

# **Managing our County Facilities**



Board of Supervisors Workshop  
March 31, 2015

# WORKSHOP AGENDA

- Introduction
- Deferred Maintenance
- Capital Projects
- Potential Surplus Properties
- Recommendations

# COUNTY INFRASTRUCTURE AT A GLANCE

- 147 County owned sites
- 200 habitable\* County owned buildings
- 3,266,804 square feet maintained
  - Office Buildings – 1,509,366 square feet
  - Hospital & Clinics – 705,303 square feet
  - Detention Facilities – 649,620 square feet
  - Library Buildings – 113,113 square feet
  - Veterans Buildings – 91,197 square feet
  - Airport Buildings – 198,205 square feet

\* Building space that is suitable for employees and the public.

# COUNTY 10-YEAR DEFERRED MAINTENANCE/CAPITAL RENEWAL COSTS

Total 10-Year Deferred Maintenance/Capital Renewal Costs by ISES Corporation	\$321,285,649
Less Surplus Buildings	(\$41,689,747)
Less Uninhabitable Buildings (218,304 square feet)	(\$7,373,620)
Adjusted Deferred Maintenance Costs	\$272,222,282
Department Funded Deferred Maintenance Costs	\$107,820,399
Flip Funded Deferred Maintenance Costs	\$164,401,883

# FLIP FUNDED BUILDINGS DEFERRED MAINTENANCE/CAPITAL RENEWAL COSTS

Sheriff Adult Detention Facilities	\$81,380,594
Sheriff Non-Detention Facilities	\$7,250,152
Veterans Memorial Buildings	\$10,497,876
Juvenile Detention Facilities	\$9,310,687
District Attorney Facilities	\$3,867,351
Public Defender Facilities	\$2,029,988
Elections/Recorder	\$1,026,399
Administration Building – 651 Pine Street	\$22,238,760
Finance Building – 625 Court Street	\$12,299,541
Summit Center – 2530 Arnold Drive	\$10,461,345
Old Crime Lab – 1122 Escobar Street	\$1,063,435
Animal Services Facilities	\$386,202
All Other Buildings	\$2,589,553
Flip Funded 10-Year Deferred Maintenance/Capital Renewal Costs	\$164,401,883

# ADDRESSING MAINTENANCE BACKLOG

- Status of Funding Allocation
  - Total Funding Received: \$25 Million
  - Amount Spent to Date: \$3.4 Million
  - Projects Programmed: \$9.5 Million
  - Recommendation for \$12.1 Million balance and the proposed \$10 Million in FY 15/16
- Work Order requests
  - Over 3,000 backlogged Work Order
  - Number of Work Orders increases every year

# ADDRESSING MAINTENANCE BACKLOG

- Address Resource Needs
  - Adequate staffing to address routine work level
  - Contractors and consultants for peak levels
  - Job Order Contracting
    - A Job Order Contract is a straightforward contracting process that provides accelerated project delivery, reduces administrative costs, and lowers direct construction costs
    - Nationally there are over 2000 Job Order Contracts currently in use implemented by major cities, counties, schools, & universities

# ADDRESSING MAINTENANCE BACKLOG

- Options to go forward
  - Continue with incremental annual funding towards deferred maintenance
  - Consider bonding
  - Consider shrinking our facilities inventory



# CAPITAL PROJECTS

- Large pent-up demand for services for remodels and new facilities
  - Capital Projects Division is currently working on 60 projects ranging from \$100,000 to \$90 million
- Two major projects that are underway
  - Antioch Health Clinic
  - West County Reentry and Treatment Facility

