



Sunnyvale

Civic Center Phase 1: Contractor Outreach

Jacobs

June 2020



Project Overview

Item #1 Background

Item #2 Phase 1 Scope

Item #3 Budget & Scope Considerations

Item #4 Project Phasing & Milestones

Item #5 Concurrent Owner Projects

Item #6 Top 10 Project Goals



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Background



- 2017
 - ◆ Start Master Plan Design
- September 2018
 - ◆ Master Plan and Project EIR Approved
 - ◆ Start Phase 1 Design
- August 2019
 - ◆ Approval of Schematic Design
- July 2020
 - ◆ 100% Construction Documents Completed
 - ◆ City Building Permit Approved

Approved Master Plan



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Phase 1 - Overall Site

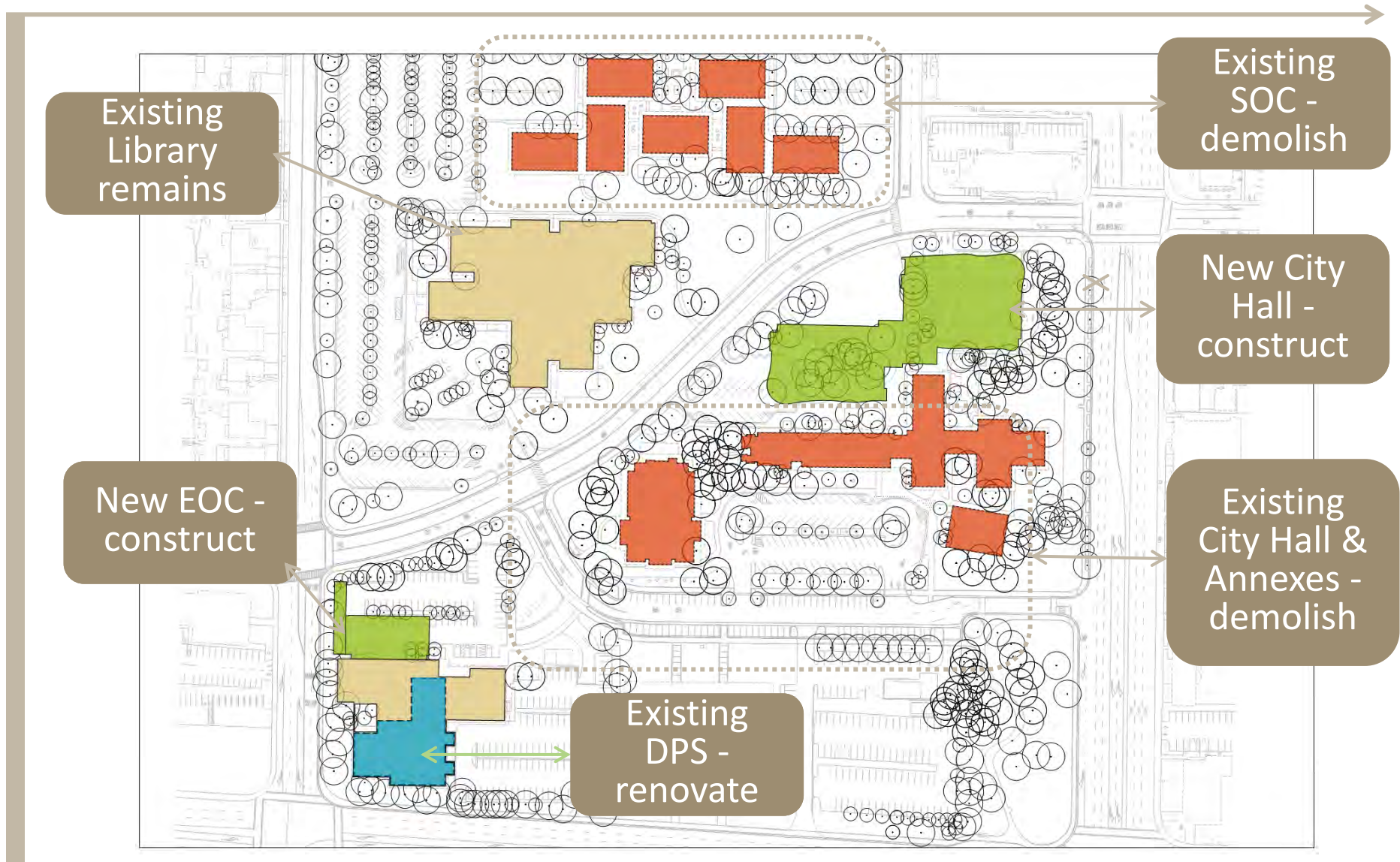


Phase 1 Scope



- New City Hall
- New Emergency Operations Center (EOC) Addition
- Existing Department of Public Safety (PSB) Tenant Improvements
- Olive Avenue Improvements and Raised Plaza
- Site Improvements
- Demolition & Abatement of Existing Buildings

