

SONOMA COUNTY PUBLIC INFRASTRUCTURE

# VISION AND VALUE - OPTIMIZING OUR SPACE

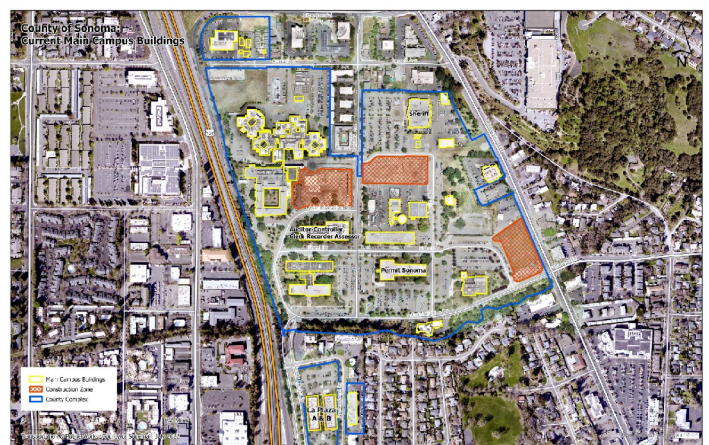
## New County Government Center

Johannes J. Hoevertsz, 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**



SONOMA COUNTY  
FIVE-YEAR  
STRATEGIC PLAN  
2021-2026



Resilient  
Infrastructure



Climate Action and  
Resiliency

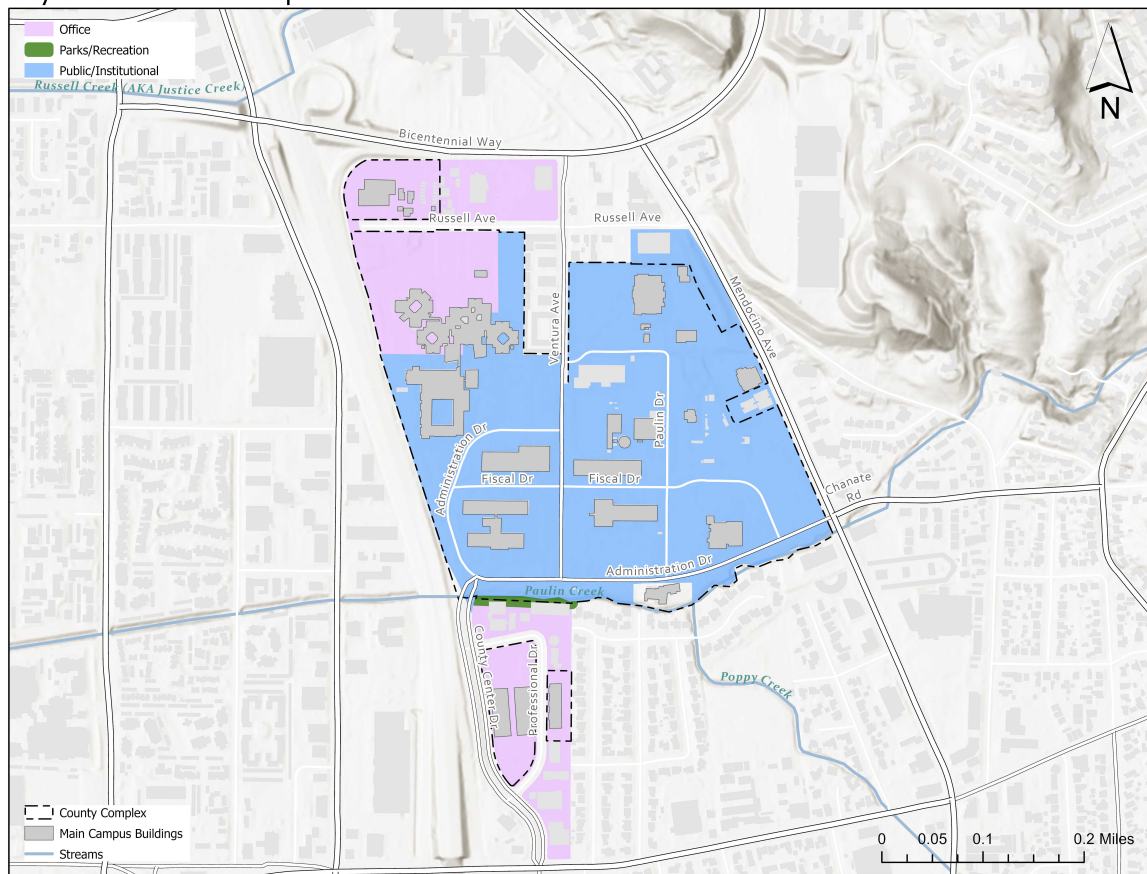


