

CC 11-19-19
Study Session #1

Energy & Green Building
Standards Codes
(Reach Codes)

Presentations

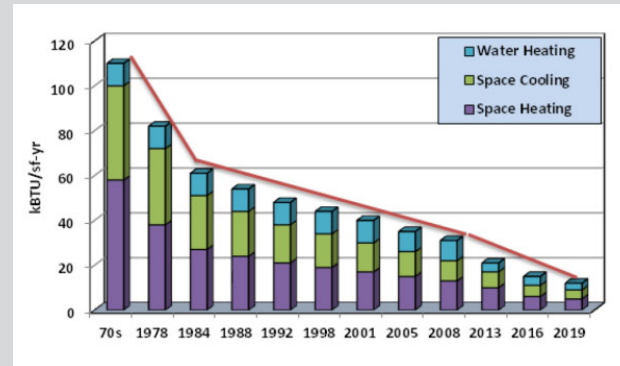
Carbon-free new buildings: Reach code study session

Addressing local fossil fuel use with
amendments to 2019 building codes



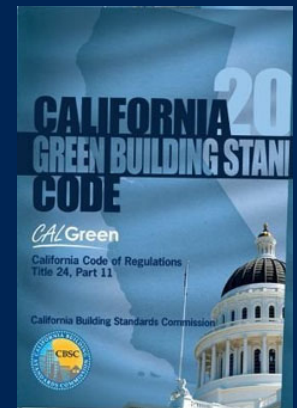
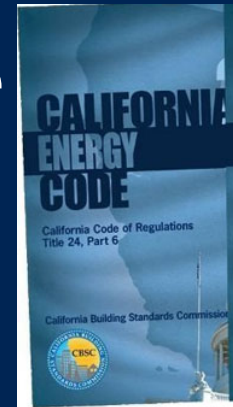
**CITY OF
CUPERTINO**

History of Energy Codes



Green/Electric Reach Code

- Local amendment to State building code
- Cost-effective & commercially feasible
- **Scope:** new construction at time of building permit application
- **Questions:**
 - How to best mitigate emissions and climate impact of development for next 3 years
 - What level of flexibility vs. stringency drives market transformation?



Cupertino Policy Goals

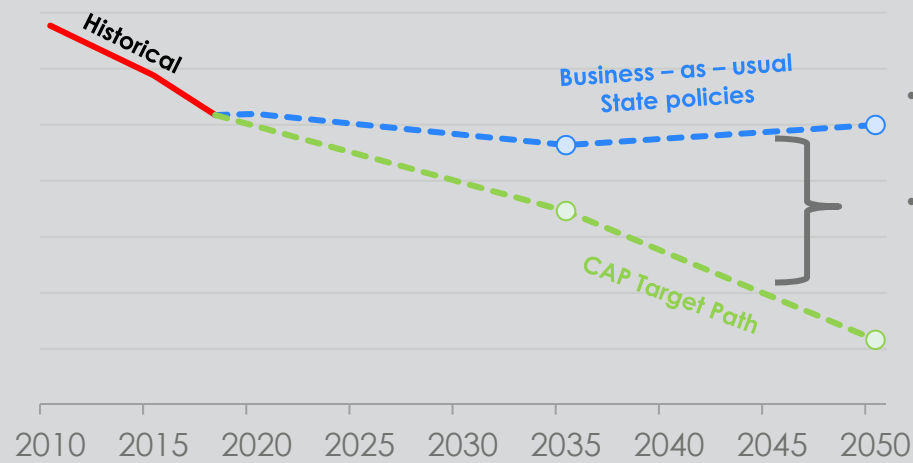
- Cupertino Climate Action Plan (CAP) 2015
- General plan element (2015-2040)
- Member, Silicon Valley Clean Energy (SVCE)
- Climate emergency resolution 2018
- Beacon Award 2015-2019

“I am really glad that we are declaring a climate emergency...this is extremely critically important for not just our community but for the planet and it is something that I'm very glad to be able to bring forward to the community...”

*- Councilmember Darcy Paul
(Commenting as Mayor in 2018
at time of resolution adoption)*

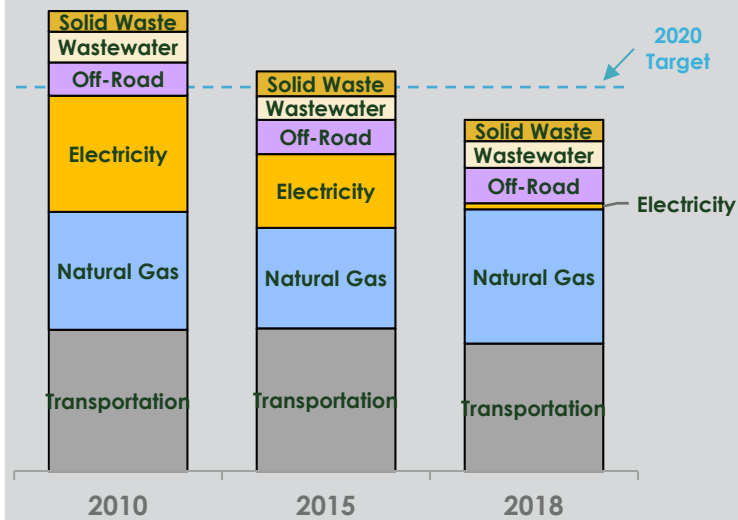


Cupertino Emissions Forecast



- 2020 target has been achieved
- Local policies needed to achieve Cupertino's 2035 and 2050 targets

Cupertino Emissions Trend



Since 2010:

- Total emissions decreased 24%
- Electricity emissions decreased 95%
- Natural gas and transportation larger percentage of total

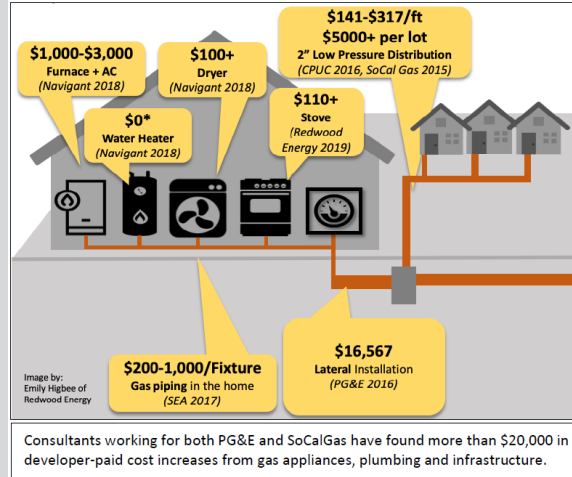
Available Clean Tech

Fossil fuels consumed in buildings = 38%

Substitute the modern alternative

- Gas vehicles → Plug-in vehicles
 - Gas cooking → Induction cooktops
 - Gas space heat
 - Gas hot water
- } Heat pumps

Newly Constructed Building Savings



Avoided costs of building electric

- Lower risk to developer
- Operating costs same or lower

Newly Constructed Building Savings

Electric Vehicle Charging Infrastructure

- 6% EV market share in Cupertino today
- Growing to 18% by 2030
- Savings \$2,000 per spot at new construction



Examples

Behind Adobe's bold plan to build an all-electric building

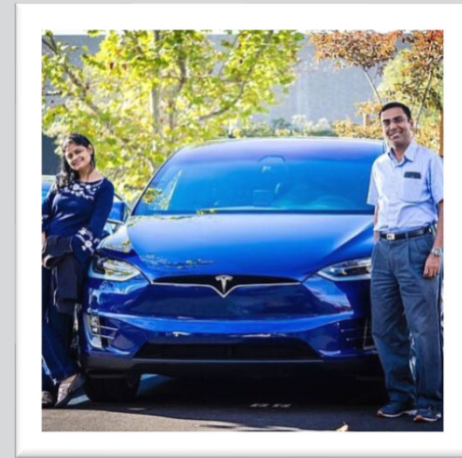
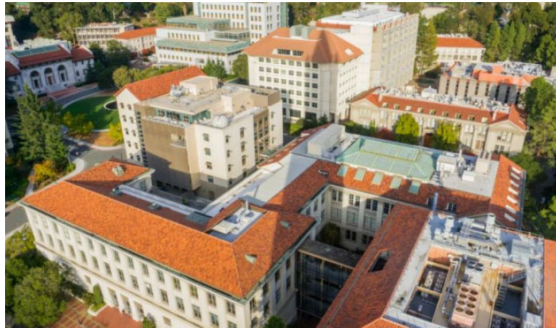
Sarah Golden
Friday, July 26, 2019 - 1:44am



Rendering of Adobe's North Tower in San Jose, expected to be completed by 2022, will be the company's first all-electric building.

