

| SERVICE CRITERIA | County Campus | Tandem Library/Whitehouse | Sears |
|--|---------------|---------------------------|-------|
| "A" Level | | | |
| 1. Service and operational efficiencies given proximity to existing services | 3 | 2 | 2 |
| 2. Ability to consolidate/create one-stop-shop | 3 | 2 | 2 |
| 3. Site risks and vulnerability of infrastructure (Resiliency): | 3 | 2 | 2 |
| 4. Access to parking: Is there sufficient area on-site to accommodate free parking for employees, vendors, members of the public seeking services, and visitors? | 3 | 2 | 2 |
| 5. Accessibility via existing road | 3 | 2 | 3 |
| 6. Space for fleet vehicles and equipment | 3 | 2 | 2 |
| 7. Potential access to transit: Is the site in proximity to transit for employees and clients, and does it provide opportunities for improved transit? | 2 | 3 | 3 |
| "B" Level | | | |
| 8. Community Enhancement Space: opportunities for place making such as civic plazas or event spaces | 1.5 | 1 | 1.5 |
| 9. Ancillary Services proximate to the site that contributes to workforce retention. | 1 | 1.5 | 1.5 |
| Total | 22.5 | 17.5 | 19 |
| Total Possible Points | 24 | 24 | 24 |
| Percent | 94 | 73 | 79 |

| AFFORDABILITY CRITERIA | County Campus | Tandem Whitehouse | Sears |
|---|---------------|-------------------|-------|
| "A" Level | | | |
| 1. Cost to purchase property | 3 | 2 | 1 |
| 2. Cost to provide parking: 30 Year NPV cost to develop 2358 parking stalls on-site or the cost of leasing parking equivalent. Note: Sears=\$63M, Tandem=?? + 61M, CGC = ?? | 1 | 1 | 2 |
| 3. Revenue opportunity on-site: parking, childcare, café, other | 3 | 2 | 2 |
| 4. Site Development Costs - site- specific development costs associated with the site and risk transfer that is priced; working in congested area, proximity to laydown space, 3 rd party risks associated with neighboring properties, legal constraints, etc.) | 2 | 1 | 1 |
| 5. Site Zoning Restrictions / Height: current zoning provisions are conducive or challenge to development. | 3 | 3 | 3 |
| 6. Swing Space and Phasing Requirements: requires leased facilities during construction, added costs and time | 2 | 2 | 3 |

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| 7. Ability to expand in the future | 3 | 1 | 2 |
| 8. Availability of parking assets for visitors, fleet vehicles, and staff | 2 | 1 | 2 |
| 9. Potential for CEQA and/or site characteristics to delay the project and create cost escalation. | 3 | 2 | 2 |
| 10. Utility risks associated with location that drive cost. Eg. Need to upgrade/replace sewer, water, or electricity infrastructure. Costs borne by the County. | 3 | 1 | 1 |
| B Level | | | |
| 11. Unique factors such as space constraints, proximity to other buildings or hazards requiring unusual mitigation measures | 1.5 | 1 | 1.5 |
| 12. Site Utilization and Density: factors that increase costs | 1.5 | 1 | 1.5 |
| Total | 28 | 22 | 22 |
| Total Possible | 33 | 33 | 33 |
| Percent | 85 | 67 | 67 |

| DESIGN CONSIDERATIONS AND OTHER CRITERIA | County Campus | Tandem Library/Whitehouse | Sears |
|--|----------------------|----------------------------------|--------------|
| "A" Level | | | |
| 1. Safety | 2 | 2 | 2 |
| 2. Design and place making opportunity given site size, setbacks, proximity to amenities, etc. | 3 | 2 | 3 |
| 3. Sustainable design opportunities: Site suitability to incorporate cost effective sustainable practices, microgrid, carbon-free design, and zero waste, water and energy | 3 | 2 | 3 |
| 4. Surplus land: Opportunity to achieve housing, mixed use retail & office on site, or generate revenue from development, lease or sale of property portion of the site. | 3 | 1 | 1 |
| 5. Surplus land sale: Opportunity to sell portion of existing Administration Center for future development for mixed use housing, retail & office consistent with the Surplus Act. | 2 | 3 | 3 |
| 5. Equity Considerations – access to service for low income, cost of parking, accessibility. | 3 | 2 | 3 |
| "B" Level | | | |
| 6. Appropriateness for Development: Neighborhood impacts, overshadowing, daylight impacts, access to outdoor space. | 1.5 | 1 | 1.5 |
| 7. Potential Shared Space opportunity – site allows for shared conference space, etc. | 1.5 | 1 | 1.5 |
| 8. Environmental Impacts resulting from site development and/or operations. site contribute to GHG as a result of traffic and protracted wait times at traffic lights | 1.5 | 1 | 1 |
| TOTAL | 20.5 | 15 | 19 |

