

SONOMA COUNTY PUBLIC INFRASTRUCTURE

VISION AND VALUE - OPTIMIZING OUR SPACE

New County Government Center

Johannes J. Hoevertsz, Director

July 23, 2024



TWO-BUILDING SCENARIO

*Estimate presented
in January 2023*

~\$721 Million:



+



+



+



TWO
BUILDINGS
~\$573M

EST. STAFF
TIME/PROJECT
MANAGEMENT
~\$50M

EMERGENCY COORD.
CTR, INFRASTRUCTURE,
DEMO, PARKING
~\$54M

IT INFRASTRUCTURE,
COMMS TOWER,
FURNITURE
~\$44M

ONE-BUILDING SCENARIO

*Estimate presented
in January 2023*

~\$682 Million:



+



+



+



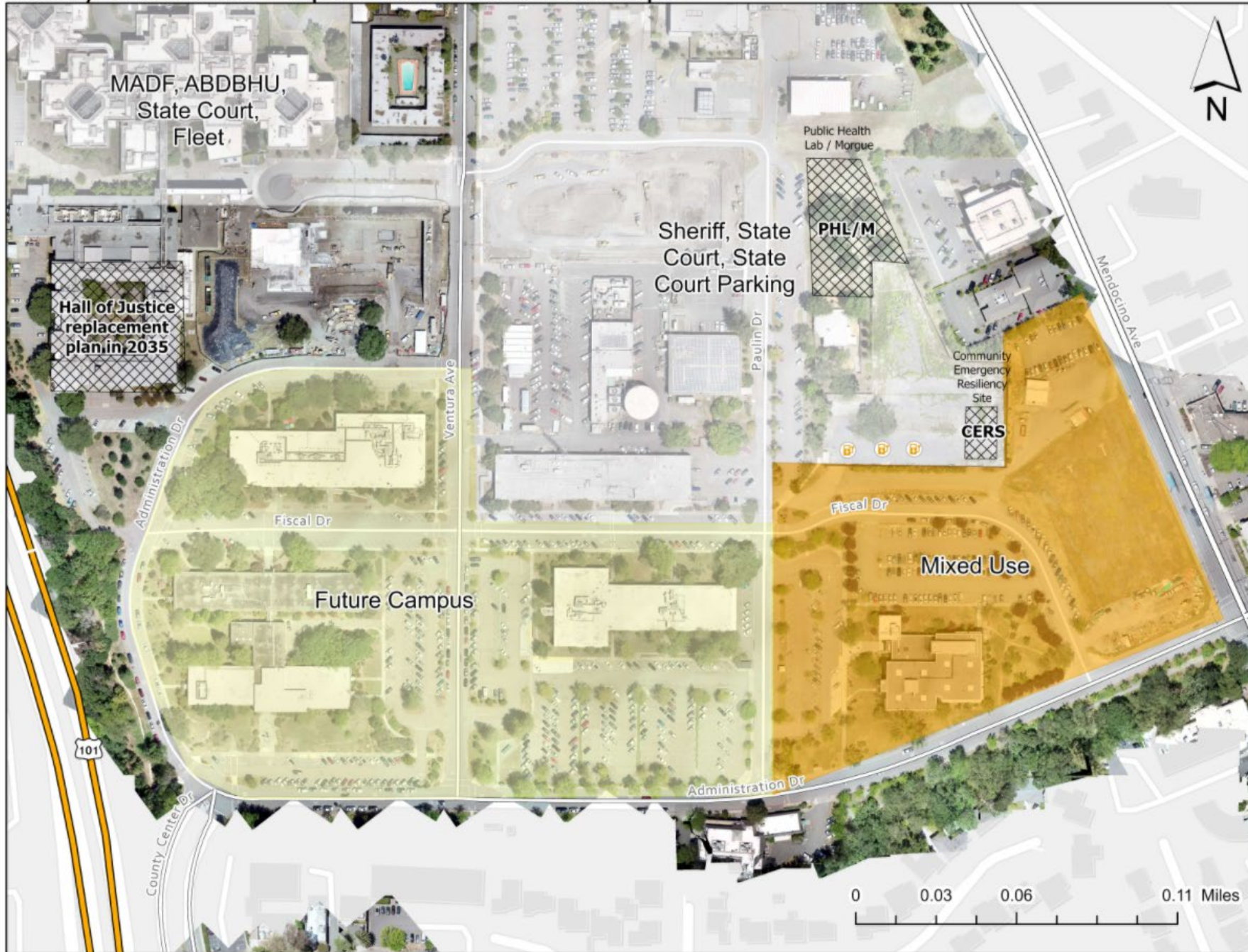
ONE
BUILDING
~\$537M

EST. STAFF TIME/
PROJECT
MANAGEMENT
~\$47M

EMERGENCY COORD.
CTR, INFRASTRUCTURE,
DEMO, PARKING
~\$54M

IT INFRASTRUCTURE,
COMMS TOWER,
FURNITURE
~\$44M

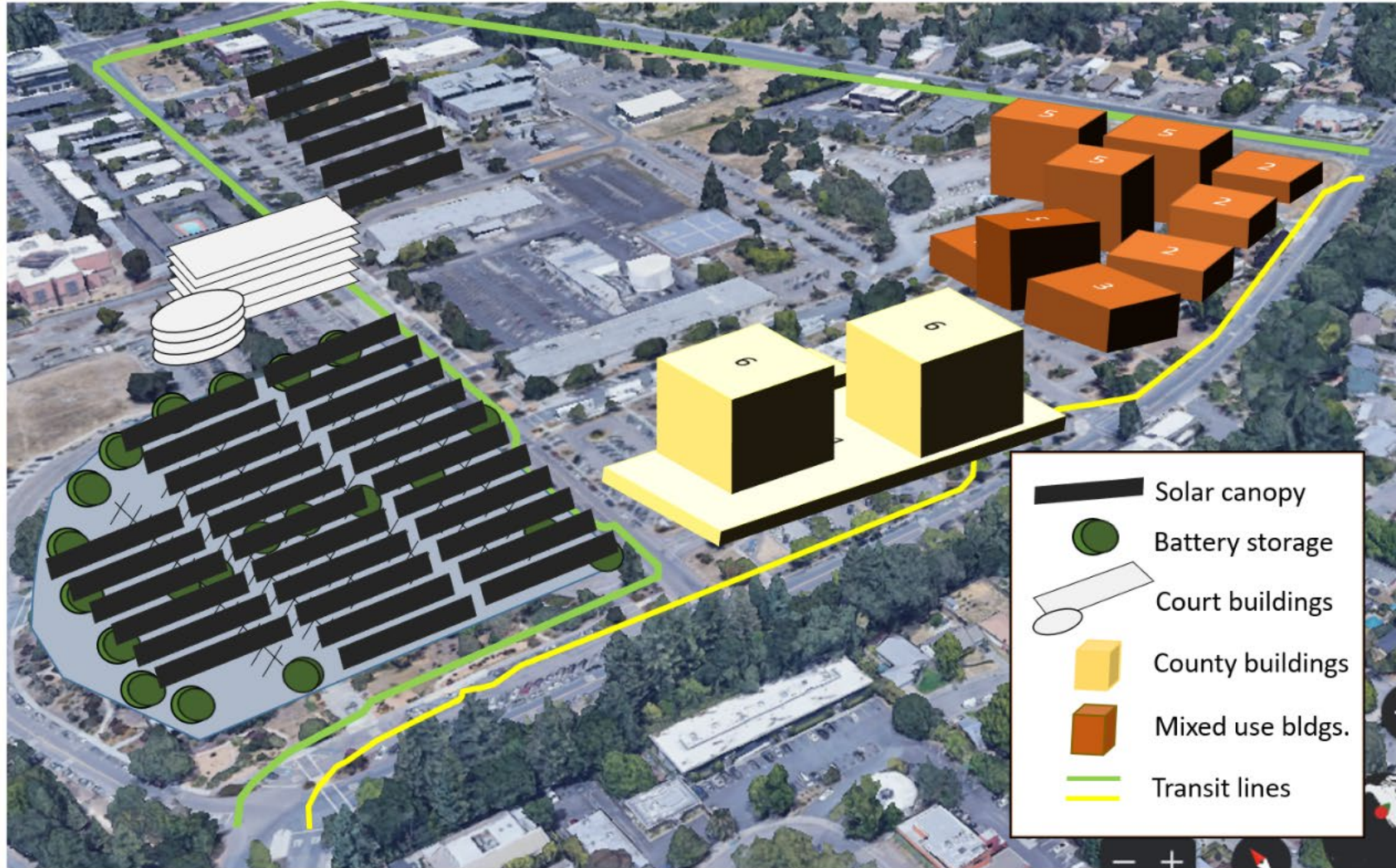
County of Sonoma: Proposed Areas to be Developed