The University of California system and Stanford University are making significant investments in new construction.

JUSTIN GERDES | SEPTEMBER 24, 2018





Outreach Activities

1. Jan – June: regional outreach by SVCE
2. Jan: presentation by SVCE to Sustainability Commission
3. Sep: web site; promote public workshop; Planning Commission meeting; Business Buzz
4. Oct: Public workshop; draft policy recommendation; adoption of building code



Concerns

1. Power outage
2. Electric grid
3. Business needs
4. Contractors not ready
5. Gas for cooking
6. Need more time

Support

1. Architects / Engineers
2. More EV charging
3. Build on Cupertino's existing programs
4. Climate crisis
5. Health & safety



Frequently Asked Questions

Remodeling my home?

not in scope of reach code

Tenant improvement of existing building?

not in scope of reach code

Need gas for process / generator / fuel cell

not in scope of reach code

What about restaurants?

both options allow for restaurant modifications



Policy Options for Council

A. **Recommended:** All-electric

Mountain View, Menlo Park, Los Gatos

B. **Alternative:** Electric-preferred

Sunnyvale, Campbell, Milpitas

A. All-Electric

<p>Low-rise residential (includes single-family, duplex, townhomes, and multifamily)</p>	<p>All-electric appliances required. Includes heating/cooling, water heating, clothes dryer, cooking, fireplace and outdoor fire pit.</p>
<p>High rise multifamily Mixed-use Hotel/Motel Office Retail</p>	<p>All-electric required. Includes heating/cooling, water heating, clothes dryer, cooking appliances, fireplace and outdoor fire pit. Exemption for Factories, Hospitals, Laboratories, and Essential Facilities Grant modifications for for-profit kitchens. Any gas installed through exemptions shall provide electric circuiting for future electric appliances.</p>

B. Electric-Preferred

<p>Low-rise residential (includes single-family, duplex, townhomes, and multifamily)</p>	<p>Must provide electric space heating and water heating. Natural gas cooktops are allowed; however, any gas stoves must be pre-wired for future electric appliances.</p> <p>No energy efficiency requirements beyond the State Energy Code.</p>
<p>High rise multifamily Mixed-use Hotel/Motel Office Retail</p>	<p>All-electric buildings are approved if they meet the base code requirements.</p> <p>A mixed-fuel building is required to have a higher energy-efficiency performance.</p> <p>Any gas appliances shall provide electric circuiting for future electric appliances.</p>

Related Policy Consideration

- Gas infrastructure ban
 - Berkeley, Palo Alto
 - Not a reach code but can be implemented as a land use requirement
 - Not recommended as we can accomplish largely the same result with all-electric reach code

Land use entitlements

Prohibits the use of new gas infrastructure for most uses as a condition of a land use application.

It can be complemented by a building reach code.

Regional Actions Taken

Member Agency	Status	Next Meeting	Date of Next Meeting	Code Language	Building Reach		EV Reach
					B	A	Higher than CalGREEN
Mountain View	🌿🌿🌿🌿	Approved		Begins on pg. 23			X
Morgan Hill	🌿🌿🌿🌿	Approved		Begins on pg. 45			X
Milpitas	🌿🌿🌿	2nd Reading	Dec. 3	Begins on pg. 1132	X		X
Monte Sereno	🌿🌿🌿	1st Reading	Nov. 19	Begins on pg. 5	X ¹		X
Saratoga	🌿🌿🌿	1st Reading	Nov. 20	Begins on pg. 33		X	
Los Altos Hills	🌿🌿🌿	1st Reading	Dec. 5			X	
Los Gatos	🌿🌿	Staff Proposal	Dec. 3				X
Santa Clara County	🌿🌿	Staff Proposal			X		
Sunnyvale	🌿🌿	Staff Proposal				X	
Cupertino	🌿🌿	Study Session	Nov. 19	options			X
Los Altos	🌿	Council Briefing	Nov. 19	proposed ordinance		X	
Campbell	🌿	Council Briefing	Nov. 19		X		
Gilroy	-	Declined					

¹Reach code proposes wiring all homes for electric appliances and battery storage



Policy Options for Council

A. All-electric

Mountain View, Menlo Park, Los Gatos

B. Electric-preferred

Sunnyvale, Campbell, Milpitas

CC 11-19-19 #5

Foothill-De Anza Flint
Center planning process

Presentations



FOOTHILL-DE ANZA
Community College District

Community Benefit Initiative

Cupertino City Council

Nov. 19, 2019

Pearl Cheng, Board of Trustees President

Judy C. Miner, Chancellor



1971– Flint Center for the Performing Arts
opens at De Anza College

FOOTHILL - DE ANZA COMMUNITY COLLEGE DISTRICT

De Anza College, Cupertino, California

FLINT CENTER FACILITY ASSESSMENT STUDY

VERSION: April 25, 2019



FAST FORWARD 48 YEARS

- Outdated & in disrepair
- Unused by the college
- Underused as arts venue
- Big price tag, other needs

The Foothill Commission and The Foothill-De Anza Foundation Present



Celebrating
DICK HENNING



50 years of Foothill College Celebrity F



On June 10, 2019, the Board of Trustees voted to:

“permanently close the Flint Center and initiate a plan to build a new facility, with staff pursuing specific goals that the facility ...

- directly serve the instructional and student services needs of De Anza College
- to the extent possible, meet the needs of the community for a cultural venue and civic meeting space
- and if possible, generate revenue of its own”



SUMMIT ON STUDENT HOMELESSNESS



Bay Area homeless students ask community, officials to stop stigmatizing them

Studies estimate nearly 400,000 California community college students are homeless



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[STUDENT SERVICES](#)

[CAMPUS LIFE](#)

Home → [Food, Housing and Transportation Resources](#)

Food, Housing and Transportation Resources





County Supervisor requests developer for teacher housing

Silicon Valley has the highest housing costs in the U.S.

Teacher housing proposal gains traction

HOW TO ADDRESS CALIFORNIA'S GROWING CRISES OF HOUSING AND HOMELESSNESS

California Has the Jobs but Not Enough Homes

Priced Out: The Bay Area Housing Struggle

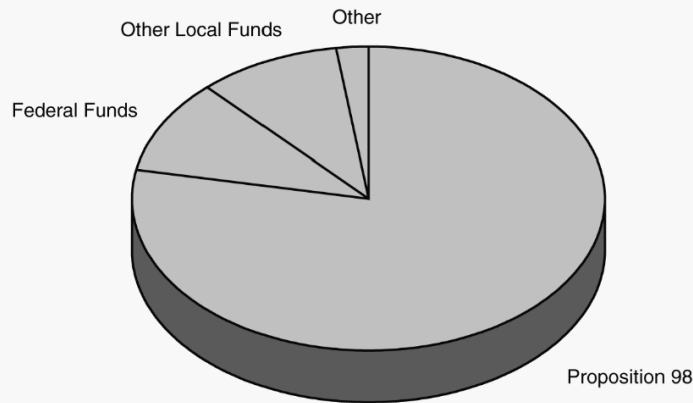
Santa Clara County brings nonprofit aboard for teacher housing project in Palo Alto

Development would be open to employees across five North County school districts

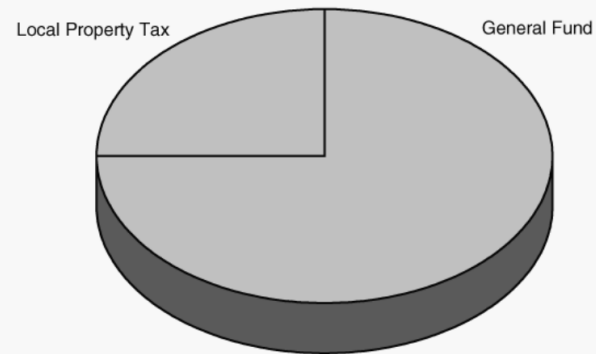
In need of teacher housing, more California school districts building their own

How K-14 public education is funded

Proposition 98 Is Primary Source Of Funding for K-14 Education



What Sources Fund Proposition 98?



