



CAPITAL FACILITIES PLAN
ADMINISTRATION BUILDING
PUBLIC SAFETY BUILDING & EOC

JANUARY 31, 2017





Today's Agenda

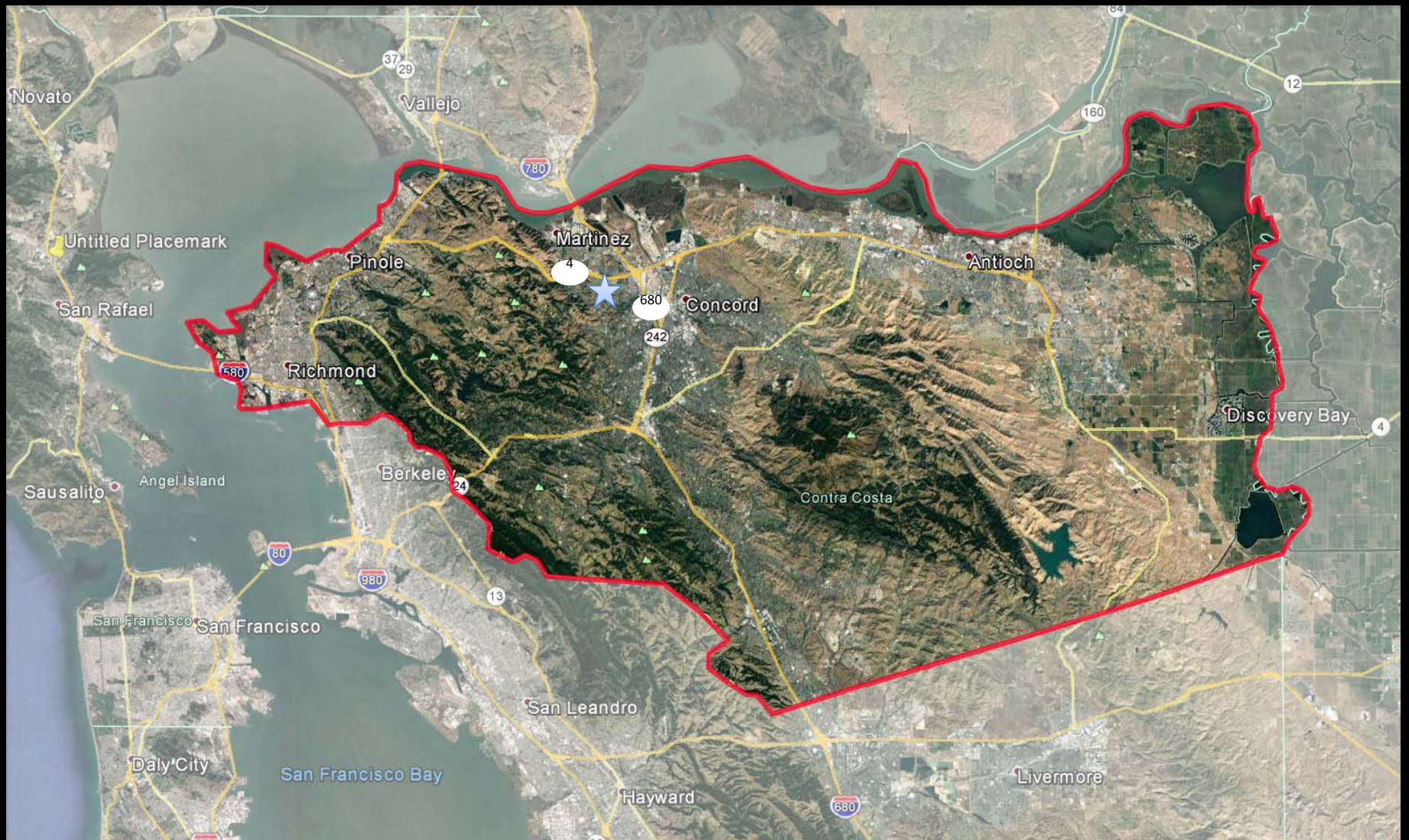
- Public Safety Building and EOC
- New Administration Building
- County Facility Plan Policies
- Financing Options
- Next Steps

***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



HIGHWAY-4

GLACIER DRIVE

MUIR ROAD

(E) EOC

(E) RECYCLE CENTER

CORONER

FIELD OPERATIONS

CAMPUS

CONTRA COSTA PUBLIC WORK DEP.



