



CAPITAL FACILITIES PLAN
ADMINISTRATION BUILDING
PUBLIC SAFETY BUILDING & EOC

JANUARY 31, 2017



Today's Agenda

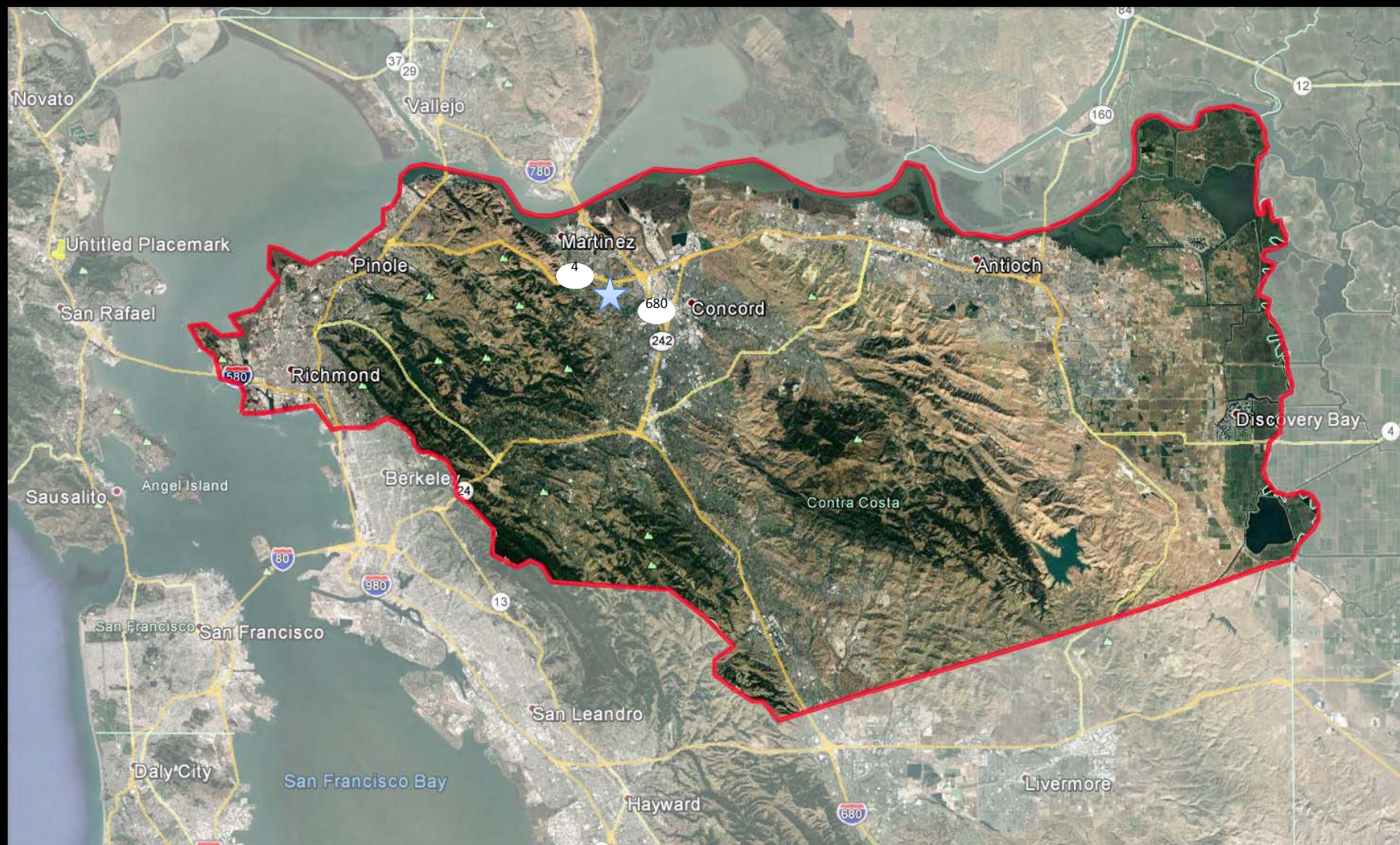
Public Safety Building and EOC
New Administration Building
County Facility Plan Policies
Financing Options
Next Steps

***CONTRA COSTA COUNTY
OFFICE OF THE SHERIFF
PUBLIC SAFETY BUILDING & EOC***

RossDrulisCusenbery Architecture, Inc.

PROGRAM & OPERATIONAL SUMMARY

- Relocates Sheriff's Administration Offices from
651 Pine Street
- Centralize Sheriff's Field Operations with
Administration & Emergency Services Division
- Three Options Studied
- Option One - Muir Site Preferred
- Initial Program: 47,171 SF
- Current Program: 35,787 SF



COUNTY WIDE AERIAL MAP





CAMPUS AERIAL PHOTO



THREE OPTIONS STUDIED



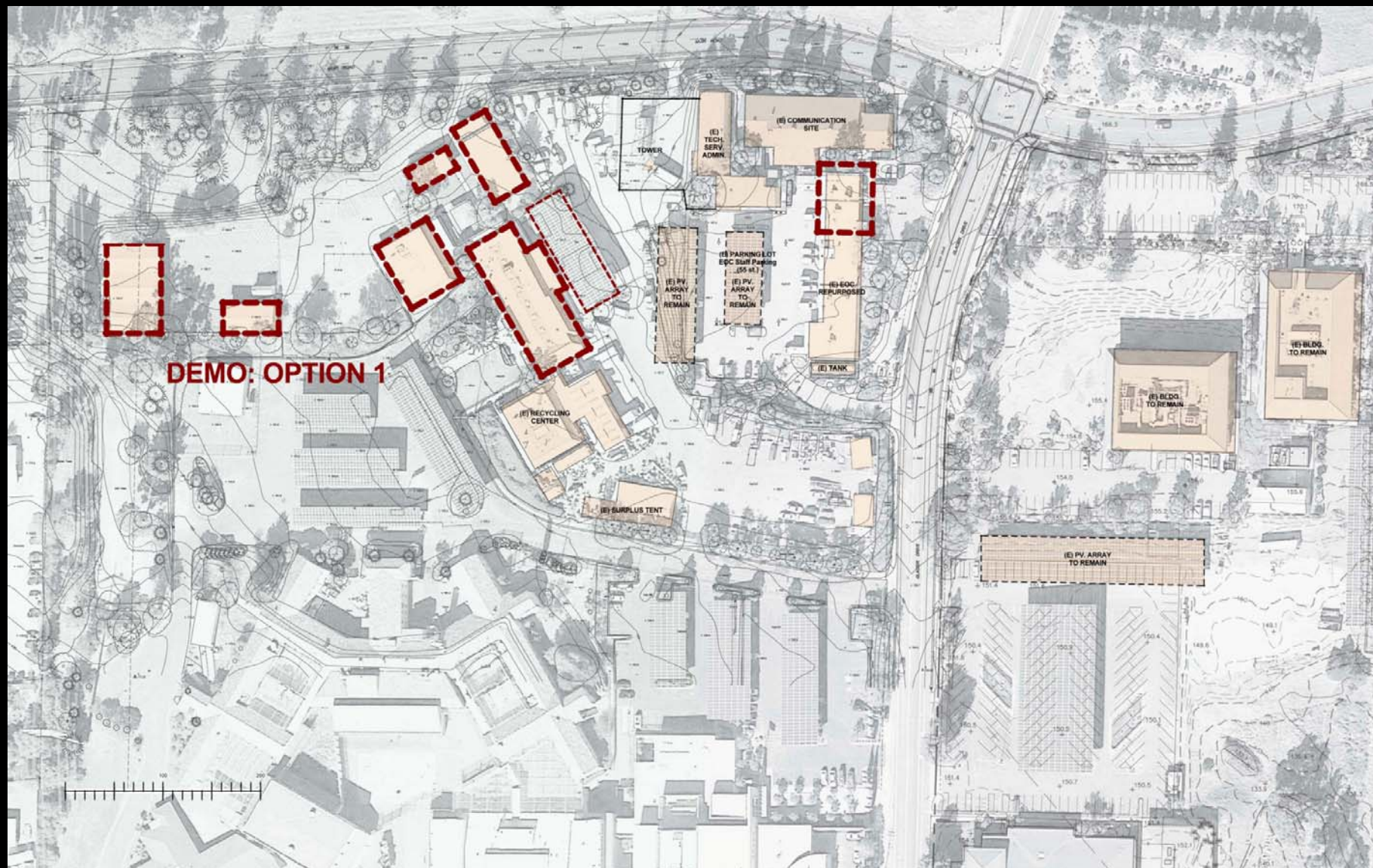
OFFICE OF THE SHERIFF FUNCTIONS



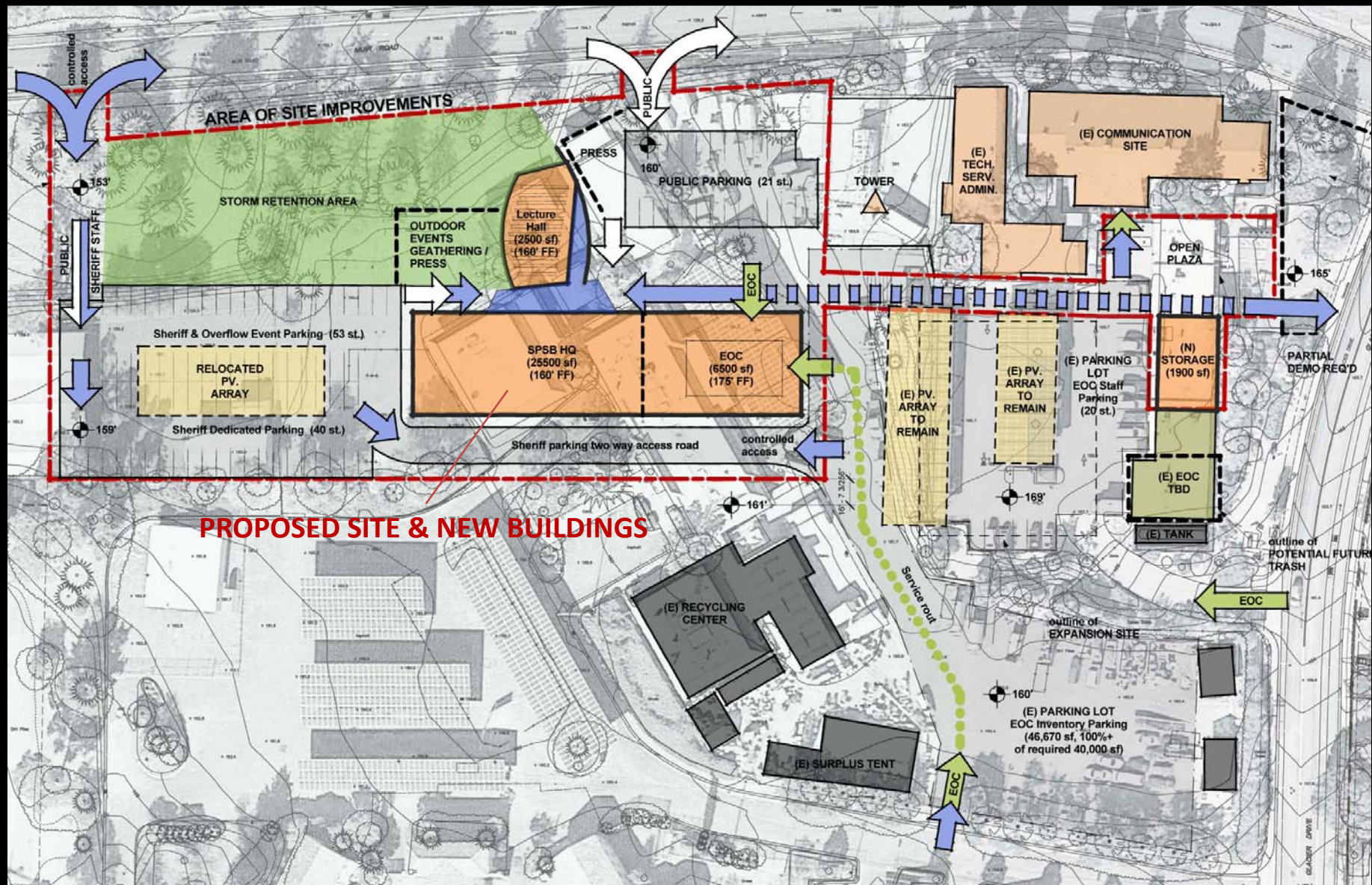
SITE MASSING MODEL



ENLARGED MASSING MODEL



PROPOSED DEMOLITION PLAN



OFFICE OF THE SHERIFF FUNCTIONS

***CONTRA COSTA COUNTY
OFFICE OF THE SHERIFF
PUBLIC SAFETY BUILDING & EOC***

QUESTIONS?