Community Benefit Initiative Action Plan - 10/7/19

	Process:	Duration:	Dates:
Decommissioning	Decommissioning plan development with district and Design Professional team	4 months	July - November 2019
	Decommissioning plan submission and approval by Santa Clara County Fire Department	1 month	Fall - Winter 2019
	Regulatory notifications required to decommission to the State of California, Department of Industrial Relations Division of Occupational Safety and Health - Elevator	Letter/Mail/Meeting	Winter 2020 - Spring 2020
	Decommissioning activities	3 months	Winter 2020 - Spring 2020
Building Review	California Environmental Quality Act study on building implications for future demolition	1 month	Fall - Winter 2019
Nature and Scope of Project (what is built and how financed)	De Anza College Facilities Master Plan update	3 months	Fall 2019
	Assessment and determination of project delivery methods for facility	3 months	December 2020
	Public Outreach	ongoing	June 2019 - December 2020
	Board of Trustees: Nature and scope of project	Board Meeting	December 14, 2020
Underground Utility Relocation Construction Project	Project development for necessary utility relocation (fiber, data, power, etc.)	6-8 months	Summer 2020 - Winter 2021
	Board of Trustees: Approval of underground utility relocation construction contract	Board Meeting	January 11, 2021
	Underground utility construction	3-4 months	Winter 2021 - Spring 2021
Environmental Impact Report (EIR) / The California Environmental Quality Act (CEQA)	Environmental Impact Report - study surrounding areas and assessment of environmental impact for future building	4-6 months	Winter 2021 - Spring 2021
Construction Documents (Drawings & Specifications)	Scoping with internal Foothill-De Anza shared governance process	3 months	Winter 2021 - Spring 2021
	Construction document creation (drawings & specifications)	1 year	Summer 2021 - Summer 2022
	Submittal/approval through Division of State Architect (DSA)	1 year	Summer 2022 - Summer 2023
Construction	Board of Trustees: Approval of construction contract	Board Meeting	Fall 2023
	Construction of facility	30-36 months	Winter 2023 - Winter 2026

CC 11-19-19 #16

Library Expansion Project

Presentations

Library Expansion Project

November 19, 2019



CUPERTINO

Project Background

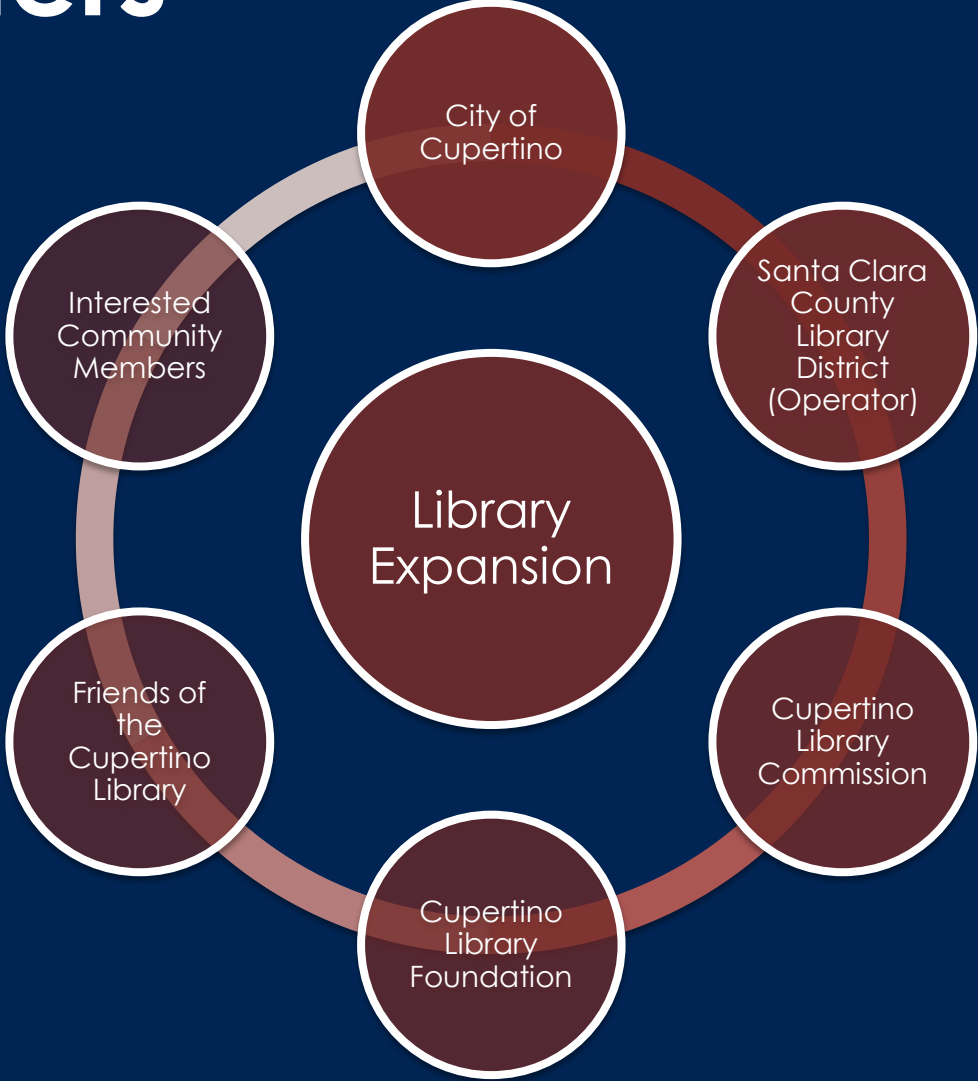
July 2015
Master Plan "Perch"
Option

February 2019
Allocated Excess
Funding

April 2019
Allocated \$5M

2019 June
Formalized Excess
Funding

Stakeholders



Issues with Current Library

Limited:

- Seats for patrons
- Program space
- Story room / children's activity space
- Conference rooms

Completed items

- Existing Building Condition Assessment
- Investigation of Design-Build delivery
 - Survey
 - Council approval to use Design-Build project delivery method
- Essential program elements
- Conceptual plans & cost estimates for 1-story & 2-story

Essential Program Elements

- 130 Seat minimum audience capacity
- Flexible Space
- Spillover Seating
- Utility Sink / Kitchenette
- Storage
- Restrooms