Phase 1 Scope – Civic Center



Phase 1- New City Hall



- Four Story Building 119,000 GSF
- Single Level Underground Parking Garage
- Two Outdoor Terraces above the first floor
- Type IB construction
- LEED v4 Platinum & Net Zero building

Phase 1 – New City Hall



Phase 1 – New City Hall



Phase 1 – New EOC Addition



- Two story Building 13,000 GSF
- LEED Gold Equivalent
- Adjacent to existing PSB
- Mechanically Independent of PSB
- Security Access Requirements During Construction
 - ◆ Background Check
 - ◆ Drug Testing
 - ◆ Badging

Phase 1 – Existing DPS Tenant Improvements



- Establish Temporary Facilities
- Renovation of 11,200 GSF Interior Space
 - ◆ Demolition
 - ◆ Abatement Hazardous non-Hazardous waste
 - ◆ New Partitioning and Finishes

Phase 1 – EOC Addition



Phase 1- Olive Avenue Improvements



- Phased Completion
- Grading
- Tree Removal and Protection
- Irrigation and Landscape
- Raised Plaza
- Hardscape
- Granite Paved Concrete Banded Pathways
- Street Lighting

Phase 1 – Olive Avenue Improvements



Phase 1 – North Plaza



Phase 1 - Site Improvements



- New Civic Plazas and Outdoor Amphitheater
- Pedestrian & Bicycle enhancements to Olive & Mathilda Avenues
- Improved accessible paths and landscape features
- New Utilities to support new buildings and site features

Phase 1 – South Plaza



Phase 1 – South Plaza



Phase 1 – Amphitheater



Phase 1 – Pathways



Phase 1 – Demo & Abatement of (E) Buildings



- ◆ City Hall
- ◆ City Hall Annex
- ◆ City Hall South Annex
- ◆ Sunnyvale Office Complex (SOC)

Phase 1 – Existing Buildings



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Budget & Scope Considerations



- Health Safety Equipment required for COVID – 19
- Security Clearances (EOC, DPS)
 - ◆ COVID -19 Screening
 - ◆ Drug-Testing
 - ◆ Badging
- Mobilization / Demobilization
 - ◆ Site Offices
 - ◆ Staging
 - ◆ Traffic Control

Budget & Scope Considerations



- Environmental
 - ◆ Noise Mitigation
 - ◆ Dust Control
 - ◆ Storm Water Pollution & Prevention (SWPP)
 - ◆ Air Quality Management (AQM)
 - ◆ Hazardous Materials
 - ◆ PCB Abatement
- Allowances for Unforeseen Conditions

Budget & Scope Considerations



- Protection & Relocation of Existing Mature Trees
- Soil Management
 - ◆ Haul-off of Hazardous Soil
 - ◆ Haul-off of Non-Hazardous Soil
 - ◆ Import of Clean Soil
- Demolition / Abatement
 - ◆ City Hall 1958
 - ◆ City Hall Annex 1970
 - ◆ Sunnyvale Office Complex 1962
 - ◆ City Hall South Annex 2001