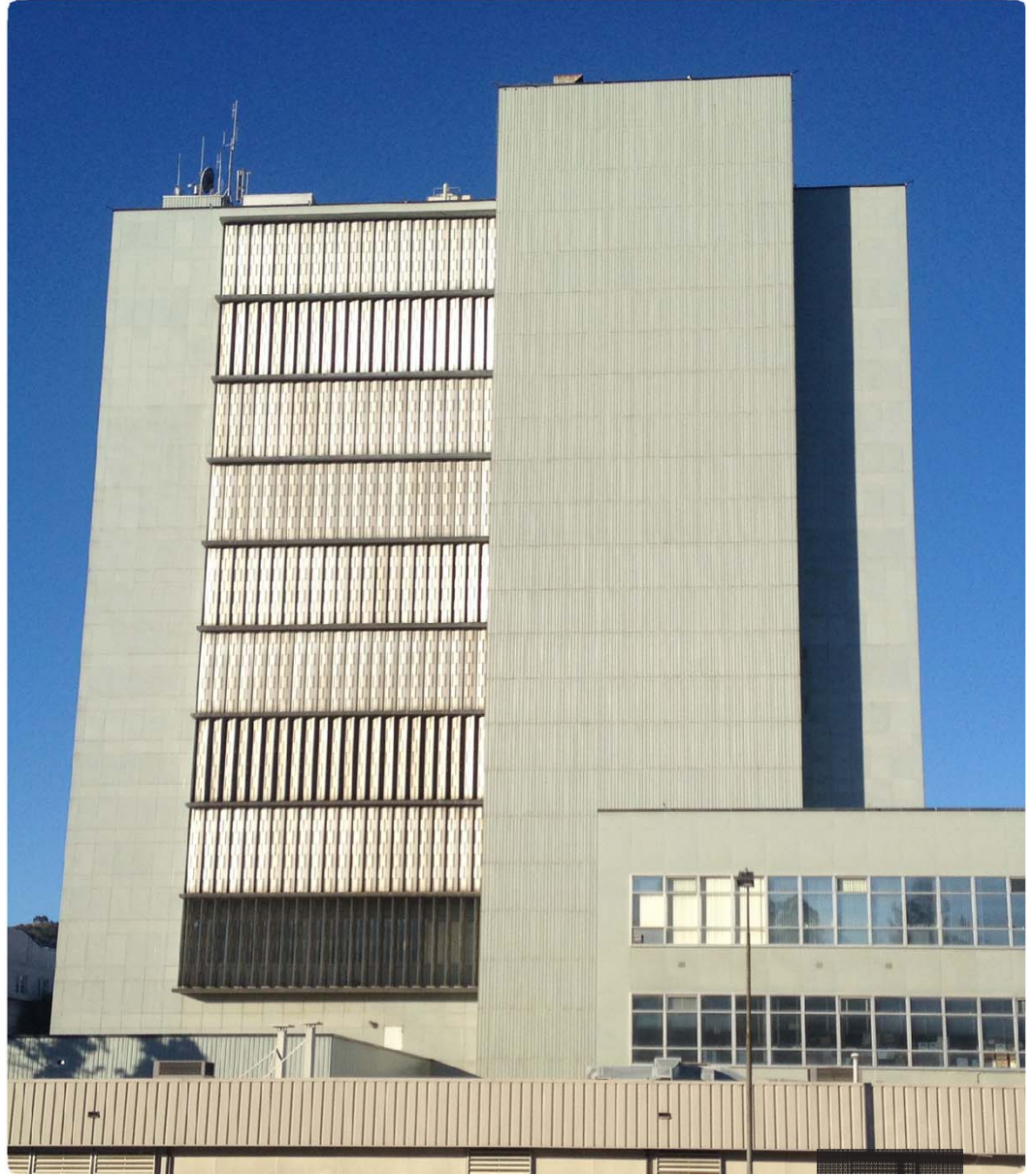
NEW ADMINISTRATION BUILDING

kmd

Site Context & Existing Conditions



South Facade



East Entrance

Site Context & Existing Conditions



Main Entrance

Existing Conditions



Lack of visual filters

Existing Conditions



No man's land

Existing Conditions

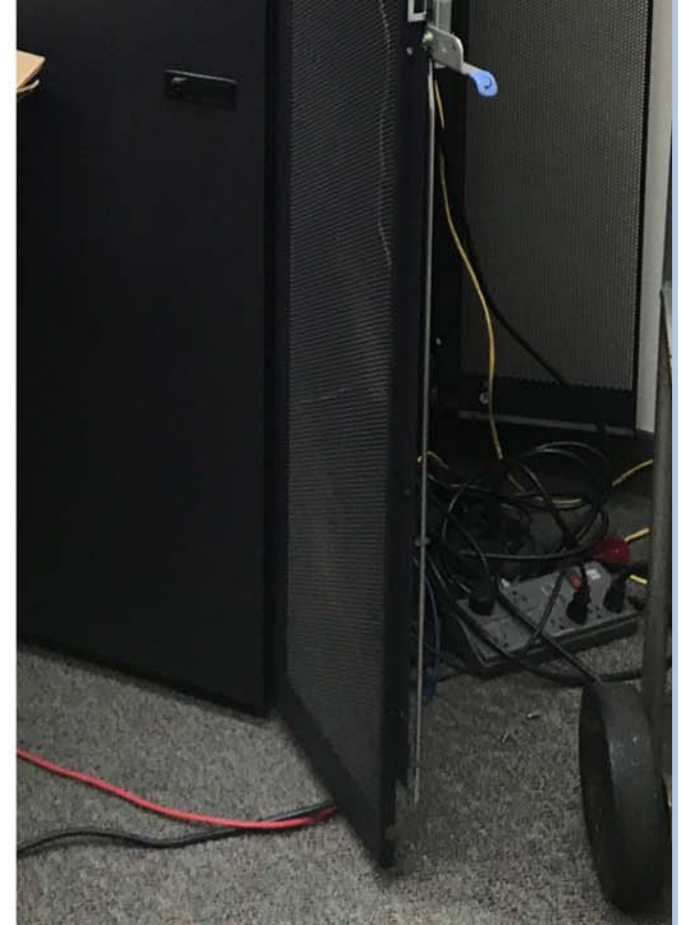


Insufficient / inappropriate storage

Existing Conditions



Existing Conditions



"daisy chains" and "monuments"