Charging Station

Rodriguez Ave

Tolle Ave

Cupertino City Hall

Cupertino Civic Center

Cupertino Library

Tolle Ave

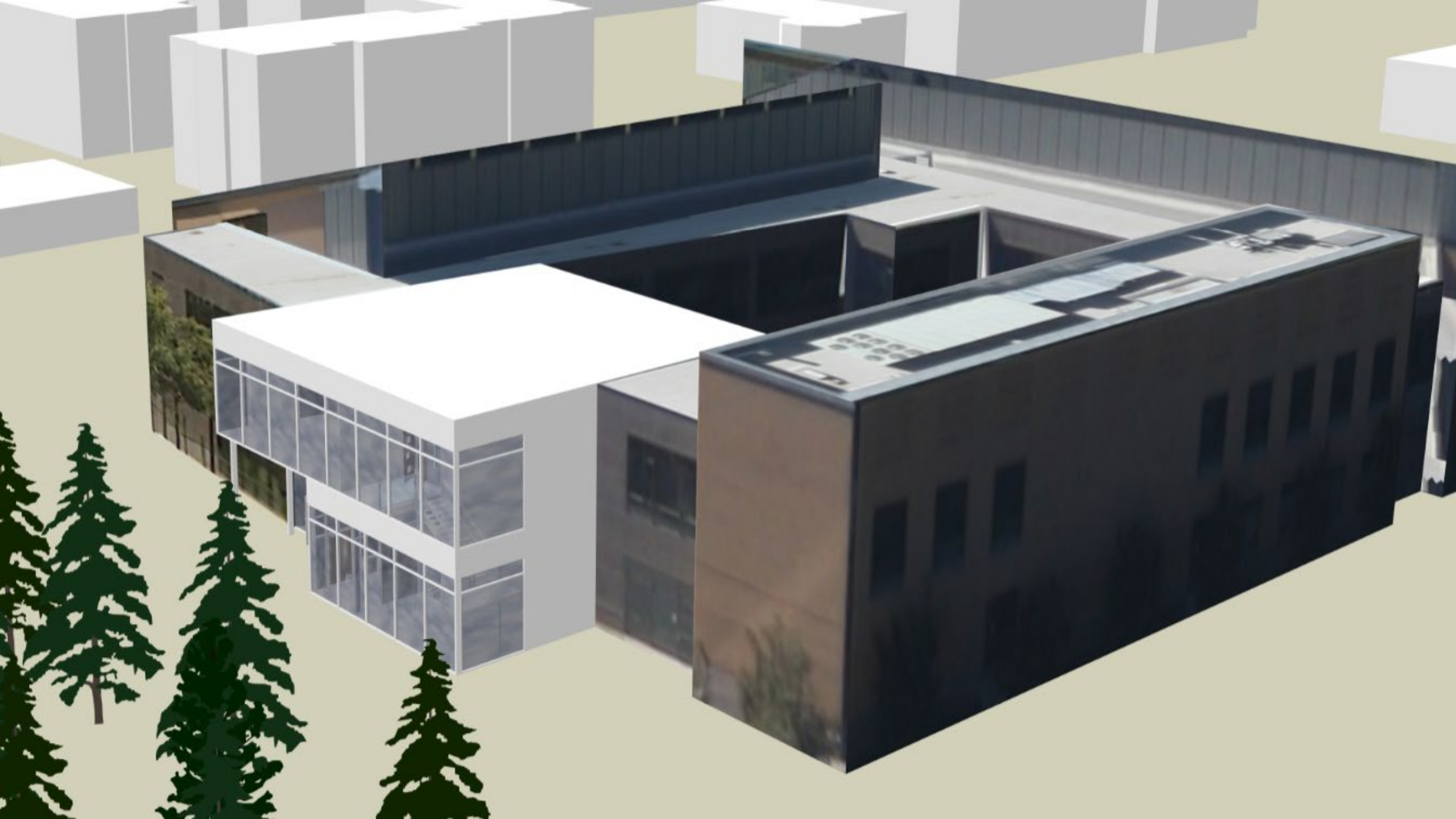
Parvashan Corporation

Cupertino library park

Tolle Ave

Pacifica Dr

Pacifica Dr



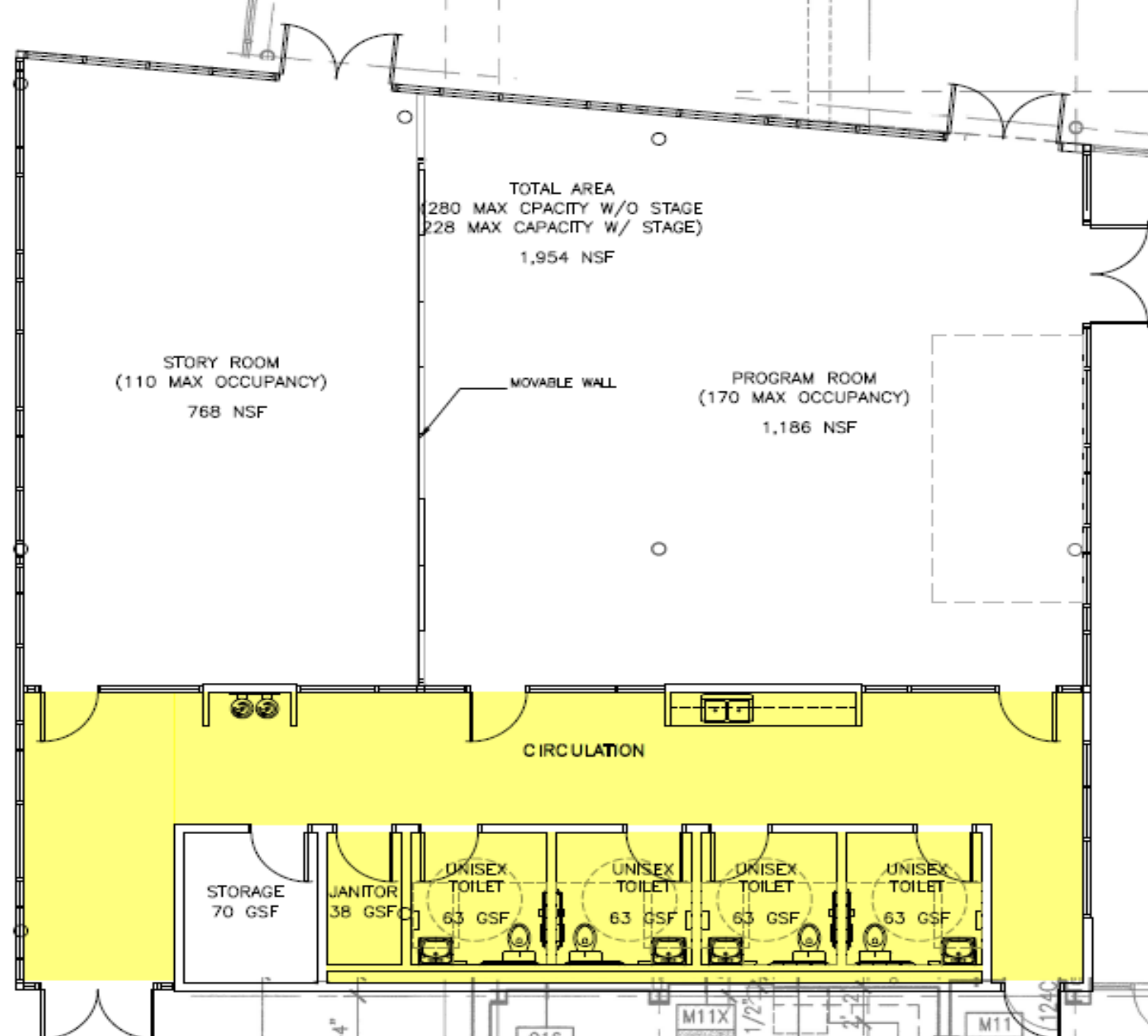
Two Conceptual Plans

- One-Story
- Two-Story

Torre Ave

Memorial Grove

Parking Lot



1 - Story

Courtyard

Required spaces to support program functions - 928 SF in total

PLAN NORTH

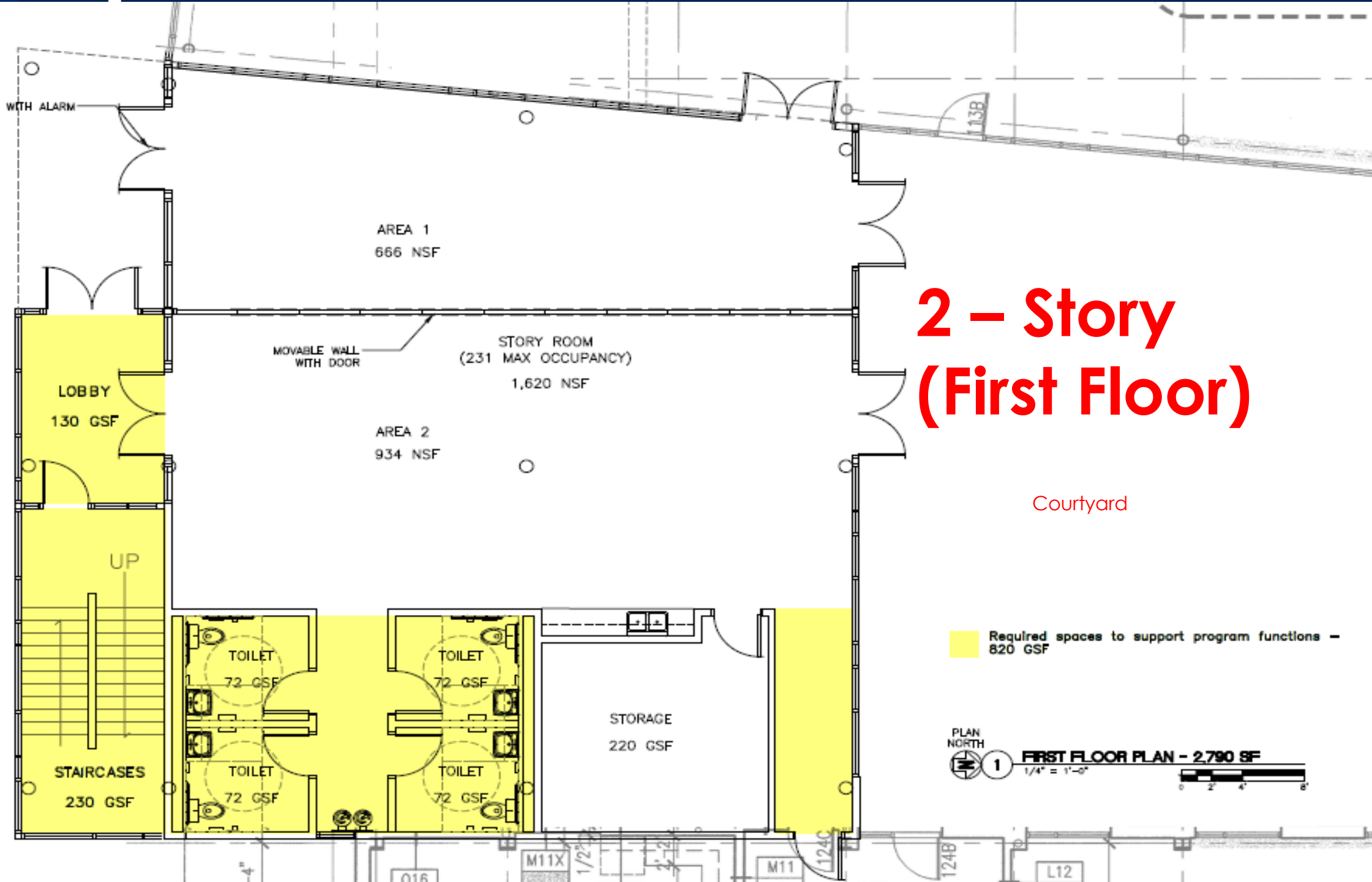
1 **FIRST FLOOR PLAN - 3,082 SF**

1/4" = 1'-0"

