



# Site Selection Criteria and Goals and Objectives for New County Government Center

December 10, 2019

CAROLINE JUDY, GENERAL SERVICES DEPARTMENT



## Prior Board Direction

- Conduct market research
- Engage internal stakeholders
- Work with the City of Santa Rosa
- Learn best practices from other government projects
- Hire technical advisor
- Consider three potential locations  
(County Center, Downtown, Airport)



# Prior Board Direction

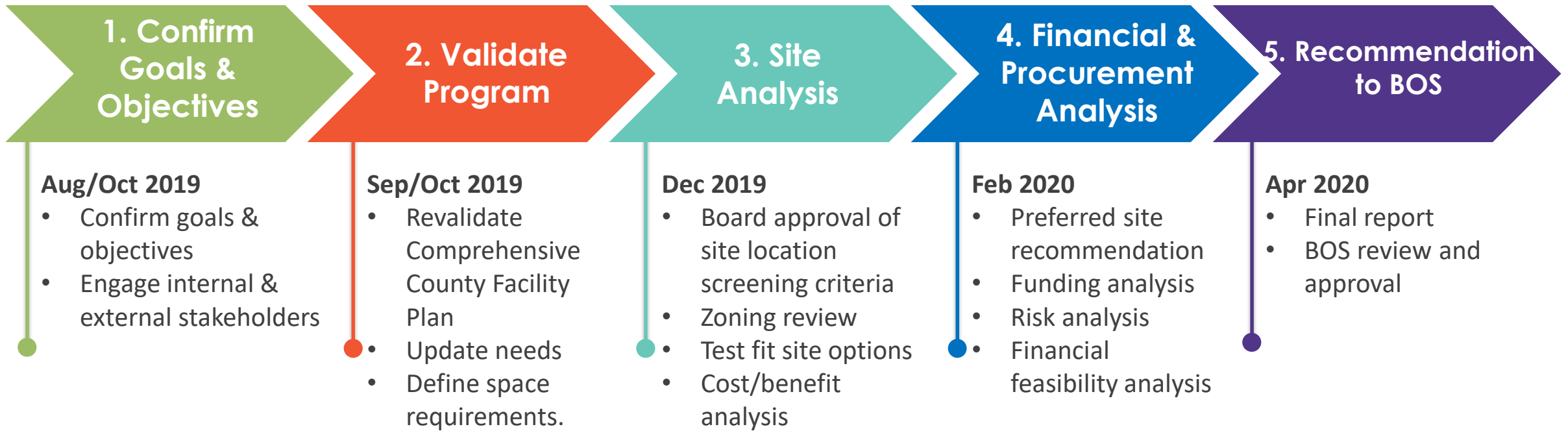


# PFAL Technical Advisory Scope

- Recommend options regarding location, delivery model and financing
- Survey overarching goals and objectives for future development
- Validate program needs
- Site objectives and evaluation criteria
- Conduct financial feasibility analysis
- Perform outreach to community and employees



# Overall PFAL approach & timeline



Board of Supervisors, community and employee engagement tasks occur through all phases



# Establish Goals and Objectives & Validate Program

## Engagement

- One on one discussions with Board Members
- Interviews with Department Heads
- Discussions with Labor representatives
- Steering Committee meetings
- Department Agency Head Association meetings
- Department surveys



# Establish Goals and Objectives

Categories of Goals and Objectives:

Service

Affordability/Cost

Design and  
Opportunities  
(Community/  
aesthetics/  
economic  
impact)



# What We Heard from Board members

## Service

- Adjacency, service and operational efficiency \*\*
- Consolidation to centralize services and create one-stop shop\*\*
- Essential services, site risks and vulnerabilities\*\*
- Access to sufficient parking, and transit \*\*
- Creating a place where people are excited to come to work\*\*
- Sufficient space for employees\*\*
- Facilities for a modern workforce
- Parking garage that can be repurposed when car dependencies decline
- Ancillary services for employees

## Affordability/Cost

- Good investment decision\*\*
- Business case of why new building is cost neutral or more financially efficient
- Take advantage of lower costs to provide future generations service access
- Cost effective & efficient design and construction, financing, operations & maintenance
- Ability to expand for future growth\*\*
- Taking on debt only if there is benefit to the community
- New revenue generation\*\*

## Design Opportunities/Other

- Housing
  - Opportunities for employee & community housing
- Sustainability\*\*
  - Carbon free Sonoma County
  - Materials, Waste, Water and Energy
- Unique County identity\*\*
- Design
  - Aesthetically pleasing
  - Timeless design
  - Access to outdoor space, use creek as an asset
  - Maximize daylight
- Not a monument to local government – keep facility contextually appropriate
- Activate local neighborhoods to boost economy and jobs\*\*

\*\* Indicates Board member comments also identified by Department Heads and labor representatives





# Establish Goals and Objectives & Validate Program

## Common Themes

- Move rapidly to avoid design and construction cost escalation, and stem continued expenditures in failing building systems.
- Improve access for constituents seeking services.
- Create a well-defined business-case that demonstrates the value and long term benefit to County taxpayers.
- Design for flexibility for future uses and potential expansion needs
- Ensure fiscally responsible design and construction of new facilities with life cycle costs in mind.