Existing Conditions



Existing Conditions



No man's land – no light or views

Existing Conditions



No daylight & views, neither private or open

Existing Conditions



Gloomy and limited conferencing

County-owned Sites for Consideration

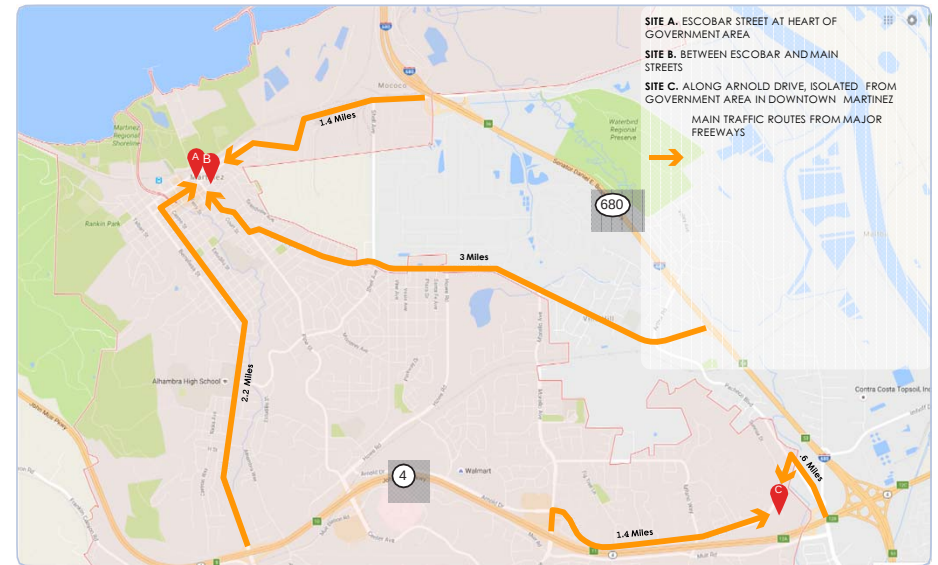
Two Downtown Sites

Site A Parking lots between
Escobar and Marina Vista

Site B Parking lot behind 651 Pine

One Site Outside Downtown

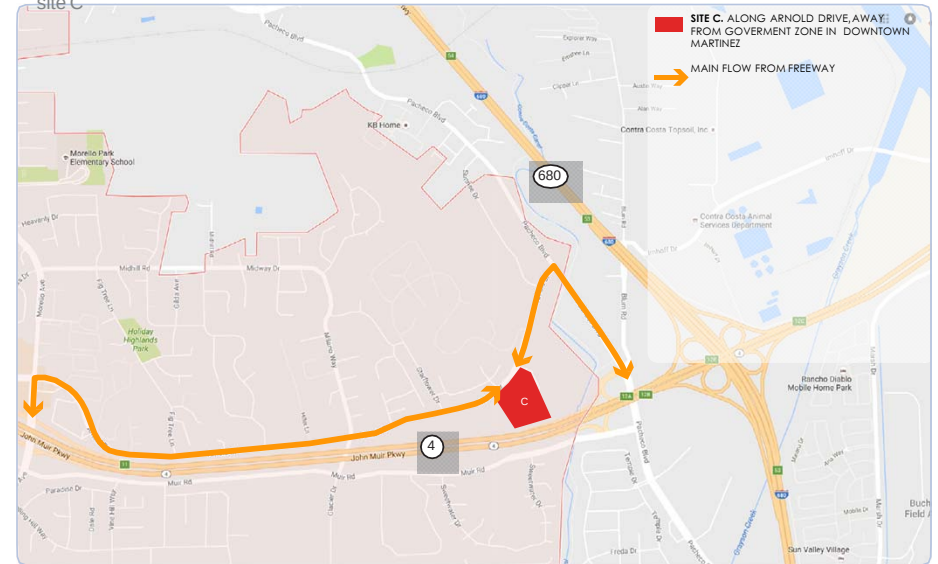
Site C On the hill off Arnold Drive



Macro location of downtown sites A and B, and hill site C

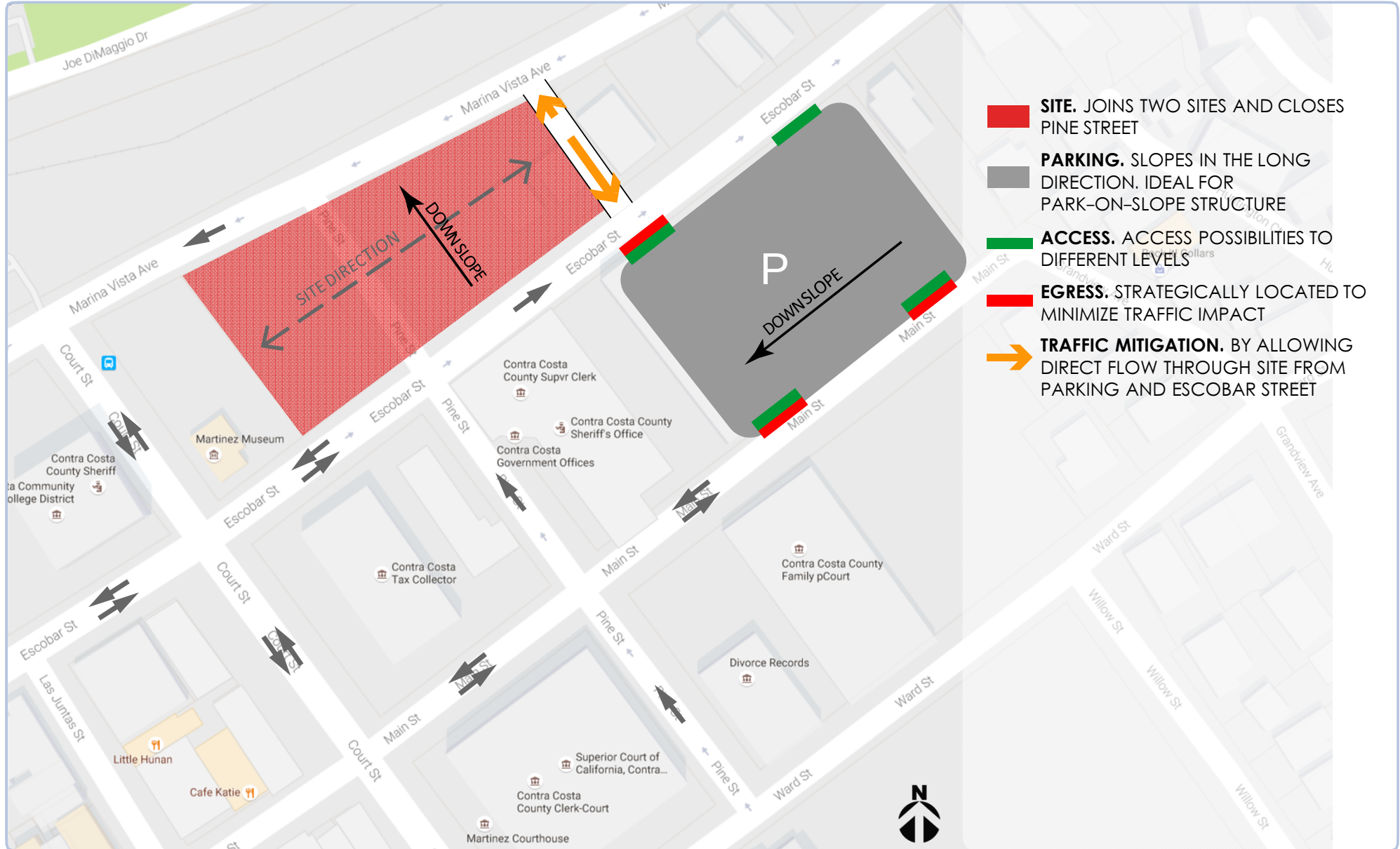


Location and accessibility of sites A and B

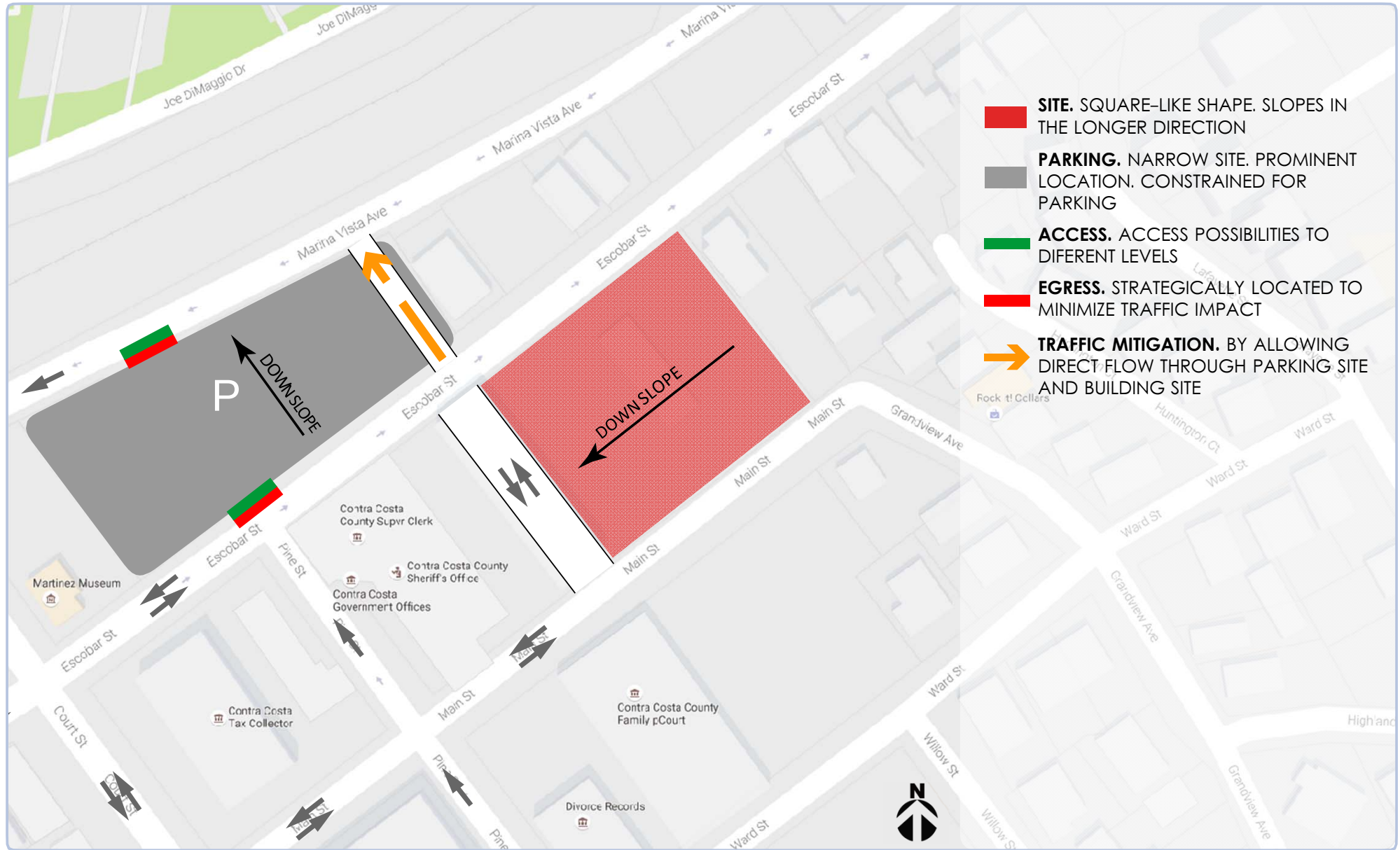


Location and accessibility of site C