CAMPUS AERIAL PHOTO



THREE OPTIONS STUDIED



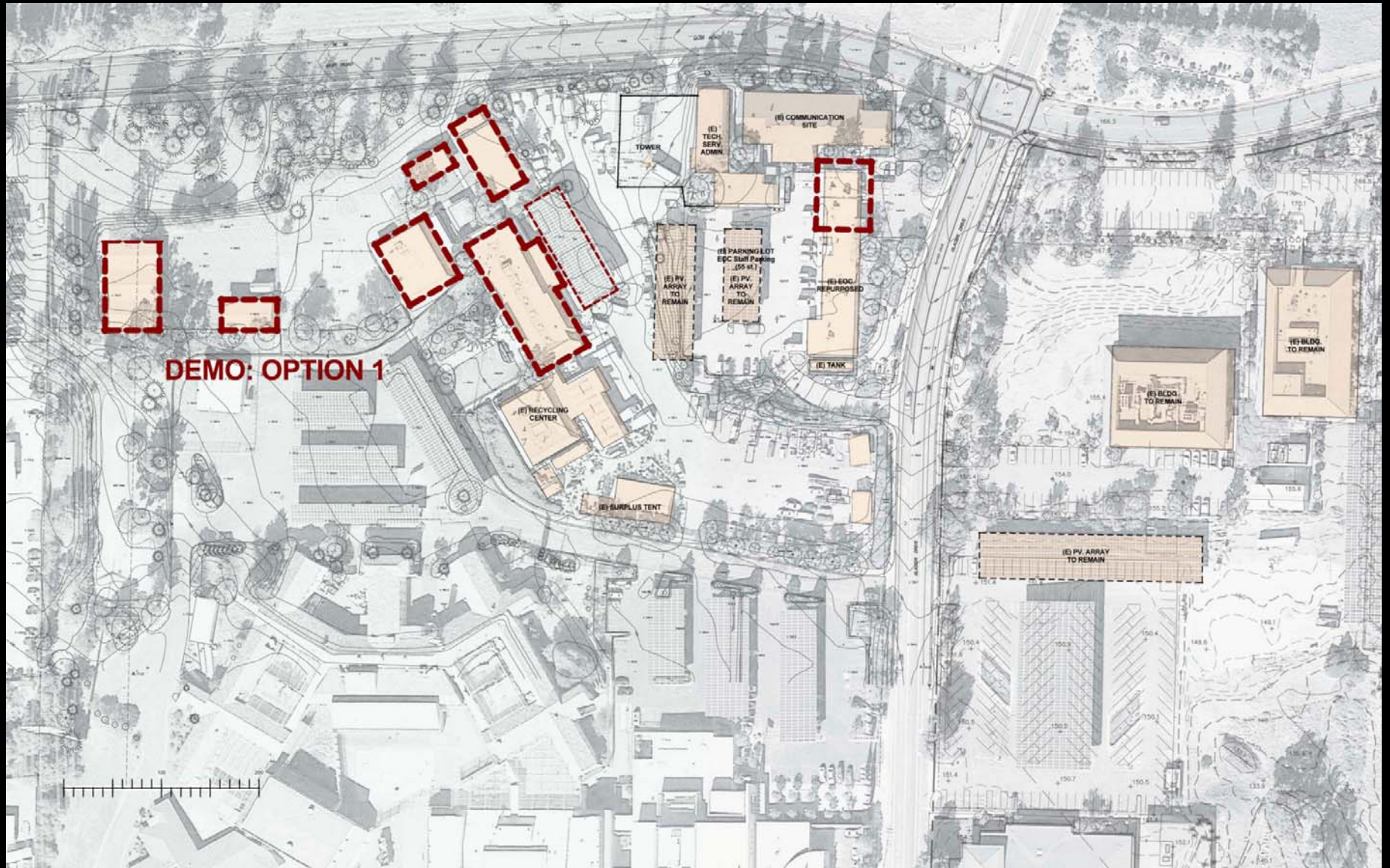
OFFICE OF THE SHERIFF FUNCTIONS



SITE MASSING MODEL



ENLARGED MASSING MODEL



PROPOSED DEMOLITION PLAN

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

QUESTIONS?