| | | | |
|----------------|------|------|------|
| Total Possible | 22.5 | 22.5 | 22.5 |
| Percent | 91 | 67 | 84 |

| | County Campus | Tandem Library/Whitehouse | Sears |
|----------------|---------------|---------------------------|-------|
| Service | 94 | 73 | 79 |
| Affordability | 85 | 67 | 67 |
| Design & Other | 91 | 67 | 84 |

| WEIGHTED SCORING | Weight Total | County Campus | Tandem Library/Whitehouse | Sears |
|-------------------------------------|---------------------|----------------------|----------------------------------|--------------|
| Service 40% | 40 | 37.5 | 29 | 32 |
| Affordability 40% | 40 | 34 | 27 | 27 |
| Design and Other Considerations 20% | 20 | 18 | 13 | 17 |
| TOTAL | 100 | 90 | 69 | 75 |

| SERVICE CRITERIA | County Campus | County Campus Narrative Discussion | Sears | Sears Narrative Discussion |
|---|----------------------|--|--------------|---|
| "A" Level | | | | |
| 1. Service and operational efficiencies given proximity to existing services | 3 | Located adjacent to justice services and the Court functions, which will remain at existing County Government campus, and avoids significant split operations of multiple departments. The site is already existing as County offices, in a location known to employees, customers and visitors. | 2 | Creating a new downtown Administrative Offices site will create operational inefficiencies for departments that interface with Court functions, and for internal service departments supporting multiple locations e.g. GSD and ISD. Increased back and forth travel. Increased costs associated with staff supporting multiple campuses. |
| 2. Ability to consolidate/create one-stop-shop | 3 | Enhanced operational efficiency, customer service delivery and access with "one-stop-shop" centralized colocation on single campus. | 2 | Does not create one-stop shop. Creates additional service inefficiencies with clients having to travel between two campuses when accessing Justice related services and Health/Human Services. |
| 3. Site risks and vulnerability of infrastructure (Resiliency): | 3 | Opportunity for an independent Board of Supervisor Chambers and Emergency Operations Center/conference/ meeting room building to enhance safety and security for users; avoids safety and/or security breaches of County offices after-hours. Opportunity to connect into existing 12kV loop with backup power generation. Known grid reliability due to proximate circuit as Kaiser Hospital. | 2 | Site allows for opportunity for an independent Board of Supervisors Chambers building to enhance safety and security for users; avoids safety and/or security breaches of County offices after-hours. Requires building sufficient utility infrastructure for a backup power during standalone operations. Uncertain electrical grid and service reliability in downtown Santa Rosa. May have cost impacts. |
| 4. Access to parking: Is there sufficient area on-site to accommodate free parking for employees, vendors, members of the public seeking services, and visitors? | 3 | Full site development will require new parking structure to accommodate parking needs. Access to parking will be convenient located proximate to new facilities. Cost impact. | 2 | Site does not have capacity to fit full proposed program and accommodate all parking needs. Either new parking structure on-site or combination of existing owned on-site and leased parking off-site is required to meet gap. Parking will not be convenient and easily accessible. Cost and service impact. |
| 5. Accessibility via existing road | 3 | The site is served by four major primary access roads at this time: US 101, Steele Lane, Bicentennial Way and Mendocino Avenue. Surrounding road network provides significant redundancy for site ingress and egress. | 3 | Access to the site from all parts of the County would require circulation through Downtown city streets. Freeway off ramp at 3rd street currently experiences significant congestion. |
