

Attachment 5 – County of Sonoma Transitional Housing Site Evaluations
County & Private Properties

Introduction

On March 10, 2020, the Board of Supervisors narrowed down the number of proposed indoor-outdoor sites and requested staff to assess costs for developing four properties. Since that time, one of the options (4040 Mendocino) is no longer available.

O Squared Inc. Accessibility, Architecture & Development Consulting was hired to provide site evaluations for the following properties: 1) South Aston Barns near the Fairgrounds, 2) 3313 Chanate Rd, Public Health Lab Parking Lot, and 3) 3333 Chanate Rd, at Chanate Hall. Additionally, two other properties were considered by O Squared Inc. and assessments conducted for 4) Permit Sonoma Parking Lot, 2550 Ventura Avenue, Santa Rosa and 5) Norton Center, 3322 Chanate Road, Santa Rosa.

Each site uses a baseline of forty residents, with many sites allowing for double occupancy in each of the units and thereby doubling the number of residents. Sites include social services support, clinical support, restrooms and showers, storage and lock up, community gathering areas, laundry, and outdoor communal and exercise areas. All the facilities are accessible to all with disabilities and special accommodations are made for those residents who may have particular housing needs. The projected life of the site is two years.

In May 2020, the City of Santa Rosa developed a temporary tent city in one of the parking lots at their Santa Rosa Finley Center. Operating costs reported are \$155k per month for 68 tents placed 12 feet apart to accommodate for COVID-19 social distancing. The 24,600 square foot site includes perimeter fencing, portable toilets and hand-washing stations, refuse containers, a staff tent, and designated common areas.

BOS directed	Sites	Site Type	Estimated Development Costs	Baseline # Served	Area Size
BOS	County of Sonoma Fairgrounds, Aston Barns, Santa Rosa	County owned parking lot	\$2,170,905	min. 40 ppl	69,696 sq ft (recommended site: 1.6 acres)
BOS	DHS Parking Lot, 3313 Chanate Road, Santa Rosa	County owned parking lot	\$1,540,392	min. 40 ppl	28,750 sq ft (0.66 acres)
BOS	Chanate Hall, 3333 Chanate Road, Santa Rosa	County owned unoccupied building	\$7,709,600	min. 40 ppl up to 82 with use of existing bldgs.	16,407 sq ft (0.38 acres)
add'l site	Permit Sonoma Parking Lot, 2550 Ventura Avenue, Santa Rosa	County owned parking lot	\$1,752,486	min. 40 ppl	30,492 sq ft (0.7 acres)
add'l site	Norton Center, 3322 Chanate Road, Santa Rosa	County owned unoccupied building	\$980,666	min. 40 ppl up to 54 with the use of bldgs.	23,479 sq ft. (0.54 acres)



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03.27.2020

COUNTY OF SONOMA TRANSITIONAL HOUSING SITE EVALUATIONS

The County of Sonoma is evaluating the expansion of the transitional housing initiative instituted in January 2020 to other locations within the County. All of the sites are located in the Santa Rosa area proper with the eventual goal of having transitional housing available in all five county districts. Three of the sites, similar to the site at Los Guillicos, are existing parking lots. Two of the sites are vacant buildings owned by the County.

The program was developed with the input of the Community Development Commission and the Capital Projects Group of General Services. Each site uses a baseline of forty residents and the basic facilities to support the mission of the CDC and treat the residents with dignity. This includes social services support, clinical support, restrooms and showers, storage and lock up, community gathering areas, laundry, and outdoor communal and exercise areas. All the facilities are accessible to all with disabilities and special accommodations are made for those residents who may have particular housing needs. The projected life of the site is two years.

The open sites evaluated, and their associated probable cost of development are:

- | | |
|--|----------------|
| • DHS Parking Lot, 3313 Chanate Road, Santa Rosa | \$1,540,392.36 |
| • Permit Sonoma Parking Lot, 2550 Ventura Avenue, Santa Rosa | \$1,752,485.65 |
| • County of Sonoma Fairgrounds, Aston Barns, Santa Rosa | \$2,170,904.81 |

The unoccupied buildings evaluated, and their associated probable cost of development are:

- | | |
|--|----------------|
| • Norton Center, 3322 Chanate Road, Santa Rosa | \$ 980,666.18 |
| • Chanate Hall, 3333 Chanate Road, Santa Rosa | \$7,709,600.00 |

The variations in price are a result of the current condition of each site, as they are either in use or were previously occupied. Chanate Hall is unique because it will require an Occupancy Use change and will be subject to numerous Title 24 California Building Code required updates and improvements. The special considerations observed are identified in the specific narratives. All the pricing and evaluation are based on normal construction and design schedules and protocols.

The desire to maintain the program for two years requires facilities to be constructed as permanent structures. On the surface, the DHS parking lot at 3313 Chanate Road and Norton Center at 3322 Chanate Road appear to be the best value in our professional opinion. However, depending on the long-term goals of the County after the two-year window has closed, the sites may need to be evaluated with restoration, repurposing, or demolition costs in mind as well. The enclosed documents complete the exercise of evaluating the sites with a two-year perspective. We would be pleased to continue to assist the County its decision and executing the future project.

Thank you for the opportunity to engage in this important project.

Sincerely,



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COUNTY OF SONOMA TEMPORARY SHELTER AND CARE FACILITIES PROGRAM OUTLINE

Bare Site Program:

Program to accommodate and support up to forty full time residents in a transitional treatment and housing environment. All services, except for food preparation, are to be provided within the site boundaries and always available for resident use. Social and medical services will be located within the resident boundaries and housed in separate facilities suited for their specific needs and purpose. Because of the temporary status of the facility rental units will be used to provide the many of the required functions.

All improvements and leased units must comply with California Building Code Part 2, Volume 1, Chapters 11A and 11B, for ADA code compliance. These code sections apply to ADA compliance and path of travel. Additionally, all improvements and leased units must comply with the emergency response provider for the area where the site is located.

Finally, this program outline does not account for nor identify those material requirements needed for the social or operational program. The day to day needs of the operational and service programs will be identified in other evaluations.

Housing

- Plan for a two-year transitional use period
- Support a resident population of 40
- Mix of single and double occupancy units available
- Units require heat/air conditioning
- Units require individual lock control
- Four washer/dryer sets with utility sink
- Bathroom
 - ADA Compliant (all gender)
 - 1 Toilet
 - 1 Lavatory
 - 1 Shower
 - 1 Service Sink
 - Female
 - 2 Toilets
 - 2 Lavatories
 - 2 Showers
 - Male
 - 2 Toilets
 - 2 Urinals
 - 2 Lavatories
 - 2 Showers

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Support Services

- 2 Clinical Containers (20' customized sea containers, pre-purchased)
- 1 Site supervisory office trailer, 40'
- Community gathering tent, 1500 sf
- Four washer/dryer sets with utility sink
- Dog run and exercise area
- Dumpster enclosure, regular and recycle
- On site storage, containers
- Staff parking area
- Privacy fencing
- Safety lighting
- Emergency/fire safety

Existing Building Program:

Existing buildings will be evaluated on a case by case basis. Primary considerations are going to be centered around structural soundness, water intrusion, ease of recommissioning, current code and occupancy use compliance, existing fire suppression systems and alarms, age and functionality of HVAC systems, hazardous materials abatement, ease of modification for ADA compliance and barrier removal, and security.

An evaluation will be made of the existing floor plan to determine applicability for residency, staff support functions, and safety. Those staff or living functions that cannot be accommodated in the existing footprint of the building will be evaluated for lease or other means of accomplishment. The evaluation will determine the appropriate occupancy level.

Housing

- Plan for a two-year transitional use period
- Evaluate the available space for the appropriate number of occupants
- Mix of single and double occupancy units available
- Units require heat/air conditioning
- Units require individual lock control
- 4 washer/dryer sets with utility sink
- Bathroom Minimum
 - ADA Compliant (all gender)
 - 1 Toilet
 - 1 Lavatory
 - 1 Shower
 - 1 Service Sink
 - Female – determined using California Plumbing Code based on occupancy
 - Male - determined using California Plumbing Code based on occupancy

Support Services

- 2 Remodeled Clinical spaces or 2 Clinical Containers (20' customized sea containers, pre-purchased)
- 2 Offices or 1 Site supervisory office trailer, 40'
- Community gathering space of 1500 sf or an on-site warming tent
- 4 washer/dryer sets with utility sink
- Dog run and exercise area

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- Dumpster enclosure, regular and recycle
- On site storage either within the existing building or on-site containers
- Staff parking area
- Privacy fencing
- Safety lighting
- Emergency/fire safety

COUNTY OF SONOMA
FAIRGROUNDS BARN
ASTON AVENUE



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COUNTY OF SONOMA FAIRGROUNDS BARN ASTON AVENUE RECOMMENDATIONS

The entire site is a combination of two parcels. The westerly parcel is 1026 Aston Avenue, is approximately 1.46 acres, lies within the City of Santa Rosa limits, and has PD 73-001 zoning designation. The second parcel is triangular-shaped and is a part of the larger Sonoma County Fairgrounds, with a PI zoning designation (public land.) It is approximately 1.6 acres with two vehicular access points (not designed curb cuts) from Aston Avenue.

The westerly parcel contains six single-story pole barns with an electrical service entrance to the site, sewer along the west most property line and storm drainage across the southerly property line. The westerly boundary is adjacent to a residential area and the southerly boundary is bordered by Old Colgan Creek.

The easterly property has five single story pole barns, the water service entrance from Aston Avenue, and the storm drain along the southerly boundary. The southerly property line of this parcel also boundaries on Old Colgan Creek. This is the parcel proposed to be developed for the shelter site. Further investigation and consultation with the City of Santa Rosa to verify the required setback and development implications prior to deeming it a suitable site.