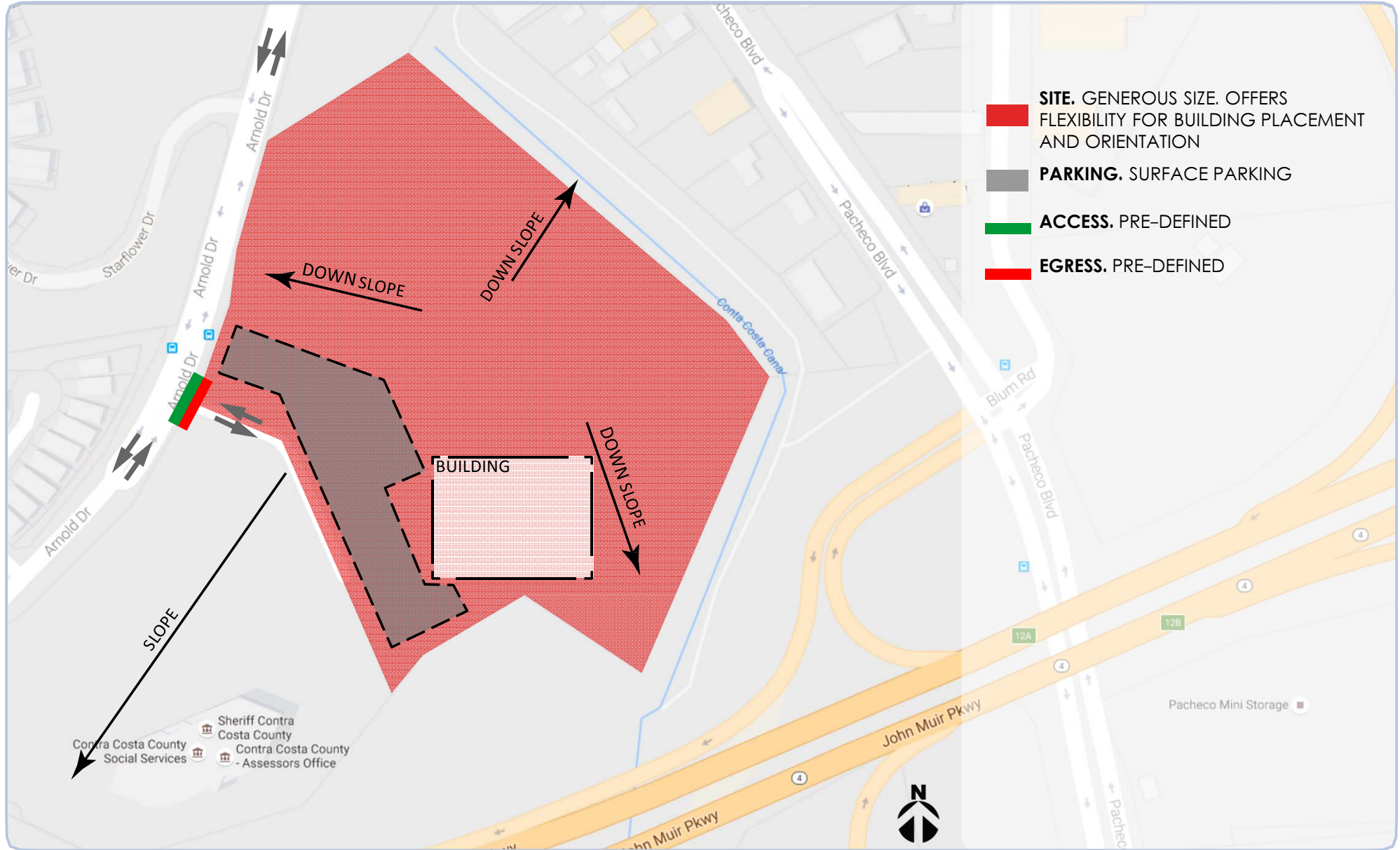
Option A



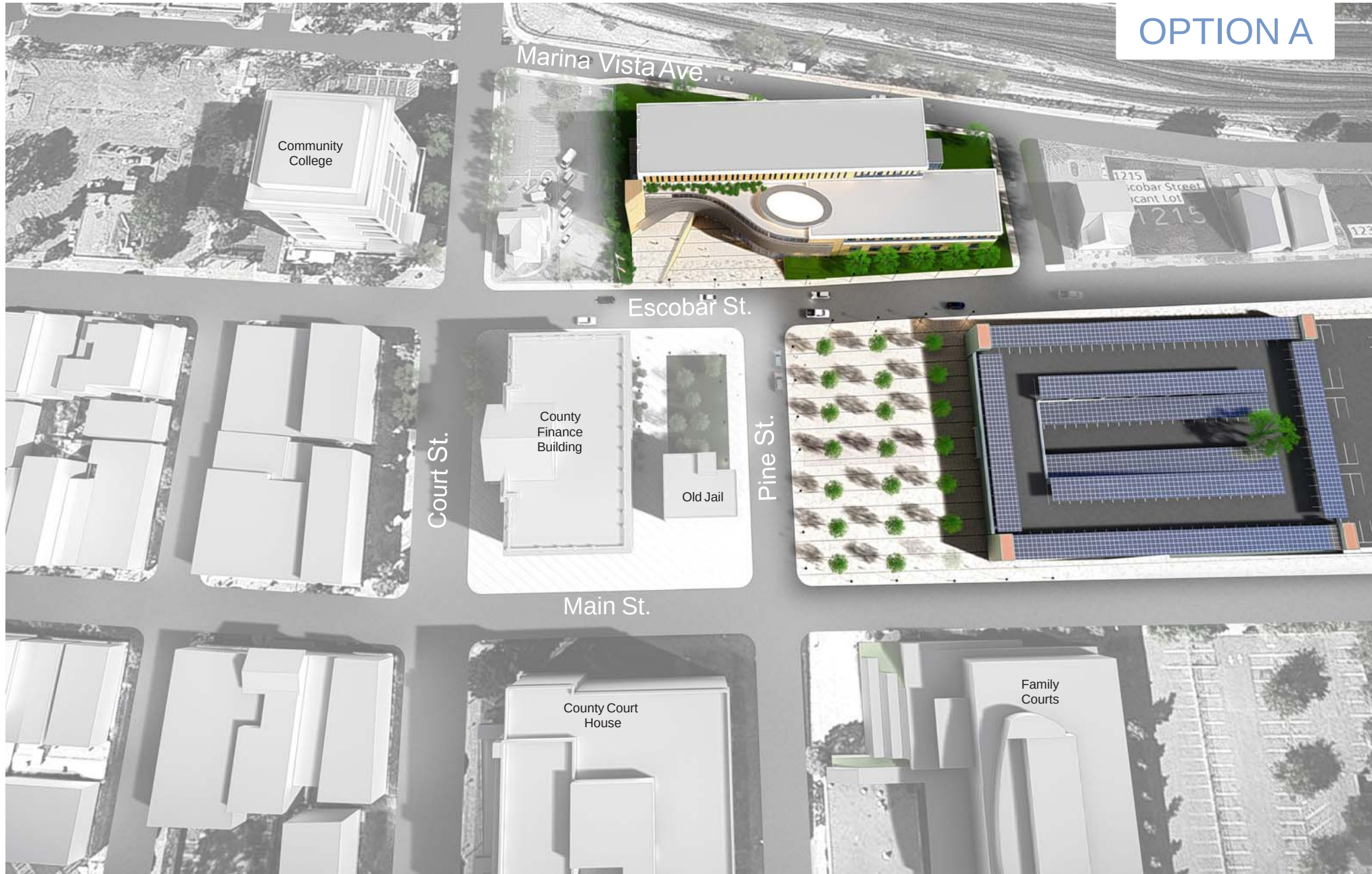
Option B



Option C



OPTION A



Option A



VIEW FROM ESCOBAR STREET
LOOKING NORTH

Option A



AERIAL VIEW LOOKING
NORTH

Option A



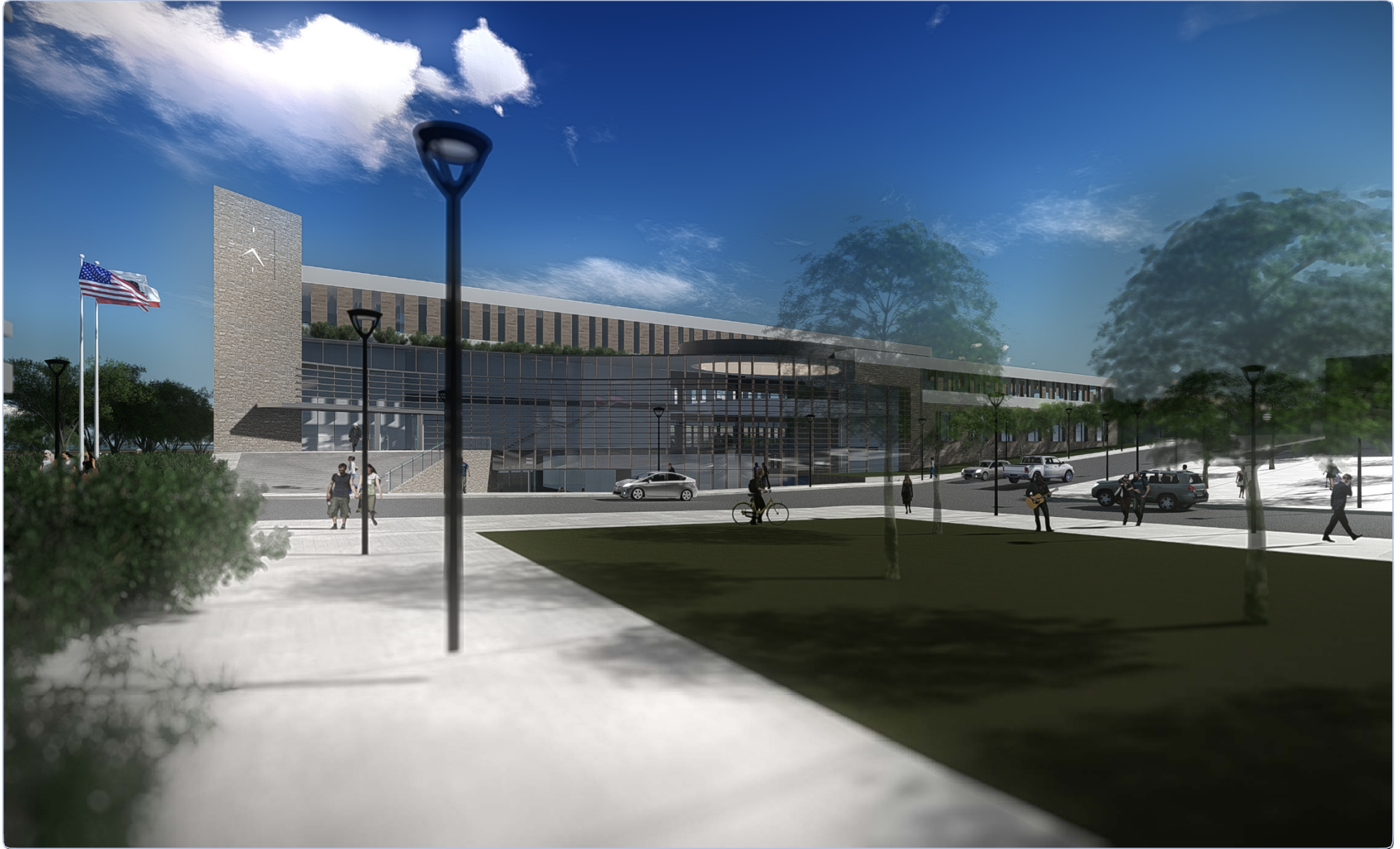
VIEW FROM MARINA
VISTA AVE

Option A



VIEW FROM MARINA
VISTA AVE

Option A



NEW PLAZA AFTER OLD JAIL ANNEX
DEMOLITION

Option A



MAIN FACADE FROM ESCOBAR
STREET

Option A



VIEW FROM PINE STREET AND
ESCOBAR STREET

Option A



VIEW FROM PINE
STREET

Option A



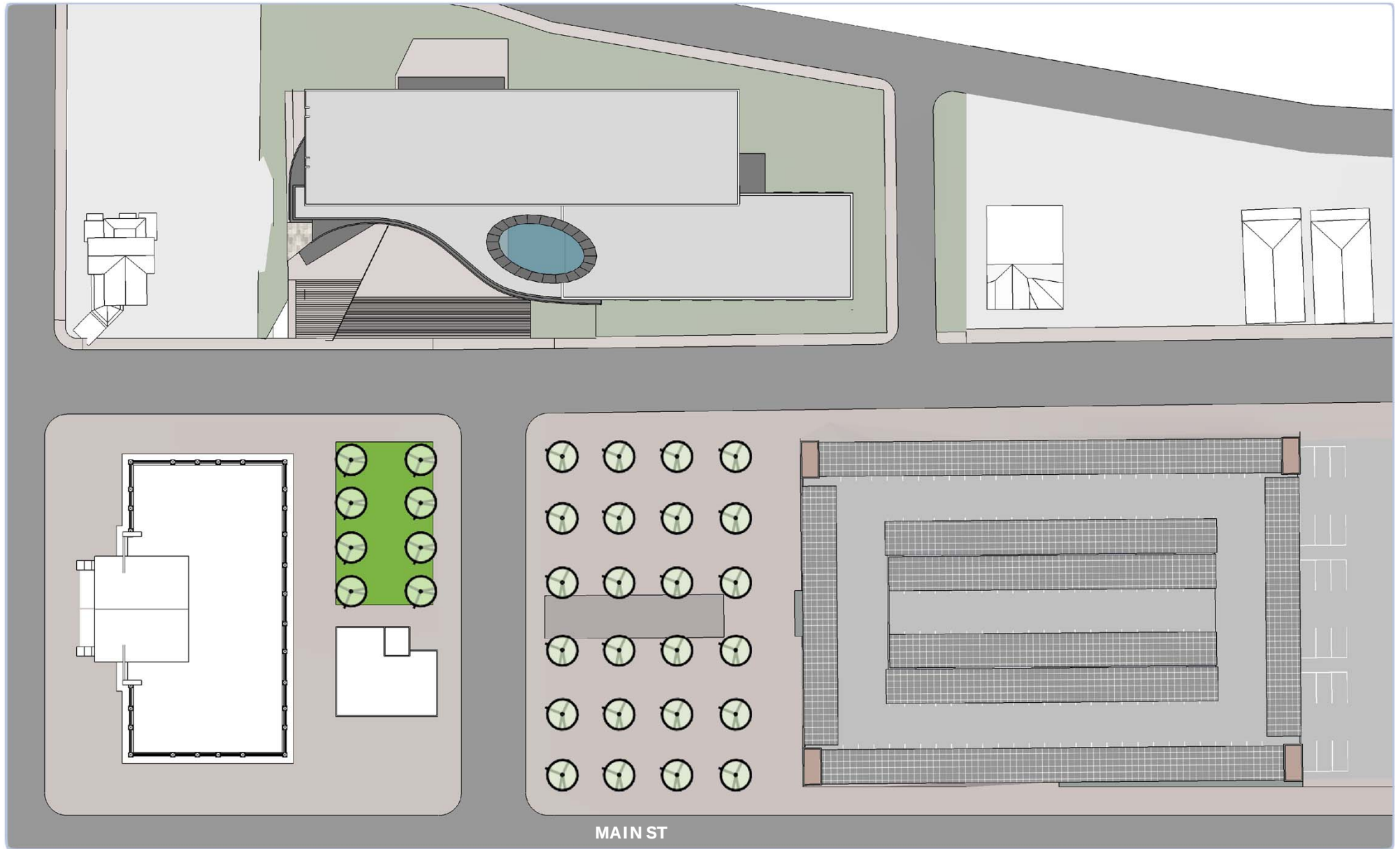
VIEW FROM ESCOBAR
STREET

Option A



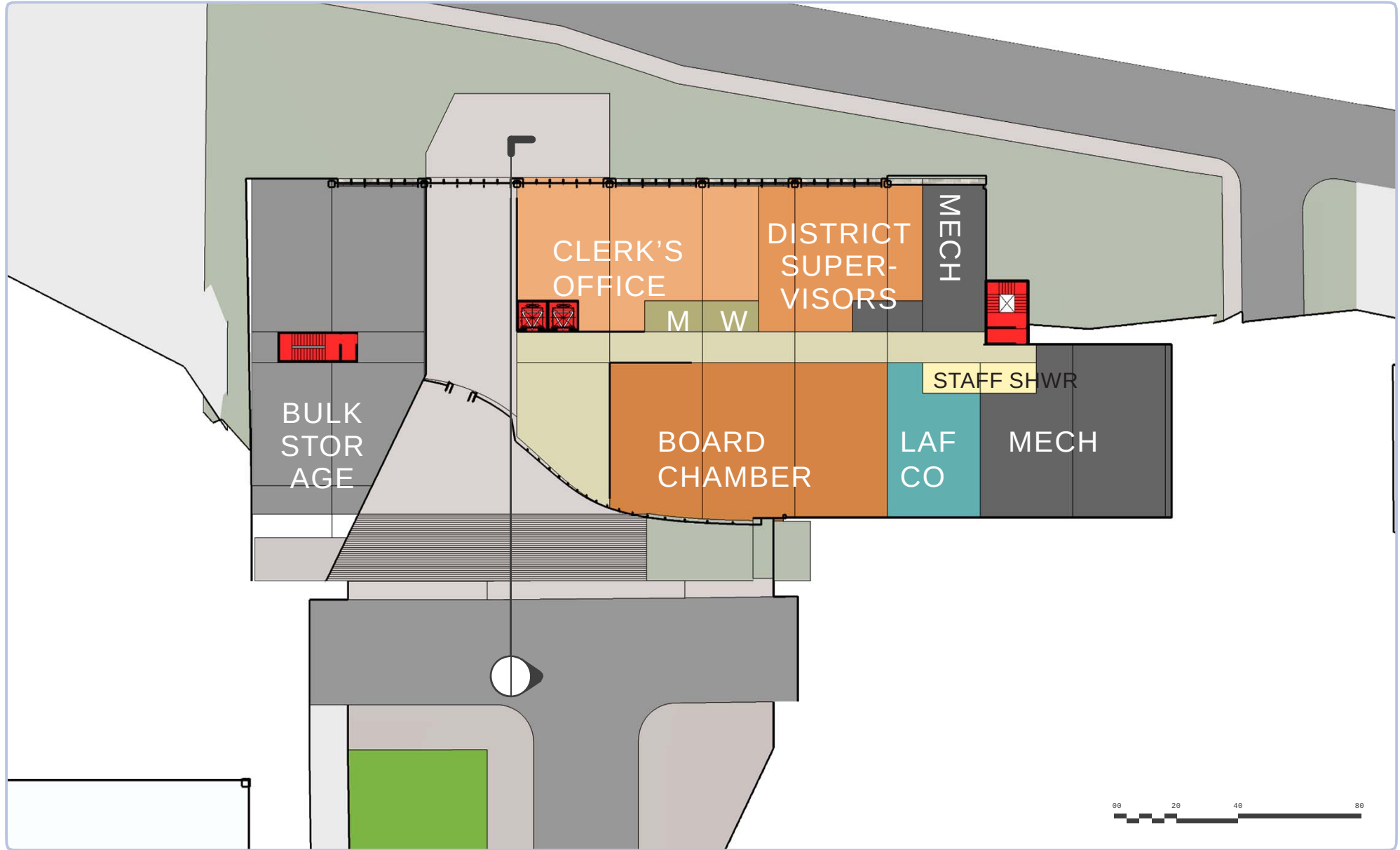
AERIAL VIEW LOOKING
NORTH

Option A



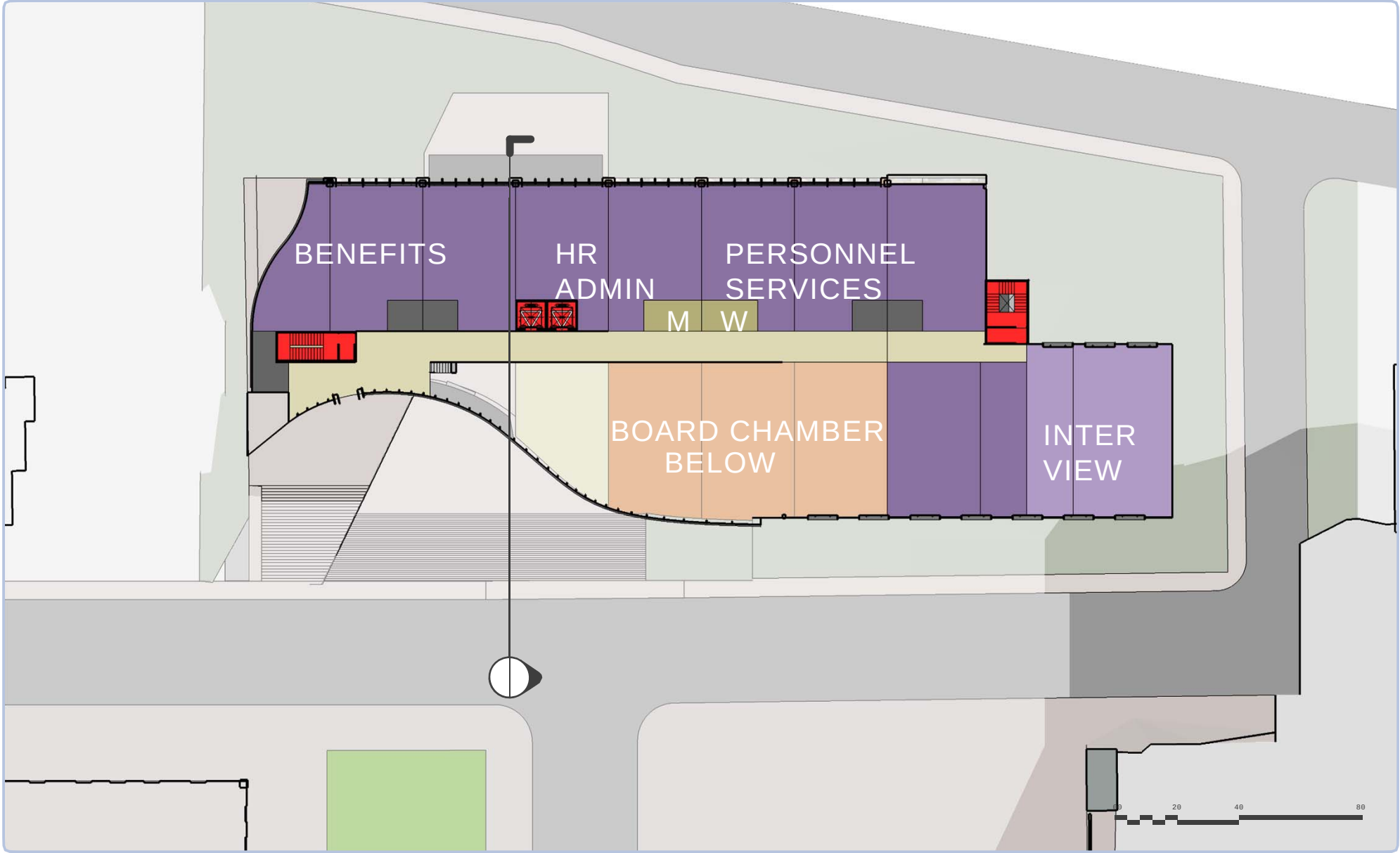
SITE PLAN