| 6. Space for fleet vehicles and equipment | 3 | Yes. Sufficient space exists for flexible designs that incorporate on-campus fleet vehicles and equipment for all departments. | 2 | Limited and likely not proximate to building. |
| 7. Potential access to transit: Is the site in proximity to transit for employees and clients, and does it provide opportunities for improved transit? | 2 | Significant surplus land available presents multiple opportunities for improved transit: a transit hub, including new and enhanced connections for bus service, new circular bus to downtown Santa Rosa and SMART station to provide more reliable and frequent travel alternatives; reduces the need for parking. Current Clean Commute opportunity is challenged with a 1.5 mile walk to SMART rail station along busy Steel/Guerneville Road corridor. Existing bus service is provided by Sonoma Transit and City Bus. Additional shuttle transit will be required to support connectivity to SMART station. | 3 | Ability to achieve greater Clean Commute goals given the existing transit services already in place and the number of County employee numbers that reside in Santa Rosa. Access to SMART rail system requires a 0.5 mile commute. Additional shuttle transit will be required to support connectivity between existing campus and downtown, and potentially to SMART rail system. |
| "B" Level | | | | |
| 8. Community Enhancement Space: opportunities for place making such as civic plazas or event spaces | 1.5 | Sufficient opportunity for community enhancement space to accommodate program workspace needs, adjacent parking, and civic spaces, along with creek pathway. | 1.5 | Significant opportunity for historic placemaking with opening 3rd street through the SR Mall. |
| 9. Ancillary Services proximate to the site that contributes to workforce retention. | 1 | Existing campus not in easy walking distance to local restaurants. Requires vehicle to shop at nearby stores. | 1.5 | Existing services including restaurants, shops and other businesses are proximate and walkable for County employees and clients. |
| Total | 22.5 | | 19 | |
| Total Possible Points | 24 | | 24 | |
| Percent | 94 | | 79 | |
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| AFFORDABILITY CRITERIA | County Campus | County Campus Narrative Discussion | Sears | Sears Narrative Discussion |
| "A" Level | | | | |
| 1. Cost to purchase property | 3 | The site is owned by the County, so no purchase required. | 1 | Acquisition of site required. Cost impact. |
| 2. Cost to provide parking: 30 Year NPV cost to develop 2358 parking stalls on-site or the cost of leasing parking equivalent. | 1 | Full buildout of site requires construction of parking structure to serve 2358 parking need. Significant cost impact. | 2 | Limited onsite parking available. Will require leasing 500 parking spaces from the City of Santa Rosa, in addition to leasing 550+ spaces from SR Mall. Parking gap anticipated of 495 spaces. |
| 3. Revenue opportunity on-site: parking, childcare, café, other | 3 | Multiple revenue opportunities exist given ownership of site. These include: parking revenues, childcare center, café, ground lease revenue from mixed use office/retail, and/or sale of land not used for development. | 2 | Limited onsite revenue generation potential. Services would compete with SR Mall or downtown businesses. |
| 4. Site Development Costs - site- specific development costs associated with the site and risk transfer that is priced; working in congested area, proximity to laydown space, 3 rd party risks associated with neighboring properties, legal constraints, etc.) | 2 | Significant demolition will be required. Complex network of existing utilities in place. Sufficient laydown space. Low 3rd party risks. | 1 | Significant demolition to be performed by Seller. Insufficient laydown space. CEQA will evaluate impacts. Potential eventual replacement of existing HOJ - need to construct an 110,000 square foot facility at the existing County Administration Center. Cost impact. |