Healthy and Safe  
Communities

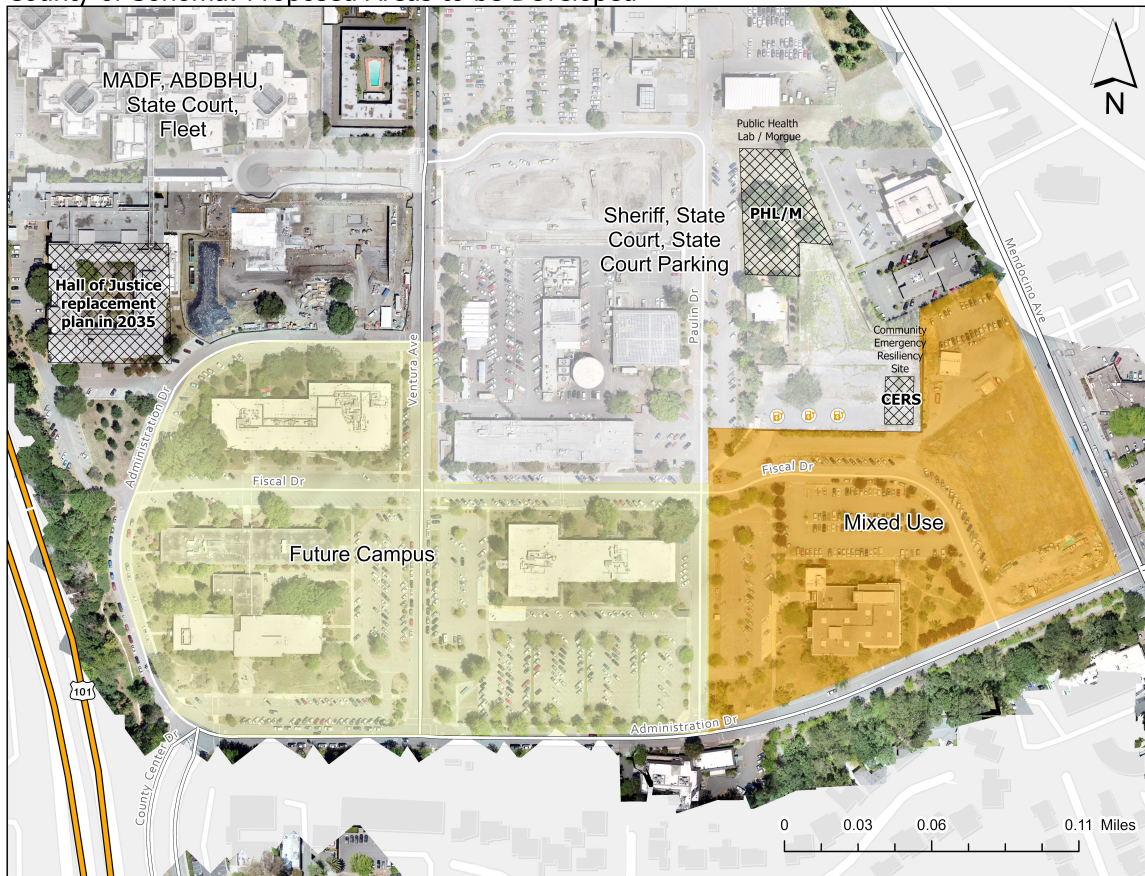


Organizational  
Excellence

## 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.**

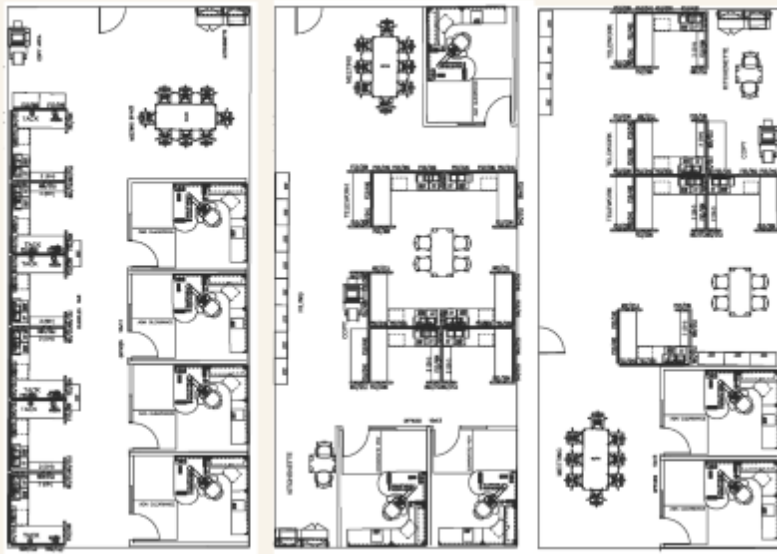
- includes common areas, elevators, hallways, etc.
- 5% organizational growth added
- Excludes separate Emergency Coordination Center, Board Chambers, special use area.