# ANTIOCH HEALTH CENTER UNDER CONSTRUCTION



# WEST COUNTY RE-ENTRY AND TREATMENT FACILITY PRELIMINARY WORK FOR GRANT APPLICATION SUBMITTAL

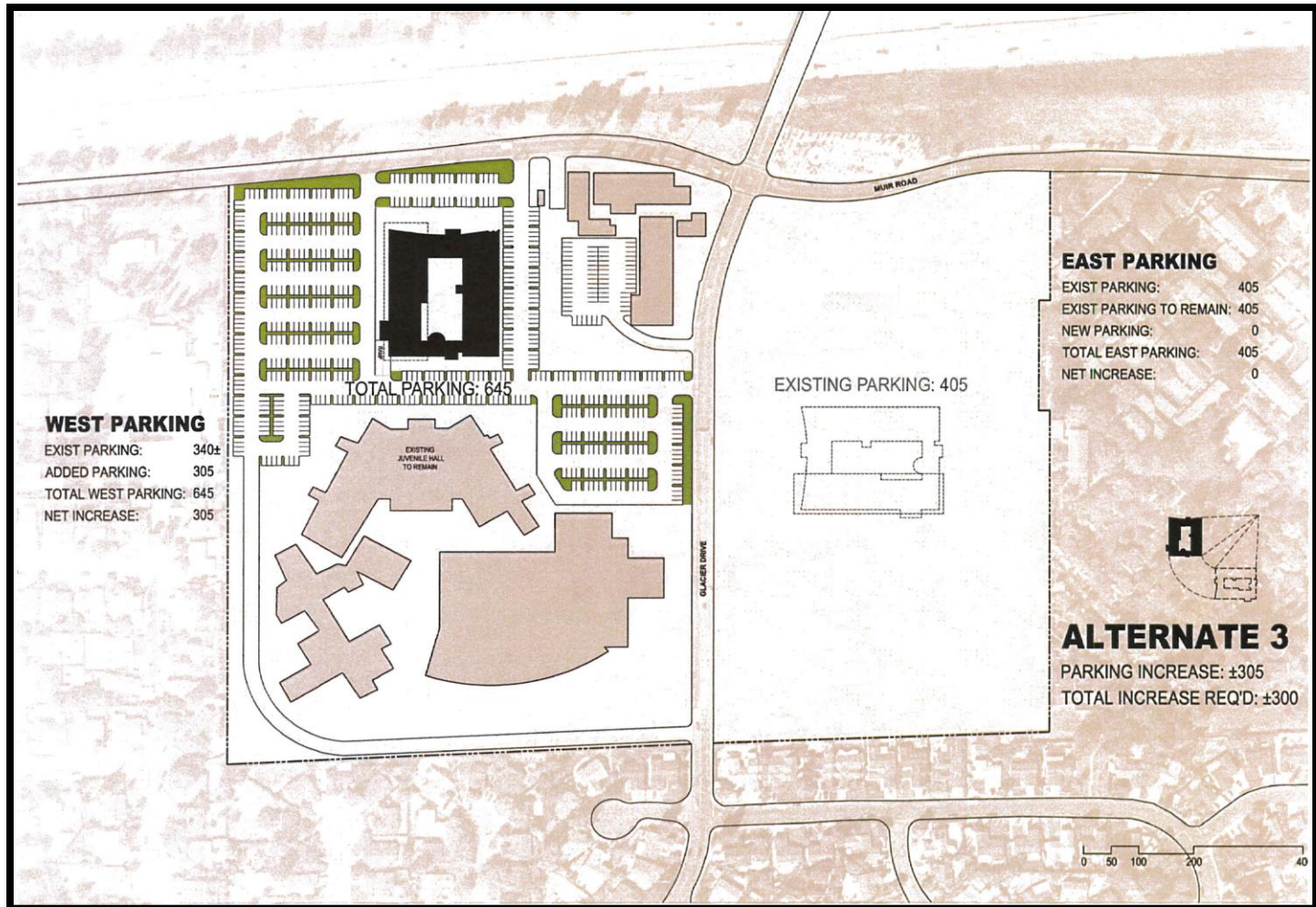


# CAPITAL PROJECTS

- Potential Future Projects
  - New Emergency Operations Center
  - Demolish the old jail
  - Replace 651 Pine Street/1122 Escobar – new administration building
  - Expansion of West County Health Center