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| 5. Site Zoning Restrictions / Height: current zoning provisions are conducive or challenge to development. | 3 | Sufficient space to accommodate full program workspace needs while maintaining building heights under 90 ft. (i.e., low to midrise), which reduces overall construction, maintenance and lifecycle costs. County controls zoning. | 3 | No height restrictions. Sufficient space to accommodate program workspace needs in mid-rise or highrise buildings. County controls zoning. |
| 6. Swing Space and Phasing Requirements: requires leased facilities during construction, added costs and time | 2 | Requires swing-out. Possible phasing the project to reduce impact on existing operations, possible need for interim "swing space" rentals, relocation costs and/or extension of existing leases. Cost impact. | 3 | No swing space required. |
| 7. Ability to expand in the future | 3 | With 44 acres potential development space, site has additional expansion capacity and flexibility should the County require in the future. | 2 | Limited opportunities to expand in the future. |
| 8. Availability of parking assets for visitors, fleet vehicles, and staff | 2 | Full buildout of site requires construction of parking structure. Cost impacts. | 2 | Full buildout of site does not allow for sufficient onsite parking. Requires leased parking across 6 different downtown parking lots and garages. Creates cost, service, and efficiency impacts. |
| 9. Potential for CEQA and/or site characteristics to delay the project and create cost escalation. | 3 | Risk of CEQA delay is low with Project level EIR documents and prior successful negative declarations given existing development on-site. | 2 | Risk of CEQA delay due to requirements for Program and Project level EIR documents. Building heights and additional VMT may be subject of interest. |
| 10. Utility risks associated with location that drive cost. Eg. Need to upgrade/replace sewer, water, or electricity infrastructure. Costs borne by the County. | 3 | Utility risks low. Known utility capacity on County campus with existing 12KV loop, recently upgraded PG&E transformer serving campus, sufficient sewer and water capacity. | 1 | Utility risks high. Preliminary utility analysis indicates significant improvements to regional infrastructure would be required. The existing systems sized for a lower density use currently in place versus the high density required to support the addition of the County workforce. |
| B Level | | | | |
| 11. Unique factors such as space constraints, proximity to other buildings or hazards requiring unusual mitigation measures | 1.5 | Demolition will be performed by P3 entity. Site is of sufficient size offering no space constraints. No unusual hazards or mitigation measures anticipated. P3 entity will address hazmat in demolition. Geotechnical conditions from prior projects indicate high water table. | 1.5 | Demolition will be performed by Seller and undertaken in proximity to existing Santa Rosa Mall and downtown businesses. Anticipate Seller will address hazmat in demolition. Geotechnical conditions from public records searches indicate poor subsurface conditions and high-water table that would require extensive foundation design for seismic safety. |
| 12. Site Utilization and Density: factors that increase costs | 1.5 | Site is of sufficient size to allow for appropriate utilization and density. Shared use may present challenges in design process. Timely decision making is critical to avoid cost impacts. Real Estate development opportunity should be marketed separately from the Administrative Offices. Consideration should be given to delay real estate surplus effort and potentially phase office development to allow for maximum land utilization during administrative office development, and to reduce swing space needs and avoid cost impacts. | 1.5 | Site is of sufficient size to allow for appropriate utilization and density. Shared use may present challenges in design process. Timely decision making is critical to avoid cost impacts. |
| Total | 28 | | 22 | |
| Total Possible | 33 | | 33 | |
| Percent | 85 | | 67 | |
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| DESIGN CONSIDERATIONS AND OTHER CRITERIA | County Campus | County Campus Narrative Discussion | Sears | Sears Narrative Discussion |
| "A" Level | | | | |
| 1. Safety | 2 | Proximity to the Main Adult Detention Center has created safety challenges in the past. | 2 | Safety challenges have existed for County departments in the downtown area in the past. |
| 2. Design and place making opportunity given site size, setbacks, proximity to amenities, etc. | 3 | Significant placemaking opportunity with redesign of campus and access to Paulin Creek. Size of site allows for considerable flexibility in design. Opportunity to create amenities. | 3 | Significant placemaking opportunity with opening up 3rd street to pedestrian access through an open air mall. |
| 3. Sustainable design opportunities: Site suitability to incorporate cost effective sustainable practices, microgrid, carbon-free design, and zero waste, water and energy | 3 | Opportunity for district energy system and solar panels on roof tops that focuses on sustainability and resiliency with independent power that could balance day/night power needs with complementary County office and adjacent housing development. Opportunity to seek State/third party funding support for such systems. | 3 | Limited site area would limit opportunities for incorporation of resilient design features such as solar systems and micro-grids. Resiliency features such as battery storage and generators will be required to be located in the building or on the roof. |
| 4. Surplus land on-site: Opportunity to achieve housing, mixed use retail & office on site, or generate revenue from development, lease or sale of property portion of the site. | 3 | Selection of the County Administration site allows for up to 27 acres for potential mixed use development, including housing. The Surplus Act requires the property to be offered first to affordable housing developers and other governmental entities. Only after no buyer has been identified and the State Housing Department has reviewed and approved the County's efforts could the property then be marketed for private sale. Although no formal study has been conducted staff anticipate that if surplus to a private developer, the property could potentially generate between \$1.1 to \$1.3M per acre. The property would be subject to the City of Santa Rosa's entitlement process. | 1 | At 7 acres site will not have additional surplus land available - especially with requirements for standalone EOC and BOS Chambers. |