PERMIT & CODE CONSIDERATIONS:

These recommendations are predicated on discussions with Permit Sonoma, City of Santa Rosa Fire Department, and the County's recent experience and lessons learned at the Los Guillicos Homeless Shelter site project. The results of these conversations have identified specific requirements for long-term, non-temporary infrastructure and these are incorporated into the probable cost estimate provided. A nondestructive visual survey and research of the site determined its individual parameters. They are incorporated as follows:

- All structures will comply with Title 24, California Building Code
- All structures and the site shall comply with Title 24, California Building Code, Chapters 11A and 11B, ADA compliance
- Showers and restrooms shall be permanent structures
- All structures shall be fire sprinklered including the individual shelters
- A central fire alarm will monitor all fire life safety systems and include notification to the City of Santa Rosa Fire Department
- Building permits will be obtained from Permit Sonoma
- Fire permits will be obtained from City of Santa Rosa Fire Department
- Site planning review will be required by City of Santa Rosa Planning for setback determinations relative to Old Colgan Creek

SITE FACTORS:

- Layout based on Temporary Shelter and Care Facility Program
- Permit Sonoma is the permitting agency
- Santa Rosa Fire Department provides first response and will permit

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- City of Santa Rosa Planning are to be consulted for Old Colgan Creek setbacks. Fifty feet is currently the assumed setback
- 1026 Aston Avenue parcel may be limited under PD 73-001 and will likely present a steeper challenge to developing it for the intended purpose.
- Favorable location of utilities relative to the project site
- Demolition of the existing buildings will require extensive site repair for constructability

OTHER CONSIDERATIONS:

- Use public amenities, i.e., restrooms and community building, to buffer private spaces from street traffic.
- Arrange the individual shelters to create outdoor courtyard gathering areas.
- Locate modular clinics and administrative functions together.
- Surround site with 8' privacy and security fencing.
- Use concrete sidewalks for all ADA path of travel requirements. Elevate only for specific ADA compliant units.
- Use existing utilities where possible.
- Office is a leased trailer. All other facilities are built or otherwise self-contained.
- Clinics are priced and designed around the Clinic in a Can model
- Shelters are sized and located based on the Pallet Shelter model.

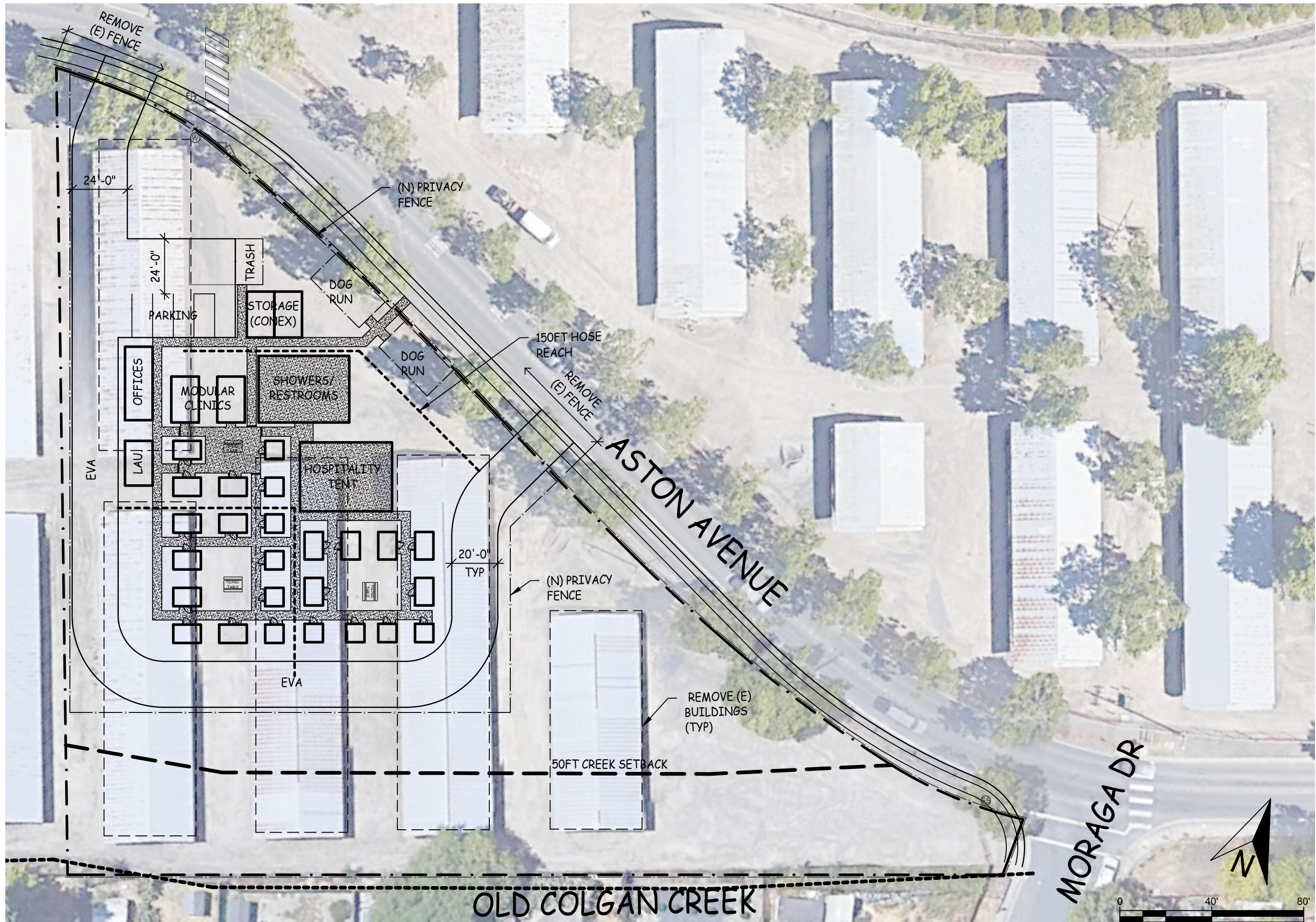




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COUNTY OF SONOMA GENERAL SERVICES
TEMPORARY SHELTER SITE
SONOMA COUNTY FAIRGROUNDS
ASTON AVENUE
SANTA ROSA CA

SITE 4
CONTEXT PLAN
N.T.S.
03.27.2020



COUNTY OF SONOMA GENERAL SERVICES
TEMPORARY SHELTER SITE
SONOMA COUNTY FAIRGROUNDS
ASTON AVENUE
SANTA ROSA CA



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ASTON BARNs PROBABLE CONSTRUCTION COST ESTIMATE

03.27.2020

CONSTRUCTION	NO	Materials & Equipment	Quantity	Subtotal Material	Labor	Subtotal Labor	SUBTOTAL	TOTAL
Site								
Demolition								
Disconnect electrical utility	1	\$2,500.00	ls	\$2,500.00		\$0.00	\$2,500.00	
Disconnect water	1	\$1,500.00	ls	\$1,500.00		\$0.00	\$1,500.00	
Disconnect fire sprinkler system	1	\$1,500.00	ls	\$1,500.00		\$0.00	\$1,500.00	
Remove pole barn/conc slab structures	5	\$1,500.00	ea	\$7,500.00	\$8,500.00	\$42,500.00	\$50,000.00	
Site cleanup and grub	3000	\$3.00	cy	\$30,000.00	\$25.00	\$75,000.00	\$105,000.00	
offhaul	3000		cy		\$45.00	\$135,000.00	\$135,000.00	
								\$295,500.00
Trenching								
24" electrical trench	100		cy	\$0.00	\$65.00	\$6,500.00	\$6,500.00	
36" water trench	66		cy	\$0.00	\$65.00	\$4,290.00	\$4,290.00	
48" sewer trench	125		cy	\$0.00	\$65.00	\$8,125.00	\$8,125.00	
4' overexcavation for restroom	150		cy	\$0.00	\$65.00	\$9,750.00	\$9,750.00	
Engineered backfill	500	\$40.00	cy	\$20,000.00	\$35.00	\$17,500.00	\$37,500.00	
Offhaul	450		cy	\$0.00	\$45.00	\$20,250.00	\$20,250.00	
								\$86,415.00
Concrete/asphalt								
Concrete paths/sidewalks	4250	\$2.50	sf	\$10,625.00	\$8.00	\$34,000.00	\$44,625.00	
6" concrete slab for warming structure	600	\$2.50	sf	\$1,500.00	\$8.00	\$4,800.00	\$6,300.00	
4" concrete slab for Clinic containers	450	\$2.50	sf	\$1,125.00	\$8.00	\$3,600.00	\$4,725.00	
Concrete sand	150	\$20.00	cy	\$3,000.00	\$45.00	\$6,750.00	\$9,750.00	
3/4" minus sub base	200	\$45.00	cy	\$9,000.00	\$20.00	\$4,000.00	\$13,000.00	
6" asphalt roadway and parking	12500	\$2.00	sf	\$25,000.00	\$3.50	\$43,750.00	\$68,750.00	
12" gravel road base	463	\$45.00	cy	\$20,835.00	\$25.00	\$11,575.00	\$32,410.00	
								\$179,560.00
Landscape								
8' Chain link privacy fencing	940	\$75.00	lf	\$70,500.00	\$15.00	\$14,100.00	\$84,600.00	
Trash Enclosure	1	\$10,000.00	ls	\$10,000.00		\$0.00	\$10,000.00	
9' Pole site lighting	10	\$1,000.00	ea	\$10,000.00	\$750.00	\$7,500.00	\$17,500.00	
Signage	1	\$2,500.00	ls	\$2,500.00			\$2,500.00	
								\$114,600.00
Utilities								
Electrical								
600A 240/120V., 3P Main Service	1	\$25,000.00	ea	\$25,000.00	\$20,000.00	\$20,000.00	\$45,000.00	
200A 120V, 3P Service for Shelters	2	\$10,000.00	ea	\$20,000.00	\$15,000.00	\$30,000.00	\$50,000.00	
100A, 120V, 3P Service Warming structure/Service trailer	1	\$6,500.00	ea	\$6,500.00	\$12,500.00	\$12,500.00	\$19,000.00	
100A, 120V, 3P Service for Clinic in a Can	1	\$6,500.00	ea	\$6,500.00	\$12,500.00	\$12,500.00	\$19,000.00	
100A. 120V, 3P Service for Restroom/Laundry	1	\$6,500.00	ea	\$6,500.00	\$12,500.00	\$12,500.00	\$19,000.00	
20A, 120V Feeder for shelters	25	\$1,000.00	ea	\$25,000.00	\$1,500.00	\$37,500.00	\$62,500.00	
								\$214,500.00
Sewer								
2" washing machine drain	30	\$20.00	lf	\$600.00	\$35.00	\$1,050.00	\$1,650.00	
2" clinic drains	60	\$20.00	lf	\$1,200.00	\$35.00	\$2,100.00	\$3,300.00	
36", 4' deep manhole	1	\$1,500.00	ea	\$1,500.00	\$5,500.00	\$5,500.00	\$7,000.00	
3" underground sewer	150	\$10.00	lf	\$1,500.00	\$25.00	\$3,750.00	\$5,250.00	
								\$17,200.00
Fire and Emergency Response								
Sprinklers (Shelters)								
Side wall mount sprinkler head	25	\$125.00	ea	\$3,125.00	\$200.00	\$5,000.00	\$8,125.00	
1/2" pex pipe for unit feed	400	\$2.50	lf	\$1,000.00	\$20.00	\$8,000.00	\$9,000.00	
1" pex main loop	650	\$4.00	lf	\$2,600.00	\$20.00	\$13,000.00	\$15,600.00	
Flow and tamper switch, riser	1	\$1,500.00	ls	\$1,500.00	\$2,500.00	\$2,500.00	\$4,000.00	
Alarm Panel	1	\$2,400.00	ea	\$2,400.00	\$3,800.00	\$3,800.00	\$6,200.00	
Sprinklers Restroom	1000	\$3.00	sf	\$3,000.00	\$8.50	\$8,500.00	\$11,500.00	
								\$54,425.00
Toilet/Shower structure (520 sf/ea, 120sf vest)								
Concrete slab foundation	1100	\$5.00	sf	\$5,500.00	\$10.00	\$11,000.00	\$16,500.00	
8x8x16, 10' high, CMU Walls	210	\$60.00	lf	\$12,600.00	\$120.00	\$25,200.00	\$37,800.00	
2x12 Roof framing w/deck	1100	\$7.50	sf	\$8,250.00	\$15.00	\$16,500.00	\$24,750.00	
6" Rigid insulation	1100	\$0.75	sf	\$825.00	\$2.50	\$2,750.00	\$3,575.00	
Single ply roofing	1100	\$15.00	sf	\$16,500.00	\$25.00	\$27,500.00	\$44,000.00	
Restroom accessories	1	\$7,500.00	ls	\$7,500.00		\$0.00	\$7,500.00	
Metal Toilet partitions	60	\$500.00	lf	\$30,000.00	\$100.00	\$6,000.00	\$36,000.00	
HM Interior doors, frames, locksets	8	\$750.00	ea	\$6,000.00	\$1,000.00	\$8,000.00	\$14,000.00	
HM Exterior doors, frames, vents	3	\$1,250.00	ea	\$3,750.00	\$1,000.00	\$3,000.00	\$6,750.00	
50 gal hot water heater	1	\$1,500.00	ea	\$1,500.00	\$1,200.00	\$1,200.00	\$2,700.00	
HVAC (Electric heatpump)	2	\$2,400.00	ea	\$4,800.00	\$3,500.00	\$7,000.00	\$11,800.00	
Lights/switches	1	\$2,000.00	ls	\$2,000.00	\$4,500.00	\$4,500.00	\$6,500.00	
								\$211,875.00
Plumbing								