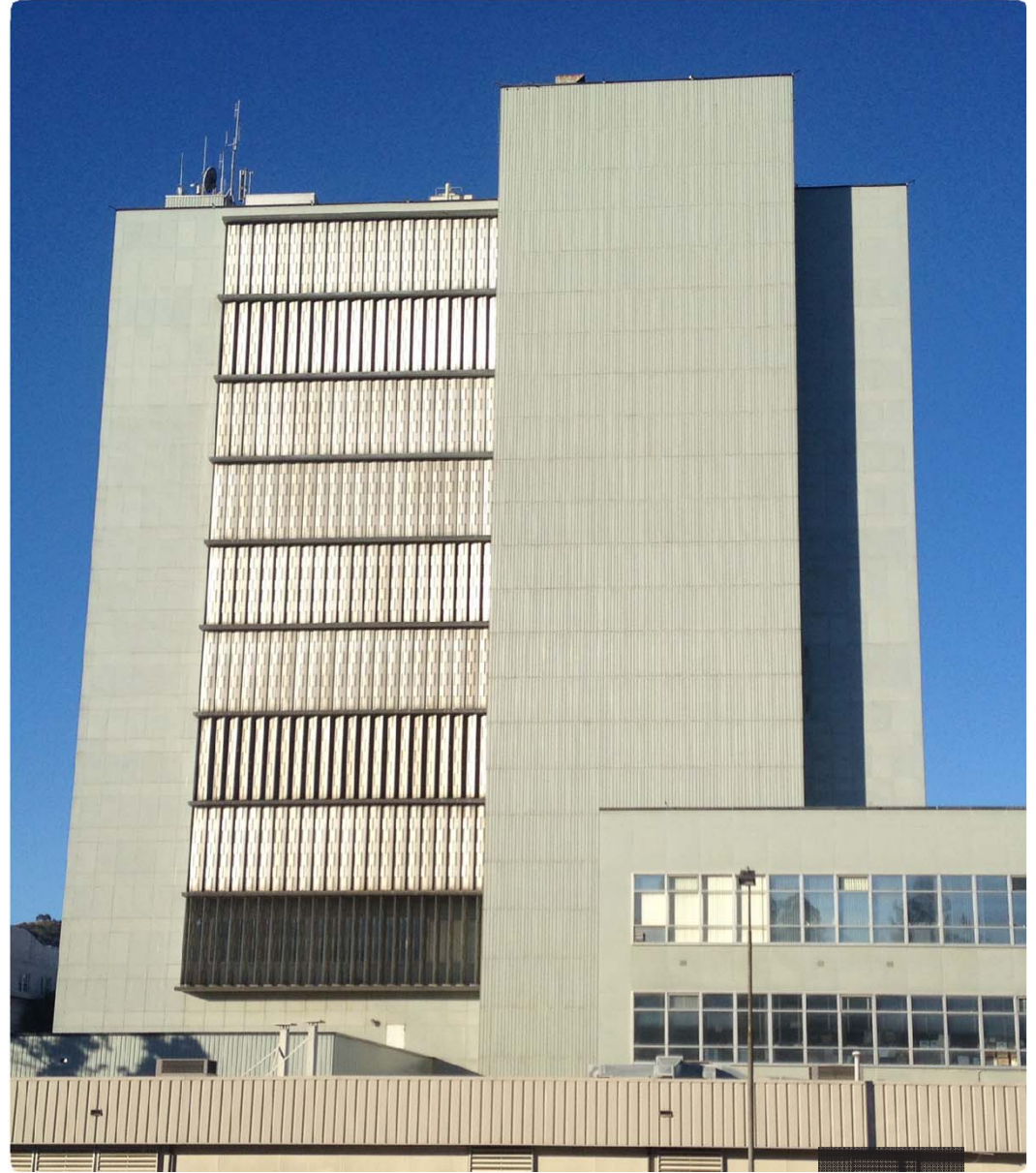
NEW ADMINISTRATION BUILDING

kmd

Site Context & Existing Conditions



South Facade



East Entrance

Site Context & Existing Conditions