**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:

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

# County Center – Funding Options

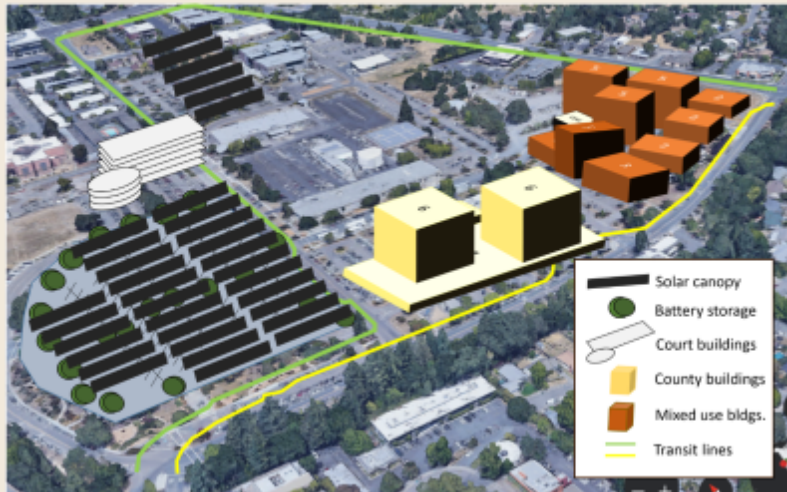
Including available Fund balance, this would allow for approximately \$290 million in funding for a project.

- 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

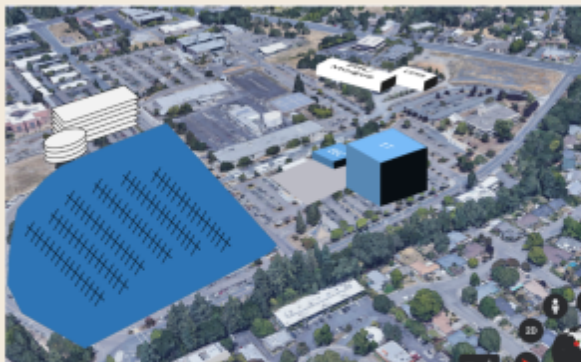


An approximate 3D visualization of the buildings in consideration.

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

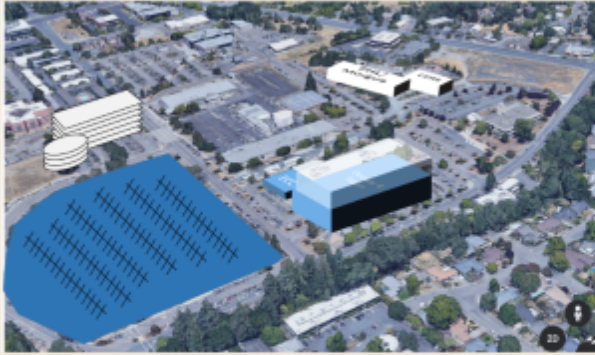


An approximate 3D visualization of the buildings in consideration.

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

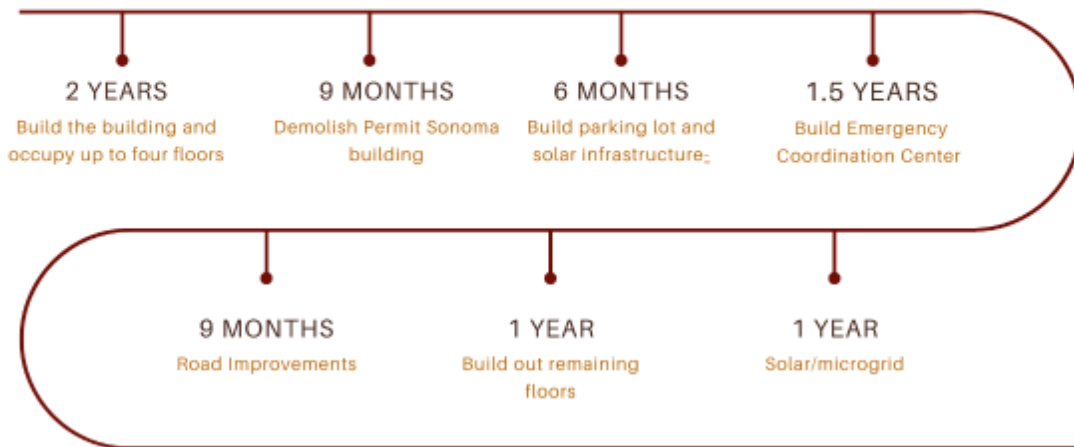


EMERGENCY COORD.  
CTR, INFRASTRUCTURE,  
DEMO, PARKING  
~\$54M



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.<sup>2</sup> 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.



# QUESTIONS