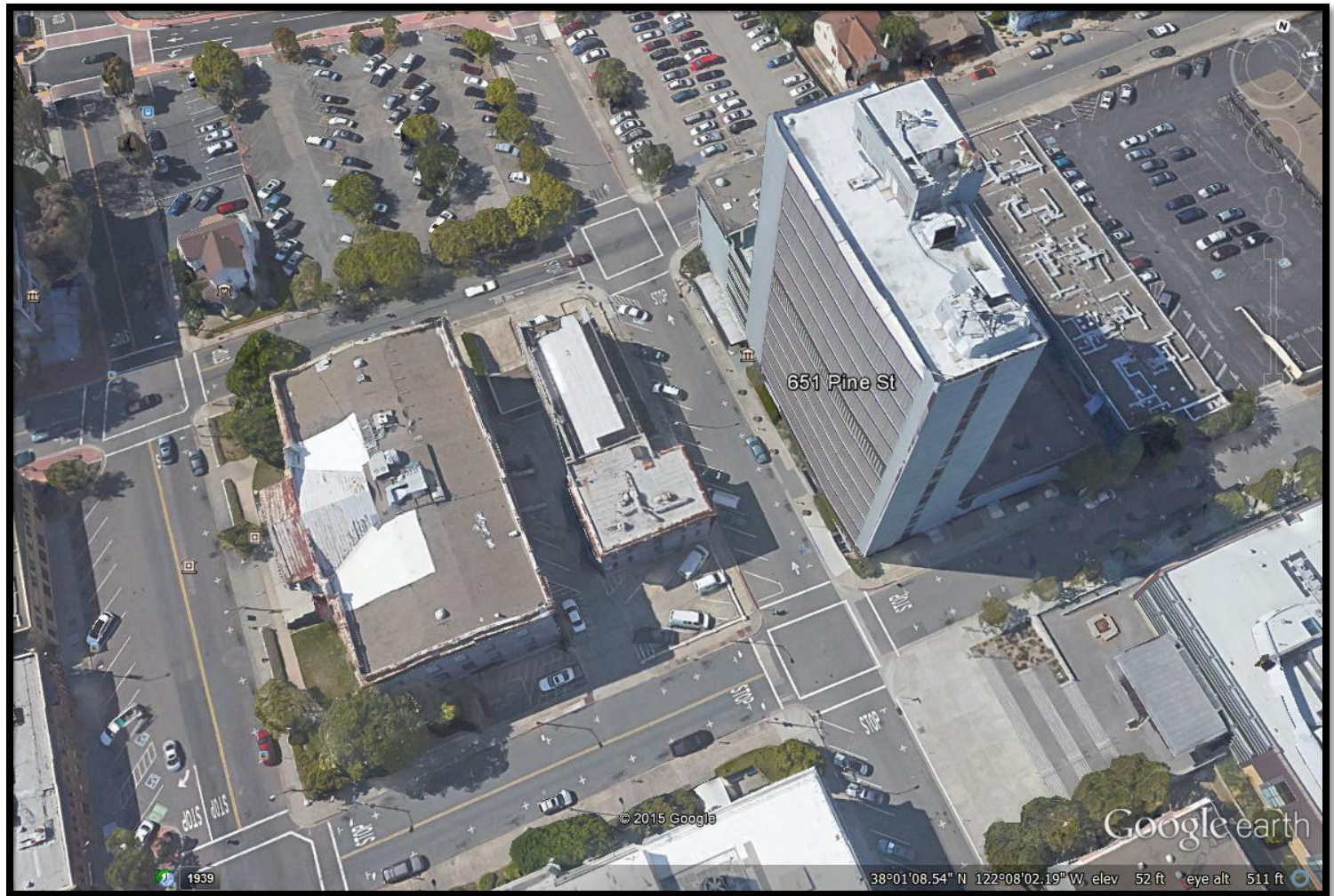


# OES SITE ALTERNATIVE





# OLD JAIL/651 PINE STREET



# PREVENTATIVE MAINTENANCE

- Preventative Maintenance is a critical component of infrastructure management
- Recommending a comprehensive Preventative Maintenance Program that includes
  - Inspections
  - Regular maintenance
  - Record keeping