Main Entrance

Existing Conditions



Lack of visual filters

Existing Conditions



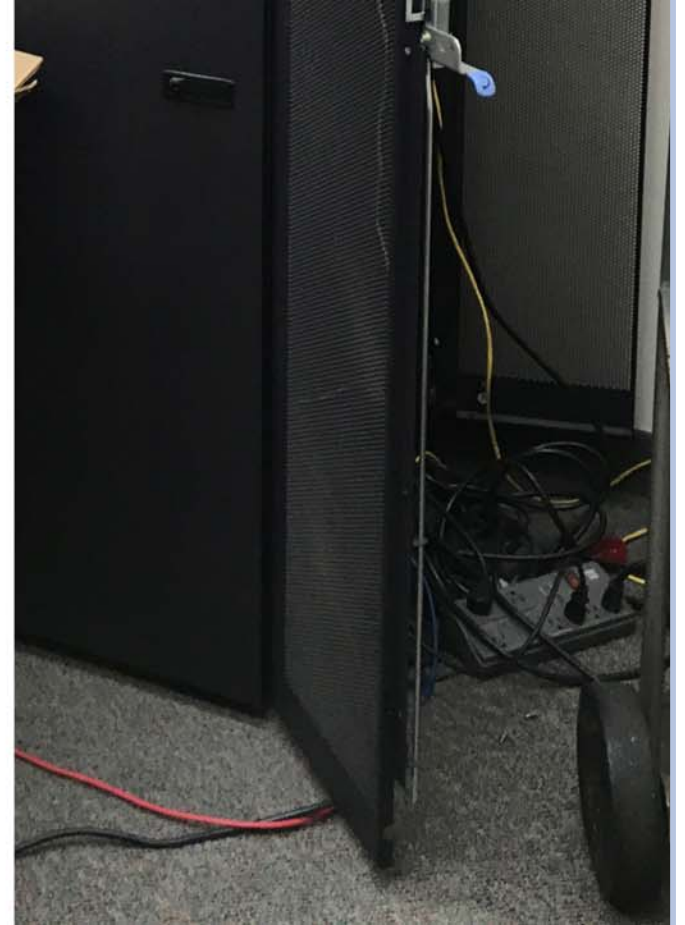
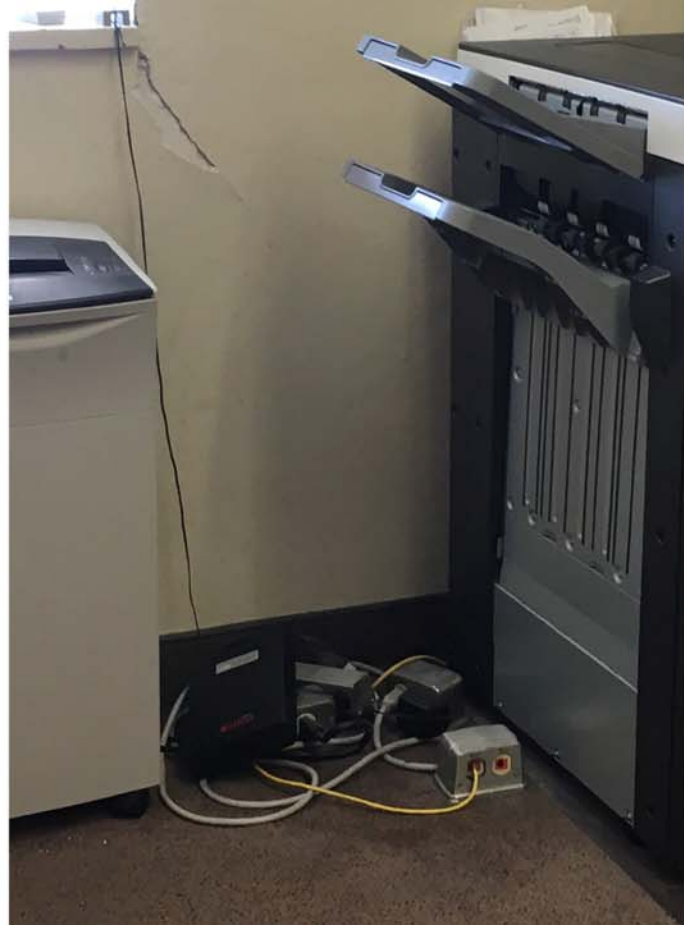
No man's land