Torre Ave

Memorial Grove

Parking Lot



2 – Story (First Floor)

Courtyard

Required spaces to support program functions - 820 GSF

PLAN NORTH
1 FIRST FLOOR PLAN - 2,790 SF
1/4" = 1'-0"
0 2' 4' 8'

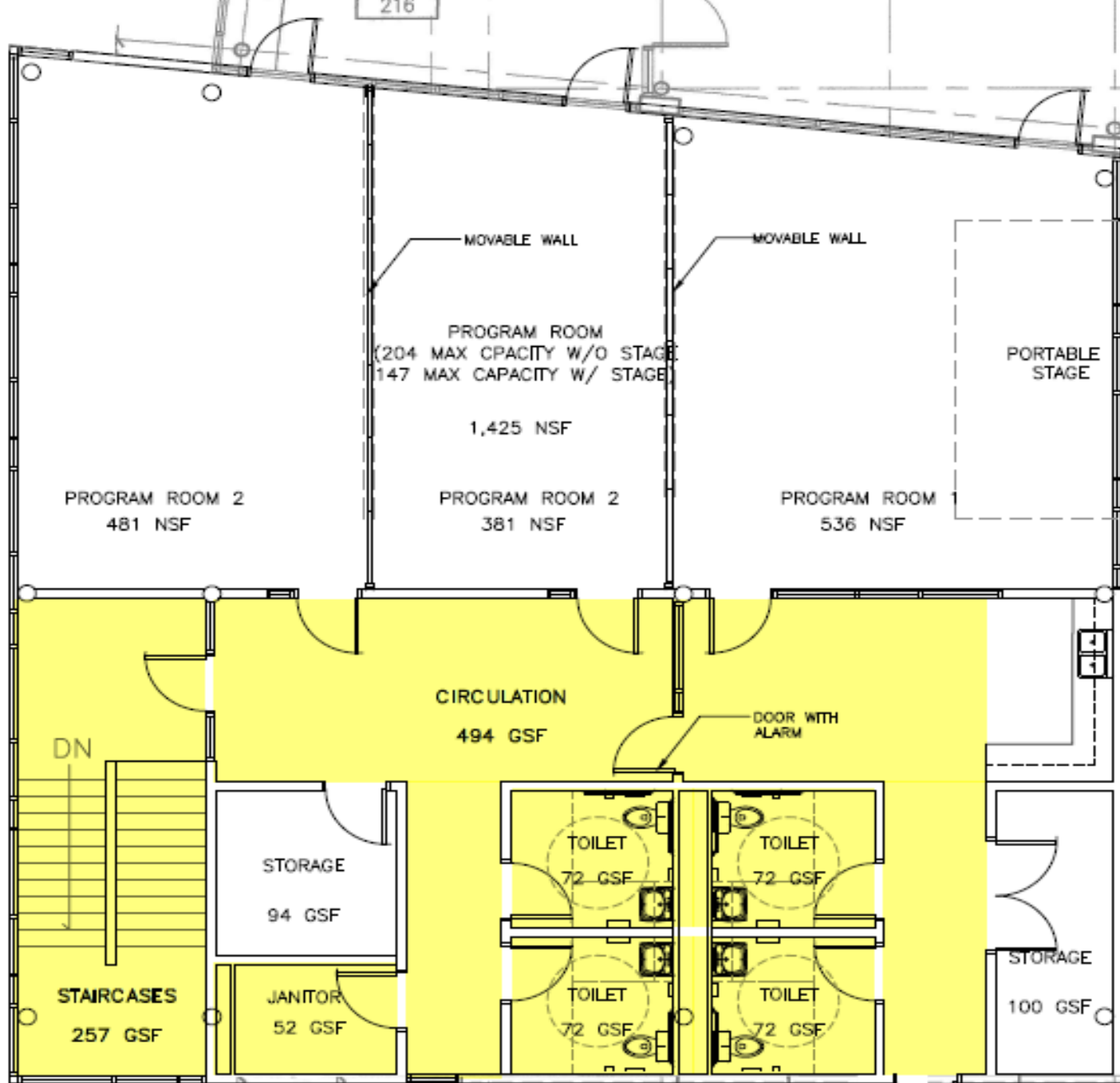


Torre Ave

Memorial Grove



Parking Lot



2 - Story (Second Floor)

Courtyard

Required spaces to support program functions - 910 GSF

PLAN NORTH



1 SECOND FLOOR PLAN - 2,926 SF

1/4" = 1'-0"



Cost Comparisons

Costs Components	One-Story Design (millions)	Two-Story Design (millions)
Construction Cost	\$4.04	\$7.5
Soft Costs: Design, project management costs	\$1.05	\$.77
15% Contingency	\$.55	\$.85
Total Costs:	\$5.64	\$9.12

Factors Influencing Project Costs

- Constrained site
- Seismic bracing
- Infill project
- Steel Structural system with piers or piles required
- Number of code required restrooms
- Continued operation of Library



CUPERTINO LIBRARY

As Published In: Library Journal December 2018

AMERICA'S
STAR
 LIBRARIES
 TOP PUBLIC LIBRARIES

STAR LIBRARIES 2018

Santa Clara County Library
 America's Star Libraries Top-Rated Libraries
 Library Journal - December 2018

FY18/19 Visitors: 904,349



Cupertino Library operational challenges in current building include:

- Insufficient seating space
- Not enough group and quiet study areas
- Lack of onsite program space for events exceeding 40 people
- Insufficient space for storytime and children's educational, creativity and enrichment programs



Cupertino Library lacks space for childrens' creativity /enrichment activities (Morgan Hill Library shown)



Cupertino Library expansion benefits for one-story option:

- Space on site for larger programs
- Ability to use added space for overflow seating at peak periods
- Onsite community meeting space
- Option for community members to utilize space for programs free and open to the public



Weekly ESL programs in high demand



Cupertino Library expansion benefits for two-story option:

Same benefits as one-story option, plus:

- Ability to offer multiple programs simultaneously (adults/children)
- Multiple meeting room spaces
- Ability to offer overflow seating for each floor
- Dedicated space for children's programs and learning activities