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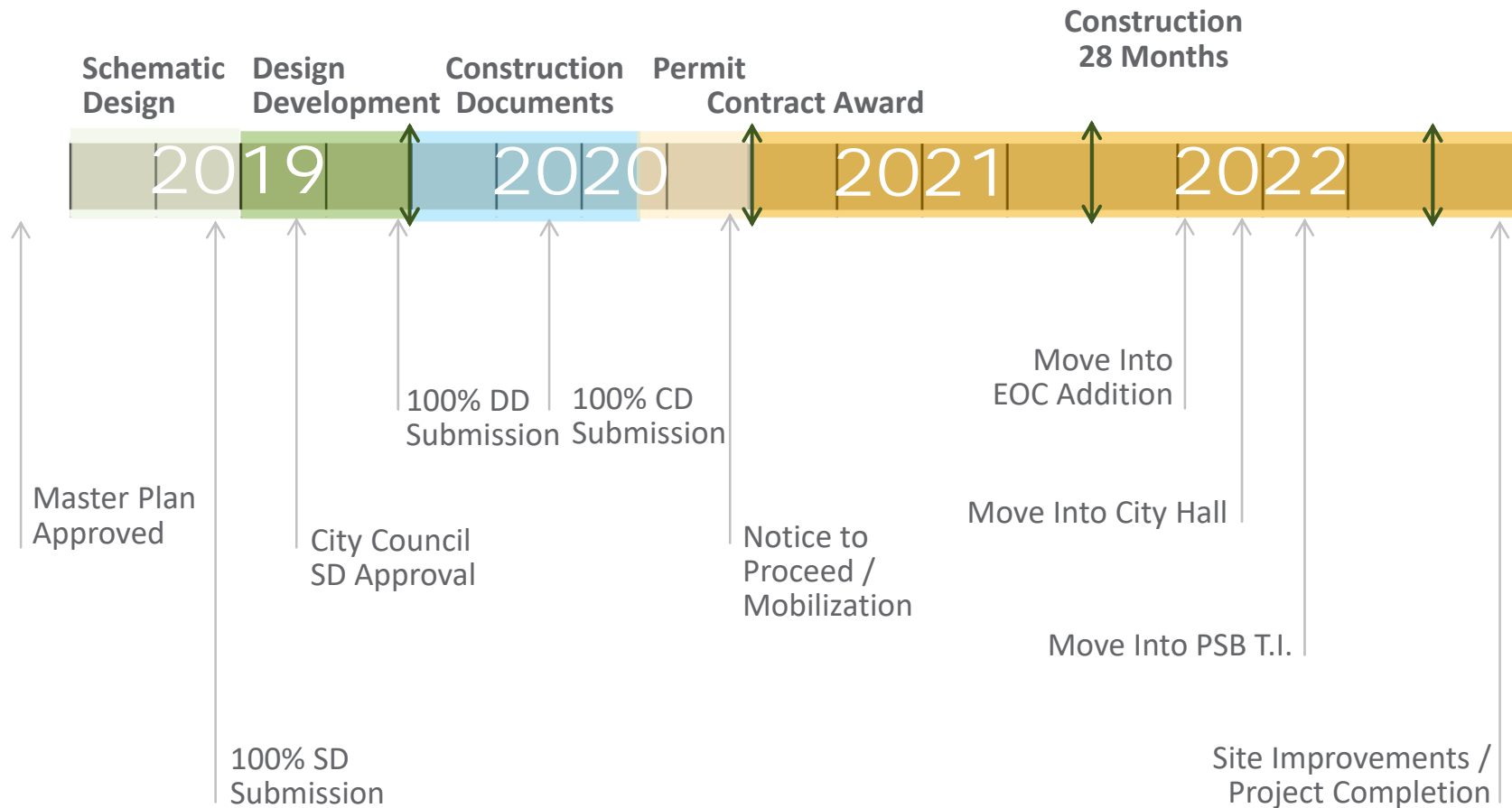
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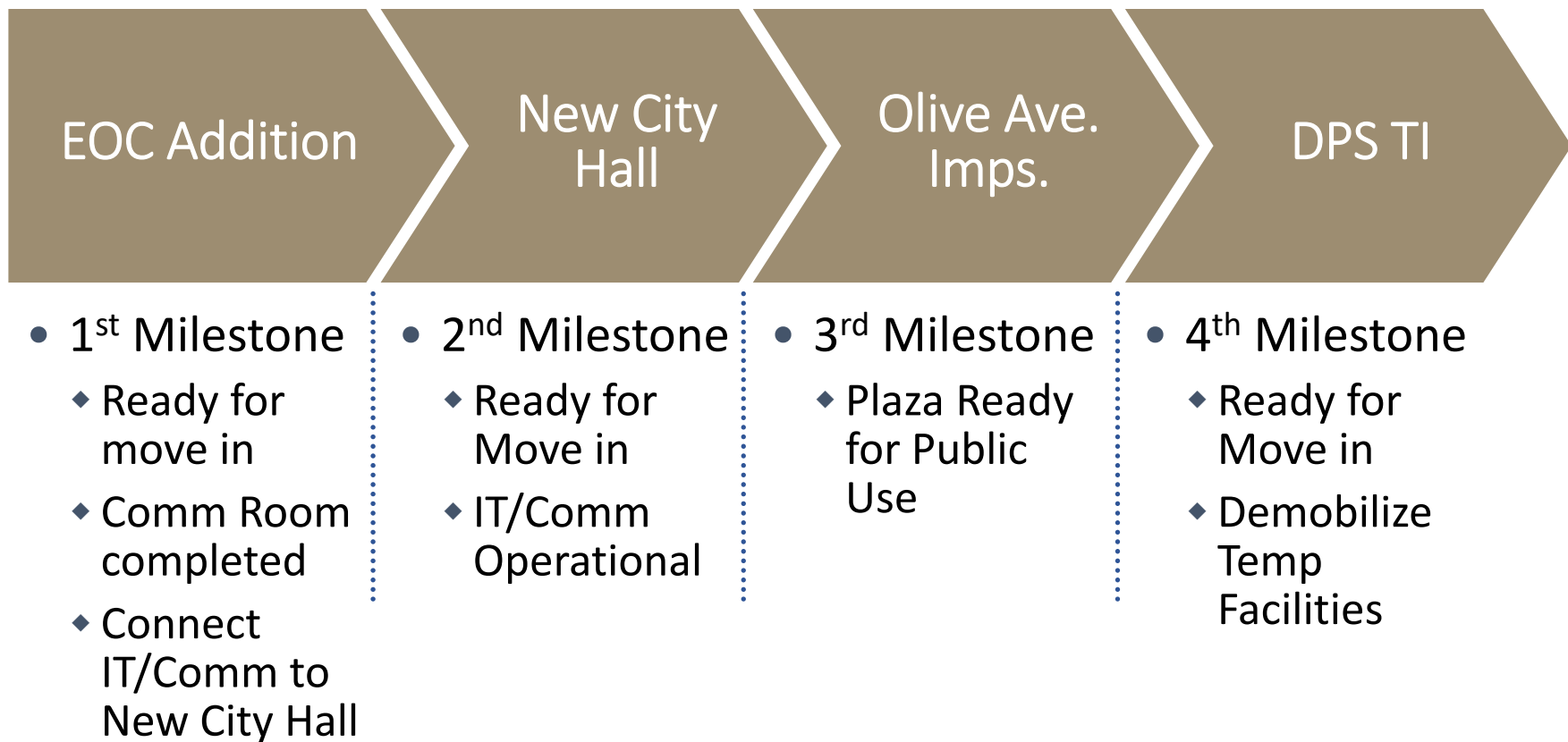
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Project Phasing & Milestones



