

In November 2023, the Brickway Property was listed for sale.

In early 2024, the County retained a commercial real estate broker Shawn Johnson of Keegan & Coppin to assist with identifying and negotiating potential office space opportunities in the area. Broker Johnson is very familiar with the Airport Business Park area and was engaged to commence a search for available property for lease or purchase.

The County provided the broker with the County's criteria and needs for potential properties, including square footages, functional space needs, and access. The broker conducted searches of available listings, including working with other brokers as to potential opportunities that were on the market or that may be coming on the market. Searches on commercial listing platforms for then-existing commercial property listings and opportunities revealed no adequate contiguous space was on the market (other than property in the Airport area already being pursued by the County). Many available properties were either too small to accommodate several or large departments, were located in remote locations, were only available for lease, or otherwise did not meet needed criteria.

In March 2024, Broker Johnson showed the County 133 Aviation as a possible location for ROV (with its needs 25,000 sf to lease) but it was determined that (the space did not fit the department's needs). The broker also identified the Brickway Property and informed the County about it as a potential opportunity for meeting County facility needs. County staff toured the Brickway property, and it was staff's opinion that Brickway offered the best option for accommodating multiple departments future needs on a timeline feasible for department functions.

On July 23, 2024, the Board supported the approach of seeking opportunities to acquire existing buildings, with a goal of reducing future development costs and to provide greater certainty for securing new premises for existing County needs. The County now leases and may purchase other office space in the Airport Business Park area. Procuring existing office and operational facilities is currently both cheaper than constructing new facilities and serves to reduce the scale, footprint, and complexity of future plans for a County Government Center (CGC) project.

In September 2024, the County's broker also brought to the County's attention other properties located at 424/428 Aviation Blvd. which were toured but likewise did not offer the necessary layout/amenities. That one property was the only other property that the broker was able to locate that met all of the County's needed criteria.

In July 2024, considerable effort was invested in performing initial due diligence to determine if the Brickway properties were the best possibility for relocating county depts. Staff concluded that Brickway was the best available property for meeting the County's needs, given the size and nature of the departments that were planned to be relocated there.

Also, during August 2024 County considered what market purchase price for Brickway should be based on comparable sales.

In Sept 2024, County was provided information from a construction contractor for purposes of understanding what the cost to ROV would be to perform the necessary TIs for ROV at the 3850 Brickway property. County also obtained a rough quote for what construction costs would be for a building of comparable size and quality to be built in Santa Rosa at present time.