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CONSTRUCTION	NO	Materials & Equipment	Quantity	Subtotal Material	Labor	Subtotal Labor	SUBTOTAL	TOTAL
Toilet	5	\$1,200.00	ea	\$6,000.00	\$3,800.00	\$19,000.00	\$25,000.00	
Urinal	2	\$1,000.00	ea	\$2,000.00	\$3,800.00	\$7,600.00	\$9,600.00	
Lavatory	6	\$1,000.00	ea	\$6,000.00	\$2,500.00	\$15,000.00	\$21,000.00	
Shower	6	\$1,000.00	ea	\$6,000.00	\$2,500.00	\$15,000.00	\$21,000.00	
ADA Toilet	1	\$2,000.00	ea	\$2,000.00	\$4,200.00	\$4,200.00	\$6,200.00	
ADA Shower	1	\$1,000.00	ea	\$1,000.00	\$3,800.00	\$3,800.00	\$4,800.00	
								\$87,600.00
Metal Community Building/Laundry								
Pre-fab metal structure	600	\$125.00	sf	\$75,000.00	\$25.00	\$15,000.00	\$90,000.00	
Concrete house keeping slab	250	\$2.50	sf	\$625.00	\$8.50	\$2,125.00	\$2,750.00	
Weather screening	1	\$5,000.00	ls	\$5,000.00		\$0.00	\$5,000.00	
Service sink	1	\$100.00	ea	\$100.00	\$1,200.00	\$1,200.00	\$1,300.00	
								\$99,050.00
Clinic in a Can								
Awning at entrance	2	\$1,500.00	ea	\$3,000.00	\$2,500.00	\$5,000.00	\$8,000.00	
Hook up to provided utilities	2	\$500.00	ea	\$1,000.00	\$1,500.00	\$3,000.00	\$4,000.00	
Anchoring	2	\$2,000.00	ea	\$4,000.00	\$1,200.00	\$2,400.00	\$6,400.00	
								\$18,400.00
								\$1,379,125.00
							O&H and profit	\$206,868.75
							Subtotal	\$1,585,993.75
							Contingency	\$237,899.06
							TOTAL	\$1,823,892.81

SHELTERS

Pallet Shelter Model 64 (single)	10	\$5,800.00	ea	\$58,000.00	\$500.00	\$5,000.00	\$63,000.00	
Pallet Shelter Model 100 (double)	15	\$6,800.00	ea	\$102,000.00	\$500.00	\$7,500.00	\$109,500.00	
leveling and site adjustments	25	\$250.00		\$6,250.00	\$1,000.00	\$25,000.00	\$31,250.00	
							Subtotal	\$203,750.00
							Contingency	\$30,562.50
							TOTAL	\$234,312.50



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ASTON BARNES PROBABLE PROJECT COST ESTIMATE

03.27.2020

Design and Engineering	\$45,000.00
Survey	\$4,500.00
Soils Engineering	\$5,000.00
Permitting	\$10,000.00
Project Management	\$25,000.00
Inspections and testing	\$8,500.00
SUBTOTAL	\$98,000.00
CONTINGENCY	\$14,700.00
TOTAL	\$112,700.00
 Construction	 \$1,823,892.81
Shelters	\$234,312.00
TOTAL PROJECT	\$2,170,904.81

3313 CHANATE ROAD
DHS PARKING LOT SITE



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03.27.2020

3313 CHANATE ROAD

DHS PARKING LOT SITE RECOMMENDATIONS

The parking lot is approximately .66 acres located on the west side of the DHS building. The lot is paved and graded for minimum drainage; however, it is expected to be over current cross slope requirements for accessibility. The DHS building is currently vacant except for the Public Health laboratory on the second floor.

It is anticipated portions of the first floor can be accessed and used for administration space and for general restrooms. Compliant restrooms and showers will be constructed elsewhere on the site.

PERMIT & CODE CONSIDERATIONS:

These recommendations are predicated on discussions with Permit Sonoma, City of Santa Rosa Fire Department, and the County's recent experience and lessons learned at the Los Guillicos Homeless Shelter site project. The results of these conversations have identified specific requirements for long-term, non-temporary infrastructure and these are incorporated into the probable cost estimate provided. The survey of the 3313 Chanate Parking Lot site has determined its individual parameters and they are incorporated as follows:

- All structures will comply with Title 24, California Building Code
- All structures and the site shall comply with Title 24, California Building Code, Chapters 11A and 11B, ADA compliance
- Showers and restrooms shall be permanent structures
- All structures shall be fire sprinklered including the individual shelters
- A central fire alarm will monitor all fire life safety systems and include notification to the City of Santa Rosa Fire Department
- Building permits will be obtained from Permit Sonoma
- Fire permits will be obtained from City of Santa Rosa Fire Department

SITE FACTORS:

- Layout based on Temporary Shelter and Care Facility Program
- Need to intercept existing utilities from around the building.
- Electrical load requirements assume new transformer and power distribution
- Emergency vehicle drive required with two entrances.
- Trash external to the living area
- Demolition of the existing buildings will require extensive site repair for constructability

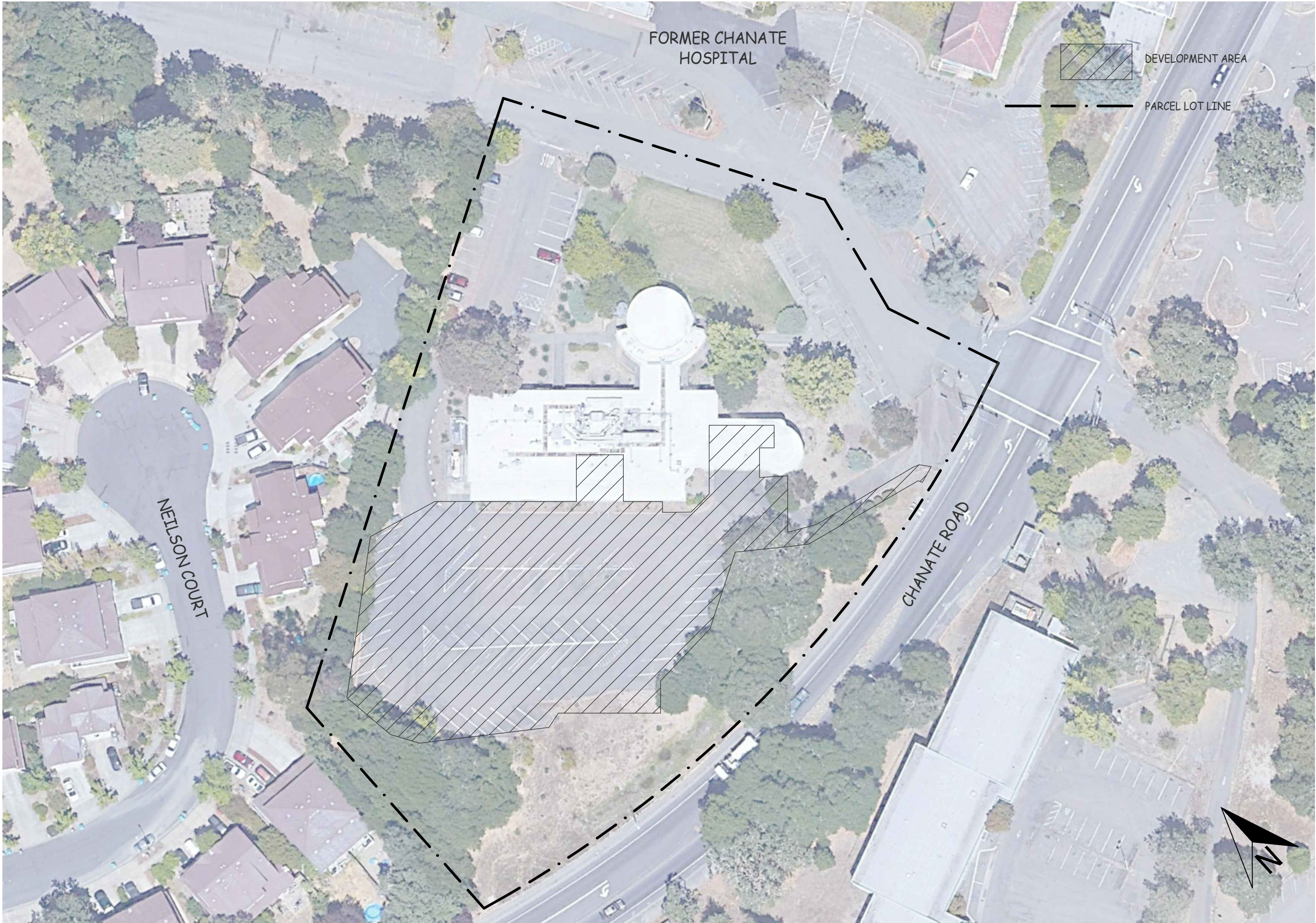
CONSIDERATIONS:

- Courtyard the shelter plan for smaller outdoor gathering areas.
- Locate modular clinics along existing building adjacent to administrative functions.
- Surround site with 8' privacy and security fencing.