Option A



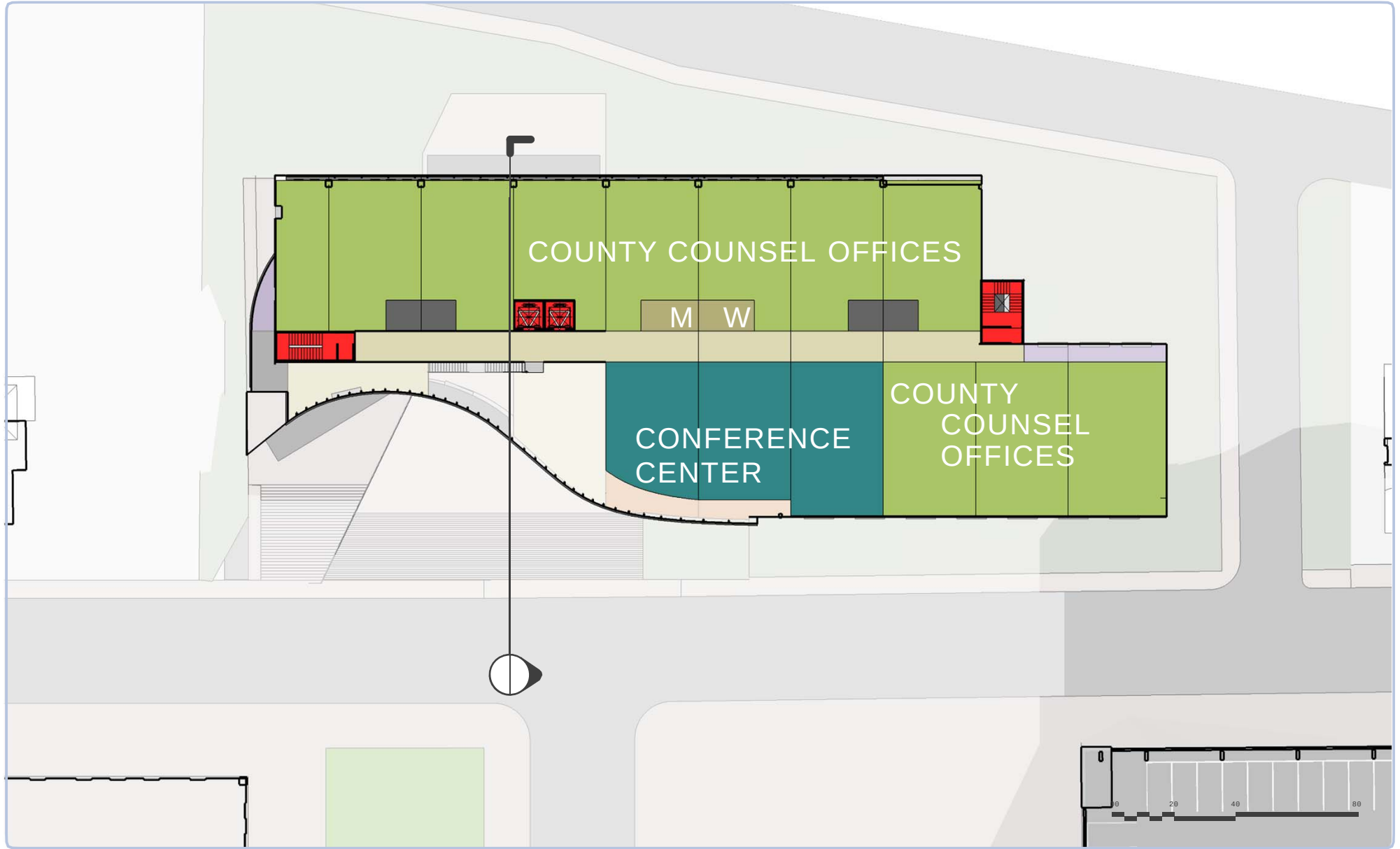
GROUND
FLOOR

Option A



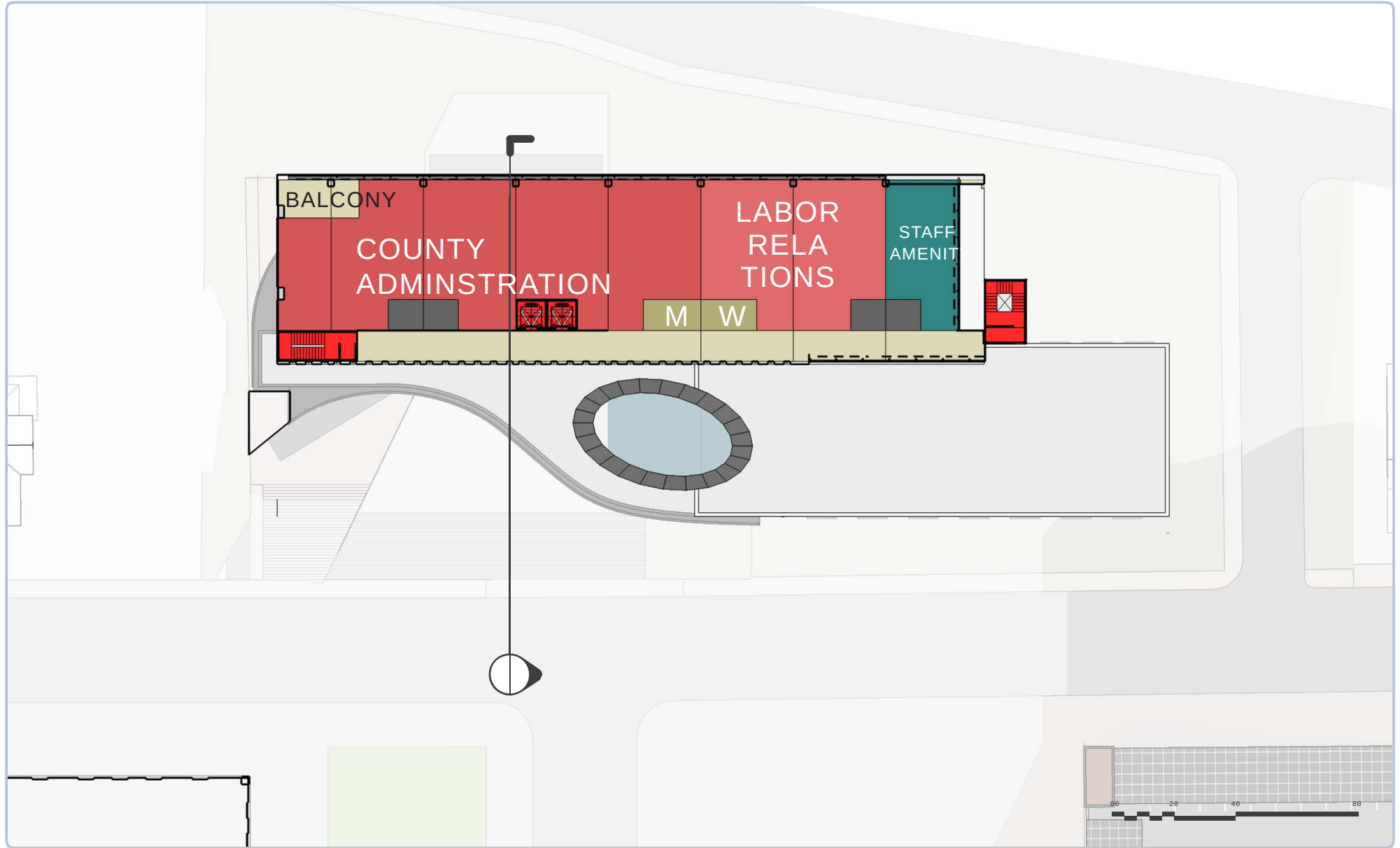
SECOND FLOOR

Option A



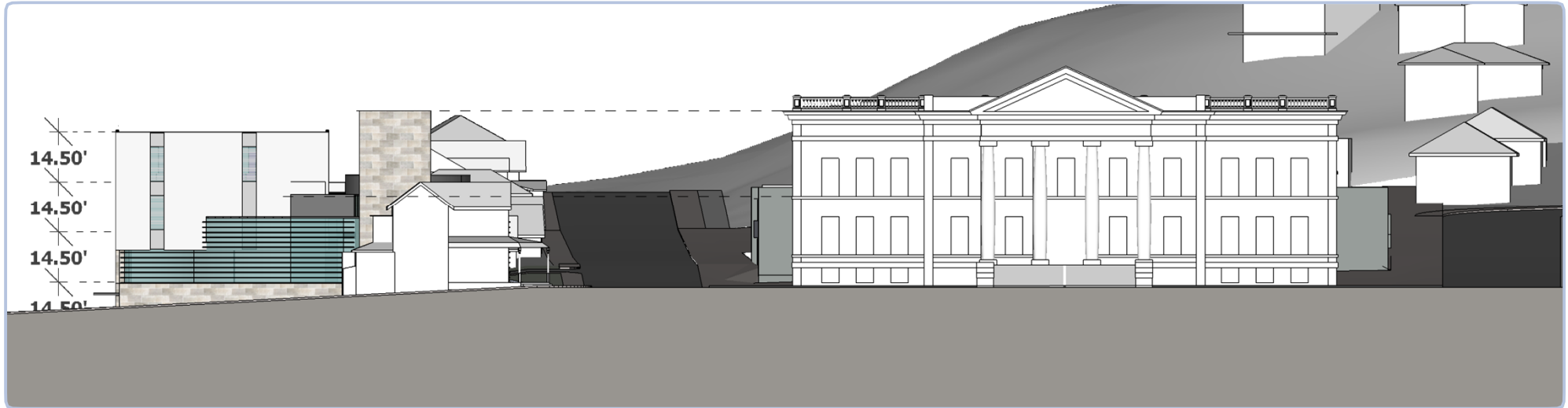
THIRD
FLOOR

Option A

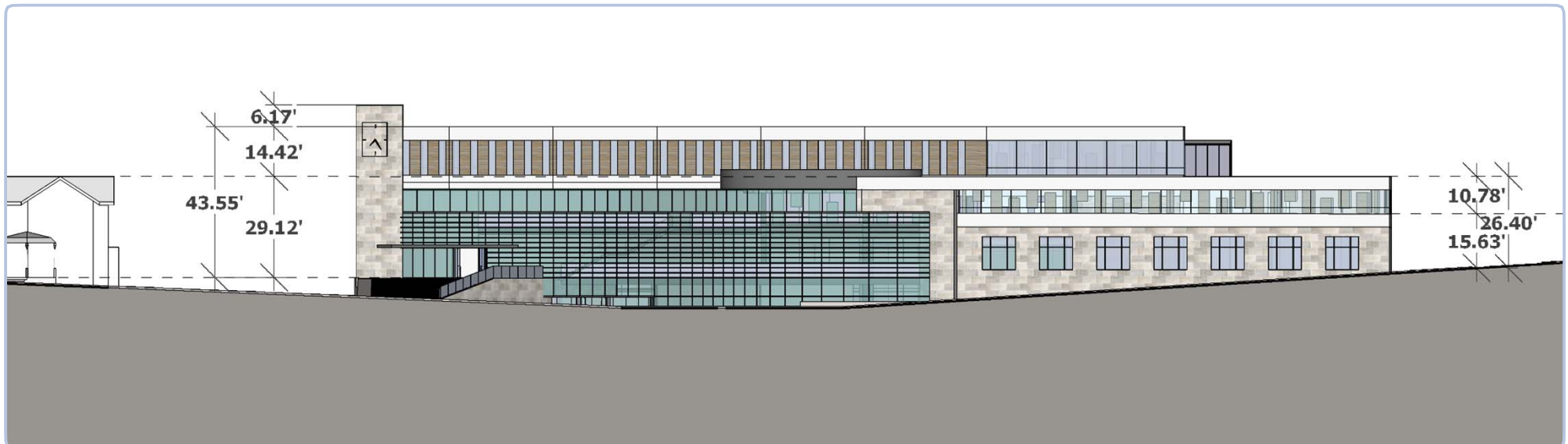


FOURTH
FLOOR

Option A

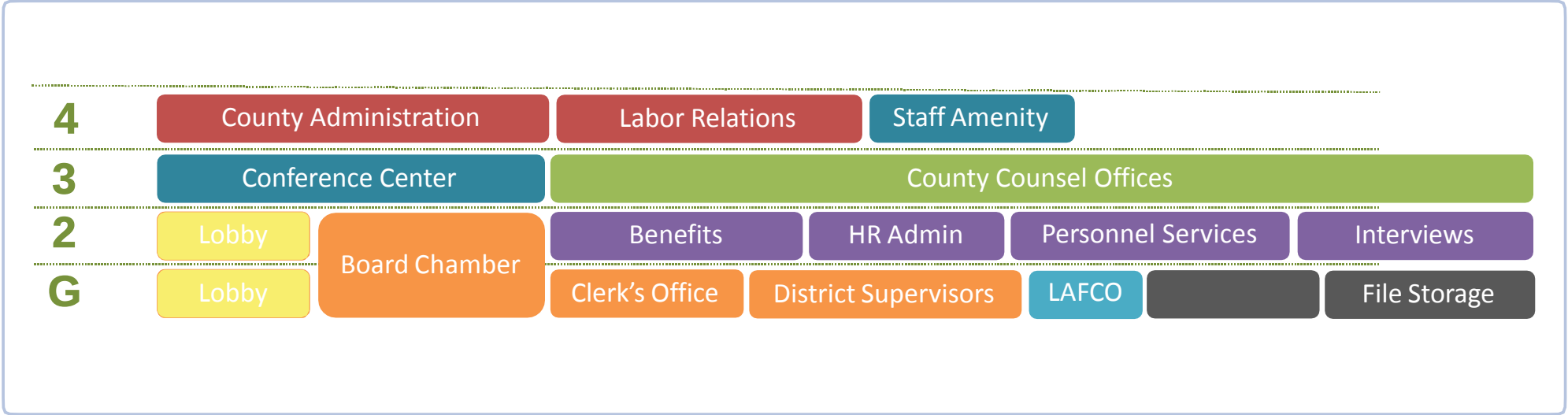


WEST ELEVATION - URBAN
RELATIONSHIPS

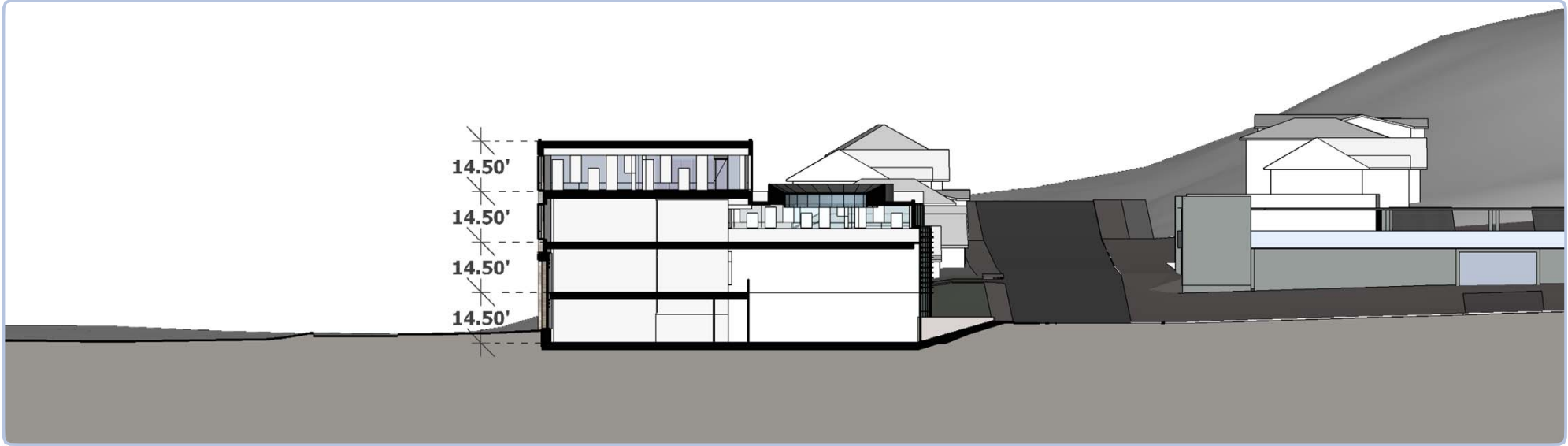


SOUTH ELEVATION - URBAN
RELATIONSHIPS

Option A

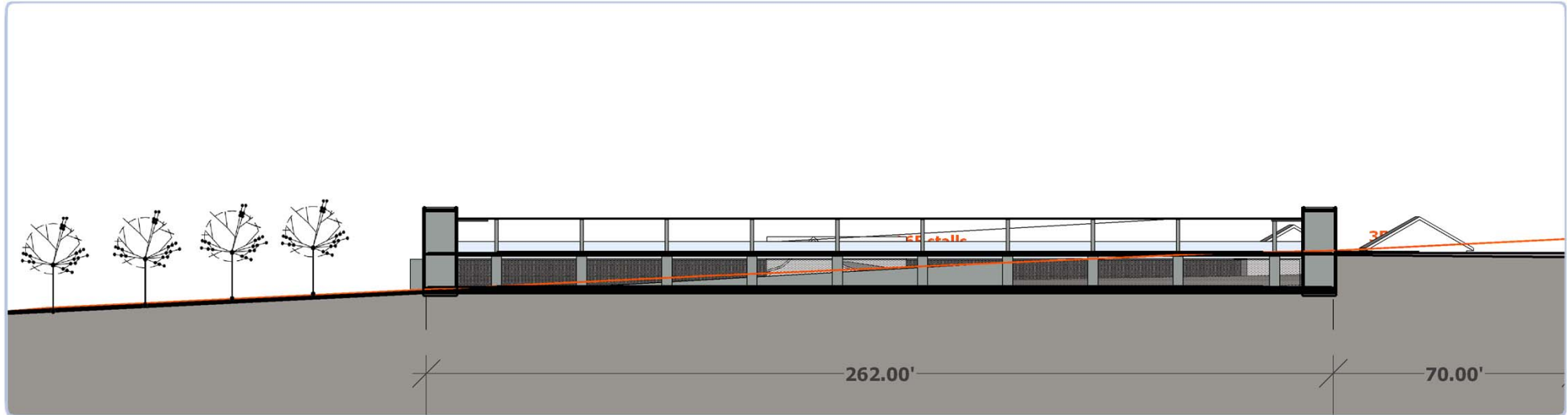


STACKING
DIAGRAM

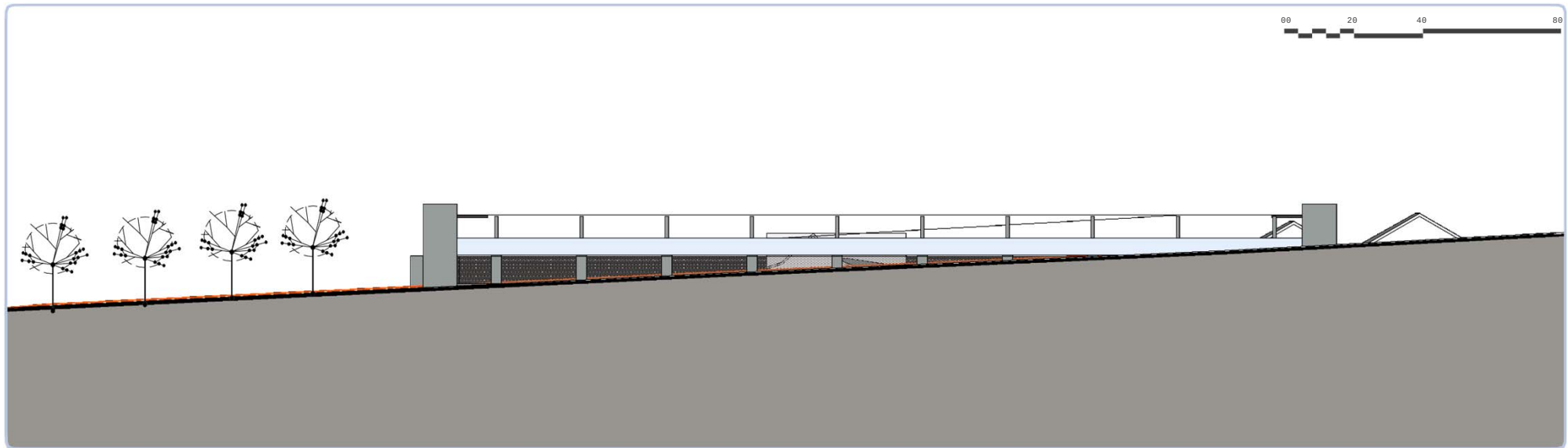


BUILDING CROSS
SECTION

Option A



PARKING STRUCTURE LONGITUDINAL
SECTION



PARKING STRUCTURE SOUTH
ELEVATION

OPTION B



Option C

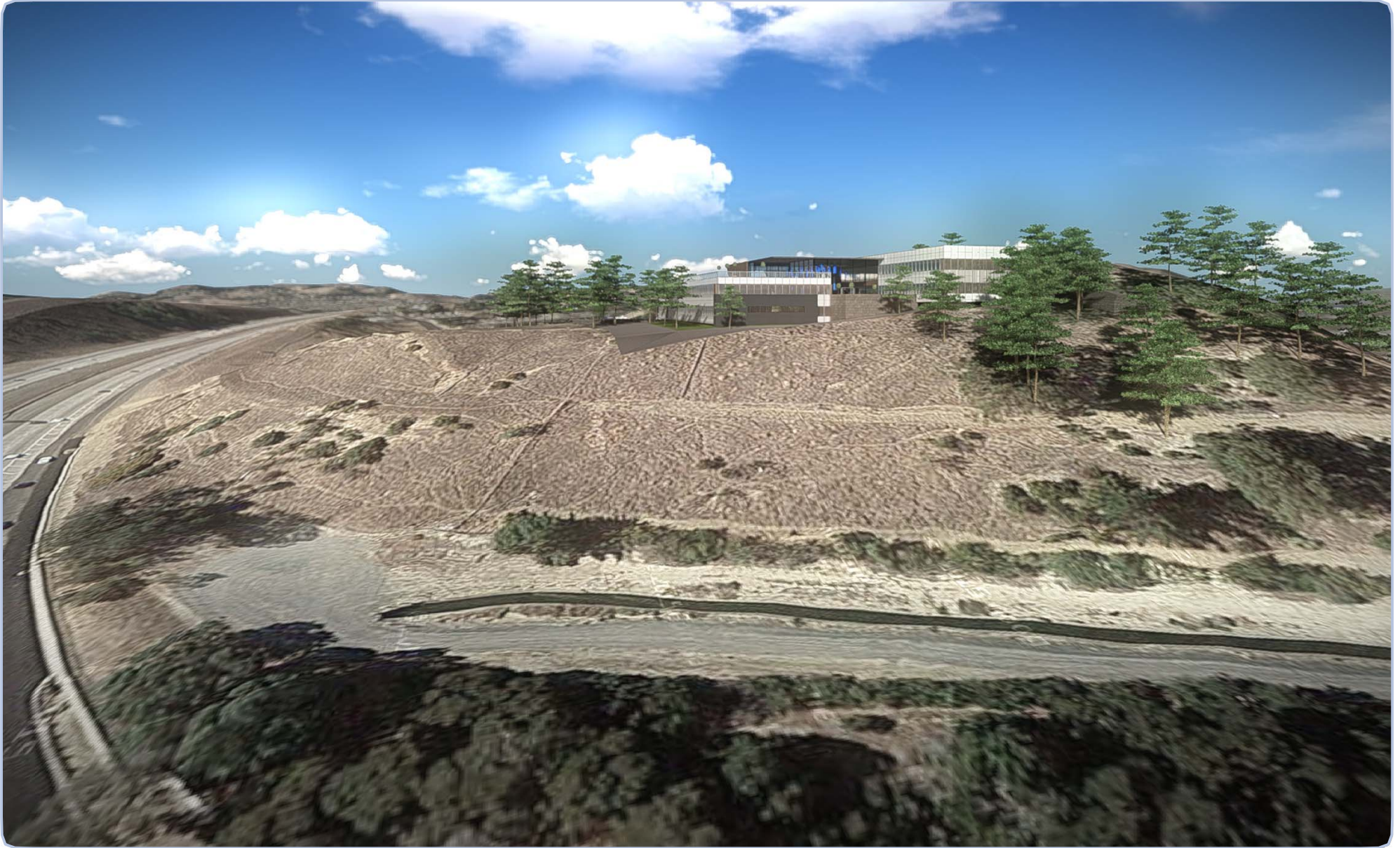