Existing Conditions



Insufficient / inappropriate storage

Existing Conditions



"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

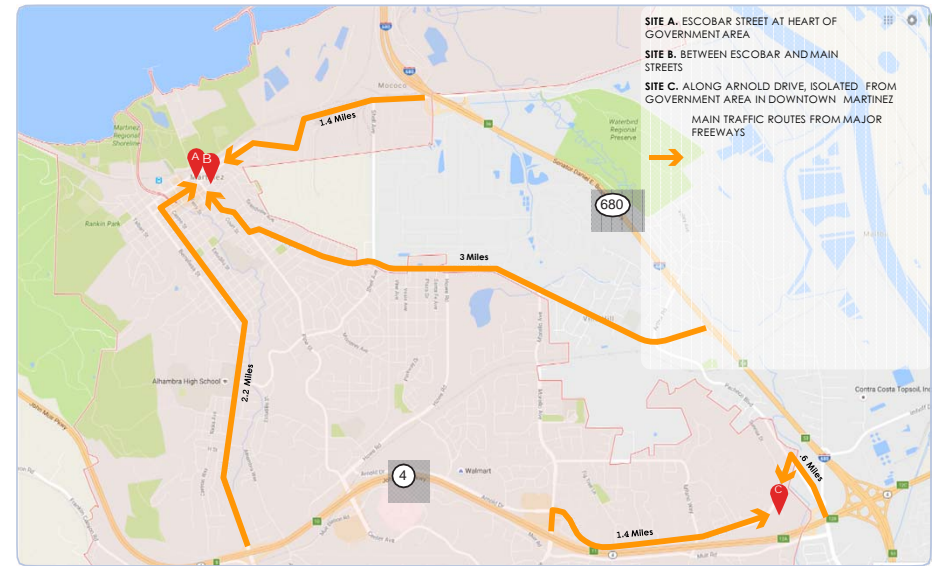
Site A Parking lots between

Escobar and Marina Vista

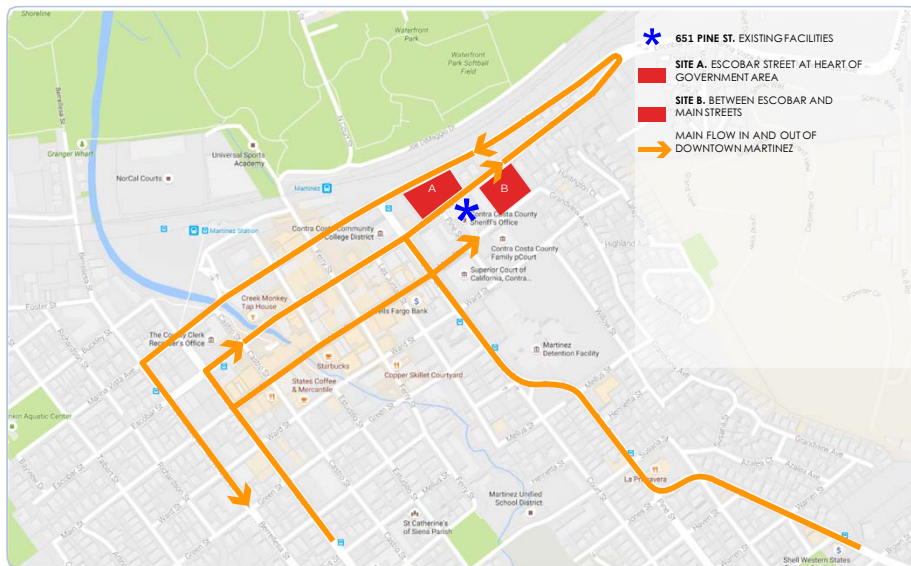
Site B Parking lot behind 651 Pine

