



Civic Square at Estrella Falls

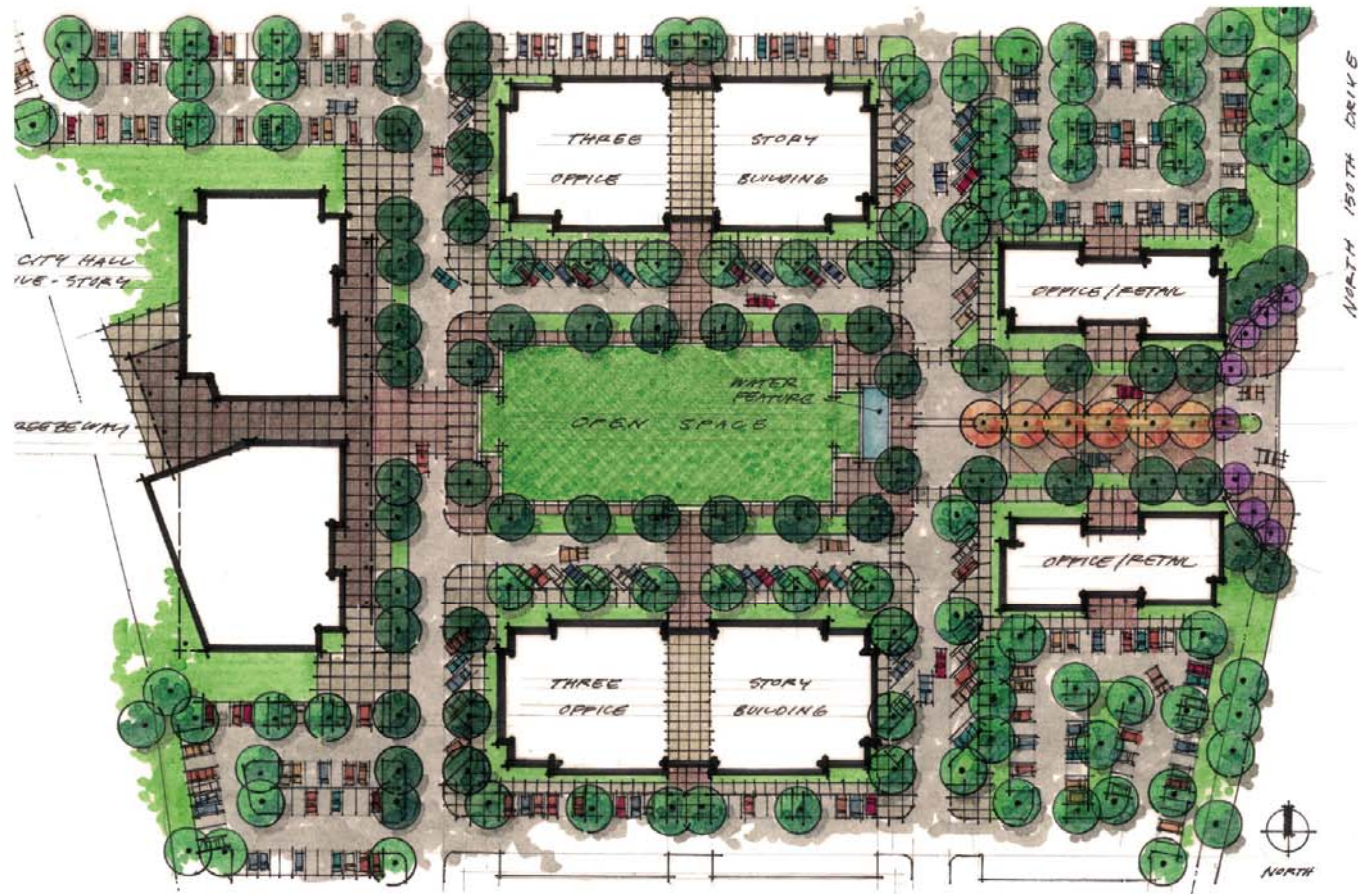




THE MARKET AT  
ESTRELLA FALLS

**Harkins**  
THEATRES





# Civic Square at Estrella Falls

City Hall w/ Library  
125k sq. ft.

Class A Office Space  
100k sq. ft.

## Phase I

2-acre Park

Structured Parking  
Garage



# Civic Square at Estrella Falls



## DEVELOPMENT AGREEMENT HIGHLIGHTS

### Globe

- Donate 6.15 acres of land for the City Hall and Park
- Construct all infrastructure, buildings and park through their master developer
  - City Hall with Library and Park will be build-to-suit to our budget with ownership transferred upon completion of project
  - Deed of Trust will be filed to protect the city's interest prior to conveyance
  - Globe to construct 100,000 square feet of Class A office space with one floor dedicated to a single tenant; if unleased after one year 15,000 square feet would be reserved for a single tenant for the 2<sup>nd</sup> year, with no restriction thereafter

### City

- Fund, through construction draws, all costs for improvements of the donated 6.15 acres
- Pay a 3% management fee to Globe to manage and deliver the project
- Contribute \$3.3M for site infrastructure with an additional ½ the cost of offsite wet/dry utilities up to a maximum of \$500,000
- Pay \$5M toward structured parking garage and receive 200 dedicated spaces with an option to purchase or lease 200 additional spaces

# Civic Square at Estrella Falls



## PROJECT BUDGET

Total  
Budget:  
**\$ 87,718,000**

- Funded with \$53M bond, and balance from General Fund Capital Improvement Program
- Council is authorizing all expenditure of funds associated with this project
- Budget includes all items anticipated for full design, construction, FF&E, art and also includes contingency

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## NEXT STEPS

### City

- Arrington Watkins Architects starts project programming and space planning

### Globe

- Request for Qualifications (RFQ) for master developer responses due August 21
- Anticipate RFQ evaluation committee to make selection on October 10

# Civic Square at Estrella Falls



## PROJECTED MILESTONES

Task	Completion Date
Issuance of Design Build Contract	November 2019
City Hall Design Completed	January 2021
Issuance of Construction Notice to Proceed	March 2021
Ground Breaking Ceremony	March 2021
Completion of the Lawn – Goodyear's <b>75<sup>th</sup></b> Anniversary	November 19, 2021
Move Into The City Hall	June 2022



# GOODYEAR CIVIC SQUARE at Estrella Falls



## SUMMER 2022