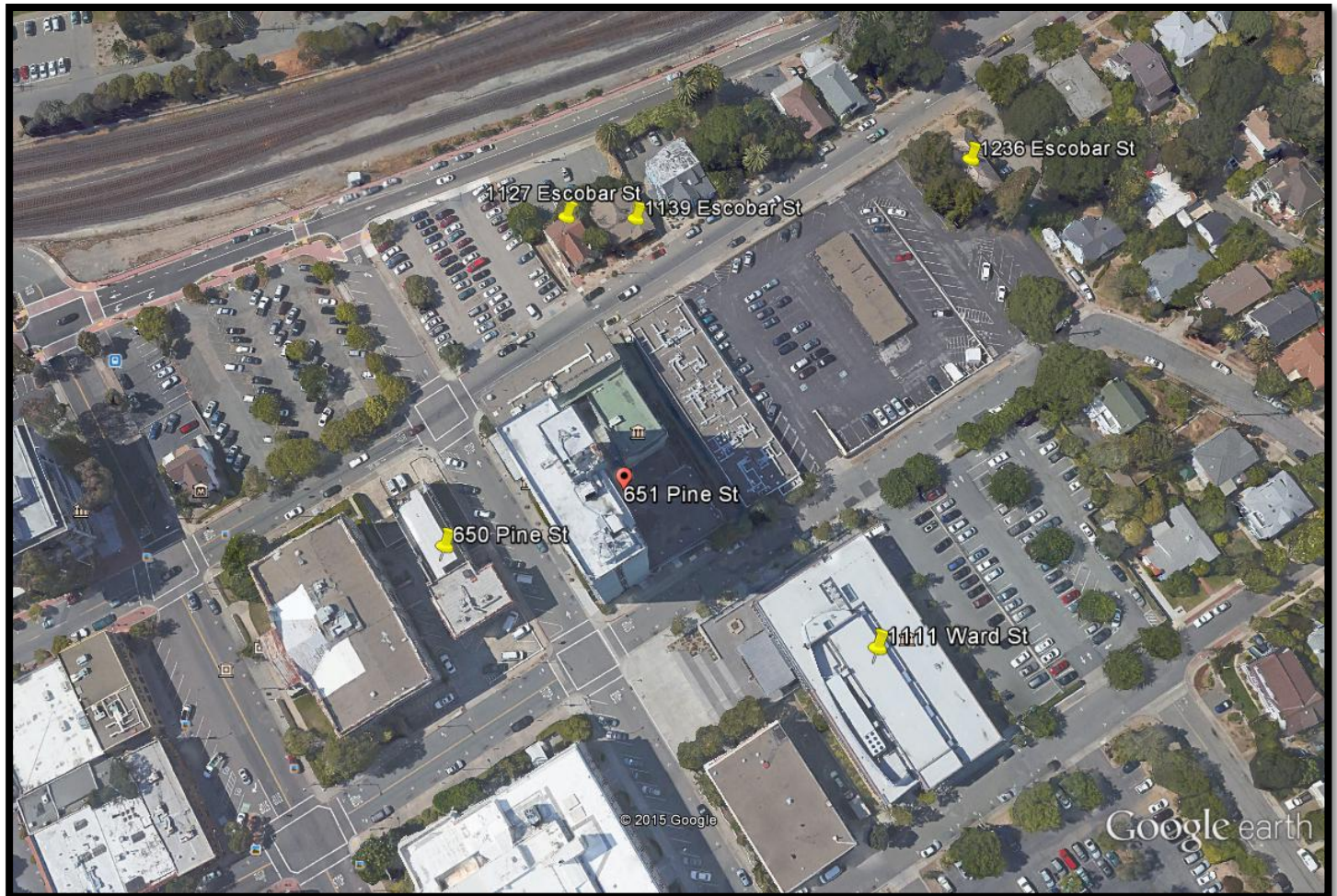
# POTENTIAL SURPLUS PROPERTIES

- Improved Sites

Address	City	Size	Comments	Deferred Mtce
1291 Beaulieu Drive	Bay Point	1441 sf	Single Family Residence - Sell as surplus, Spring 2015	unknown
1127 Escobar Street	Martinez	2000 sf	Single Family Residence - Sell, lease or demo.	unknown
1139 Escobar Street	Martinez	1684 sf	Single Family Residence - Sell, lease or demo.	unknown
1236 Escobar Street	Martinez	3580 sf	Single Family Residence - Sell, lease or demo.	unknown
650 Pine Street	Martinez	17,471 sf	Former Jail - Vacated in 1980	unknown
1750 Oak Park Blvd	Pleasant Hill	1.34 ac	Pleasant Hill Library & Library Administration - Possible sale w/Oak Park and Beatrice Lane. Vacant land sites.	\$ 10,246,903
100 38th Street	Richmond	1.93 ac	Sell as surplus	\$ 26,511,640
3939 Bissell Ave.	Richmond	15,000 sf	2 lots with modular building	unknown
4006 MacDonald Ave	Richmond	1,620 sf	Office building vacated in 2014	\$ 385,000
343 Rodeo Avenue	Rodeo	6,105 sf	Abandoned by Vets. Basement has flooding issues	unknown
1111 Ward Street	Martinez	20,892 sf	Possible equity exchange with Judicial Council of California	\$ 4,546,207
2020 North Broadway	Walnut Creek	17,500 sf	Possible equity exchange with Judicial Council of California	unknown