Option C



VIEW FROM MAIN STREET LOOKING
NORTH

Option C



VIEW FROM HIGHWAY 4 LOOKING
WEST

Option C



VIEW FROM PARKING
LOOKING EAST

Option C



VIEW FROM MAIN ENTRANCE
PLAZA

Option C



AERIAL VIEW LOOKING
NORTH

Option C



VIEW OF ENTRY
PLAZA

Option C



VIEW OF ENTRY PLAZA -
NIGHT TIME

Option C



VIEW FROM PARKING LOT
LOOKING EAST

Option C



View from parking looking south

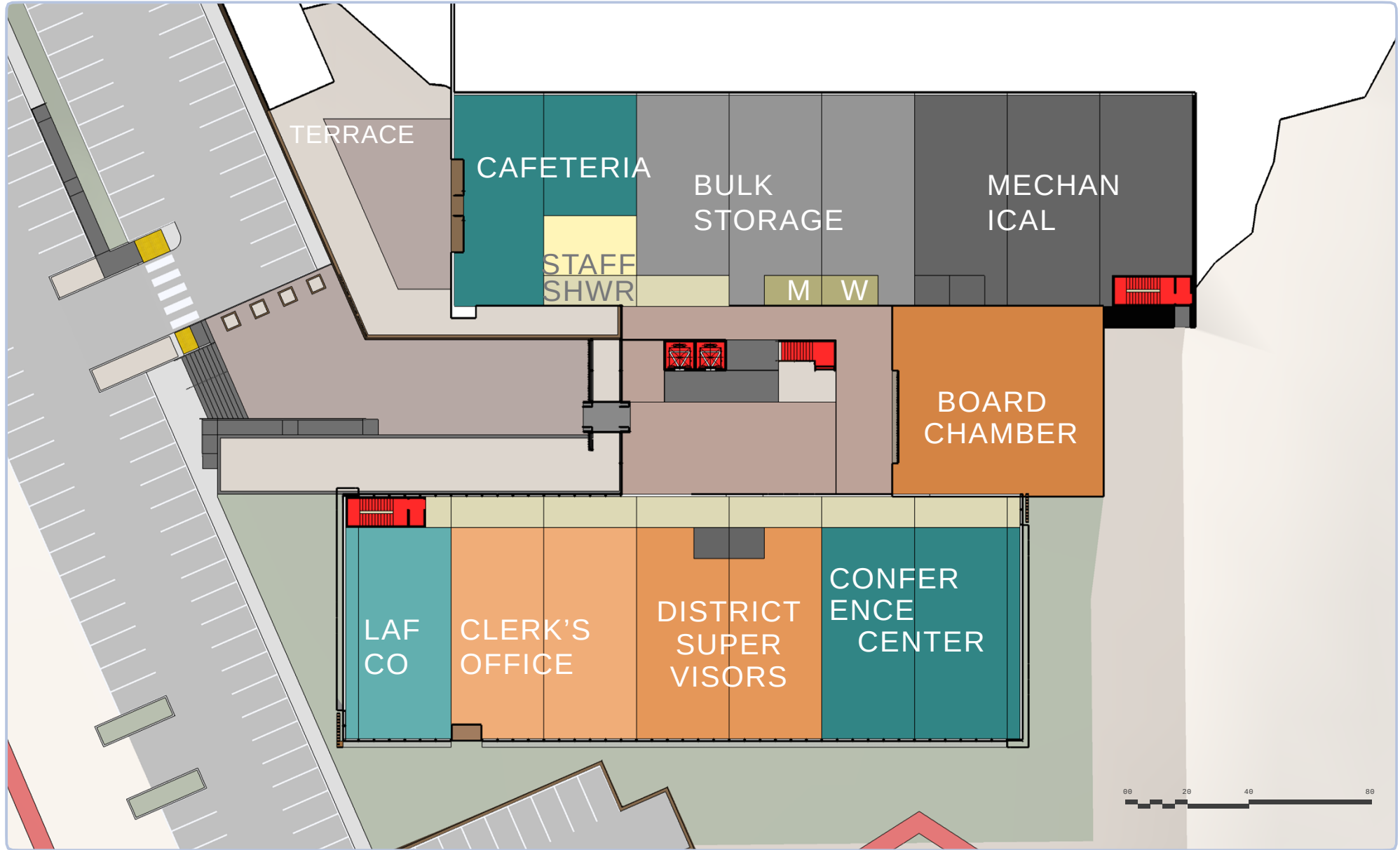
VIEW FROM PARKING LOT LOOKING
SOUTH

Option C



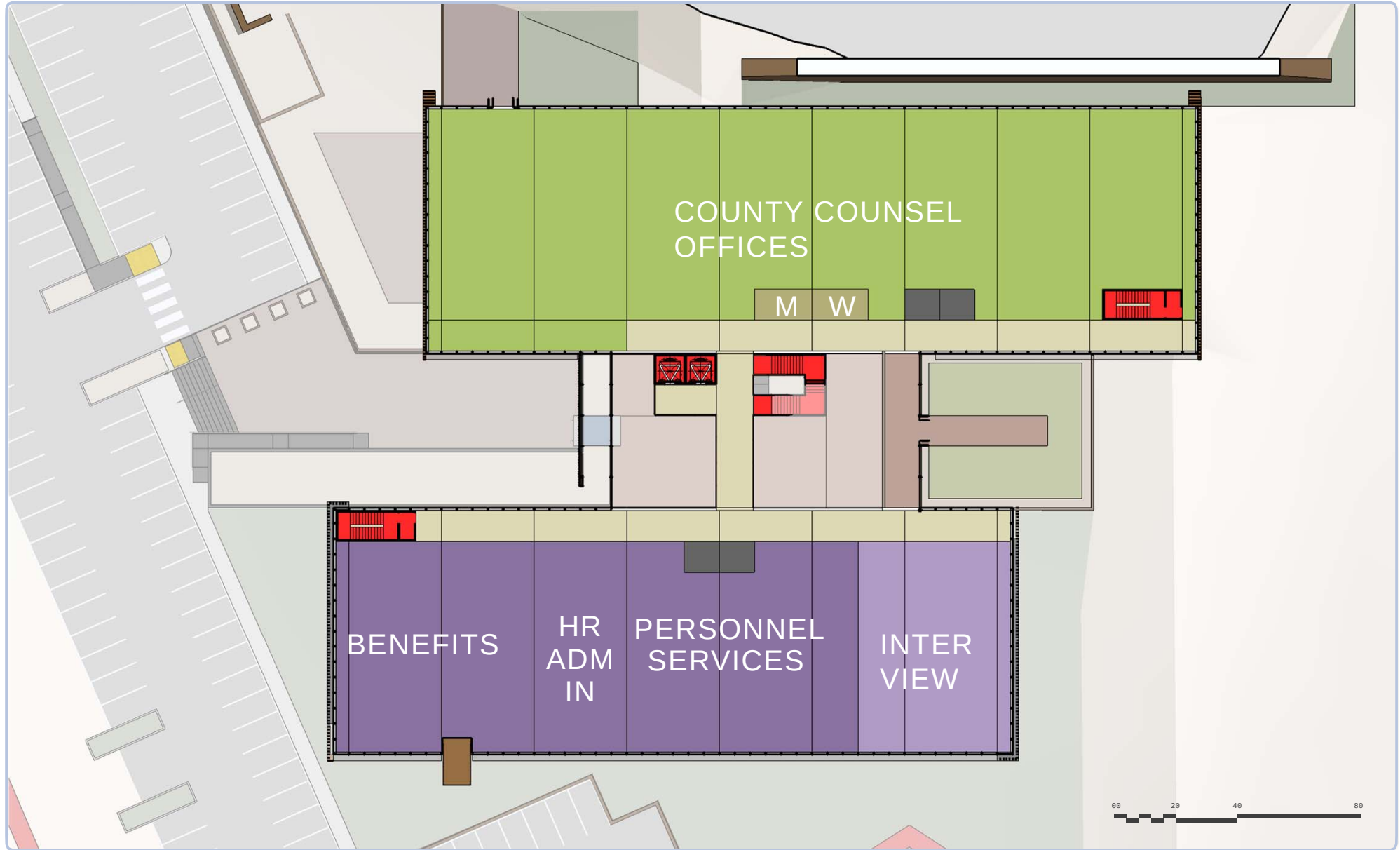
SITE
PLAN

Option C



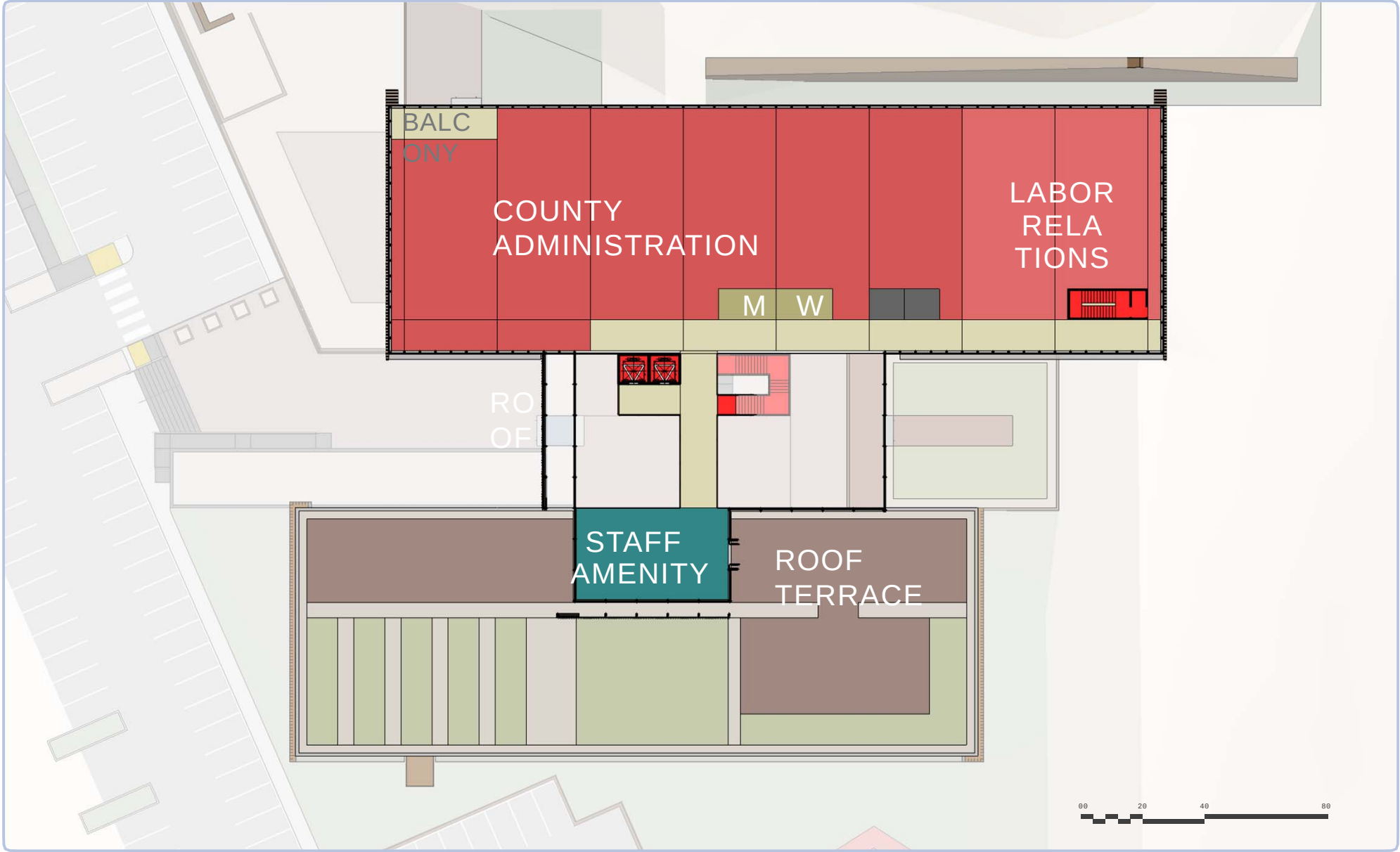
GROUND
FLOOR

Option C



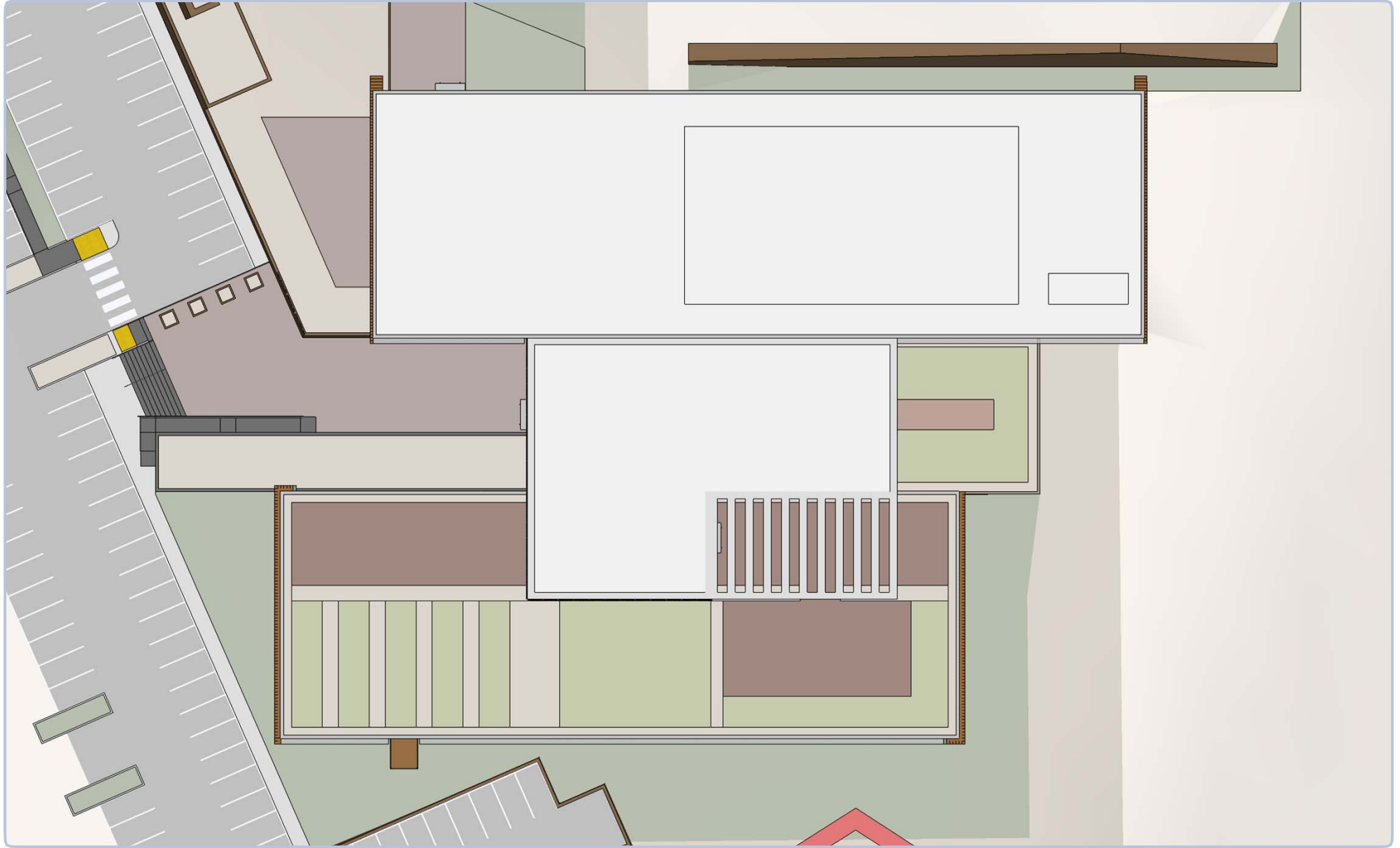
FIRST
FLOOR

Option C



THIRD FLOOR

Option C

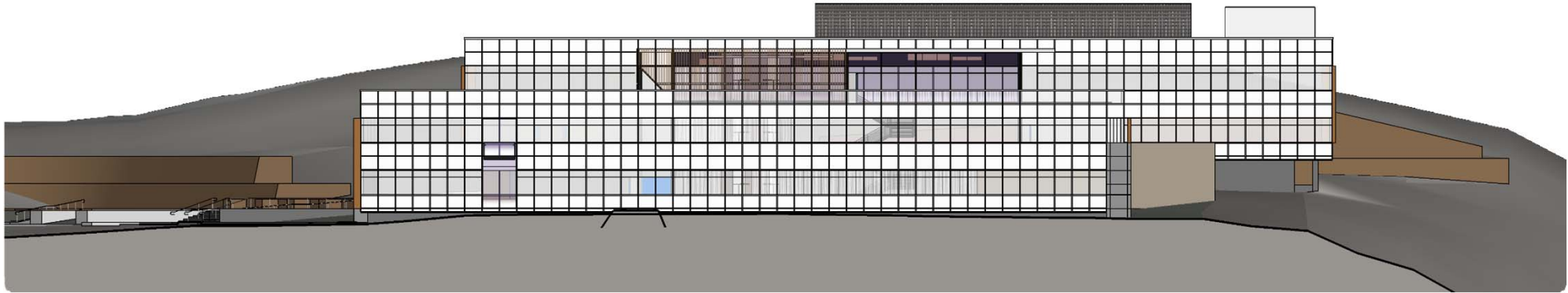