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| 5. Surplus land sale: Opportunity to sell portion of existing Administration Center for future development for mixed use housing, retail & office consistent with the Surplus Act. | 2 | Selection of the County Administration site allows for up to 27 acres for potential mixed use development, including housing. The Surplus Act requires the property to be offered first to affordable housing developers and other governmental entities. Only after no buyer has been identified and the State Housing Department has reviewed and approved the County's efforts could the property then be marketed for private sale. Although no formal study has been conducted staff anticipate that if surplus to a private developer, the property could potentially generate between \$1.1 to \$1.3M per acre. The property would be subject to the City of Santa Rosa's entitlement process. | 3 | Selection of the Sears site allows for up to 34 acres for potential mixed use development, including housing. The Surplus Act requires the property to be offered first to affordable housing developers and other governmental entities. Only after no buyer has been identified and the State Housing Department has reviewed and approved the County's efforts could the property then be marketed for private sale. Although no formal study has been conducted staff anticipate that if surplus to a private developer, the property could potentially generate between \$1.1 to \$1.3M per acre. The property would be subject to the City of Santa Rosa's entitlement process. |
| 5. Equity Considerations – access to service for low income, cost of parking, accessibility. | 3 | The County center site is served by Sonoma County Transit and City bus, and has free parking. The site is accessible, however the central location presents challenges for low income clients without transportation traveling from remote locations in the County. | 3 | The downtown transit mall is proximate to the Sears property and is served by Sonoma County Transit and City bus. The site is accessible, however the central location presents challenges for low income clients without transportation traveling from remote locations in the County which are not served by transit. The site has limited on-site parking and existing City garages and Santa Rosa Mall requires visitors pay for parking. |
| "B" Level | | | | |
| 6. Appropriateness for Development: Neighborhood impacts, overshadowing, daylight impacts, access to outdoor space. | 1.5 | Size of the site allows for considerable flexibility in design and little or no impacts on surrounding neighborhoods, no overshadowing or daylight impacts. Access to Paulin Creek provides opportunity for enhanced outdoor activities. CEQA process will evaluate potential impacts. | 1.5 | Limitations of the buildable area will require high-rise construction (up to 240 foot tall towers) with potential overshadowing and daylight impacts. Access to Santa Rosa Creek provides opportunity for enhanced outdoor activities. CEQA process will evaluate potential impacts. |
| 7. Potential Shared Space opportunity – site allows for shared conference space, etc. | 1.5 | Potential to share EOC and training room or conference spaces with the City of Santa Rosa. | 1.5 | Potential to share EOC and training room or conference spaces with City of Santa Rosa |
| 8. Environmental Impacts resulting from site development and/or operations. site contribute to GHG as a result of traffic and protracted wait times at traffic lights | 1.5 | The site is served by four major primary access roads: US 101, Steele Lane, Bicentennial Way and Mendocino Avenue. Surrounding road network provides significant redundancy for site ingress and egress. Consolidating departments represent potentially 974 staff traveling to the new offices and client visits. Under the Alternative Base Case 292 of those employees could potentially work remotely which implies that a total 682 employees would travel to the new offices. CEQA will study the VMT associated with the project. | 1 | Access to the site from all parts of the County would require circulation through Downtown city streets. Due to the shortage of available parking garage spaces proximate to the site drivers will need to circle to find space in City garages. Consolidating departments represent 2443 staff traveling to the new offices, as well as client visits. CEQA will study the VMT associated with the project. |
| TOTAL | 20.5 | | 19 | |
| Total Possible | 22.5 | | 22.5 | |
| Percent | 91 | | 84 | |

| | County Campus | Sears |
|-------------------------------------|---------------|-----------|
| WEIGHTED SCORING | | |
| Service 40% | 37.5 | 32 |
| Affordability 40% | 34 | 27 |
| Design and Other Considerations 20% | 18 | 17 |
| TOTAL | 90 | 75 |