





**A future shaped by
sustainability, effectiveness, and community.**

\$434M Roadmap

March 25, 2025

Presented by
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Leaky Roof • Faulty Sewage • Seismic Concerns

‘Deferred Maintenance’

\$750M ↑

The estimated funding required to maintain deteriorating County buildings, based on the projected rate from the 2015 Asset Funding Needs report, totals approximately \$750 million.

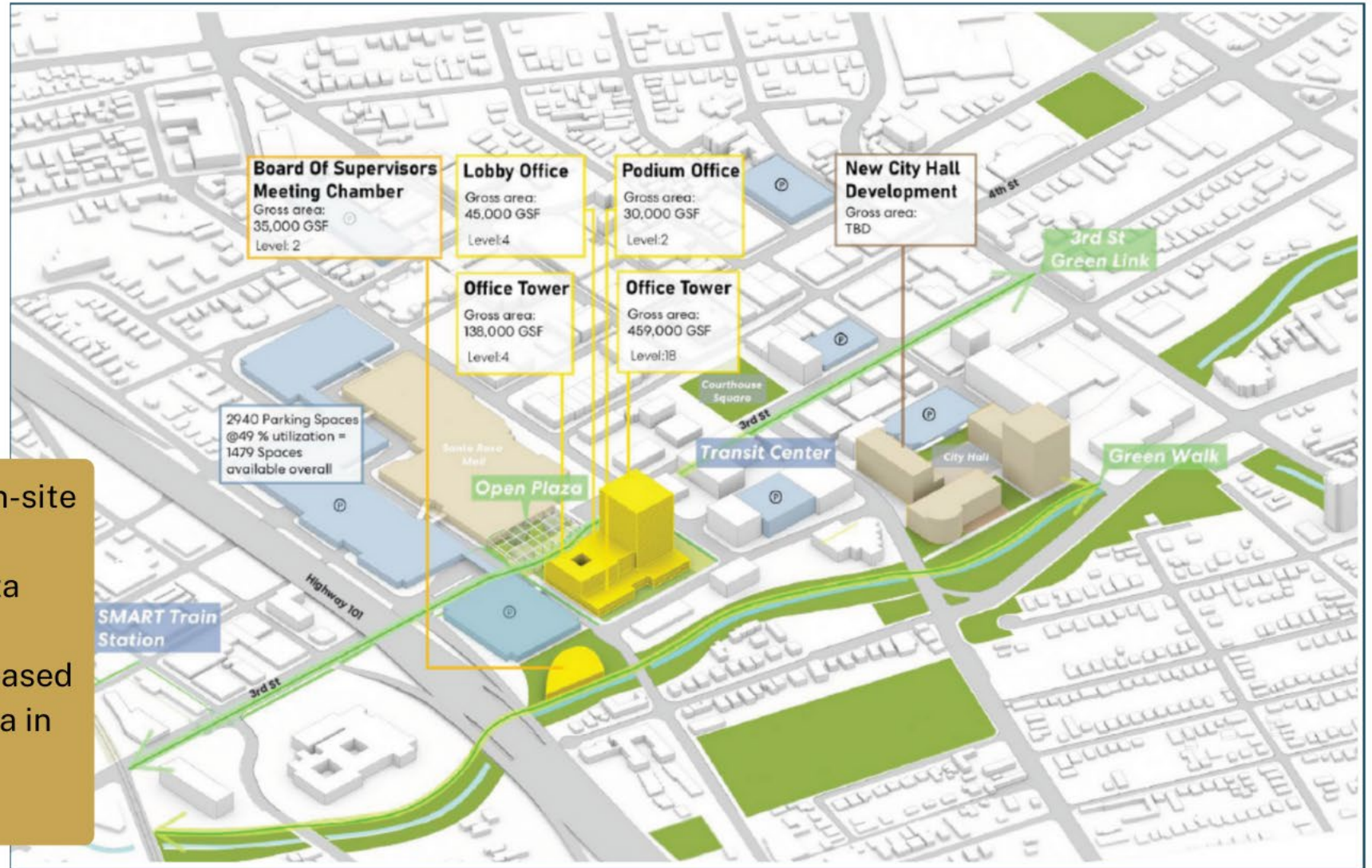
SOCO DOWNTOWN

\$50 M/year, over 30 years

total cost:
\$1.7 Billion

- 779 parking spaces on-site
- 550 leased parking (restricted use) in Santa Rosa Mall
- 500 parking spaces leased from City of Santa Rosa in parking garages
- Parking gap: 495