ROOF
PLAN

Option C

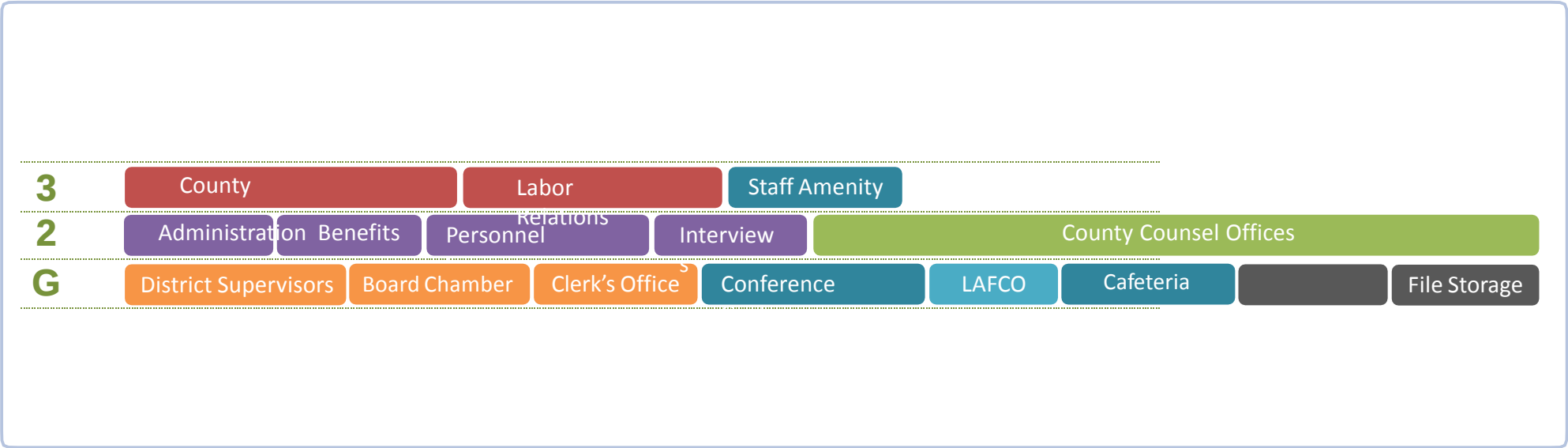


WEST
ELEVATION

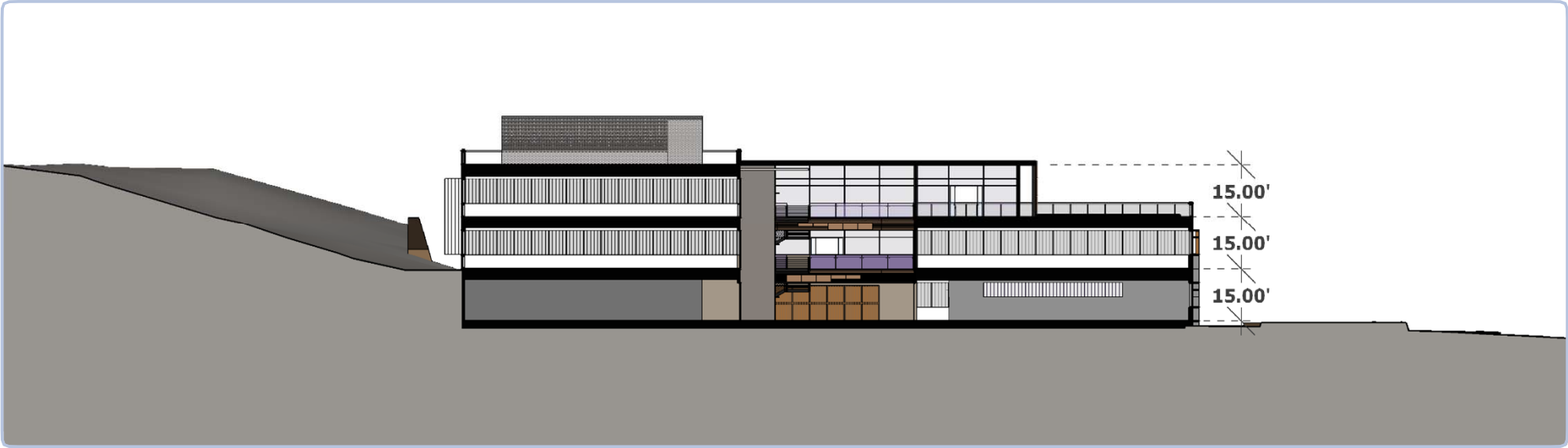


SOUTH
ELEVATION

Option C



STACKING
DIAGRAM



BUILDIGN CROSS
SECTION



NEW ADMINISTRATION BUILDING QUESTIONS?

kmd

Capital Facilities Plan

January 31, 2017



Contra Costa County Government Facilities Master Plan
CIP BOS Meeting | January 31, 2017

Dreyfuss + Blackford



Purpose Driven Design



Contra Costa County Government Facilities Master Plan
CIP BOS Meeting | January 31, 2017

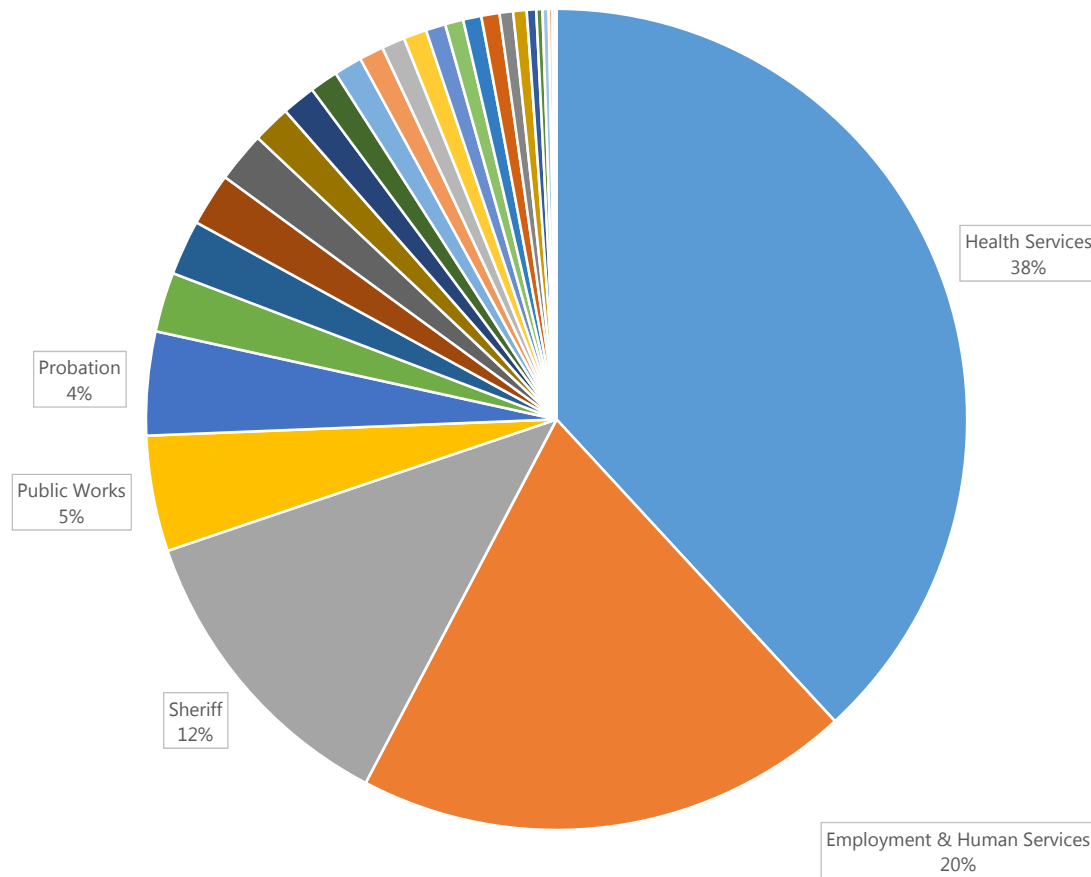
County Facilities

- At Least:
- 330 Owned or Leased Buildings
- 3.1 million gross square feet



County Asset Statistics

County Asset Gross SF by Department
(Owned & Leased)