Project Milestones



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Concurrent Owner Projects



- Projects
 - ◆ CIP waterline replacement on Olive Ave
 - ◆ PG&E service upgrades
- Contractor Responsibilities
 - ◆ Coordination Amongst other Contractors
 - ◆ Timely Communication & Owner Updates

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Top 10 Project Goals



1. Operational City facilities, personnel and nearby private residences will be in close proximity to the construction site. Contractor shall responsible to develop and implement measures to minimize disruptions to the City's services and the community including communication protocols, traffic control and mitigation measures for noise and dust control.
2. This is a phased project. Contractor shall develop a phasing plan, which best achieves project milestones and overall budget.

Top 10 Project Goals



3. EOC and PSB are secured areas. Workers shall be required to pass a background check including but not limited to drug-testing as a pre-requisite to badging. All associated costs shall be borne by the Contractor.
4. Contractor shall implement practices and procedures to meet the project's environmental performance goals, which include achieving LEED v4 Platinum Certification for the New City Hall and LEED Gold Equivalency for the EOC.

Top 10 Project Goals



5. This is a low bid procurement as stipulated in the City's Charter. All bids shall be valid for at least 120 calendar days.
6. Construction Total Duration shall be 28 months (854 calendar days) including mobilization, public holidays and rain days.
7. e-Builder shall be utilized for submission of data and documents including monthly progress pay applications. A limited number of e-Builder licenses for Contractor's staff will be provided.

Top 10 Project Goals



8. The Contractor shall partner with the City to achieve project's Net Zero Goals.
9. The Contractor shall provide required manpower and expertise for the successful completion of the project. Resumes of proposed staff shall be reviewed by the City and approved staff shall not be removed or replaced without City approval.
10. This is a Public Bid and open to all Class B licensed Contractors. Bidding Contractors shall, however, be required to submit qualification documentation along with bid forms as stipulated in Division 00 of the specifications