# Site Selection Criteria

## Service

Affordability/  
Cost

Design and  
other  
Opportunities

### **SERVICE:**

#### "A" Level

- Adjacencies, service and operational efficiencies
- Consolidation to centralize service (one-stop)
- Site risks to providing essential services (resiliency)
- Access to Parking
- Ease of roadway access
- Space for fleet vehicles and equipment

#### "B" Level

- Community enhancement/place making
- Ancillary services that enhance recruitment and retention
- Access to Transit



# Establish Goals and Objectives

Service

**Affordability/  
Cost**

Design and  
Opportunities

## **AFFORDABILITY/COST**

### “A” Level

- Acquisition Costs
- Site Development Costs
- Site Zoning Restrictions / Height
- Swing and phasing requirements
- Flexibility to expand
- Availability and cost of parking for visitors and employees

### “B” Level

- Location Complexity
- Site Utilization and Density



# Establish Goals and Objectives

Service

Affordability/  
Cost

**Design and  
Opportunities**

## **DESIGN AND OTHER OPPORTUNITIES**

### “A” Level

- Safety
- Sustainability/Resiliency
- Environmental Impacts
- Economic Impacts

### “B” Level

- Surplus Land
- Appropriateness for development



# Site Selection Criteria Weighted

**Service**

**40%**

**Affordability/Cost**

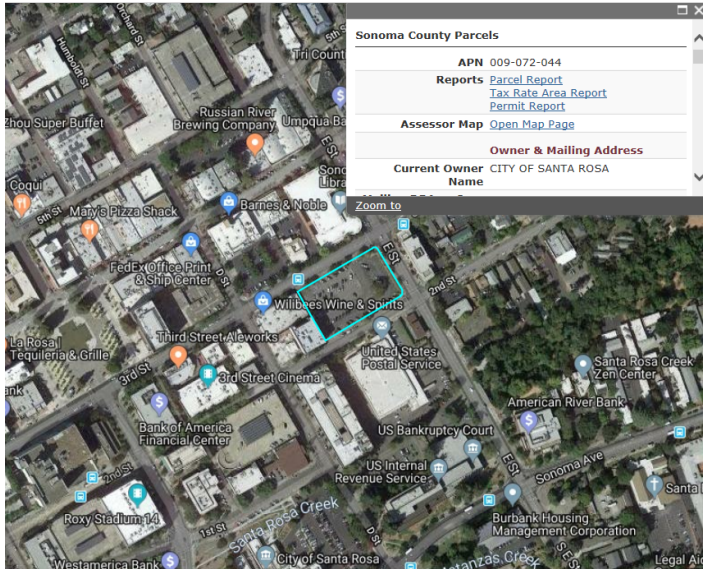
**40%**

**Site Specific Design and  
other Opportunities**