SITE ANALYSIS- SEARS SITE



Back to the drawing board

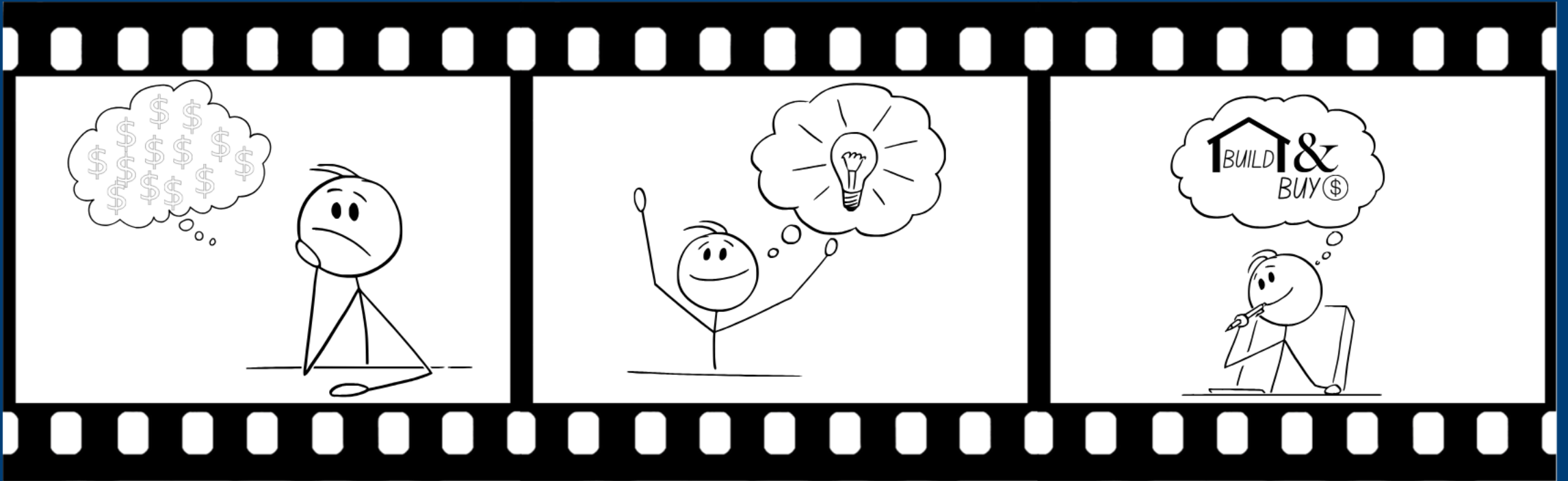




County Government Center

\$682 Million

A new beginning



After considering many, only two pieces align

Criteria:

1. Ability to accommodate 400 FTE minimum per building
2. Centralized Location
3. Circulation/ Parking
4. Accessibility to Transit
5. Operational Feasibility
6. Available for Purchase

1330 N. Dutton

205 Concourse

5789 State Farm

Victory Station

1244 Apollo

Brickway

400 Aviation

CGC

3201 Cleveland

3750 Westwind

50 Santa Rosa

State Court

Justice Partners

Sheriff



Two Types of Buyers



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Investor



- Purchase property for income (cashflow) and residual value
- Hold period focus (3-10 years)

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VS

Owner-User



- Business/entity occupies majority of building
- Supports ongoing operations
- Long-term focus (10-30 years)

Owner user consideration of value

Facility	Sq. Ft.	FTEs	Total Cost	\$/FTE	\$/Sq. Ft.
Brickway	126,600	419	\$47 Million	\$112,172	\$371
County Gov Center	375,000	1,439	\$541 Million	\$375,956	\$1,443

Options



Options



Do Nothing

County Employees
stay in deteriorating
buildings that are
past their useful life.