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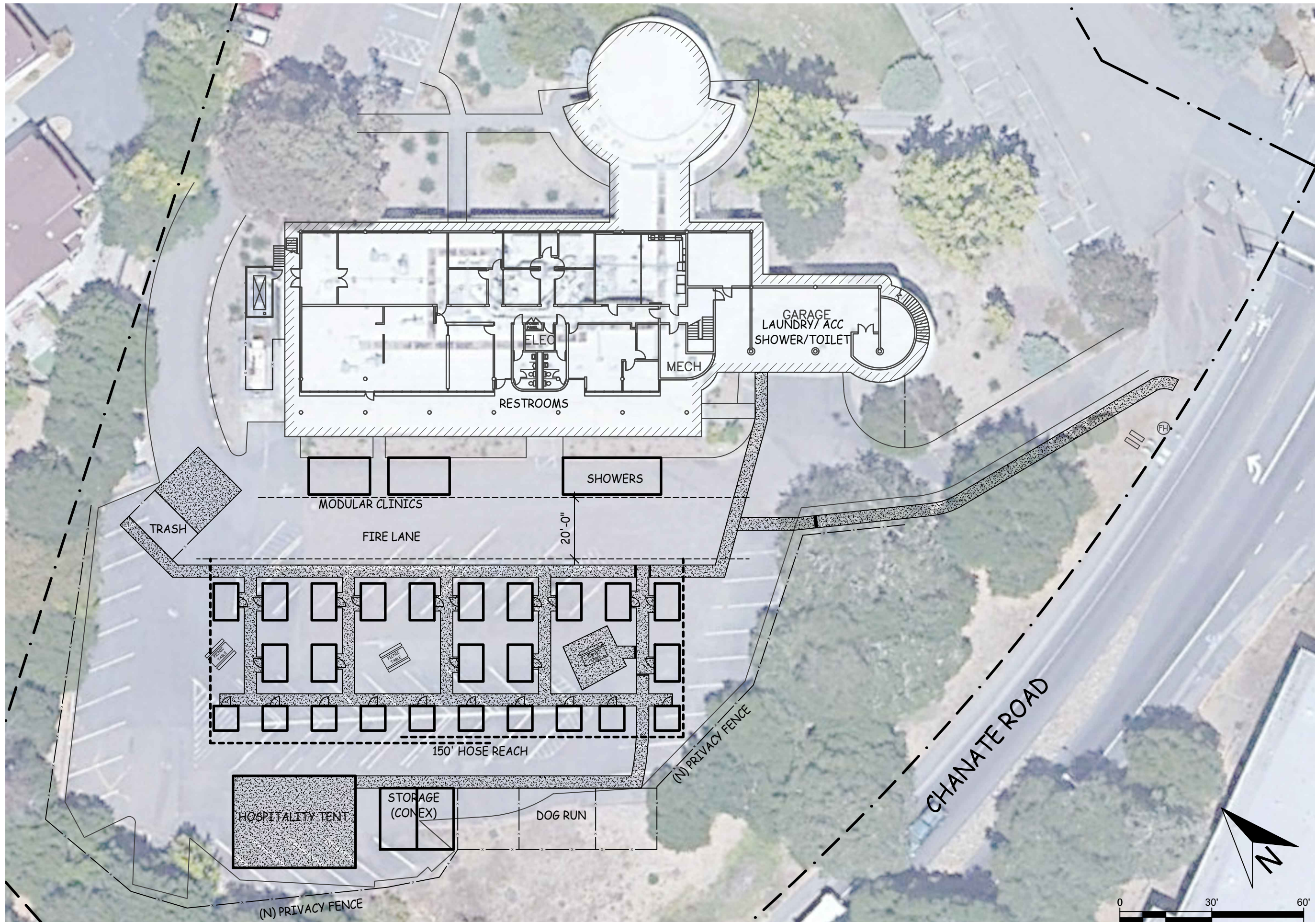
- Use concrete sidewalks for all ADA path of travel requirements. Elevate only for specific ADA compliant units.
- General showers, ADA compliant restroom, and shower constructed in carport area to cut expense.
- Laundry area under carport to reduce cost of installation.
- Staff and counselling offices and general restrooms are within the first floor of the DHS building. Minimum reconstruction within the existing building to segregate the office and restroom function area from other occupied areas.
- Clinics are priced and designed around the Clinic in a Can model
- Shelters are sized and located based on the Pallet Shelter model.



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COUNTY OF SONOMA GENERAL SERVICES
TEMPORARY SHELTER SITE
DHS PARKING LOT
3313 CHANATE ROAD
SANTA ROSA CA

SITE 5
CONTEXT PLAN
NTS
03.27.2020



COUNTY OF SONOMA GENERAL SERVICES
TEMPORARY SHELTER SITE
DHS PARKING LOT
3313 CHANATE ROAD
SANTA ROSA CA



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 Accessibility, Architecture
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DHS PARKING LOT PROBABLE CONSTRUCTION COST ESTIMATE

03.27.2020

CONSTRUCTION	NO	Price	Value	Subtotal Material	Labor	Subtotal Labor	SUBTOTAL	TOTAL
Site								
Site cleanup and grub	200	\$10.00	cy	\$2,000.00	\$80.00	\$16,000.00	\$18,000.00	
Concrete cutting								
4" concrete slab	120	\$1.50	lf	\$180.00	\$4.00	\$480.00	\$660.00	
asphalt	1200	\$1.50	lf	\$1,800.00	\$4.00	\$4,800.00	\$6,600.00	
Slab/asphalt demolition	8500	\$1.00	sf	\$8,500.00	\$3.50	\$29,750.00	\$38,250.00	
								\$63,510.00
Trenching								
24" electrical trench	110		cy	\$0.00	\$65.00	\$7,150.00	\$7,150.00	
36" water trench								
48" sewer trench	80		cy	\$0.00	\$65.00	\$5,200.00	\$5,200.00	
Engineered backfill	200	\$40.00	cy	\$8,000.00	\$35.00	\$7,000.00	\$15,000.00	
Offhaul	200		cy	\$0.00	\$45.00	\$9,000.00	\$9,000.00	
								\$36,350.00
Concrete/asphalt								
Asphalt roadways and repair	500	\$2.00	sf	\$1,000.00	\$18.00	\$9,000.00	\$10,000.00	
Concrete paths/sidewalks	4000	\$2.50	sf	\$10,000.00	\$8.00	\$32,000.00	\$42,000.00	
Transformer pad	64	\$2.50	sf	\$160.00	\$8.00	\$512.00	\$672.00	
4" concrete pad for laundry/ADA restroom	300	\$2.50	sf	\$750.00	\$8.00	\$2,400.00	\$3,150.00	
6" concrete slab for community building	600	\$2.50	sf	\$1,500.00	\$8.00	\$4,800.00	\$6,300.00	
Concrete sand	150	\$20.00	cy	\$3,000.00	\$45.00	\$6,750.00	\$9,750.00	
3/4" minus sub base	200	\$45.00	yd	\$9,000.00	\$20.00	\$4,000.00	\$13,000.00	
								\$84,872.00
Utilities								
Electrical								
600Kva 3p 480/208 transformer	1	\$35,000.00	ls	\$35,000.00	\$4,000.00	\$4,000.00	\$39,000.00	
Secondary feeds from Transformer to Main dist.	250	\$25.00	lf	\$6,250.00	\$25.00	\$6,250.00	\$12,500.00	
In ground concrete vault	1	\$1,000.00	ea	\$1,000.00	\$1,500.00	\$1,500.00	\$2,500.00	
600A 120V,, 3P Main Service	1	\$25,000.00	ea	\$25,000.00	\$20,000.00	\$20,000.00	\$45,000.00	
200A 120V, 3P Service for Shelters	2	\$10,000.00	ea	\$20,000.00	\$15,000.00	\$30,000.00	\$50,000.00	
100A, 120V, 3P Service Warming Tent	1	\$6,500.00	ea	\$6,500.00	\$12,500.00	\$12,500.00	\$19,000.00	
100A, 120V, 3P Service for Clinic in a Can	1	\$6,500.00	ea	\$6,500.00	\$12,500.00	\$12,500.00	\$19,000.00	
100A. 120V, 3P Service for Laundry/ADA Lav	1	\$6,500.00	ea	\$6,500.00	\$12,500.00	\$12,500.00	\$19,000.00	
50A spider box shower trailer	2	\$500.00	ea	\$1,000.00	\$500.00	\$1,000.00	\$2,000.00	
20A, 120V Feeder for shelters	25	\$1,000.00	ea	\$25,000.00	\$1,500.00	\$37,500.00	\$62,500.00	
								\$270,500.00
Water								
Service sink	1	\$100.00	ea	\$100.00	\$1,200.00	\$1,200.00	\$1,300.00	
Washing machine connections	4	\$65.00	ea	\$260.00	\$750.00	\$3,000.00	\$3,260.00	
50 gal hot water heater	1	\$1,500.00	ea	\$1,500.00	\$1,200.00	\$1,200.00	\$2,700.00	
								\$7,260.00
Sewer								
2" washing machine drain	100	\$20.00	lf	\$2,000.00	\$35.00	\$3,500.00	\$5,500.00	
2" clinic drains	50	\$20.00	lf	\$1,000.00	\$35.00	\$1,750.00	\$2,750.00	
2" drain for shower trailers	100	\$20.00	lf	\$2,000.00	\$35.00	\$3,500.00	\$5,500.00	
36", 4' deep manhole	2	\$1,500.00	ea	\$3,000.00	\$5,500.00	\$11,000.00	\$14,000.00	
3" underground sewer	100	\$50.00	lf	\$5,000.00	\$250.00	\$25,000.00	\$30,000.00	
								\$57,750.00
Fire and Emergency Response								
Sprinklers								
Side wall mount sprinkler head	25	\$125.00	ea	\$3,125.00	\$200.00	\$5,000.00	\$8,125.00	
1/2" pex pipe for unit feed	400	\$2.50	lf	\$1,000.00	\$20.00	\$8,000.00	\$9,000.00	
1" pex main loop	650	\$4.00	lf	\$2,600.00	\$20.00	\$13,000.00	\$15,600.00	
Flow and tamper switch, riser	1	\$1,500.00	ls	\$1,500.00	\$2,500.00	\$2,500.00	\$4,000.00	
Alarm Panel	1	\$1,500.00	ez	\$1,500.00	\$1,500.00	\$1,500.00	\$3,000.00	
								\$39,725.00
Landscape								
8' Chain link privacy fencing	600	\$75.00	lf	\$45,000.00	\$15.00	\$9,000.00	\$54,000.00	
Trash Enclosure	1	\$10,000.00	ls	\$10,000.00		\$0.00	\$10,000.00	
Signage	1	\$2,500.00	ls	\$2,500.00		\$0.00	\$2,500.00	
								\$66,500.00