New County Campus Options - Two Buildings



Two Buildings - 3D visualization

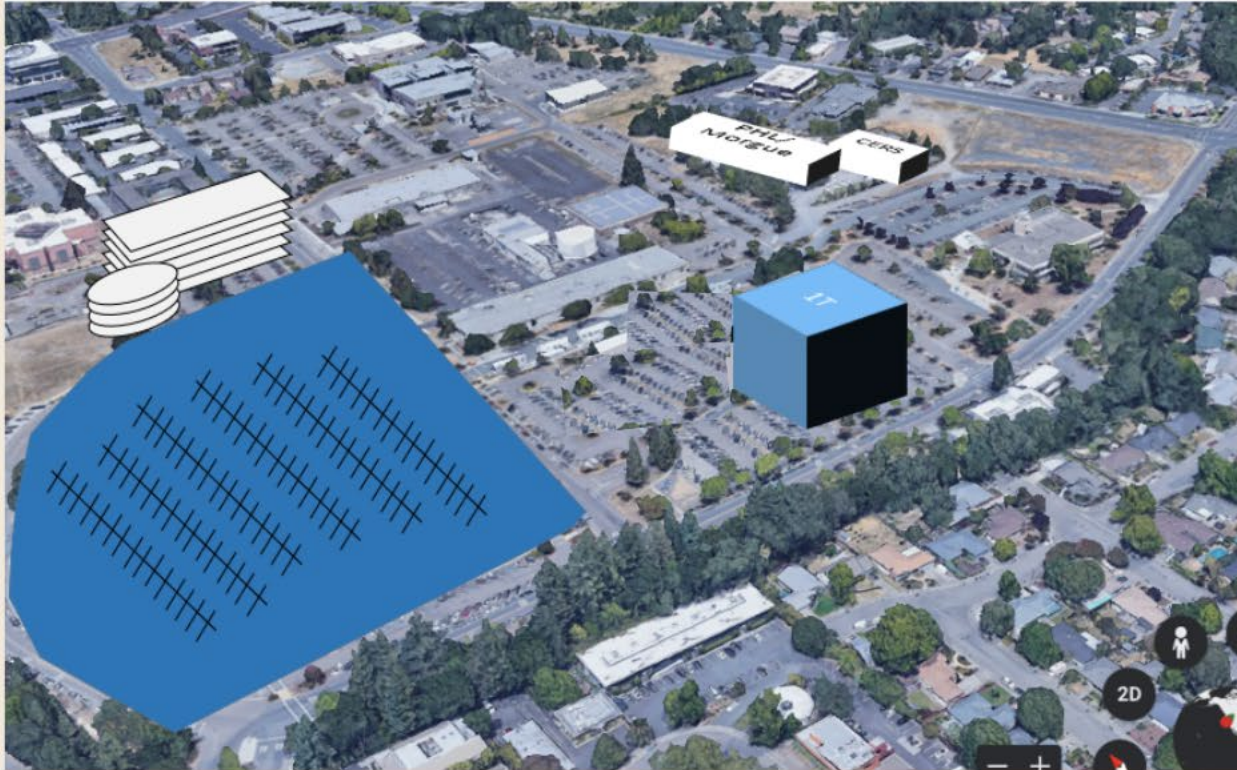


An approximate 3D visualization of the buildings in consideration.

Last-mile transit connects area to SMART, airport, other regional hubs.

West parking lot includes solar power, battery storage for all-campus microgrid.

Two Buildings - Phased - \$450M



Phase 1- includes:

- One 7-story tower
- Demolition



Later Phase(s) - campus (green), mixed use (orange)

- Second tower
- Solar/battery storage, microgrid
- Mixed use development

New County Campus Options - One Building



One Building - 3D visualization



An approximate 3D visualization of the buildings in consideration.

One rectangular seven-story mid-rise structure.

Includes single-story Emergency Coordination Center, multi-use space.

One Building - Phased - \$308M



Phase includes:

- Build shell/interiors
- Demolition



Later Phase(s) - campus (green), mixed use (orange)

- Parking lot
- Solar/battery storage, microgrid
- Mixed use development

County Center – Funding Options

Including available Fund balance, this would allow for approximately \$386 million in funding for a project.

- Based on \$20 million available for payments, estimate that approximately \$314 million could be financed
- Financing based on current market conditions + 1% cushion
- Actual amount may vary depending on conditions at time of issuance
- Each additional \$1 million in ongoing capacity would yield approximately \$15 million

Recommended Actions:

- A) Select the preferred alternative of one or two buildings for the County Government Center Proposed Project.
- B) Add a residential/mixed-use development to the scope of the project description to undergo environmental review along with the County Government Center Proposed Project.
- C) Postpone the Emergency Coordination Center (ECC) scope from the preferred project in order to collaborate with other local stakeholders.
- D) Direct staff to proceed with the required California Environmental Quality Act (CEQA) review and pre-construction design work.