78% of Total GSF

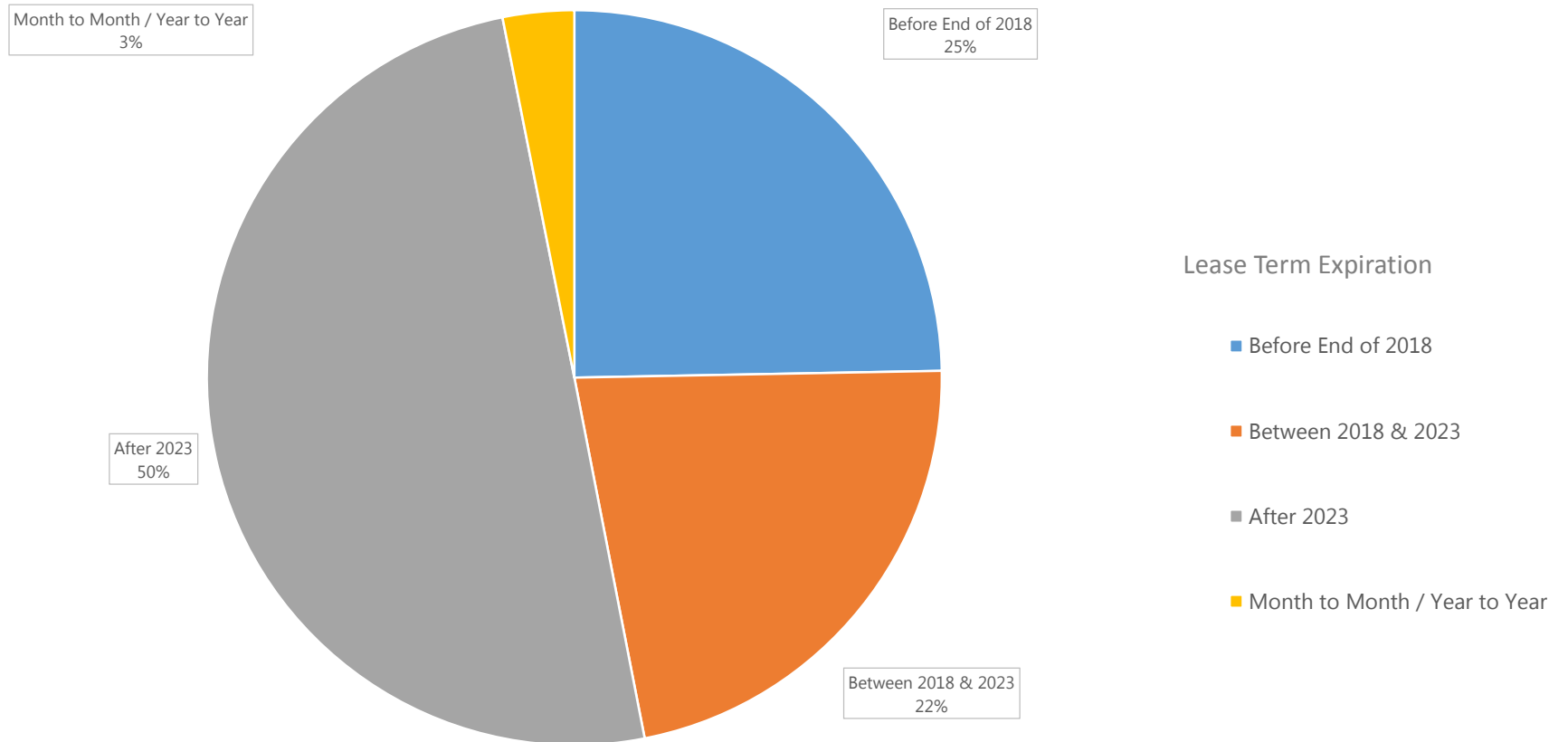
- Health Services
- Employment & Human Services
- Sheriff
- Public Works
- Probation
- Library
- Leased by Veterans
- Conservation and Development
- District Attorney
- Animal Services
- Public Defender
- Clerk-Recorder
- Information Technology
- Vacant
- Risk Mgmt
- Assessor
- Superior Courts
- Human Resources
- County Counsel
- County Administration
- Treasurer - Tax Collector
- Auditor - Controller
- Community Services
- Board of Supervisors
- Fire Protection Districts
- Department of Child Development
- Others
- Agriculture Department
- Veterans Service



Contra Costa County Government Facilities Master Plan
CIP BOS Meeting | January 31, 2017

County Asset Statistics

County Leased Assets Monthly Rent by Lease Term/Period



Policies for Next 5 Years

1. Reduce owned inventory
2. Prioritize leasing over owning/building
3. Prioritize multi use space versus single owner space
4. Retain a percentage of funds from property sales for capital projects



Priorities for Next Year

1. Management structure
2. Information system(s)
3. Initial Property Disposal List

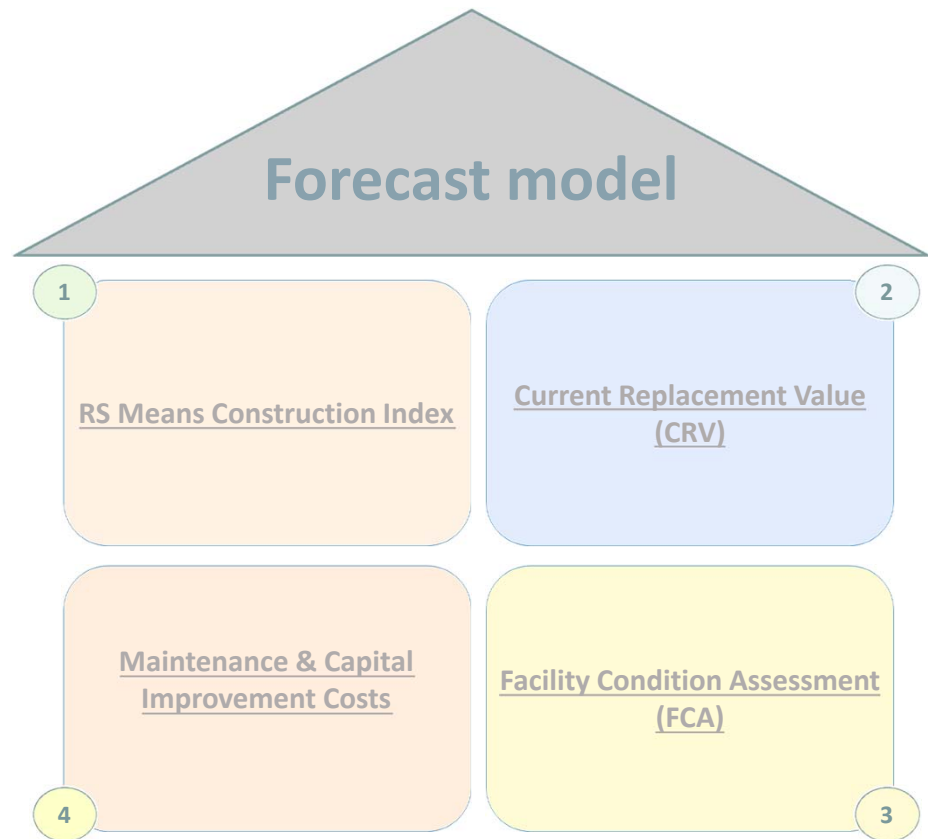


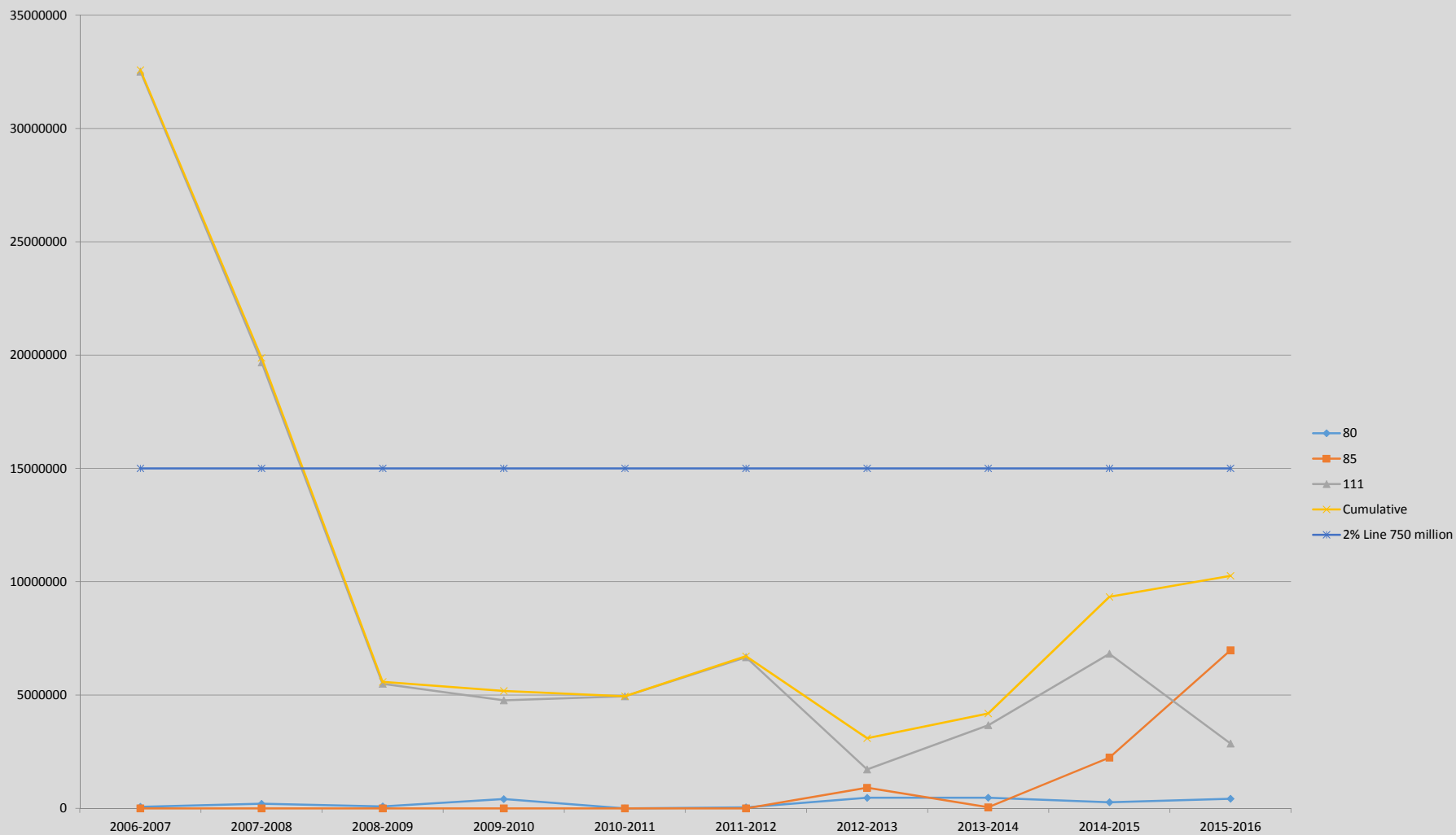
AMI: Asset Management Inventory

Goal

- **Data centralization** - Dashboards to view data analysis
- **Capital spending forecasting** tool using historic cost data
- Information data analysis to support **decision making** - model and forecast scenarios and **anticipate needs**
- Effective **asset management**

Forecast Model: Forecasting maintenance and CI spending for County owned buildings





Questions?



Financing Options

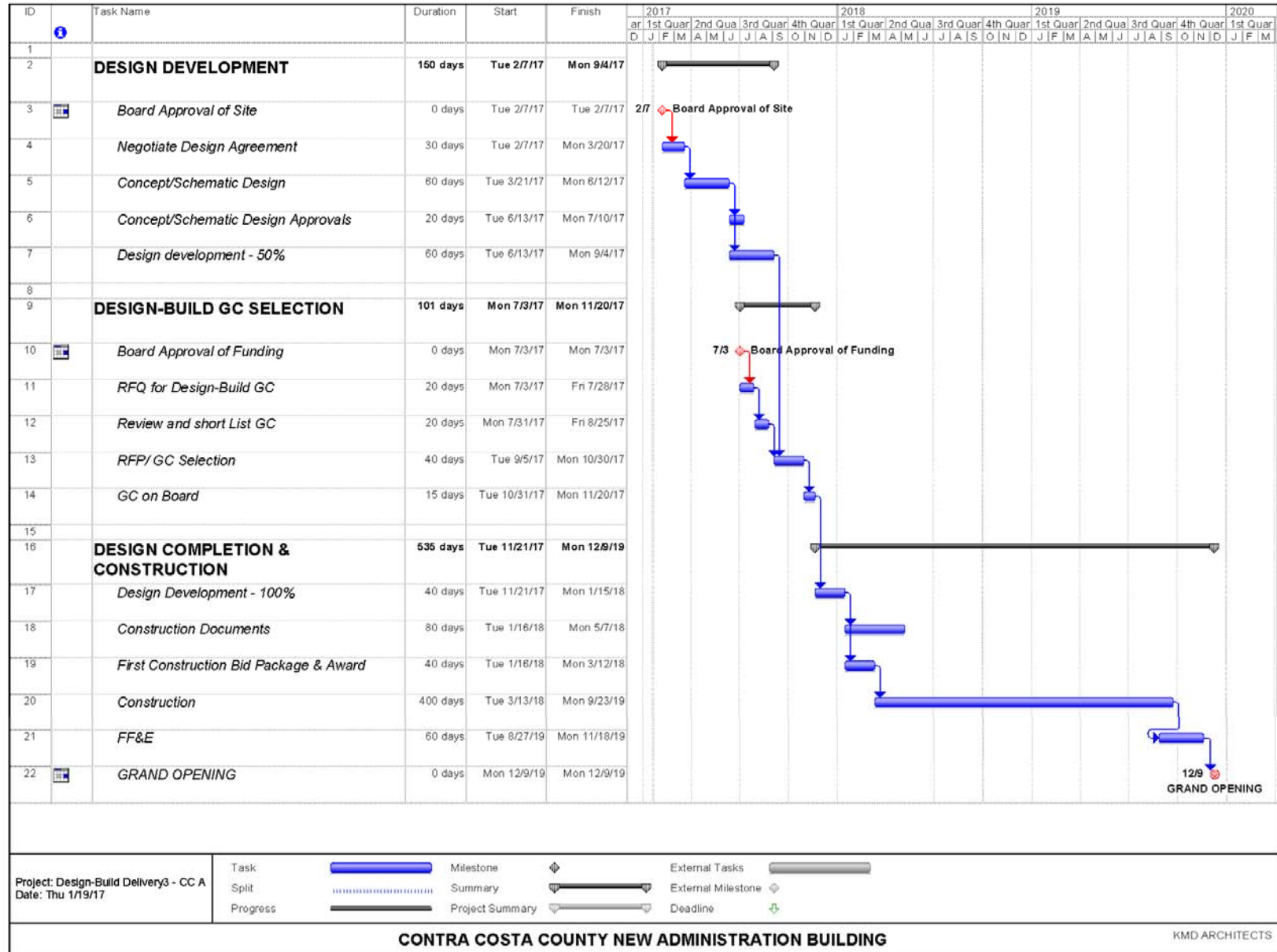
Bonds

\$100 Million	20 years	3.59%	\$7.09 million annually
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Private Placement

\$100 Million	15 years	2.8%	\$8.26 million annually
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Design-Build Delivery



Next Steps

- Board Order February 7
 - Confirm Board Guidance
 - Bridging Architect contracts
 - RFP/RFQ Construction Management Firm
 - RFP/RFQ Design-Build Contractors
 - Reimbursement Resolution
- Town Hall Meeting February 8 6-8 pm
Board Chambers
- Martinez City Council February 15