

EXAMPLES OF RECENT CITY HALL/GOVERNMENT ADMINISTRATION DEVELOPMENT PROJECTS

Jurisdiction and Type of Development	Design	Timeline	Financing	Misc. Comments
County of San Diego County Operations Center (PPP)	37-acre Kearny Mesa site, total of 900,000 sq. ft. of office space (six 150,000, 4-story office buildings) for 3,300 employees, a conference center, cafeteria and two multi-level parking structures	Proposal submitted in 2005, 3-phase project, ENA approved in Dec. 2006 (First phase begun April 2009, set for completion in 2010, second phase 2012, last phase 2013)	Cost: Approx. \$530M - Funded from \$325M in bond proceeds, some stimulus funds used, and the County entered into a partnership with developer Lowe Real Estate Group and Fairfield Residential. Developer will pay \$50M to County for portion of site for residential development	Maintenance cost of existing complex was determined to be \$216M over next 20 years, LEED Silver design
City of Austin City Hall (PPP)	65ft tall (4-story), total 115,000 sq. ft. of space, 750 parking spaces	December 1995 Council work session discussed options, June 2000 old site demolished, construction complete Nov. 2004, occupied Dec. 2004	Cost: \$56.6M - Funded through a combination of ground lease proceeds, general fund revenues, bond proceeds, and proceeds from future sale or lease of the current City Hall	The city previously leased 250,000 sq. ft of office space (\$2M annually) and it was projected that lease costs would double, (lease space, purchase existing building, city build, private build)
City of San Jose City Hall (not PPP)	285 ft tall (18-story), 550,000 sq. ft., capacity 1,950 employees, 400 on-site parking spaces, 1,128 off-site parking spaces	Voters approved in 1996, site selected 1997, construction contracts awarded by Council in 2002, move in June to August 2005	Cost: \$345.62M, plus \$45.25M for technology, furniture and equipment (\$390.87M total). Voters passed Measure I in 1996 which approved the construction of new City Hall. Funded by lease revenue bonds.	The city has estimated approximately \$189M in savings over next 50 years from consolidating services in one location and eliminating leased office space expenses
Seattle (not PPP)	100 ft. tall (7-story), 200,000 sq. ft., capacity 320 employees, and adjacent civic plaza	Initial estimate in 1986 at \$129M, however in 1997 City adopted smaller conceptual design, 1998 Council reviewed cost estimates, approved by Council January 2001, construction complete summer 2003	Cost: \$72M for City Hall, plus additional \$14M for plaza. Funded by debt financing.	Renovation considered, but was deemed too expensive and inefficient. LEED Gold design, designed for 100-year lifespan

Note: PPP = Public/Private Partnership