2019)
- Primary components:
 - Cost and Phasing Analysis
 - What are the funding options and will the project have to be phased
 - Market Analysis
 - Community Engagement
 - Architectural & Space Allocation



Concept Plan Study Area

7



RFQ Timeline



Review panel established to review the RFQ submittals consisted of City staff from key stakeholders departments:

- Manuel Pineda, Assistant City Manager/CEUO
- Andrew Crabtree, Community Development Director
- Allie Jackman, Principal Engineer Public Works Dept.
- Alan Kurotori, Assist Dir. Electric Utility
- Kenn Lee, Director of Finance

8

Consultant Team

The SmithGroup Team is composed of industry experts:

- Master Planning
- Urban Design
- Architecture
- Financial Analysis
- Community Engagement
- Workplace Strategy
- MEP & Sustainability
- Transportation & Circulation
- Civil & Structural Engineering
- Environmental Analysis/EIR

SMITHGROUP

Georgia Sarkin, AICP, RIBA
Principal in Charge
Lead Master Planner, Urban Designer, & Community Outreach Specialist

Todd Kohli, PLA, ASLA
Project Manager & Lead Landscape Architect

Alexis Kim, IIDA, NICDQ
Workplace Strategist

Stet Sanborn, AIA, LEED AP, NCARB, CPHC
Building & Site Energy and Water Strategist

Peter Buffington
Architect & Design Advisor

LandEcon
William Lee - Market Economist & Financial Analyst

Sherwood Engineers
John Leys - Civil Engineer

KPFF
Blake Dillsworth
Structural Engineer

Watry Design
Matt Davis
Parking & Structured Parking

Fehr & Peers
Steve Davis - Traffic & Circulation

Directional Logic
Jenny Young - Cost Planner

Hort Science
Jim Clark - Arborist

Panorama
Tania Treis - Program Level EIR

9



Project Approach and Process

DEFINE THE PROBLEM
(NOV19-DEC19)



PROJECT VISION



BENCHMARKS, BEST PRACTICES, & ECONOMIC ANALYSIS



SURVEYS, OBSERVATIONS, & ANALYSIS



WORKSHOPS & INTERVIEWS

SET A STRATEGIC DIRECTION
(JAN20-APR20)



WORKPLACE/ WORK PROCESS DISCOVERY FINDING



SCENARIOS & CONCEPT DEVELOPMENT



SITE DEVELOPMENT & SITE CONSTRAINTS



MARKET ANALYSIS & ECONOMICS

DIRECTIONAL PLAN & IMPLEMENTATION
(MAY20-MAY21)



PLAN & KEY TOPICS



IMPLEMENTATION STRATEGY



PHASING PLAN & FINAL COST ESTIMATE

10



Financial Feasibility

- Assess previous plans and reports
- Investigate existing site for an urban or campus design strategy
- Prepare Market Analysis & Analyze Land Values
- Develop a cost estimate to facilitate decision making process (rough order of magnitude)

Key Outcome:

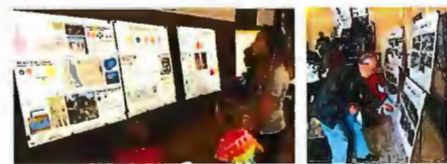
- Determine the financial feasibility to reconstruct all of the Civic Center Campus or if a phased implementation will be required.



Community Engagement

Highlights of Community Engagement Strategy:

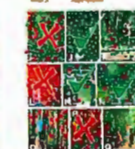
- 3 Public Open House Workshops
- 5 City Commission Meetings
- 4+ City Council Study Sessions/Meetings
- 1 CEQA Public Meeting
- Website Materials & Articles for online engagement



SITE FEATURES VISUAL USER PREFERENCES



ACTIVITY PROGRAMS VISUAL USER PREFERENCES



LAND USE PROGRAMS VISUAL USER PREFERENCES





Next Steps

- Award of Agreement to SmithGroup
 - Staff recommends approval of the Agreement
- Advertising First Public Open House Workshop
- Site Financial Feasibility and Economic Analysis Report to Council–
Goal of December 17, 2019

13



City Council

**Award of Agreement to
SmithGroup for
Civic Center Concept Plan
and Utility Building Project
Consultant Services**

October 29, 2019