One Site Outside Downtown

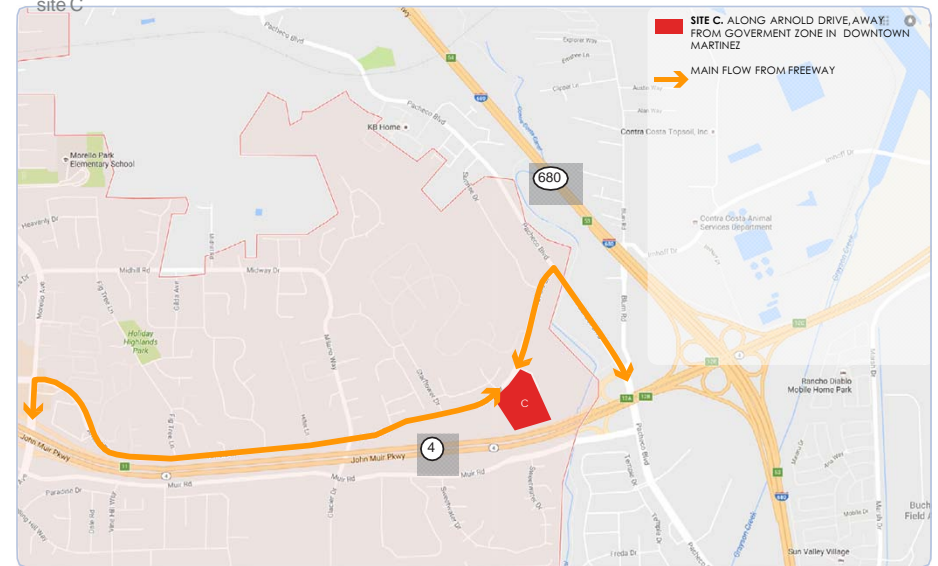
Site C On the hill off Arnold Drive



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

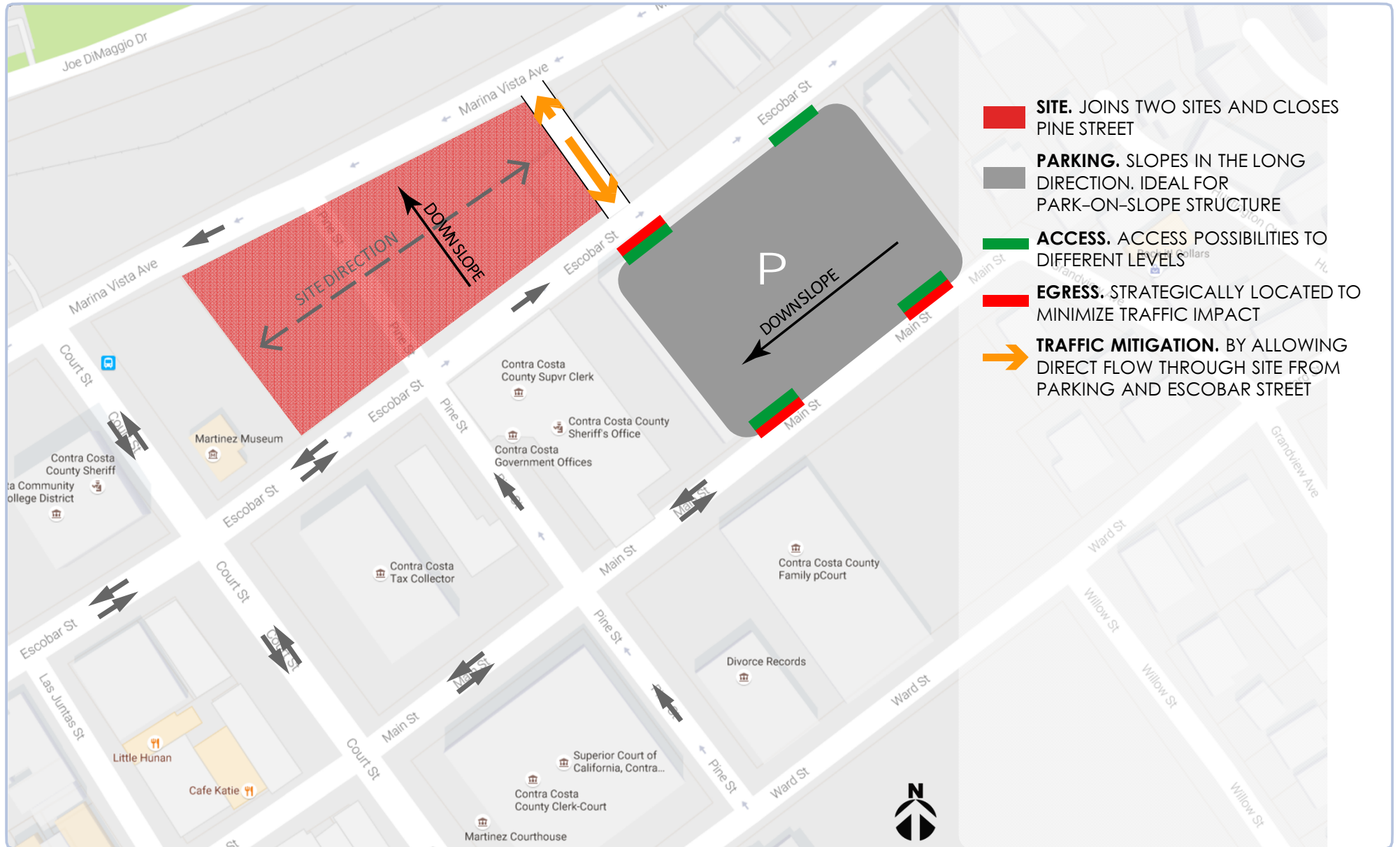


Location and accessibility of sites A and B

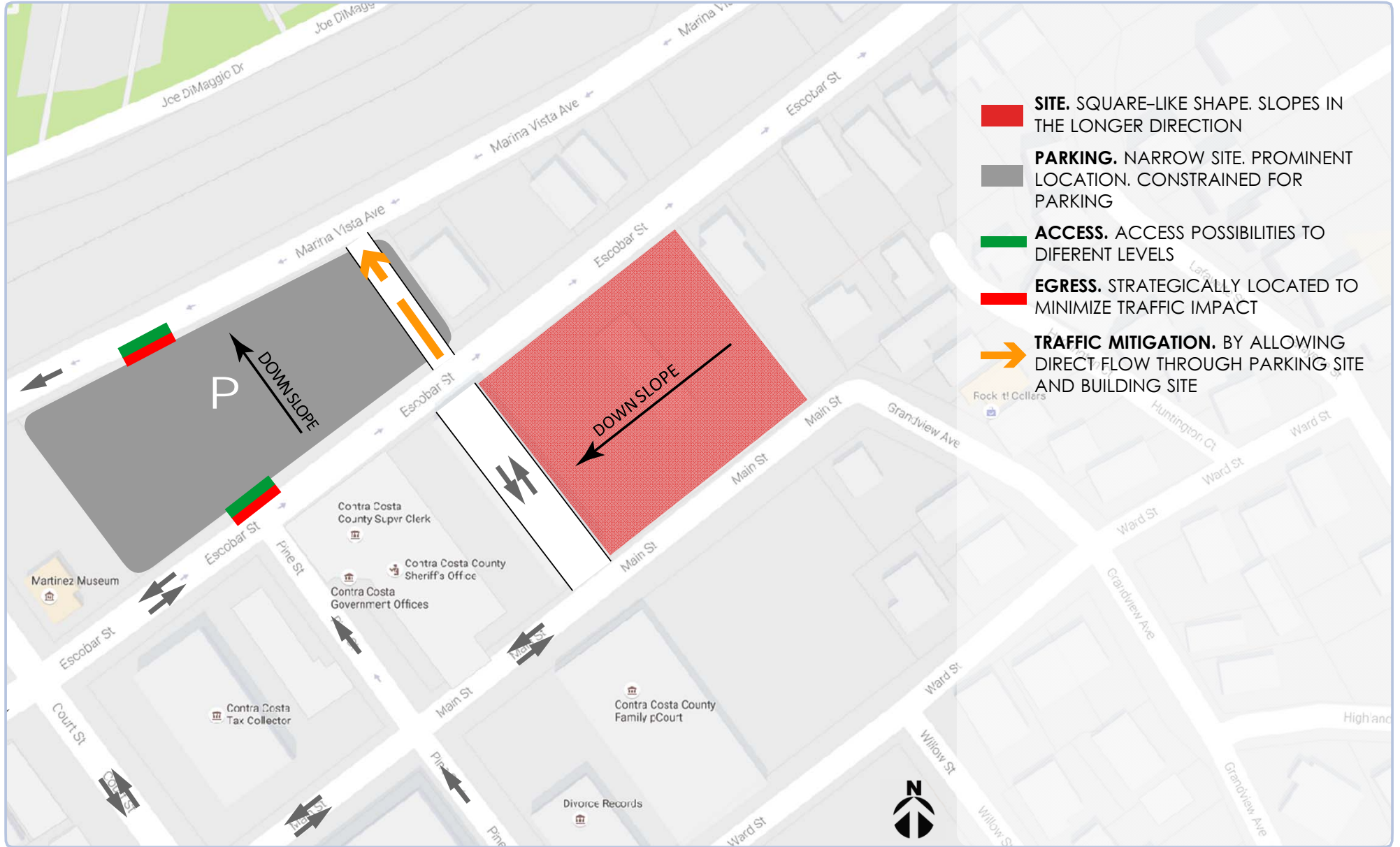