# PROPERTIES IN DOWNTOWN MARTINEZ



# BUILDINGS SHARED BETWEEN COUNTY AND JUDICIAL COUNCIL OF CALIFORNIA (COURTS)

- County Buildings with Courts as % occupant
  - 100 38<sup>th</sup> Street, Richmond (former Richmond Health Center)
    - Courts occupy 7.53% for file storage
    - WIC only remaining county service in building
      - ✓ Real Estate in process of relocating WIC
- 1111 Ward Street, Martinez
  - Courts occupy 25% for file storage
  - County's 75% occupancy includes storage, Conservatorship, vacant space

# BUILDINGS SHARED BETWEEN COUNTY AND COURTS *cont'd*

- 2020 North Broadway, Walnut Creek
  - Courts occupy 37.18% for file storage
  - County's 62.82% occupancy includes 2 tenants and vacant space
- 202 Glacier Drive, Martinez (Juvenile Court)
  - Courts occupy 2.43% for Juvenile Court operations
- 1010 Ward Street, Martinez (Court Annex, Martinez Detention Facility)
  - Courts occupy 5.95%

# COURT BUILDINGS WITH COUNTY AS % OCCUPANT

- 1020 Ward Street, Martinez (A.F. Bray Courthouse)
  - County occupies 14.48% (Law Library)
- 100 37<sup>th</sup> Street, Richmond (George Carroll Courthouse)
  - County occupies 25.01% (Law Library, District Attorney, file storage, Veteran Services)

# FINANCIAL STATUS OF JOINT OCCUPANCY WITH THE COURTS

- Estimated share of county costs for notices of correction of deficiency is \$717,244.76 for FY 14/15
- County share of occupancy costs average \$190,000 annually



# PROPOSED CHANGES TO SHARED BUILDINGS

- 100 38<sup>TH</sup> Street, Richmond
  - Continue efforts to relocate WIC
    - Estimated move Fall 2015
  - Continue working with Courts to remove/relocate their file storage
    - Summer 2015
  - Building vacated
    - Fall 2015
  - Sell as surplus
    - Summer/Fall 2015

# PROPOSED CHANGES TO SHARED BUILDINGS *cont'd*

- 1111 Ward Street, Martinez
  - Begin efforts to relocate Conservatorship, remove/relocate file storage
  - Engage Courts in discussions to exchange equity interests between 1111 Ward & 2020 North Broadway
  - Amend Joint Occupancy Agreement
  - Transfer title to Courts

# PROPOSED CHANGES TO SHARED BUILDINGS *cont'd*

- 2020 North Broadway, Walnut Creek
  - Engage Courts in discussions to exchange equity interests between 2020 North Broadway and 1111 Ward Street
  - Courts to remove/relocate file storage
  - Amend Joint Occupancy Agreement
  - Terminate Lease Agreements
  - Sell as surplus
    - 2016



# PROPOSED CHANGES TO SHARED BUILDINGS *cont'd*

- 100 37<sup>th</sup> Street, Richmond
  - Continue efforts to relocate Veterans Services
    - Spring 2015
  - Transfer vacated County space to Courts
  - Amend Joint Occupancy Agreement to reduce County's deficiency obligations

# VALUE OF PROPOSED CHANGES

- Receive revenue from sale of 100 38<sup>th</sup> Street and 2020 North Broadway
  - Estimated revenue \$2.5-\$3.5 million
- Eliminate approximately \$24 million in deferred maintenance and facility renewals costs
- Reduce County's share of deficiency obligation for 100 37<sup>th</sup> Street, Richmond