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CONSTRUCTION	NO	Price	Value	Subtotal Material	Labor	Subtotal Labor	SUBTOTAL	TOTAL
Toilets/Showers								
Shower room (carport)	6	\$15,000.00	ls	\$90,000.00		\$0.00	\$90,000.00	
ADA compliant all gender restroom (carport)	1	\$35,000.00	ls	\$35,000.00		\$0.00	\$35,000.00	
ADA compliant all gender shower (carport)	1	\$15,000.00	ls	\$15,000.00		\$0.00	\$15,000.00	
								\$140,000.00
Metal Community Building/Laundry								
Pre-fab metal structure	600	\$125.00	sf	\$75,000.00	\$25.00	\$15,000.00	\$90,000.00	
Concrete house keeping slab	250	\$2.50	sf	\$625.00	\$8.50	\$2,125.00	\$2,750.00	
Weather screening	1	\$5,500.00	ls	\$5,500.00	\$50.00		\$5,500.00	
1/2" hot and cold water for laundry/service sink	120	\$10.00	lf	\$1,200.00	\$65.00	\$7,800.00	\$9,000.00	
3/4" hose connection for shower trailers	2	\$100.00	ea	\$200.00		\$0.00	\$200.00	
Service sink	1	\$100.00	ea	\$100.00	\$1,200.00	\$1,200.00	\$1,300.00	
								\$108,750.00
Clinic in a Can								
Awning at entrance	2	\$1,500.00	ea	\$3,000.00	\$2,500.00	\$5,000.00	\$8,000.00	
Hook up to provided utilities	2	\$500.00	ea	\$1,000.00	\$1,500.00	\$3,000.00	\$4,000.00	
Anchoring	2	\$2,000.00	ea	\$4,000.00	\$1,200.00	\$2,400.00	\$6,400.00	
								\$18,400.00
Staff Office/Support								
Interior partition	60	\$25.00	sf	\$1,500.00	\$50.00	\$3,000.00	\$4,500.00	
Interior door/hardware	1	\$1,000.00	ea	\$1,000.00	\$1,250.00	\$1,250.00	\$2,250.00	
Paint	1	\$500.00	ls	\$500.00	\$1,500.00	\$1,500.00	\$2,000.00	
								\$8,750.00
							CONS TOTAL	\$902,367.00
							OH & P	\$135,355.05
							SUBTOTAL	\$1,037,722.05
							Contingency	\$155,658.31
							TOTAL	\$1,193,380.36

SHELTERS

Pallet Shelter Model 64 (single)	10	\$5,800.00	ea	\$58,000.00	\$500.00	\$5,000.00	\$63,000.00	
Pallet Shelter Model 100 (double)	15	\$6,800.00	ea	\$102,000.00	\$500.00	\$7,500.00	\$109,500.00	
leveling and site adjustments	25	\$250.00		\$6,250.00	\$1,000.00	\$25,000.00	\$31,250.00	
							Subtotal	\$203,750.00
							Contingency	\$30,562.50
							TOTAL	\$234,312.50



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DHS PARKING LOT PROBABLE CONSTRUCTION COST ESTIMATE

03.27.2020

Design and Engineering		\$45,000.00
Survey		\$4,500.00
Soils Engineering		\$5,000.00
Permitting		\$10,000.00
Project Management		\$25,000.00
Inspections and testing		\$8,500.00
	SUBTOTAL	\$98,000.00
	CONTINGENCY	\$14,700.00
	TOTAL	\$112,700.00
Construction		\$1,193,380.36
Shelters		\$234,312.00
	TOTAL PROJECT	\$1,540,392.36

CHANATE HALL
3333 CHANATE ROAD
SITE



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03.27.2020

CHANATE HALL

3333 CHANATE ROAD SITE RECOMMENDATIONS

Chanate Hall is an approximately 16,407 square foot, two story, unreinforced masonry building with wood framed floors and roof. The first floor contains office space, communal meeting rooms, kitchen with dining area, lobby, and twenty dorm rooms. The second floor contains twenty-one dorm rooms and one supervisor's dorm. All the dorm rooms are large enough to be used as double occupancy as need would require. There are large multi-user toilet rooms on each floor. The building originally served as a dormitory for nurses associated with the neighboring hospital. Later, the facility was remodeled and repurposed for community work and office functions for DHS. Currently the building is vacant.

A nondestructive visual survey and research of the facility determined its individual parameters. They are incorporated as follows:

Physically, the facility is sound and there are no signs of water damage, settlement, or decay. The boilers were removed when the building was decommissioned and there currently is no heat. Rooms all have operable windows for ventilation; however, they appear to be single pane type windows. There are two fireplaces, however, it is not known if they are still functional. An old, out of date, commercial kitchen is on the main floor and would not be required for the new occupancy model. The building has been tested for hazardous materials and found to contain the usual types for this kind and date of construction. These include lead and asbestos and would have to be abated or encapsulated.

Chanate Hall's age and condition translates into extensive renovation necessary to bring the building into current code compliance for housing. The structure will require seismic bracing and the dated foundations are suspect, as the facility is located next to one of the more active fault lines in the north San Francisco bay area. The amount of renovation will initialize energy/CAL Green compliance items including replacement of all lights, switches, and outlets. The new fixtures will require code compliant daylighting and occupancy controls. The exterior walls will need to be modified and windows will need to be replaced to meet current Title 24 energy standards. A new heating system will be required as well. The building is not fire sprinklered nor equipped with an adequate fire alarm system.

The requirements for accessibility and barrier removal both in and out of the structure are extensive. The building is on a hillside and does not provide compliant path of travel from the street or parking to the main or side entrances. There are level changes within the building and in the public areas that would need to be modified. As a dorm use, path of travel and compliant units will only be required on the first level, however, this would require the replacement of doors, the addition of compliant bathrooms and showers, and the modification to both entrances and exits from the building. An elevator would not be required but may be desired for the use and movement of material to and from the second floor. It should be noted, however, if an elevator is installed then both floors must be compliant which will greatly increase the amount of remodel work required for the second floor.

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Several of the corridors are not sufficiently rated for the anticipated occupancy. Glazed windows and doors, non-rated wooden doors, and unknown wall construction would need to be addressed and replaced where required. The stairway and exiting system serving the floor dorms and the main lobby is noncompliant. A detailed study in the design phase will indicate the extent of renovation necessary. As noted above, the building is not sprinklered and does not have a current nor suitable alarm system. Both systems are required for dormitory occupancy.

PERMIT & CODE CONSIDERATIONS:

These recommendations are predicated on discussions with Permit Sonoma, City of Santa Rosa Fire Department, and the County's recent experience and lessons learned at the Los Guillicos Homeless Shelter site project. The results of these conversations have identified specific requirements for long-term, non-temporary infrastructure and these are incorporated into the probable cost estimate provided. The survey of Chanate Hall has determined its individual parameters and they are incorporated as follows:

- All structure remodel will comply with Title 24, California Building Code
- All structures and the site shall comply with Title 24, California Building Code, Chapters 11A and 11B, ADA compliance
- All structures shall be fire sprinklered
- A central fire alarm will monitor all fire life safety systems and include notification to the City of Santa Rosa Fire Department
- Building permits will be obtained from Permit Sonoma
- Fire permits will be obtained from City of Santa Rosa Fire Department

PRICING APPROACH

All of the aforementioned systems and corrections have been included in the pricing, however, without a full design and analysis it is only possible to set budget targets for the various systems and remedial construction. It is our opinion that the very outcome of this analysis is the determination that the best approach is to completely demolish the interior of the building and remodel with modern materials and methods. Likewise, the amount of work required could also justify demolition and replacement of the building entirely. At current construction values the replacement cost of the building would fall between \$6.5 and \$7 million dollars, not including site work.

For the purposes of this estimate the first floor public spaces are remodeled and the two story dorm wing is fully demolished and renovated. Target budgets are identified for structural, mechanical, and electrical. Site budget is an allowance based on assumption of accessible routes.