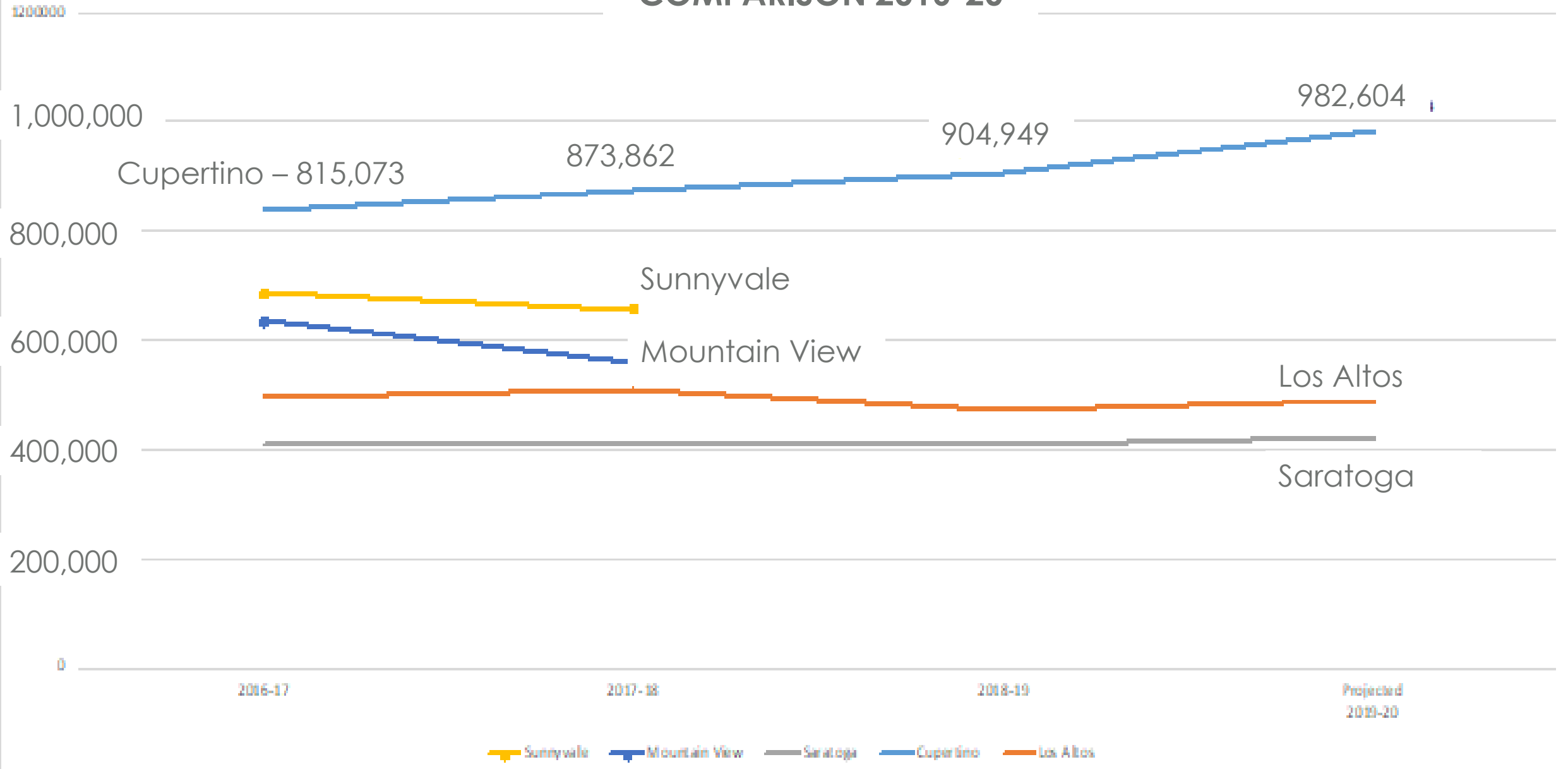


Santa Clara County Library District contribution:

- State-of-the-art multimedia
A/V equipment
- Furnishings
- Ongoing maintenance
- Courtyard improvements
- Other building related costs
subject to JPA approval



VISITOR GROWTH COMPARISON 2016-20





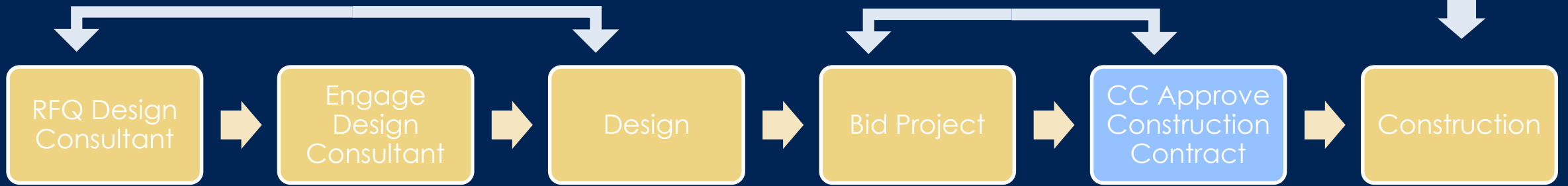
Funding Summary

	One story Expansion (millions)	Two story expansion (millions)
EXPENDITURES		
Total cost to construct	(\$5.64)	(\$9.12)
REVENUE		
City dollars allocated from Capital Reserve	\$5	\$5
City dollars allocated from Library Extra Hours Savings	\$.71	\$.71
County provided dollars, subject to JPA approval, by County	\$.32	\$.68
Balance Needed:	\$.39	(\$2.73)

Design

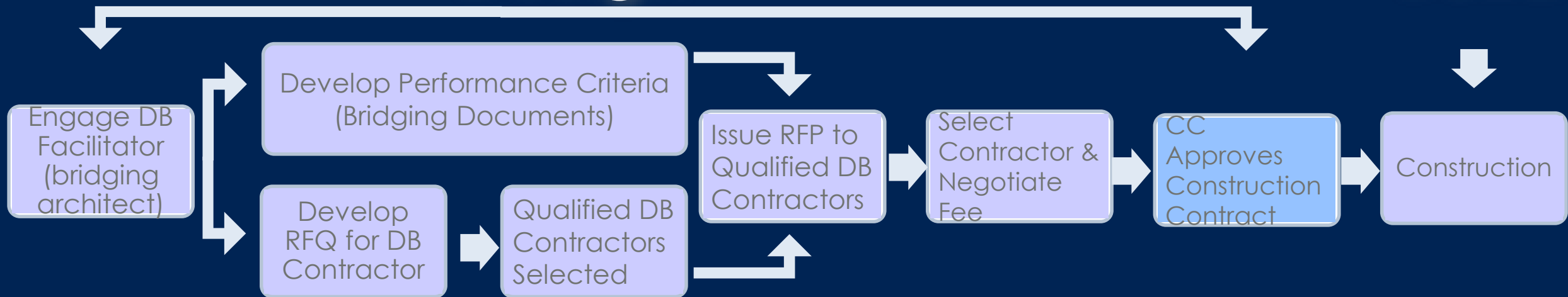
Bid

Build



Design

Build



Project Delivery

- Design-Bid-Build
- Design-Build

Project Delivery Recommendations

- One-Story Design
 - Design-Bid-Build delivery method recommended
- Two-Story Design
 - Design-Build project delivery method recommended

Fiscal Considerations (Capital Reserve Reconciliation)

Capital Reserve (CR) Reconciliation	\$
FY19 Beginning Fund Balance (Fund 420 & 429)	\$28.9M
FY19 Actual Expenditures	(\$20.0M)
FY19 Actual Revenue	\$23.9M
FY19 Ending and FY20 Beginning Fund Balance	\$32.8M
FY20 Amended Budget Expenditures	(\$55.4M)
FY20 Amended Budget Revenue	\$22.4M
FY20 YTD Fund Balance	(\$0.2M)
FY20 General Fund Transfer to CR	\$16.0M
FY20 Capital Reserve Deficit	(\$ 0.2M)
FY20 Estimated Year-End Fund Balance	\$15.8M

Recommendations

- Select One-Story or Two-Story Design with staff recommended delivery process

Recommendations (continued)

If One-Story:

- Authorization to enter into agreements with a qualified architectural and project management firms for an amount not-to-exceed \$808,000.

Recommendations (continued)

If Two-Story:

- Authorization to enter into agreements with a qualified architectural and project management firms for an amount not-to-exceed \$1,870,500.
- Approve a \$3M transfer from the Capital Reserve



QUESTIONS



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CC 11-19-19 #17

First Quarter budget
adjustments

Presentations

FIRST QUARTER FINANCIAL REPORT

FISCAL YEAR 2019-20



CUPERTINO

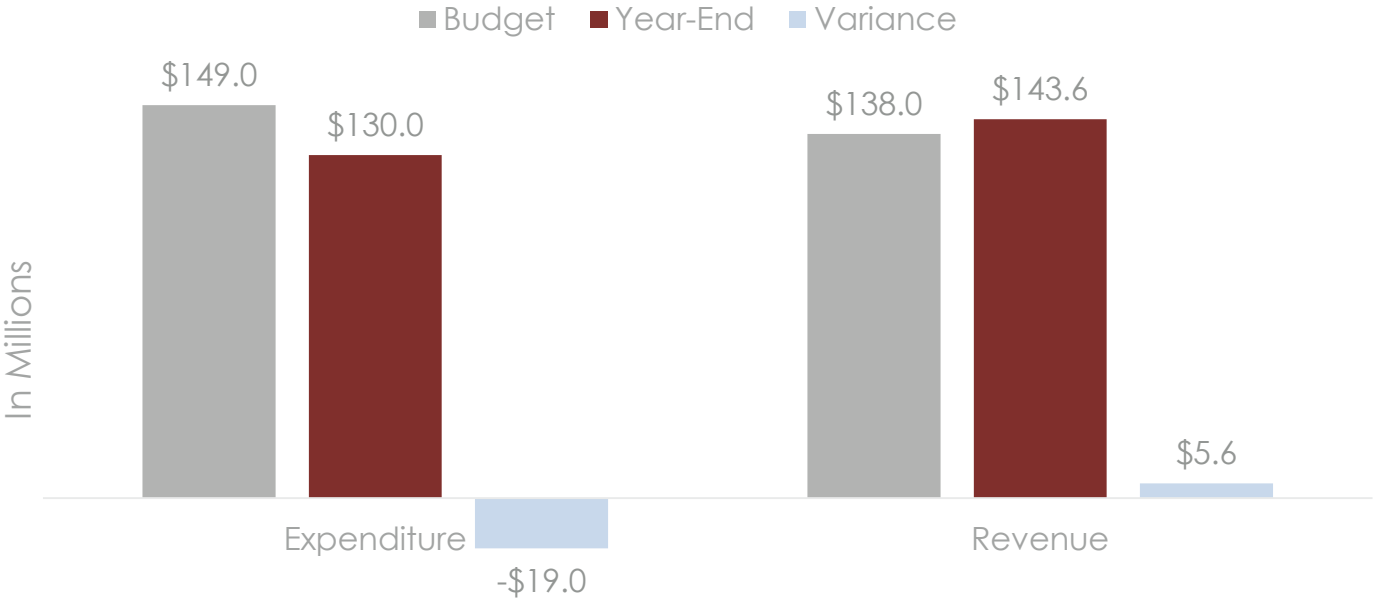
Presentation Outline

- Budget Reporting Cycle
- How we ended last fiscal year
- Amended Budget as of 9.30.19
- General Fund Update
- Recommended Adjustments
- Staffing and Next Steps

