

SONOMA COUNTY PUBLIC INFRASTRUCTURE

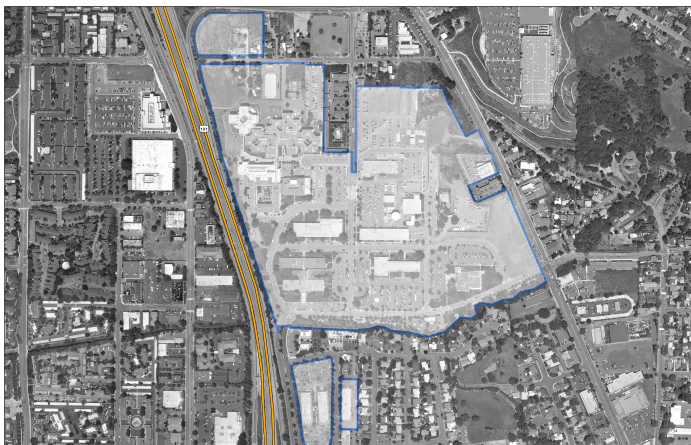
VISION AND VALUE - OPTIMIZING OUR SPACE

New County Government Center

Johannes J. Hoeverstz, Director
January 31, 2023



2000 VS. TODAY - BIRD'S EYE VIEW



Other than the State Superior Court which is being constructed, CAC remains largely unimproved.

Improve services with modern, safe facilities

The County is facing challenges with its current facilities:



170+ aging buildings we have outgrown - almost \$10M/yr to rent more space *



In 2018, the County Government Center's deferred maintenance backlog was \$258M - a cost that goes up every year.



Many County Government Buildings are not up to modern standards for accessibility, efficiency, and seismic safety.



Recognizing this need, the Board of Supervisors has asked for a technical evaluation of the most efficient locations and best approach.