--- . --- PARCEL LOT LINE

CHANATE ROAD



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COUNTY OF SONOMA GENERAL SERVICES

TEMPORARY SHELTER SITE
CHANATE HALL
3333 CHANATE ROAD
SANTA ROSA CA

SITE 2
CONTEXT PLAN
N.T.S.
03.27.2020



COUNTY OF SONOMA GENERAL SERVICES

TEMPORARY SHELTER SITE
 3333 CHANATE ROAD
 SANTA ROSA CA



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CHANATE HALL PROBABLE COST ESTIMATE

03.27.2020

CONSTRUCTION	NO	Materials & Equipment	Quantity	Subtotal Material	Labor	Subtotal Labor	TOTAL	
Site								
ADA parking stalls	2	\$5,000.00	ls	\$10,000.00	\$15,000.00	\$30,000.00	\$40,000.00	
Trash Enclosure	1	\$10,000.00	ls	\$10,000.00		\$0.00	\$10,000.00	
ADA path of travel	1	\$25,000.00	ls	\$25,000.00	\$75,000.00	\$75,000.00	\$100,000.00	
								\$150,000.00
Structural Upgrades								
Foundation	1	\$250,000.00	ls	\$250,000.00	\$800,000.00	\$800,000.00	\$1,050,000.00	
Bracing for unreinforced masonry	1	\$450,000.00	ls	\$450,000.00	\$350,000.00	\$350,000.00	\$800,000.00	
Floor and Roof diaphragms	1	\$200,000.00	ls	\$200,000.00	\$150,000.00	\$150,000.00	\$350,000.00	
Replace roofing	9500	\$10.00	sf	\$95,000.00	\$20.00	\$190,000.00	\$285,000.00	
								\$2,485,000.00
Architectural								
Demolition of interior spaces	10500	\$2.50	sf	\$26,250.00	\$10.00	\$105,000.00	\$131,250.00	
Remodel partitions/finishes	10500	\$60.00	lf	\$630,000.00	\$35.00	\$367,500.00	\$997,500.00	
Interior ramps/stairs	3	\$2,000.00	ea	\$6,000.00	\$5,500.00	\$16,500.00	\$22,500.00	
								\$1,151,250.00
Fire Sprinkler/Alarm								
Sprinkler system	10500	\$5.00	ea	\$52,500.00	\$10.00	\$105,000.00	\$157,500.00	
Alarm detectors/sensors/enunciator devices and panel	1	\$7,500.00	ez	\$7,500.00	\$25,000.00	\$25,000.00	\$32,500.00	
								\$190,000.00
Mechanical								
Replacement boilers/equipment room	1	\$250,000.00	lf	\$250,000.00	\$100,000.00	\$100,000.00	\$350,000.00	
Plumbing rework	1	\$50,000.00	ls	\$50,000.00	\$65,000.00	\$65,000.00	\$115,000.00	
								\$465,000.00
Electrical								
Upgrade for Title 24	1	\$125,000.00	ls	\$125,000.00	\$250,000.00	\$250,000.00	\$375,000.00	
								\$375,000.00
CONSTRUCTION TOTAL								\$4,816,250.00
OH & P								\$722,437.50
Subtotal								\$5,538,687.50
Contingency								\$1,107,737.50
TOTAL								\$6,646,425.00



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CHANATE HALL PROBABLE COST ESTIMATE

03.27.2020

Design and Engineering	\$650,000.00
Survey	\$4,500.00
Soils Engineering	\$20,000.00
Permitting	\$65,000.00
Project Management	\$120,000.00
Inspections and testing	\$65,000.00
SUBTOTAL	\$924,500.00
CONTINGENCY	\$138,675.00
TOTAL	\$1,063,175.00
Construction	\$6,646,425.00
TOTAL PROJECT	\$7,709,600.00

PERMIT SONOMA PARKING LOT
2550 VENTURA AVENUE



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03.27.2020

PERMIT SONOMA PARKING LOT 2550 VENTURA AVENUE RECOMMENDATIONS

The site area required for the settlement is approximately 0.7 acres. The layout proposes to accommodate the developed site in the southwest corner of the existing 2-acre parking lot. The lot is paved and graded for minimum drainage; however, it is expected to exceed cross slope requirements for accessibility. Water and sewer are available from Administration Drive and Ventura Avenue. Electrical service will be provided using the county's 12Kv loop from a manhole access at the corner of Ventura and Administration. Because of soil conditions all structures will require over-excavation of native soil and replacement with engineered fill.

PERMIT & CODE CONSIDERATIONS:

These recommendations are predicated on discussions with Permit Sonoma, City of Santa Rosa Fire Department, and the County's recent experience and lessons learned at the Los Guillicos Homeless Shelter site project. The results of these conversations have identified specific requirements for long-term, non-temporary infrastructure and these are incorporated into the probable cost estimate provided. A visual survey and research of the Permit Sonoma Parking Lot site determined its individual parameters. They are incorporated as follows:

- All structures will comply with Title 24, California Building Code
- All structures and the site shall comply with Title 24, California Building Code, Chapters 11A and 11B, ADA compliance
- Showers and restrooms shall be permanent structures
- All structures shall be fire sprinklered including the individual shelters
- A central fire alarm will monitor all fire life safety systems and include notification to the City of Santa Rosa Fire Department
- Building permits will be obtained from Permit Sonoma
- Fire permits will be obtained from City of Santa Rosa Fire Department

SITE FACTORS:

- Layout based on Temporary Shelter and Care Facility Program
- Electrical load and existing transformer locations will require new transformer and power distribution
- Emergency vehicle drive requires two entrances; all structures on site are expected to be within hose reach-range from the main parking lot drive aisle and Administration Drive
- Trash external to the living area to accommodate the service provider's requirements and also to avoid utility vehicles from entering the site regularly

OTHER CONSIDERATIONS:

- Arrange the individual shelters to create outdoor courtyard gathering areas.
- Locate administration, clinic, restrooms and warming tent as buffer between private areas and Administration Street. Consolidation is also advantageous utility costs.
- Surround site with 8' privacy and security fencing.

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- Use concrete sidewalks for all ADA path of travel requirements. Elevate walks only for specific ADA compliant units
- Restroom and shower constructed as CMU building.
- Laundry area on concrete pad with weather enclosure.
- Administration office is a leased unit connected to the existing utilities.
- Clinics are priced and designed around the modular exam room model ("Clinic in a Can")
- Shelters are sized and located based on the Pallet Shelter model



--- DESIGNATED
AVAILABLE AREA

DEVELOPMENT AREA



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COUNTY OF SONOMA GENERAL SERVICES
TEMPORARY SHELTER SITE
PERMIT SONOMA SOUTH PARKING LOT
2550 VENTURA AVENUE
SANTA ROSA CA

SITE 1
CONTEXT PLAN
N.T.S.
03.27.2020



TEMPORARY SHELTER SITE
PERMIT SONOMA
2550 VENTURA AVENUE
SANTA ROSA CA

03.27.2020





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PERMIT SONOMA SOUTH PARKING LOT PROBABLE COST ESTIMATE

03.27.2020

CONSTRUCTION	NO	Materials & Equipment	Quantity	Subtotal Material	Labor	Subtotal Labor	TOTAL	
Site								
Demolition								
sawcut asphalt	750	\$0.00	lf	\$0.00	\$2.00	\$1,500.00	\$1,500.00	
Slab/asphalt demolition	8500	\$1.00	sf	\$8,500.00	\$3.50	\$29,750.00	\$38,250.00	
Offhaul asphalt	80		yds	\$0.00	\$65.00	\$5,200.00	\$5,200.00	
Cleanup and grub	350		cy	\$0.00	\$25.00	\$8,750.00	\$8,750.00	
Offhaul dirt	350		cy	\$0.00	\$45.00	\$15,750.00	\$15,750.00	
								\$69,450.00
Trenching								
24" electrical trench	200		cy	\$0.00	\$65.00	\$13,000.00	\$13,000.00	
36" water trench	66		cy	\$0.00	\$65.00	\$4,290.00	\$4,290.00	
48" sewer trench	20		cy	\$0.00	\$65.00	\$1,300.00	\$1,300.00	
4' overexcavation	150		cy	\$0.00	\$65.00	\$9,750.00	\$9,750.00	
Engineered backfill	435	\$60.00	cy	\$26,100.00	\$15.00	\$6,525.00	\$32,625.00	
Offhaul	435		cy	\$0.00	\$45.00	\$19,575.00	\$19,575.00	
								\$105,040.00
Concrete/asphalt								
Concrete paths/sidewalks	3500	\$2.50	sf	\$8,750.00	\$8.00	\$28,000.00	\$36,750.00	
6" concrete slab for community building	600	\$2.50	sf	\$1,500.00	\$8.00	\$4,800.00	\$6,300.00	
Concrete sand	150	\$20.00	cy	\$3,000.00	\$45.00	\$6,750.00	\$9,750.00	
3/4" minus sub base	200	\$45.00	yd	\$9,000.00	\$20.00	\$4,000.00	\$13,000.00	
								\$65,800.00
Landscape								
8' Chain link privacy fencing	620	\$75.00	lf	\$46,500.00	\$15.00	\$9,300.00	\$55,800.00	
Trash Enclosure	1	\$10,000.00	ls	\$10,000.00		\$0.00	\$10,000.00	
Signage	1	\$2,500.00	ls	\$2,500.00		\$0.00	\$2,500.00	
								\$68,300.00
Utilities								
Electrical								
300A, 12kv to 480V 3P Transformer	1	\$25,000.00	ea	\$25,000.00	\$5,000.00	\$5,000.00	\$30,000.00	
Connect to 12Kv loop	1	\$5,000.00	ls	\$5,000.00	\$5,000.00	\$5,000.00	\$10,000.00	
Secondary feeders to distribution panel	1	\$5,000.00	ls	\$5,000.00	\$5,000.00	\$5,000.00	\$10,000.00	
600A 240/120V., 3P Main Service	1	\$25,000.00	ea	\$25,000.00	\$20,000.00	\$20,000.00	\$45,000.00	
200A 120V, 3P Service for Shelters	2	\$10,000.00	ea	\$20,000.00	\$15,000.00	\$30,000.00	\$50,000.00	
100A, 120V, 3P Service Warming Tent/Service trailer	1	\$6,500.00	ea	\$6,500.00	\$12,500.00	\$12,500.00	\$19,000.00	
100A, 120V, 3P Service for Clinic in a Can	1	\$6,500.00	ea	\$6,500.00	\$12,500.00	\$12,500.00	\$19,000.00	
100A, 120V, 3P Service for Restroom/Laundry	1	\$6,500.00	ea	\$6,500.00	\$12,500.00	\$12,500.00	\$19,000.00	
20A, 120V Feeder for shelters	25	\$1,000.00	ea	\$25,000.00	\$1,500.00	\$37,500.00	\$62,500.00	
								\$264,500.00
Sewer								
2" washing machine drain	30	\$20.00	lf	\$600.00	\$35.00	\$1,050.00	\$1,650.00	
2" clinic drains	60	\$20.00	lf	\$1,200.00	\$35.00	\$2,100.00	\$3,300.00	
36", 4' deep manhole	1	\$1,500.00	ea	\$1,500.00	\$5,500.00	\$5,500.00	\$7,000.00	
3" underground sewer	250	\$10.00	lf	\$2,500.00	\$25.00	\$6,250.00	\$8,750.00	
								\$20,700.00
Fire and Emergency Response								
Sprinklers (Shelters)								
Side wall mount sprinkler head	25	\$125.00	ea	\$3,125.00	\$200.00	\$5,000.00	\$8,125.00	
1/2" pex pipe for unit feed	400	\$2.50	lf	\$1,000.00	\$20.00	\$8,000.00	\$9,000.00	
1" pex main loop	650	\$4.00	lf	\$2,600.00	\$20.00	\$13,000.00	\$15,600.00	
Flow and tamper switch, riser	1	\$1,500.00	ls	\$1,500.00	\$2,500.00	\$2,500.00	\$4,000.00	
Alarm Panel	1	\$1,500.00	ez	\$1,500.00	\$1,500.00	\$1,500.00	\$3,000.00	
Sprinklers Restroom	1000	\$1.00	sf	\$1,000.00	\$3.50	\$3,500.00	\$4,500.00	
								\$44,225.00
Toilet/Shower structure (520 sf/ea, 120sf vest)								
Concrete slab foundation	1100	\$2.50	sf	\$2,750.00	\$8.00	\$8,800.00	\$11,550.00	
8x8x16, 10' high, CMU Walls	210	\$60.00	lf	\$12,600.00	\$120.00	\$25,200.00	\$37,800.00	
2x12 Roof framing w/decking	1100	\$7.50	sf	\$8,250.00	\$15.00	\$16,500.00	\$24,750.00	
6" Rigid insulation	1100	\$0.75	sf	\$825.00	\$2.50	\$2,750.00	\$3,575.00	
Single ply roofing	1100	\$15.00	sf	\$16,500.00	\$25.00	\$27,500.00	\$44,000.00	
Restroom accessories	1	\$7,500.00	ls	\$7,500.00		\$0.00	\$7,500.00	
Metal Toilet partitions	60	\$500.00	lf	\$30,000.00	\$100.00	\$6,000.00	\$36,000.00	
HM Interior doors, frames, locksets	8	\$750.00	ea	\$6,000.00	\$1,000.00	\$8,000.00	\$14,000.00	