**20%**

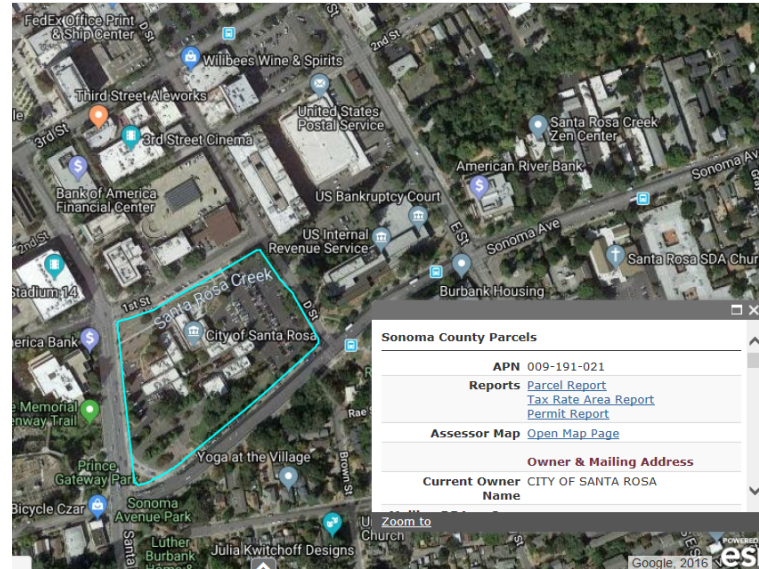


# Potential Sites Under Consideration



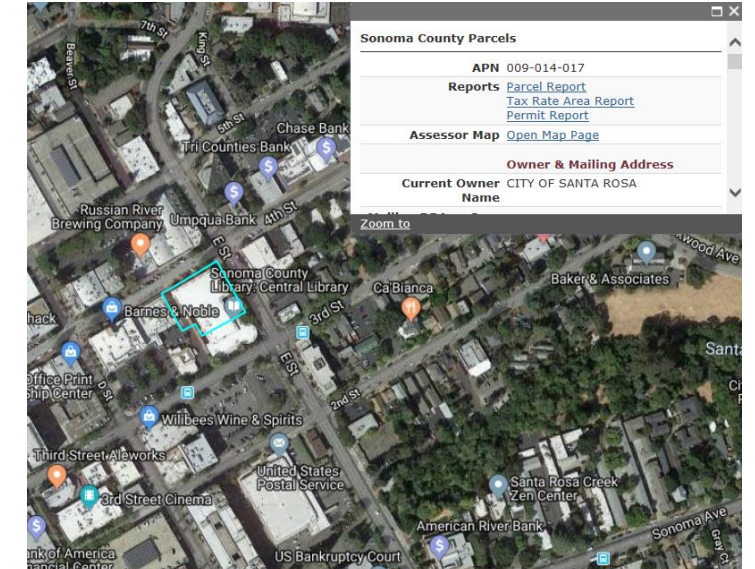
## Downtown - Whitehouse Site

- Possible shared site use campus with City of Santa Rosa
- 1.3 Acres



## Downtown - Existing Civic Center Site

- 6 Acres
- Creek and setbacks
- Mixed use opportunity

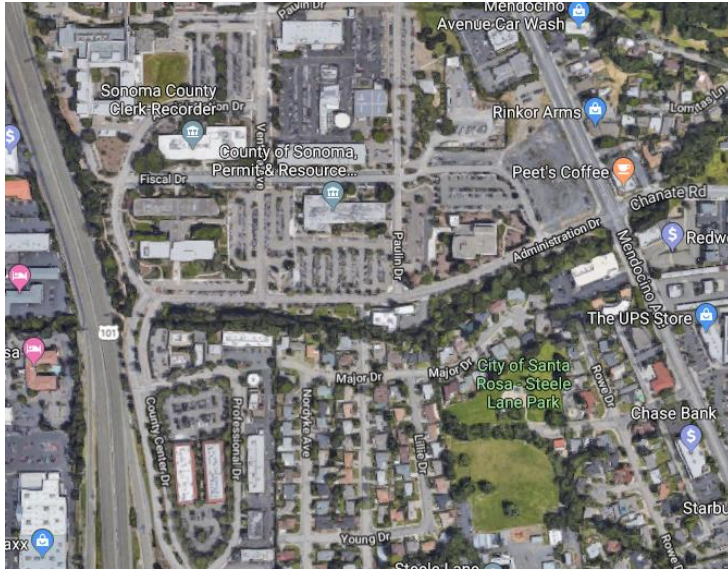


## Library Site

- 3 parcels totaling 1.5 Acres
- Possible shared use campus with City of Santa Rosa



# Potential Sites Under Consideration



## County Center

- 22 Acres
- Main Adult Detention Facility, Sheriff Office, Hall of Justice, Family Justice, and new Courthouse to remain

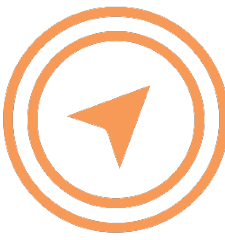


## Airport

- TBD
- Could include shared use with Water Agency property



# Next Steps for Phase 1

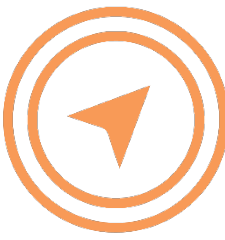


- Collect technical data on each site
- Evaluate sites given criteria
- Provide report and recommendation to the Board
- Receive Board direction on which site is preferred
- Proceed to financial analysis





# Recommended Actions



- A. Accept recommendations for site evaluation criteria for potential new County Government Center options. (Majority)
- B. Adopt a resolution approving a budget adjustment to the FY 19/20 Budget in the amount of \$209,880, using Deferred Maintenance funds to cover staff time for Phase I Feasibility of the County Government Center project. (4/5<sup>th</sup>)