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BUILD

\$682 Million
without HOJ

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BUILD

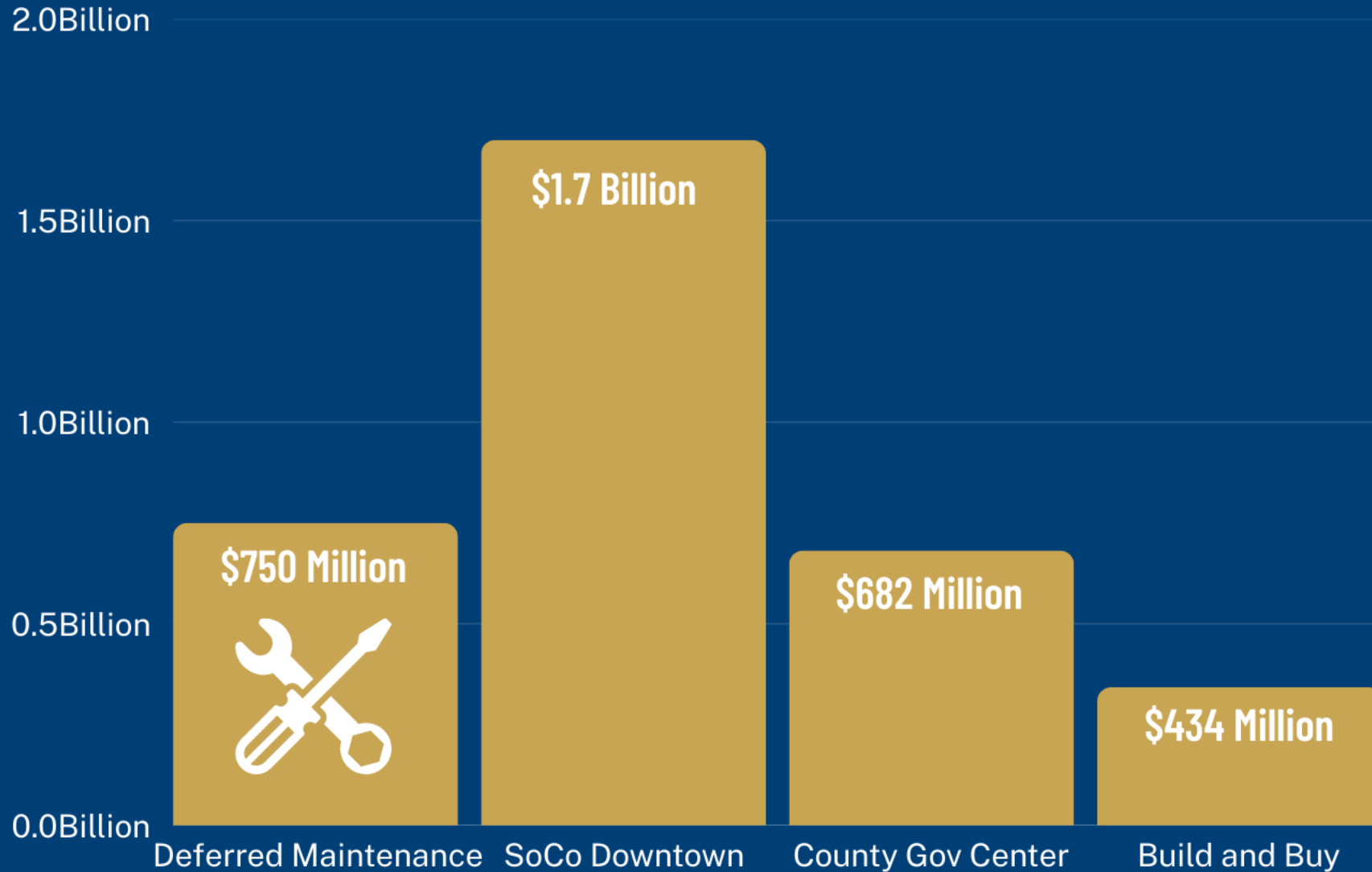
**\$682 Million
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**BUILD &
BUY**

**\$434 Million
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Comparative Costs



*Deferred maintenance shown for comparison purposes





Thank you.