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CONSTRUCTION	NO	Materials & Equipment	Quantity	Subtotal Material	Labor	Subtotal Labor	TOTAL	
HM Exterior doors, frames, vents	3	\$1,250.00	ea	\$3,750.00	\$1,000.00	\$3,000.00	\$6,750.00	
50 gal hot water heater	1	\$1,500.00	ea	\$1,500.00	\$1,200.00	\$1,200.00	\$2,700.00	
HVAC (Electric heatpump)	2	\$2,400.00	ea	\$4,800.00	\$3,500.00	\$7,000.00	\$11,800.00	
Lights/switches	1	\$2,000.00	ls	\$2,000.00	\$4,500.00	\$4,500.00	\$6,500.00	
								\$206,925.00
Plumbing								
Toilet	5	\$1,200.00	ea	\$6,000.00	\$3,800.00	\$19,000.00	\$25,000.00	
Urinal	2	\$1,000.00	ea	\$2,000.00	\$3,800.00	\$7,600.00	\$9,600.00	
Lavatory	6	\$1,000.00	ea	\$6,000.00	\$2,500.00	\$15,000.00	\$21,000.00	
Shower	6	\$1,000.00	ea	\$6,000.00	\$2,500.00	\$15,000.00	\$21,000.00	
ADA Toilet	1	\$2,000.00	ea	\$2,000.00	\$4,200.00	\$4,200.00	\$6,200.00	
ADA Shower	1	\$1,000.00	ea	\$1,000.00	\$3,800.00	\$3,800.00	\$4,800.00	
								\$87,600.00
Metal Community Building/Laundry								
Pre-fab metal structure	600	\$125.00	sf	\$75,000.00	\$25.00	\$15,000.00	\$90,000.00	
Concrete house keeping slab	250	\$2.50	sf	\$625.00	\$8.50	\$2,125.00	\$2,750.00	
Weather screening	1	\$7,500.00	ls	\$7,500.00		\$0.00	\$7,500.00	
1/2" hot and cold water for laundry/service sink	120	\$10.00	lf	\$1,200.00	\$65.00	\$7,800.00	\$9,000.00	
Service sink	1	\$100.00	ea	\$100.00	\$1,200.00	\$1,200.00	\$1,300.00	
30 gallon water heater	1	\$250.00		\$250.00	\$1,000.00	\$1,000.00	\$1,250.00	
								\$111,800.00
Clinic in a Can								
Awning at entrance	2	\$1,500.00	ea	\$3,000.00	\$2,500.00	\$5,000.00	\$8,000.00	
Hook up to provided utilities	2	\$500.00	ea	\$1,000.00	\$1,500.00	\$3,000.00	\$4,000.00	
Anchoring	2	\$2,000.00	ea	\$4,000.00	\$1,200.00	\$2,400.00	\$6,400.00	
								\$18,400.00
							CONSTRUCTION TOTAL	\$1,062,740.00
							OH & P	\$159,411.00
							Subtotal	\$1,222,151.00
							Contingency	\$183,322.65
							TOTAL	\$1,405,473.65

SHELTERS

Pallet Shelter Model 64 (single)	10	\$5,800.00	ea	\$58,000.00	\$500.00	\$5,000.00	\$63,000.00	
Pallet Shelter Model 100 (double)	15	\$6,800.00	ea	\$102,000.00	\$500.00	\$7,500.00	\$109,500.00	
leveling and site adjustments	25	\$250.00		\$6,250.00	\$1,000.00	\$25,000.00	\$31,250.00	
							Subtotal	\$203,750.00
							Contingency	\$30,562.50
							TOTAL	\$234,312.50



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PERMIT SONOMA SOUTH PARKING LOT PROBABLE COST ESTIMATE

03.27.2020

Design and Engineering	\$45,000.00
Survey	\$4,500.00
Soils Engineering	\$5,000.00
Permitting	\$10,000.00
Project Management	\$25,000.00
Inspections and testing	\$8,500.00
SUBTOTAL	\$98,000.00
CONTINGENCY	\$14,700.00
TOTAL	\$112,700.00
 Construction	 \$1,405,473.65
Shelters	\$234,312.00
TOTAL PROJECT	\$1,752,485.65

NORTON CENTER
3322 CHANATE ROAD



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03.27.2020

NORTON CENTER 3322 CHANATE ROAD RECOMMENDATIONS

The Norton Center is an approximately 23,479 square foot single story structure designed and operated as the Behavioral Health Treatment Center for the County of Sonoma until 2018. The building has been vacant since then. However, the mechanical and electrical systems are in working order, the building remains dry, and currently serves as storage.

The building has undergone some accessibility and barrier removal work over the years. The path of travel to all entrances and exits is complete. Entrances are correctly sized but may need maintenance to work properly. Corridors are double width (approximately 8 feet) exceeding minimum circulation width requirements. Remodel work has been completed in several of the restrooms, however they are out of compliance under current code.

The building has also had fire sprinklers and panel renovation work completed in the west wing and central entrance corridor area. The east wing remains un-sprinklered. A fire separation will be required between the two spaces. The final design will be completed during the consulting design phase.

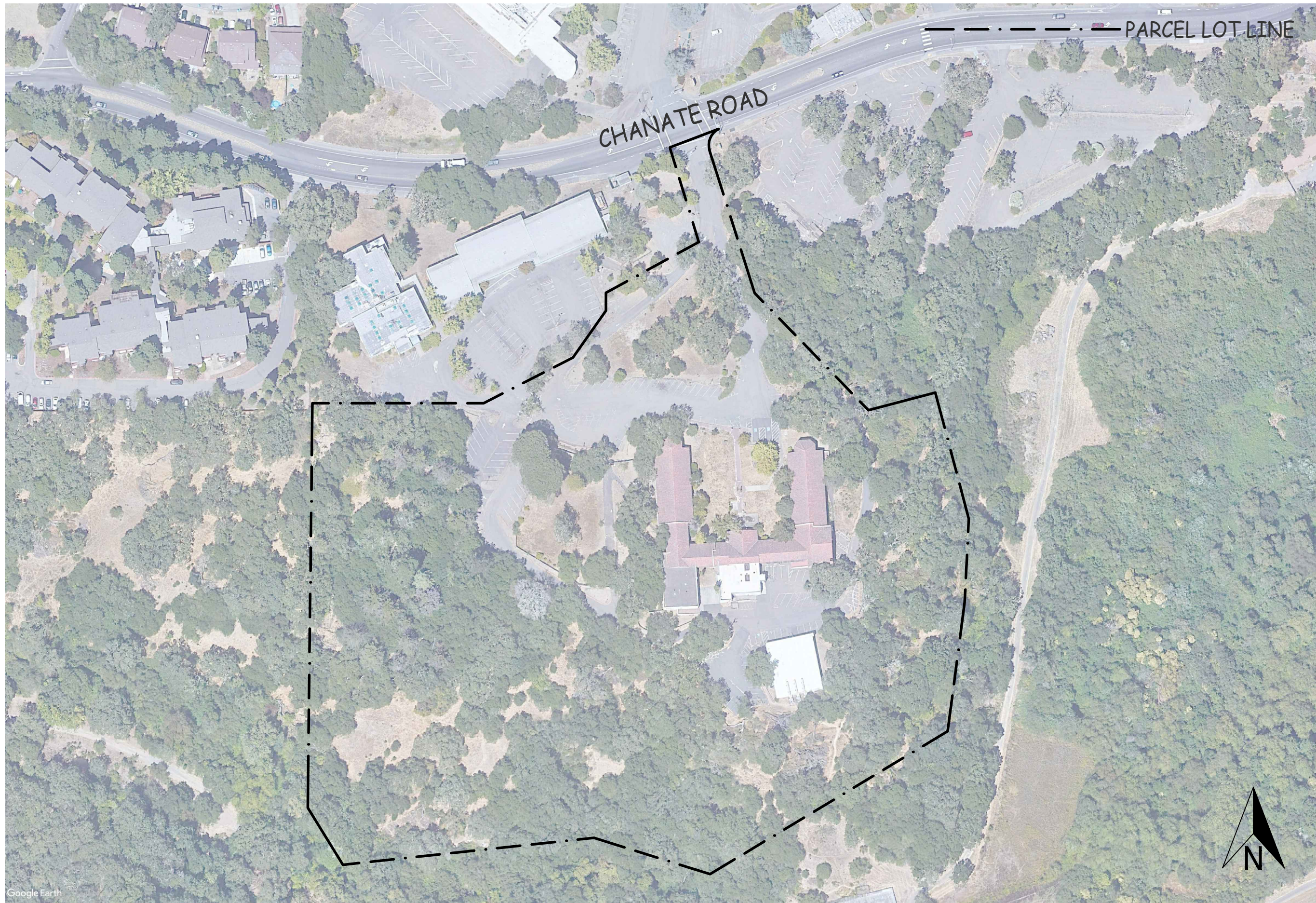
The recommendation is to revitalize the western wing of the building, including the entrance lobby. With minor remodel work, the wing can accommodate as many as twenty-four double and six single occupancy rooms. All counselling, medical exam, communal, laundry, and storage can be within the building and adjacent to the living rooms. Restroom and shower functions can be addressed by remodeling existing multiple user facilities utilizing existing plumbing.