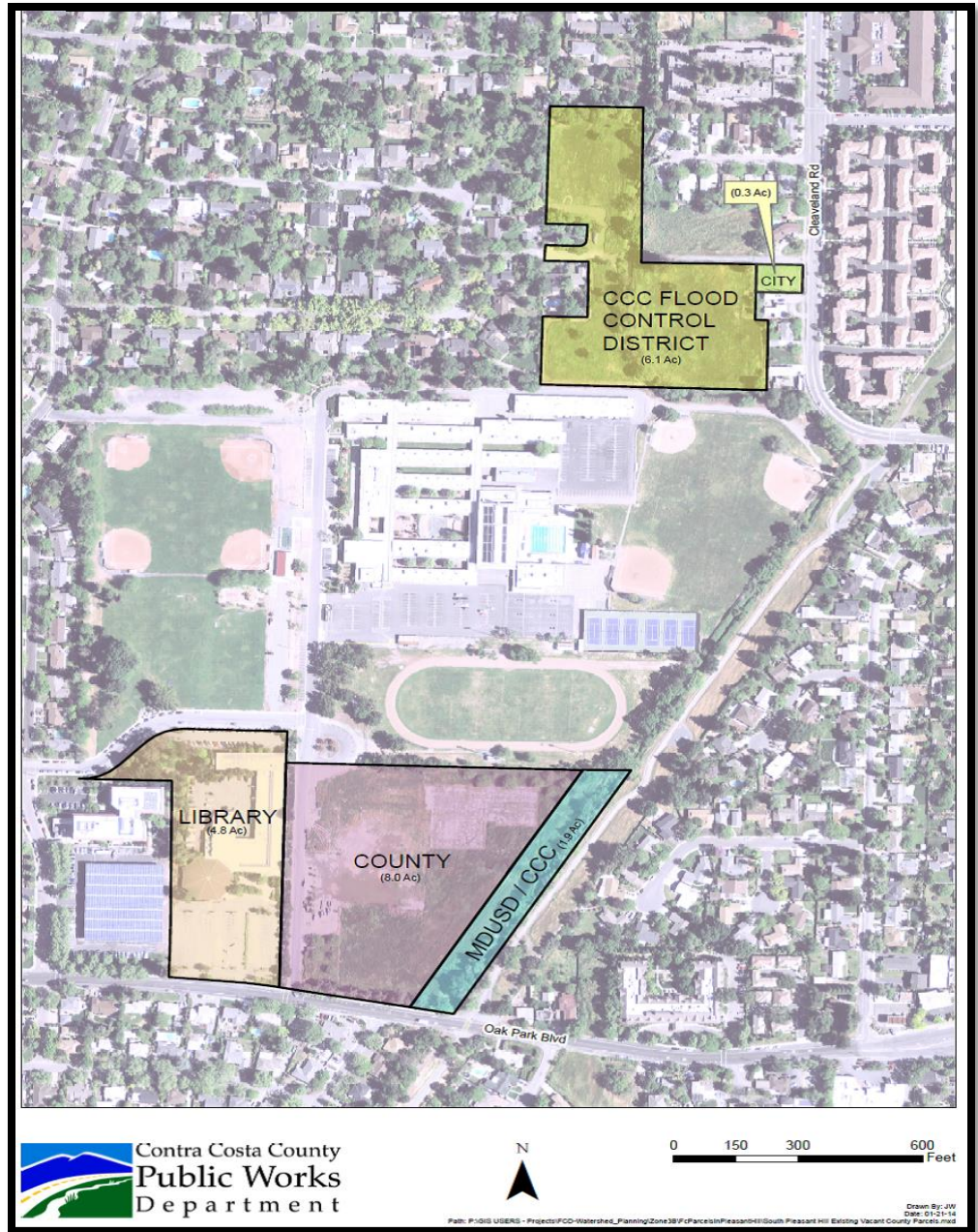
# POTENTIAL SURPLUS PROPERTIES

- Vacant Land

Column1	Column2	Column3	Column4
Location		Size	Comments
Bailey Road/Highway 4	Bay Point	7.5 Acres	CCC as Successor Agency to RDA
Canal Road	Bay Point	1.54 Acres	CCC as Successor Agency to RDA
Wayne Street	Martinez	15,206 SF	Single Family Lot
1215 Escobar	Martinez	8075 SF	Single Family Lot
Neroly Road	Oakley	7 Acres	Mixed use development
Oak Park Boulevard	Pleasant Hill	8 Acres	Sell with 1750 Oak Park
Beatrice Road	Pleasant Hill	6.2 Acres	Sell with 1750 Oak Park

- Other
- Decision making process – Real Estate Asset Management Program Policy

# OAK PARK PROPERTIES PLEASANT HILL AREA



# RECOMMENDATIONS

- Finalize a program of projects and a schedule for the funding allocated for Facilities Lifecycle Investment Program (FLIP) projects for approval by the Board of Supervisors in May
- Implement Job Order Contracting as a project delivery tool
- Develop alternatives to address the deferred maintenance backlog, including bonding
- Implement a Preventative Maintenance Program
- Continue efforts underway on the joint occupancy agreements with the Courts and the Oak Park properties to eliminate costs and realize a return on investment

# RECOMMENDATIONS

- Evaluate properties identified as potential for surplus per the Real Estate Asset Management Program Policy and develop recommendations for consideration by the Board of Supervisors
- Work with the County Administrator and County Departments to develop priorities and funding strategies for future facility needs and capital improvements
- Make regular reports to the Finance Committee on the status of delivery of FLIP and capital projects, recommendations for addressing the deferred maintenance backlog, disposing of surplus properties and priorities for capital projects