Location and accessibility of site C

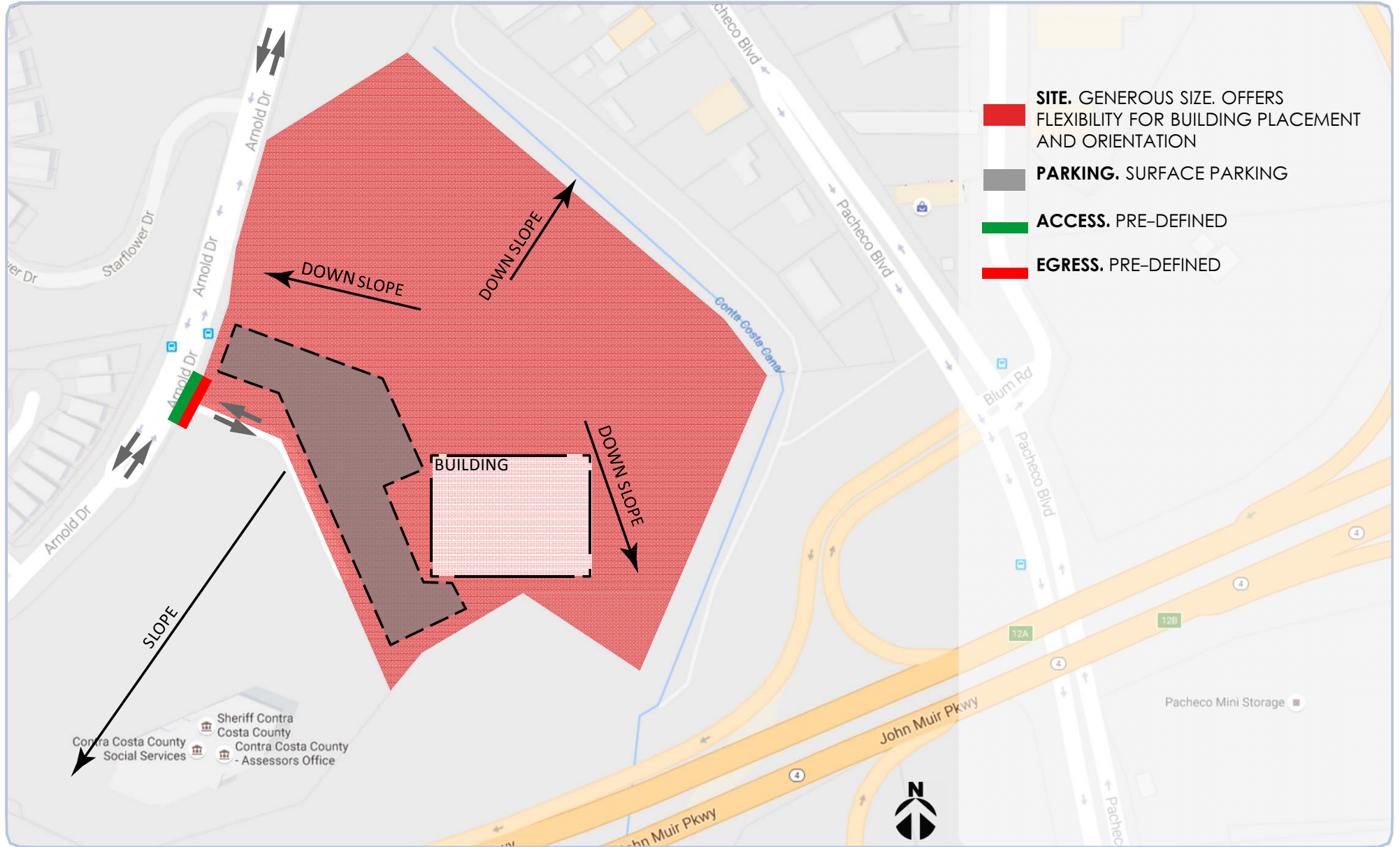
Option A



Option B



Option C



OPTION A



Community College

Marina Vista Ave.

1215 Escobar Street
Vacant Lot
1215

Escobar St.

County Finance Building

Old Jail

Court St.

Pine St.

Main St.