An interior remodel would include restroom and shower renovation, minor partition additions and changes, correction to some unit doors, flooring, paint, and general cleanup. Mechanical and electrical systems can be tested and tuned as required for service. Sprinkler and alarms updated as required by code.

PERMIT & CODE CONSIDERATIONS:

These recommendations are predicated on discussions with Permit Sonoma, City of Santa Rosa Fire Department, and the County's recent experience and lessons learned at the Los Guillicos Homeless Shelter site project. The results of these conversations have identified specific requirements for long-term, non-temporary infrastructure and these are incorporated into the probable cost estimate provided. Research and a visual survey of the site determined its individual parameters. They are incorporated as follows:

- All remodel work will comply with Title 24, California Building Code
- All remodel work and the site shall comply with Title 24, California Building Code, Chapters 11A and 11B, ADA compliance
- All of the Norton Center shall be fire sprinklered and maintained during occupancy.
- A central fire alarm will monitor all fire life safety systems and include notification to the City of Santa Rosa Fire Department
- Building permits will be obtained from Permit Sonoma
- Fire permits will be obtained from City of Santa Rosa Fire Department



Google Earth



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COUNTY OF SONOMA GENERAL SERVICES

TEMPORARY SHELTER SITE
NORTON CENTER
3322 CHANATE ROAD
SANTA ROSA CA

SITE 3

CONTEXT PLAN
N.T.S.
03.27.2020

COUNTY OF SONOMA GENERAL SERVICES
 TEMPORARY SHELTER SITE
 3322 CHANATE ROAD
 SANTA ROSA CA

SITE 3
 FLOOR PLAN
 N.T.S.
 03.27.2020



- RESIDENTIAL
- COMMON AREA
- STAFF
- RESTROOMS





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NORTON CENTER PROBABLE COST ESTIMATE

03.27.2020

CONSTRUCTION	NO	Materials & Equipment	Quantity	Subtotal Material	Labor	Subtotal Labor	TOTAL	
Demolition								
strip flooring	10130		lf	\$0.00	\$0.25	\$2,532.50	\$2,532.50	
remove selected partitions	1500	\$1.00	sf	\$1,500.00	\$1.25	\$1,875.00	\$3,375.00	
remove and cap unused plumbing	1	\$1,500.00	ls	\$1,500.00	\$2,000.00	\$2,000.00	\$3,500.00	
remove unused electrical	1	\$1,000.00	ls	\$1,000.00	\$2,500.00	\$2,500.00	\$3,500.00	
								\$12,907.50
Site								
ADA parking stalls	2	\$5,000.00	ls	\$10,000.00	\$15,000.00	\$30,000.00	\$40,000.00	
Trash Enclosure	1	\$10,000.00	ls	\$10,000.00		\$0.00	\$10,000.00	
Signage	1	\$2,500.00	ls	\$2,500.00		\$0.00	\$2,500.00	
								\$52,500.00
Utilities								
Electrical								
remodel switches/outlets	1	\$5,000.00	ls	\$5,000.00	\$5,000.00	\$5,000.00	\$10,000.00	
replace existing lighting	1	\$5,000.00	ls	\$5,000.00	\$5,000.00	\$5,000.00	\$10,000.00	
laundry	1	\$2,500.00	ea	\$2,500.00	\$5,000.00	\$5,000.00	\$7,500.00	
								\$27,500.00
Sewer								
2" washing machine drain	30	\$20.00	lf	\$600.00	\$35.00	\$1,050.00	\$1,650.00	
2" clinic drains	60	\$20.00	lf	\$1,200.00	\$35.00	\$2,100.00	\$3,300.00	
36", 4' deep manhole	1	\$1,500.00	ea	\$1,500.00	\$5,500.00	\$5,500.00	\$7,000.00	
3" underground sewer	250	\$10.00	lf	\$2,500.00	\$25.00	\$6,250.00	\$8,750.00	
								\$20,700.00
Fire and Emergency Response								
Sprinklers								
Repair and adjustments	1	\$5,000.00	ea	\$5,000.00	\$5,000.00	\$5,000.00	\$10,000.00	
Alarm Panel programing	1	\$500.00	ez	\$500.00	\$1,500.00	\$1,500.00	\$2,000.00	
								\$12,000.00
Framing								
3 hr fire rated separation	85	\$180.00	lf	\$15,300.00	\$120.00	\$10,200.00	\$25,500.00	
Metal stud framing/gypsum board	300	\$45.00	sf	\$13,500.00	\$120.00	\$36,000.00	\$49,500.00	
HM Exterior doors, frames, locks	6	\$1,250.00	ea	\$7,500.00	\$1,000.00	\$6,000.00	\$13,500.00	
Miscellaneous patch and repair	1	\$2,500.00	ls	\$2,500.00	\$5,000.00	\$5,000.00	\$7,500.00	
								\$96,000.00
Finishes								
Interior Paint	1	\$2,500.00	ls	\$2,500.00	\$10,000.00	\$10,000.00	\$12,500.00	
Sheet flooring	9000	\$5.00	sf	\$2.00	\$2.00	\$18,000.00	\$18,002.00	
Carpet	500	\$40.00	yd	\$1.50	\$5.00	\$2,500.00	\$2,501.50	
								\$33,003.50
Restroom/Shower remodel (genreal public)								
Metal stud framing/gypsum board	210	\$45.00	lf	\$9,450.00	\$120.00	\$25,200.00	\$34,650.00	
Restroom accessories	2	\$7,500.00	ls	\$15,000.00		\$0.00	\$15,000.00	
Metal Toilet partitions	100	\$500.00	lf	\$50,000.00	\$100.00	\$10,000.00	\$60,000.00	
HM Exterior doors, frames, vents	6	\$1,250.00	ea	\$7,500.00	\$1,000.00	\$6,000.00	\$13,500.00	
Rework plumbing for hot/cold water	4	\$1,500.00	ea	\$6,000.00	\$2,500.00	\$10,000.00	\$16,000.00	
Rework plumbing for heat/ventilation	4	\$2,400.00	ea	\$9,600.00	\$3,500.00	\$14,000.00	\$23,600.00	
Rework sewer for new fixtures	4	\$2,500.00		\$10,000.00	\$1,200.00	\$4,800.00	\$14,800.00	
Lights/switches	4	\$2,000.00	ls	\$8,000.00	\$4,500.00	\$18,000.00	\$26,000.00	
								\$203,550.00
ADA Compliant Restroom/Shower								
Metal stud framing/gypsum board	210	\$60.00	lf	\$12,600.00	\$120.00	\$25,200.00	\$37,800.00	
Restroom accessories	2	\$3,500.00	ls	\$7,000.00		\$0.00	\$7,000.00	
HM Exterior doors, frames, vents	4	\$1,250.00	ea	\$5,000.00	\$1,000.00	\$4,000.00	\$9,000.00	
Rework plumbing for hot/cold water	4	\$850.00	ea	\$3,400.00	\$1,250.00	\$5,000.00	\$8,400.00	
Rework plumbing for heat/ventilation	4	\$1,250.00	ea	\$5,000.00	\$2,000.00	\$8,000.00	\$13,000.00	
Rework sewer for new fixtures	4	\$1,500.00		\$6,000.00	\$1,200.00	\$4,800.00	\$10,800.00	
Lights/switches	4	\$1,000.00	ls	\$4,000.00	\$1,500.00	\$6,000.00	\$10,000.00	
								\$96,000.00
Plumbing fixtures								
Toilet	8	\$1,200.00	ea	\$9,600.00	\$1,200.00	\$9,600.00	\$19,200.00	
Urinal	2	\$1,000.00	ea	\$2,000.00	\$1,000.00	\$2,000.00	\$4,000.00	
Lavatory	8	\$1,000.00	ea	\$8,000.00	\$1,000.00	\$8,000.00	\$16,000.00	



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CONSTRUCTION	NO	Materials & Equipment	Quantity	Subtotal Material	Labor	Subtotal Labor	TOTAL	
Shower	6	\$1,000.00	ea	\$6,000.00	\$2,500.00	\$15,000.00	\$21,000.00	
ADA Toilet	2	\$2,000.00	ea	\$4,000.00	\$1,800.00	\$3,600.00	\$7,600.00	
ADA Shower	2	\$1,000.00	ea	\$2,000.00	\$2,500.00	\$5,000.00	\$7,000.00	
								\$74,800.00
								CONSTRUCTION TOTAL
								\$628,961.00
								OH & P
								\$94,344.15
								Subtotal
								\$723,305.15
								Contingency
								\$144,661.03
								TOTAL
								\$867,966.18



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NORTON CENTER PROBABLE COST ESTIMATE

03.27.2020

Design and Engineering	\$45,000.00
Survey	\$4,500.00
Soils Engineering	\$5,000.00
Permitting	\$10,000.00
Project Management	\$25,000.00
Inspections and testing	\$8,500.00
SUBTOTAL	\$98,000.00
CONTINGENCY	\$14,700.00
TOTAL	\$112,700.00
Construction	\$867,966.18
TOTAL PROJECT	\$980,666.18