***As presented to BOS in Mar 2019 Deferred Maintenance Report**



Resilient Infrastructure



Climate Action and Resiliency

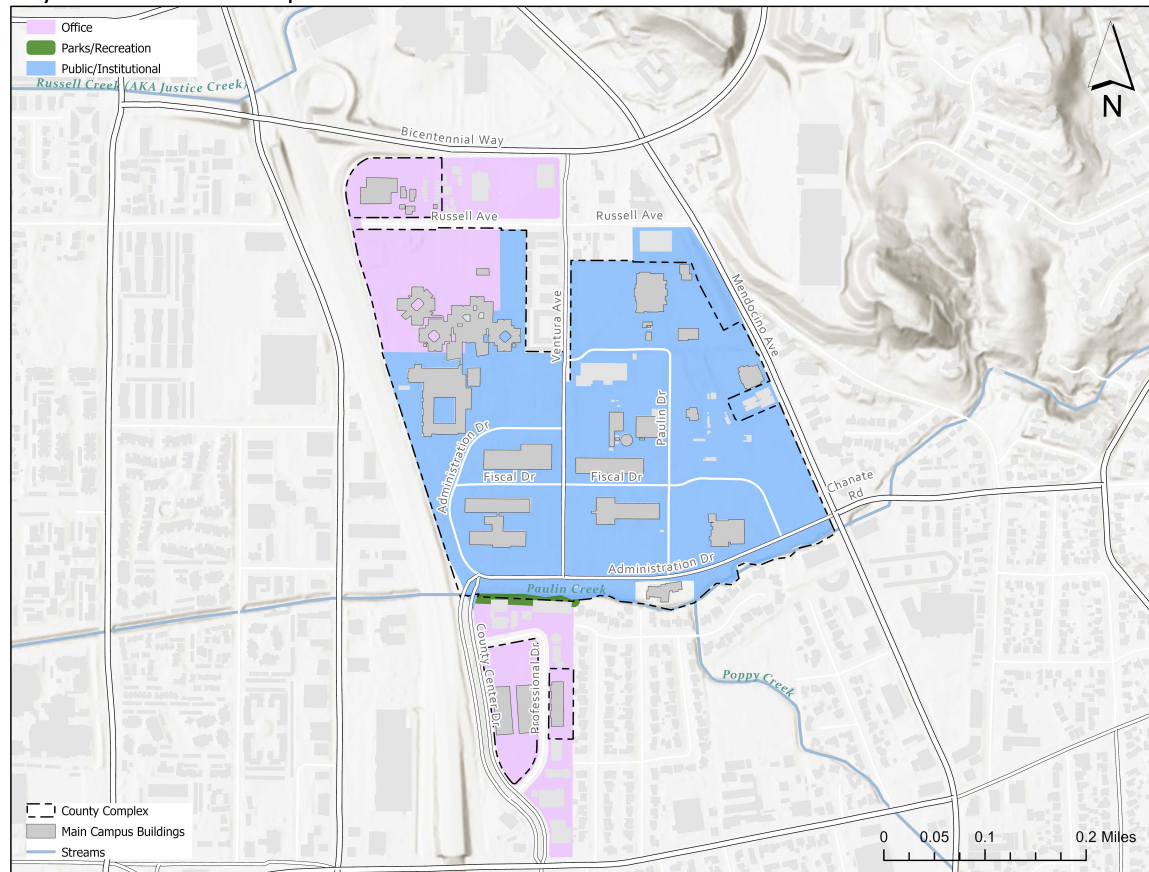


Healthy and Safe Communities

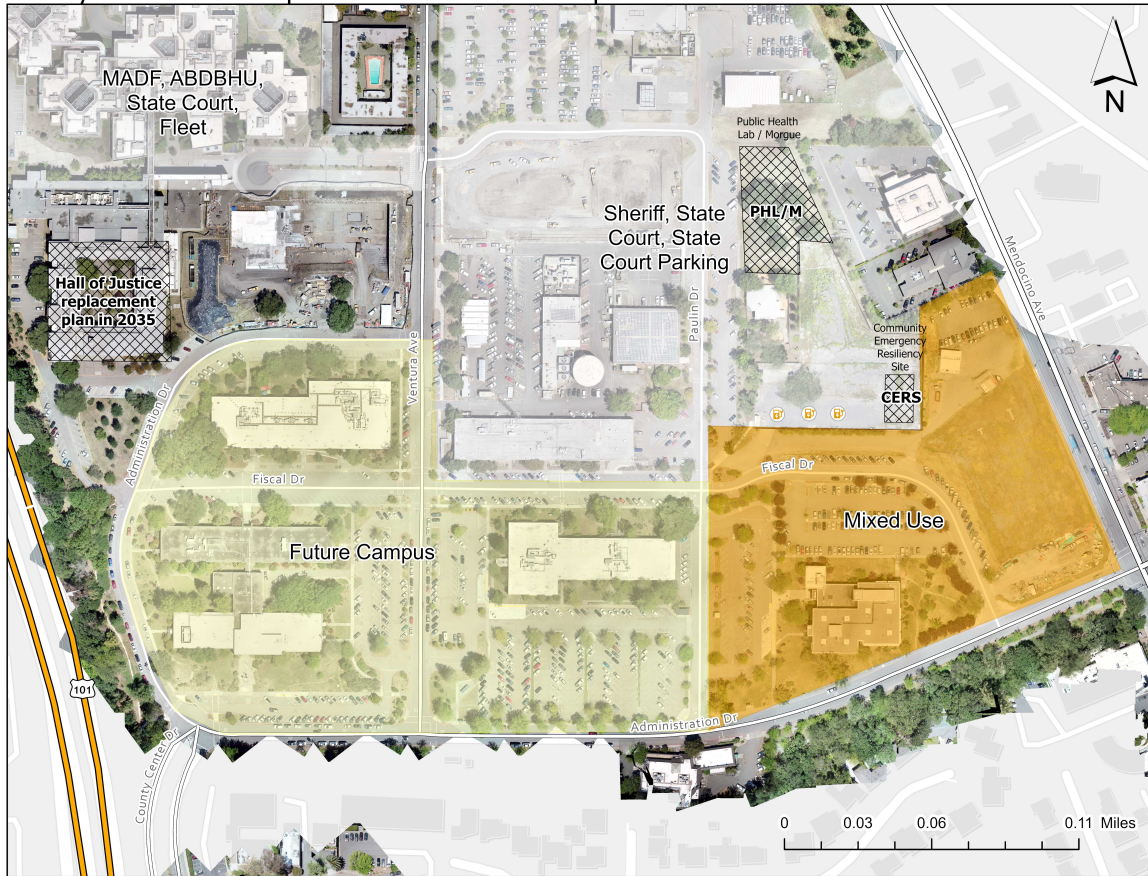


Organizational Excellence

City of Santa Rosa: Proposed Land Uses



County of Sonoma: Proposed Areas to be Developed



Space Approximations and Design Guidance

Use phasing strategies

Build only when/where you can - no swing space, stage demolition/rebuild to spread costs

Consolidate administrative functions

Where advantageous, locate non-public facing jobs together in owned space

Assume 50% telework

Design "hot-desk" and "hoteling" for teleworkers to maximize efficiency and effective use of space

**Estimated
375,000 sq. ft.**

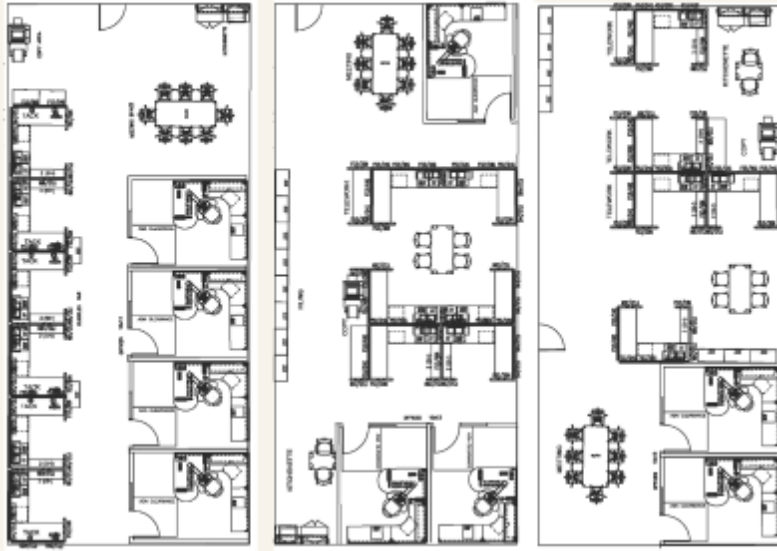
- includes common areas, elevators, hallways, etc.
- 5% organizational growth added
- Excludes separate Emergency Coordination Center, Board Chambers, special use area.

**Approx. 1,700
Employees**

Assume 170 sq. ft. suite space per employee

Based on DEC 2021 Department-reported headcount

170 sq. ft./person is **not** strictly cubicle space



Here are three examples of different ways that an office suite might be designed for 10 employees, at 170/sq. ft. per person.

1,700 sq. ft. of Usable Space allows for several types of layouts, cube/office sizes according to need.

County Center Funding Plan – Available funding

Board adopted Deferred Maintenance Policy as part of 2017-18 adopted budget

- Policy calls for 40% of property tax growth above the level assumed in the Adopted Budget
- Additionally, Board dedicated \$1 million in TOT growth toward deferred maintenance fund March 1, 2022

Total funding available:

**\$15.9 Million
Ongoing Capacity**

- \$1 million tentatively earmarked for satellite service centers
- \$14.9 available for ongoing needs

County Center Funding Plan – Available funding

Total estimated FY 22-23
Year End Fund Balance:

\$50 Million

One-time fund balance:

- Fund balance has accumulated based on ongoing revenues greater than expenditures
- One-time infusions, including proceeds from sale of Chanate