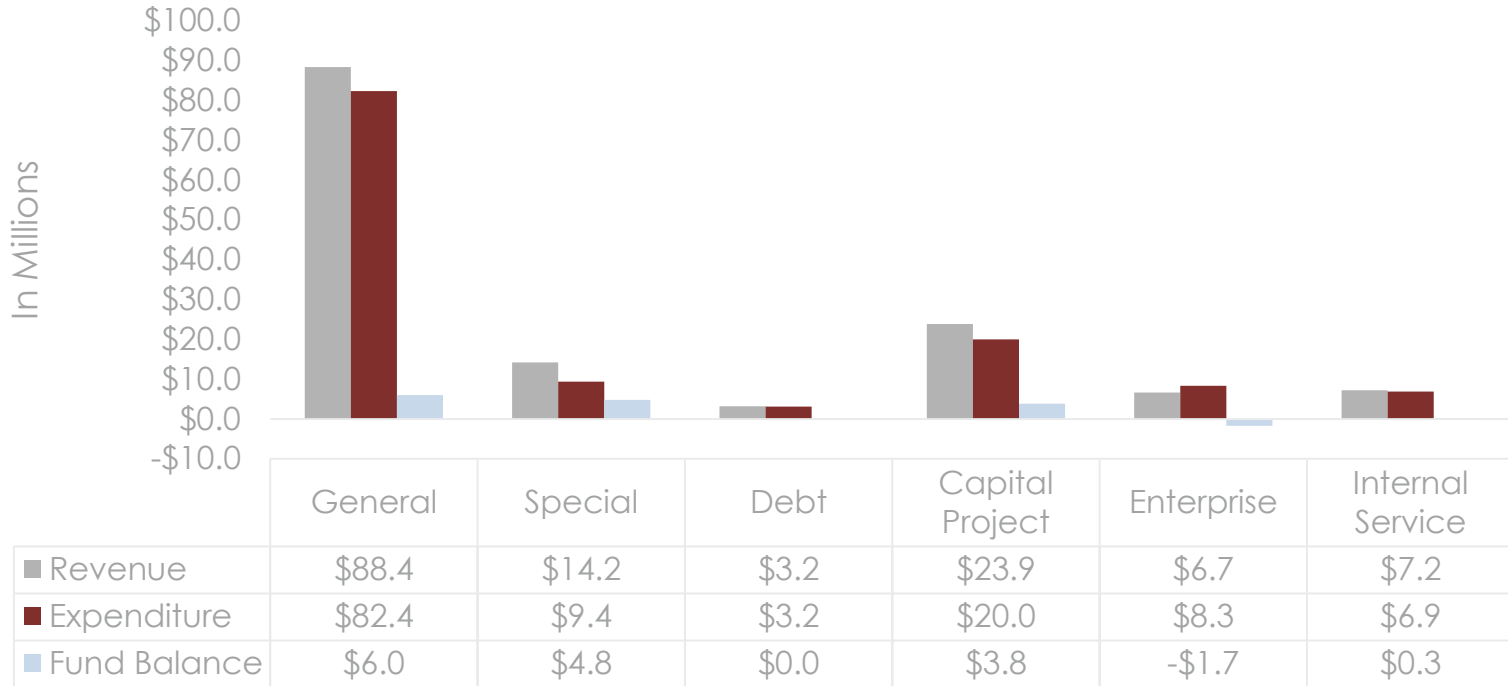
Budget Reporting Cycle



FY19 Year End Actuals vs. Budget All Funds

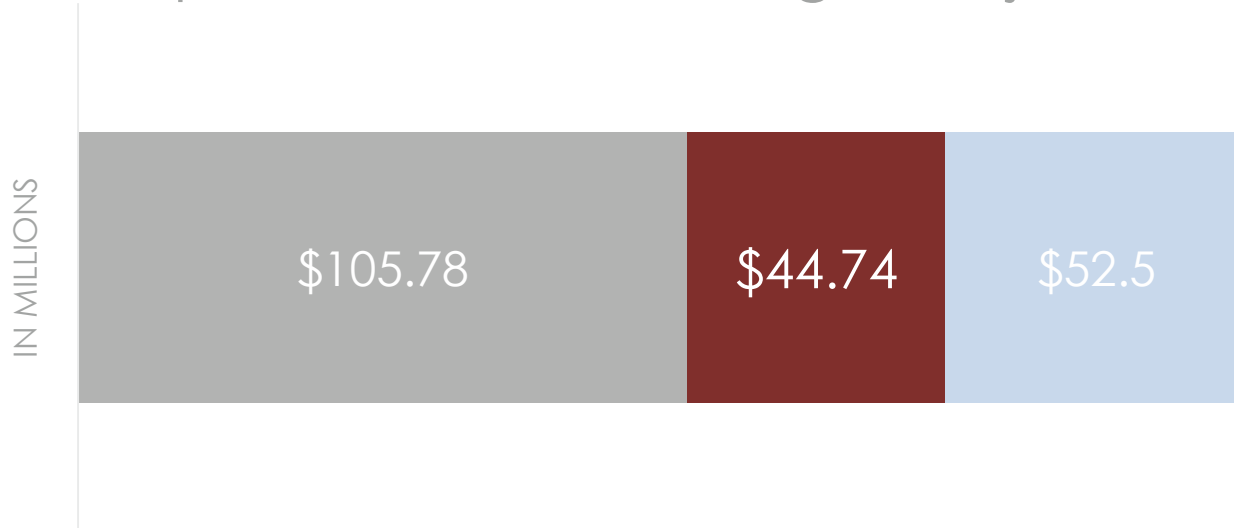


FY19 Year-End Fund Balance Impact - +\$13.6M



FY20 Amended Budget to Date - \$ 203M

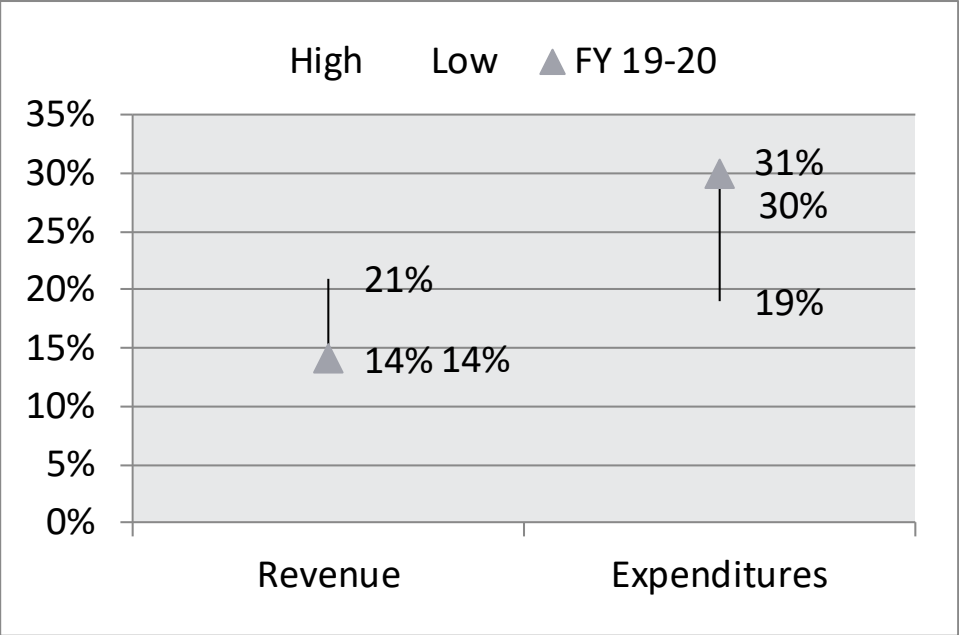
■ Proposed ■ Final ■ Budget Adjustments



FY20 Appropriation Changes since Adopted Budget

Fund	FY 19-20 Adopted	Carryovers	Encumbrances	Adjustments Approved in 1st Quarter	FY 19-20 Amended Budget as of September 30, 2019
General	\$ 80,104,468	\$ 8,478,803	\$ 1,962,541	\$ 1,382,740	\$ 91,928,552
Special Revenue	9,837,377	15,746,048	4,075,806	1,522,963	31,182,194
Debt Service	3,172,838	-	-	-	3,172,838
Capital Projects	37,944,918	9,906,136	4,179,420	3,448,441	55,478,915
Enterprise	11,524,189	804,884	30,265	94,073	12,453,411
Internal Service	7,948,361	315,039	470,637	108,745	8,842,782
Total All Funds	\$ 150,532,151	\$ 35,250,910	\$ 10,718,669	\$ 6,556,962	\$ 203,058,692

