

Sites investigated by SPI Real Estate for new CGC / or new existing facilities					
<u>DATE OF PROJECT</u>	<u>PROPERTY</u>	<u>LOCATION</u>	<u>DESCRIPTION</u>	<u>Pursuit</u>	<u>RESULT</u>
Aug 2024 - Present	3580 & 3880 Brickway Blvd	Airport Area	Approximately 127,200 gross square foot, 3-story office building on 7.65 acres	Opportunistic	Board to review purchase for approval 1/28/25
June 2023 - Present	400 Aviation Blvd	Airport Area	Approximately 132,000 gross square foot, 3-story office building on 7.65 acres	Opportunistic	Board to review purchase for approval 1/28/25
2020, 2022-Present	County Admin Center	County Admin Ctr	SE quadrant of campus, approx 44 acres	Actively Searched	Board approved site for new CGC
Mar 2021- Jan 2022	Sears site	Downtown SR	Two retail buildings and parking garage	Actively Searched	Board declined due to high estimated development cost for CGC at that location
Oct - Dec 2020	Whitehouse Site	Downtown SR	2 parking lots by library totaling 1.6 acres	Actively Searched	City owned, small site would have been challenging for the CGC. Conversations between City and County regarding parceling the site stalled
Oct - Dec 2020	City of Santa Rosa City Hall	Downtown SR	Existing City Civic Center on 6 acres	Actively Searched	City-owned, for development of joint County-City Civic Center. Technical concerns regarding daylighting of Santa Rosa creek; Haz Mat remediation concerns. would need to construct add'l parking facilities to accommodate County needs.
Oct - Dec 2020	Post Office Site	Downtown SR	Post Office building on 2.54 acres	Actively Searched	Postal Service stated that they were not interested in disposing of the site and would only do so if County built them a new post office nearby
Oct - Dec 2020	Library Site	Downtown SR	Library building on 1.5 acres	Actively Searched	City owned, small site would have been challenging for the CGC, plus the relocation of the library would have been difficult. Haz Mat remediation concerns. Conversations between City and County regarding the site stalled
Oct - Dec 2020	Sonoma Water HQ	Airport Area	60k sf office building on 5.78 acres	Actively Searched	Declined due to insufficient site size for the CGC, and building was already in use by Sonoma Water
Oct - Dec 2020	Heavy Fleet/Animal Svs	Airport Area	2 County industrial buildings on 4.75 acres	Actively Searched	Declined due to site already in use by County departments and insufficient lot size for CGC
Oct - Dec 2020	3770 N Laughlin Rd	Airport Area	16.6 acre commercial development site	Actively Searched	Site was subsequently determined to be under development and no longer available
Dec 2019-Dec 2020	City Parking Garage/Lots	Downtown SR	multiple parking lots 10,11, Garage 9	Actively Searched	City owned for development of colocated County-City civic center; removal of parking creates need to recreate elsewhere for visitor/employee needs
Jun 2016-Jan 2017	600 Bicentennial Way	County Admin Ctr	3-story, 32k sf office building	Actively Searched	Board declined due to Seller unwillingness to reduce purchase price sufficiently to reflect costly repairs needed that were uncovered during due diligence. Unrelated to CGC project.