County Center – Funding Options

Certificates of Participation (“COPs”) are commonly used by counties and cities to fund capital projects. Key Features:

<p>"Contingent Obligation"</p> <p>Does not require voter approval.</p>	<p>General fund credit</p> <p>Covenant to annually budget and appropriate lease payments.</p>	<p>Pledged assets</p> <p>Real property pledged for term of the financing.</p>
<p>Subject to abatement</p> <p>COP payments can be "abated" if asset is damaged or unable to be occupied.</p>	<p>Insurance requirements</p> <p>Typically Property & Casualty and Rental Interruption to protect investor interest.</p>	<p>Payment structure</p> <p>Generally level by fiscal year, or slightly ascending.</p>

County Center – Funding Options

Including available Fund balance, this would allow for approximately \$290 million in funding for a project.

- Based on \$15 million available for payments, estimate that approximately \$239 million could be financed
- Financing based on market conditions as of 1/13/2023 + 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

New County Campus Options - Two Buildings



Two Buildings - 3D visualization

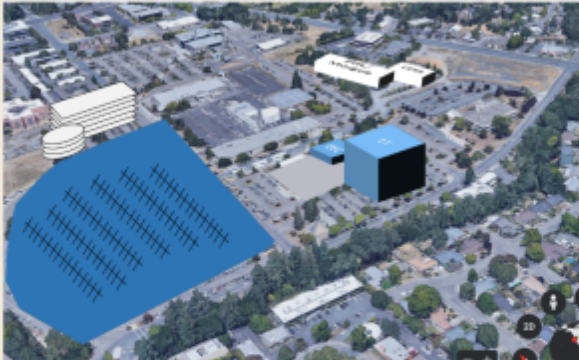


An approximate 3D visualization of the buildings in consideration.

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



Phase 1 - \$290M in blue, includes:

- One 7-story tower
- ECC, parking lot
- Demolition



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

- Second 7-story tower
- Solar/battery storage, microgrid
- Mixed use development

New County Campus Options - One Building



One Building - 3D visualization

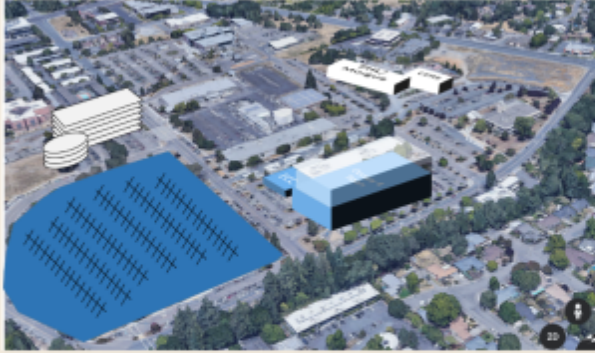


An approximate 3D visualization of the buildings in consideration.

One rectangular seven-story mid-rise structure.

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

One Building - Phased



Phase 1 - \$455M in blue, includes:

- 7-story building shell, with 4 floors occupied
- ECC, parking lot
- Demolition

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

- 7-story building fully occupied
- Solar/battery storage, microgrid
- Mixed use development

TWO-BUILDING SCENARIO

~\$721 Million:



TWO
BUILDINGS
~\$573M



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

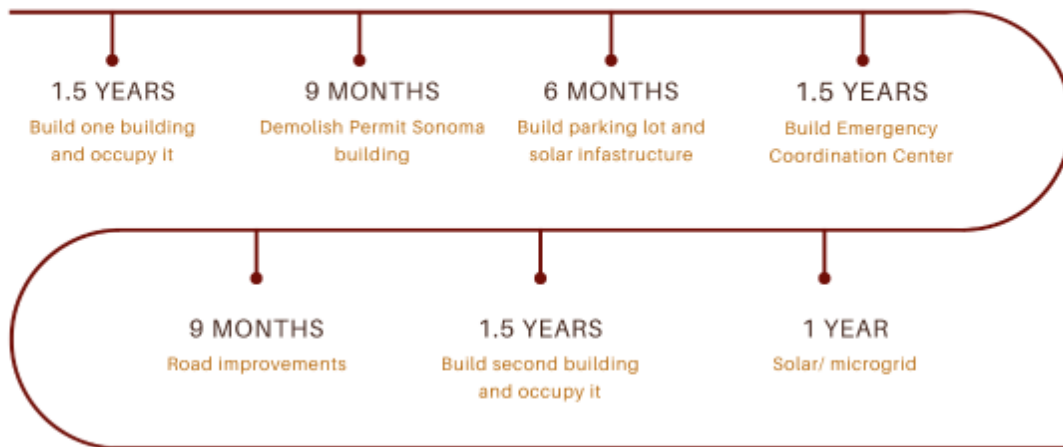


EMERGENCY COORD.
CTR, INFRASTRUCTURE
DEMO, PARKING
~\$54M



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

TWO BUILDINGS - ESTIMATED TIMEFRAMES



ONE-BUILDING SCENARIO

~\$682 Million:



ONE
BUILDING
~\$537M



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

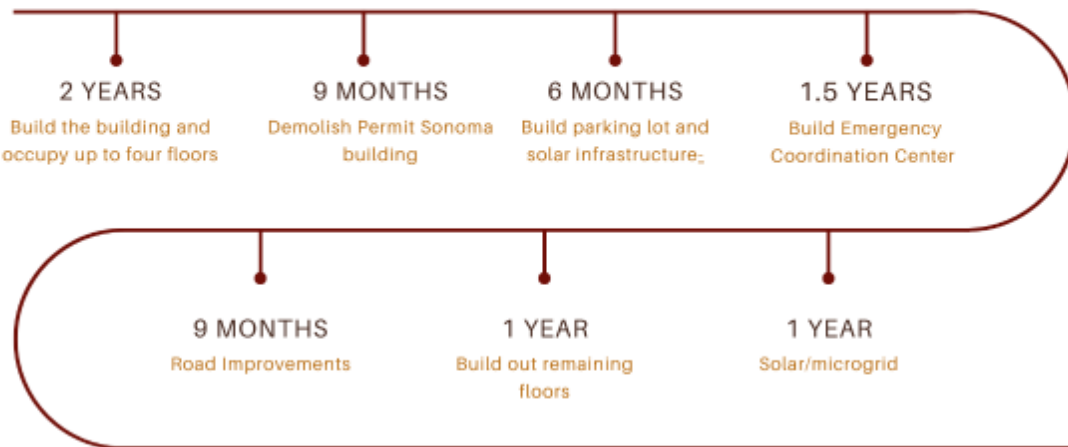


EMERGENCY COORD.
CTR, INFRASTRUCTURE,
DEMO, PARKING
~\$54M



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

ONE BUILDING - ESTIMATED TIMEFRAMES



Reflective pedestrian oasis along the creek



Lease opportunities along Mendocino Ave, for commercial/residential mixed use development





Community Vision: Public Art

Next Steps:



Environmental
Analysis



Land Use
Entitlements



Program
Specifications

Estimated timing: 12-24 months

Recommended Actions:

A) Approve the existing County Administration Center site as the location for a new County Government Center, for purposes of conducting further analysis and other pre-project planning, feasibility, and development plan efforts.

B) Conceptual approval of a phasing approach and configuration of the new County Government Center.

C) Approve 170 ft.² per full time employee as the general space standard.

D) Receive financing update and direct staff to investigate funding options.

E) Direct staff to prepare Request for Proposals for any needed pre-development services including all consultant services for environmental studies, land use entitlements, and preparation of plans and specifications.

The image features a light beige background with a subtle grid pattern in the top-left corner. On the right side, there are several thin, golden-yellow lines forming geometric shapes, including a triangle and a circle. The word "QUESTIONS" is centered in a bold, brown, sans-serif font.

QUESTIONS