General Fund Revenues - First Quarter FY19 vs. FY20



General Fund Revenues - First Quarter FY19 vs. FY20

Revenue Category	First Quarter 2019	First Quarter 2020	Variance	% Change
05 - Sales tax	6,360,674	5,576,962	(783,712)	-12%
10 - Property tax	46,705	40,810	(5,894)	-13%
15 - Transient occupancy	1,544,942	1,637,779	92,837	6%
20 - Utility tax	515,368	509,471	(5,897)	-1%
25 - Franchise fees	201,652	178,738	(22,913)	-11%
30 - Other taxes	296,975	428,239	131,265	44%
35 - Licenses and permits	894,703	865,603	(29,100)	-3%
40 - Use of money and property	459,966	527,631	67,665	15%
45 - Intergovernmental revenue	33,873	46,652	12,778	38%
50 - Charges for services	2,578,719	3,009,151	430,432	17%
55 - Fines and forfeitures	69,779	57,517	(12,262)	-18%
60 - Miscellaneous	203,109	54,466	(148,643)	-73%
65 - Transfers in	10,000	12,000	2,000	20%
70 - Other financing sources	420,756	15,513	(405,244)	-96%
Grand Total	13,637,221	12,960,533	(676,688)	-5%

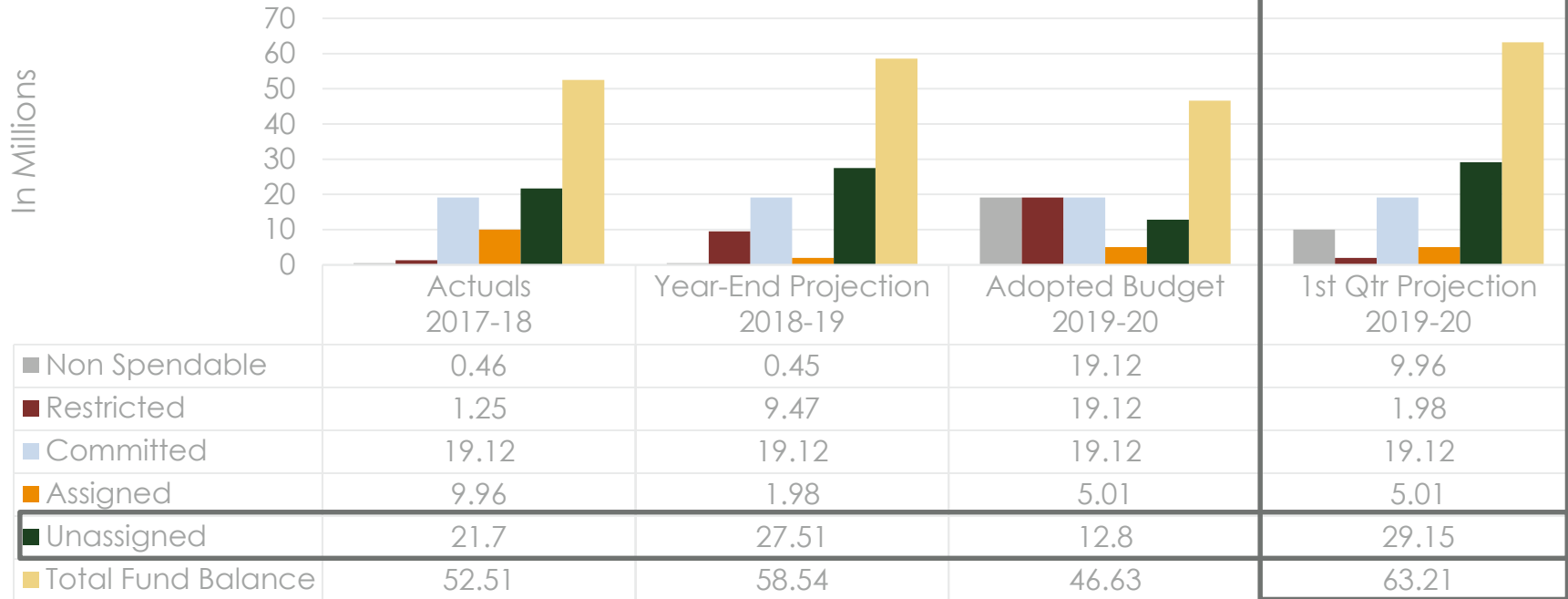


General Fund Expenditures - First Quarter FY19 vs. FY20

Revenue Category	First Quarter 2019	First Quarter 2020	Variance	% Change
05 - Employee compensation	4,505,318	4,793,716	288,398	6%
10 - Employee benefits	1,960,331	2,066,972	106,640	5%
15 - Materials	1,023,065	1,301,935	278,870	27%
20 - Contract services	5,219,191	5,740,407	521,216	10%
25 - Cost allocation	2,342,056	2,446,619	104,564	4%
30 - Capital outlays	73,736	38,002	(35,735)	-48%
31 - Special projects	1,105,755	292,374	(813,381)	-74%
45 - Transfer out	11,358,912	10,539,557	(819,355)	-7%
50 - Other financing uses	57,891	44,636	(13,255)	-23%
Grand Total	27,646,255	27,264,217	(382,038)	-1%



General Fund – Fund Balance



First Quarter Recommended Adjustments by Department and Fund

Department	Expenditure	Revenue	Fund Balance Used
GENERAL FUND			
Administration	30,266	-	30,266
City Attorney's Office	458,550	-	458,550
Law Enforcement	-	237,847	(237,847)
Parks and Recreation	4,681	-	4,681
Community Development	64,989	-	64,989
Public Works	132,802	-	132,802
TOTAL GENERAL FUND	691,288	237,847	453,441
SPECIAL REVENUE FUND			
Community Development	11,565	-	11,565
Public Works	30,000	-	30,000
TOTAL SPECIAL REVENUE FUND	41,565	-	41,565
TOTAL ALL FUNDS	732,853	237,847	495,006

Adjustments by Department

- Administration - \$488,816
 - City Manager \$30,266
 - Limited Term to Full Time
 - Increased minimum qualifications
 - Increased Salary
 - City Attorney \$458,550
 - Lehigh & Stevens Creek Quarries \$ 413,550
 - Vallco \$ 45,000

Adjustments by Department

- Law Enforcement - \$237,847 (REVENUE)
 - Donation from Apple for Additional Deputy at Apple Campus 2
 - Fully offsets City's Cost

Adjustments by Department

- Parks and Recreation - \$4,681
 - Contingency for Neighborhood Events & Youth and Teen Programs

Adjustments by Department

- Community Development- \$76,554
 - Community Development Block Grant \$11,565
 - Ergo Evals and Equipment \$3,000
 - Hearing Officer \$1,200
 - Building Code Books \$8,139
 - Planning Applications \$52,650

Adjustments by Department

- Public Works- \$1 62,802
 - Part-Time Staffing Dev Services \$51,171
 - Aquarium Filtration & Lighting \$53,695
 - Veteran Memorial Light Replacements \$10,266
 - Blackberry Farm Fencing \$17,400
 - Annual sidewalk inspection \$30,000

Staffing

Full Time Staff

198.75

\$30,266

- City Manager, Disaster Preparedness
 - Limited Term to Full Time
 - Increased minimum qualifications
 - Increased Salary

Staffing

- Part Time Staffing \$51,171
 - Public Works, Development Services
 - Funding thru 6/30/19
 - Cover increased small cell applications, fiber optic applications and encroachment permits

Recommendations

- Accept the City Manager's First Quarter Financial Report for Fiscal Year 2019-20
- Adopt a draft resolution approving First Quarter budget adjustments
- Adopt Resolution No. 19- amending the Compensation Program for the Unrepresented (Management and Confidential) Employees

Next Steps

- FY 2019-20
 - Mid Year Report to Council Feb/Mar 2020
 - Third Quarter Report to Council May 2020

Questions