County Court House

Family Courts

Option A



VIEW FROM ESCOBAR STREET
LOOKING NORTH

Option A



AERIAL VIEW LOOKING
NORTH

Option A



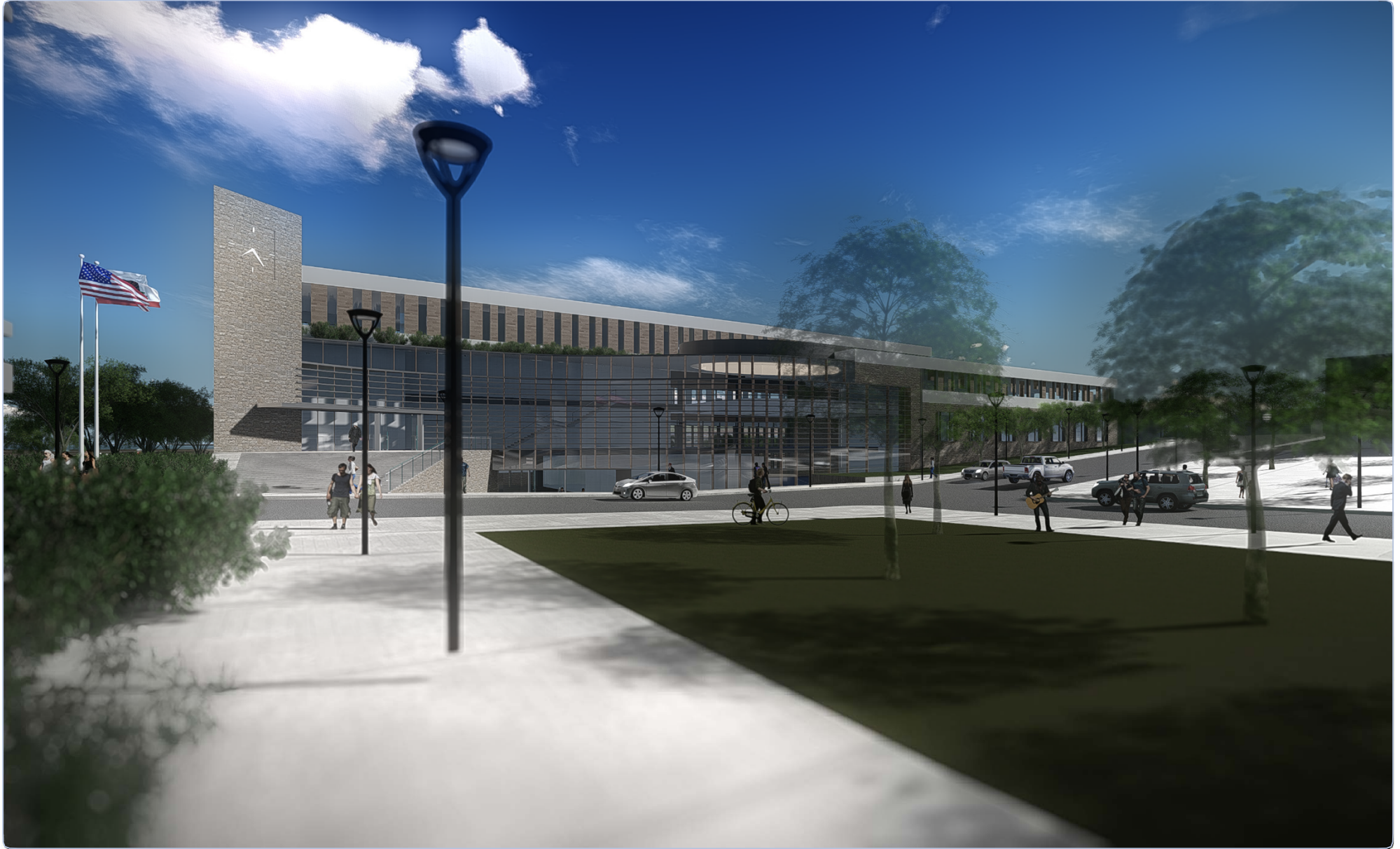
VIEW FROM MARINA
VISTA AVE

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



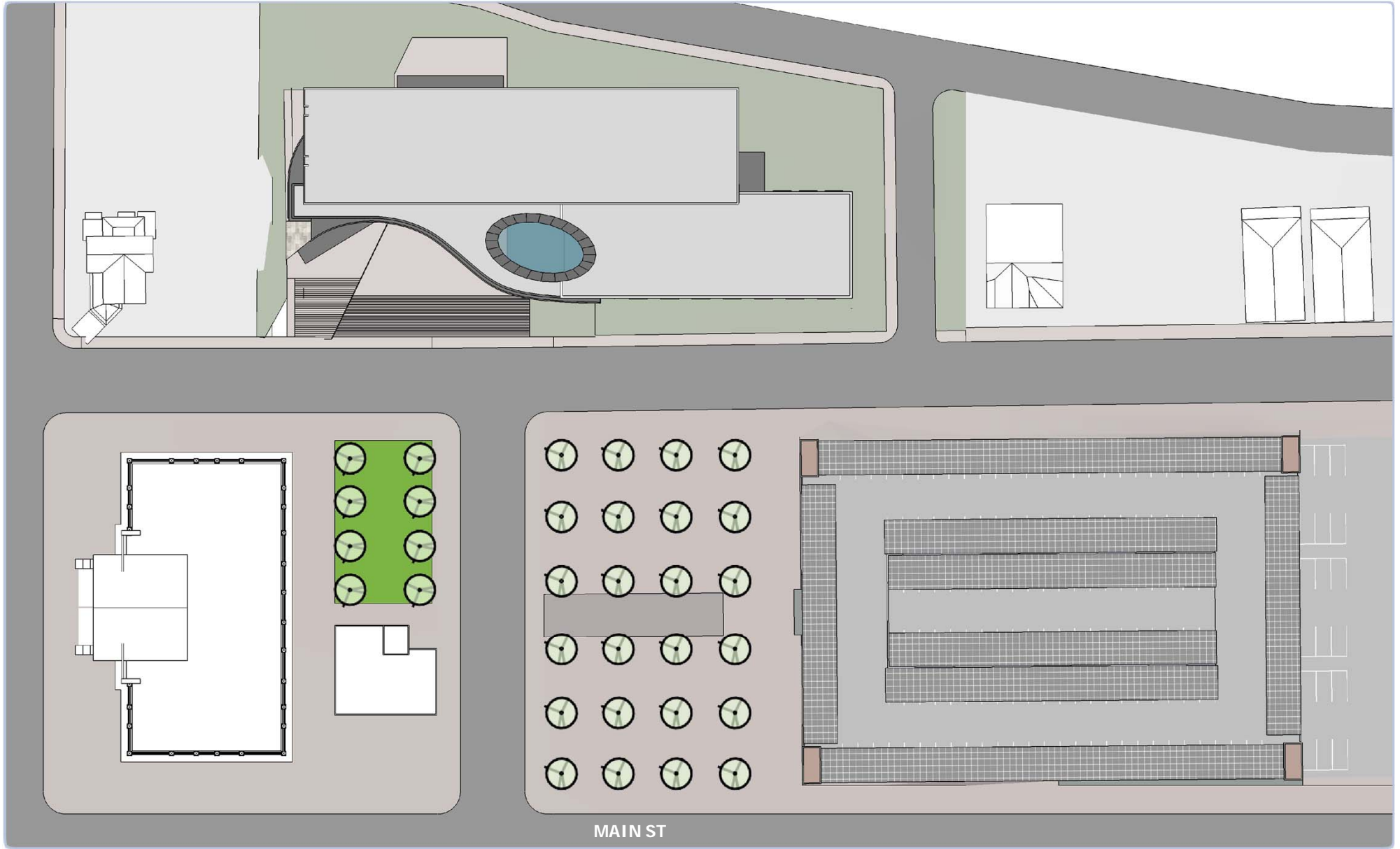
VIEW FROM ESCOBAR STREET

Option A



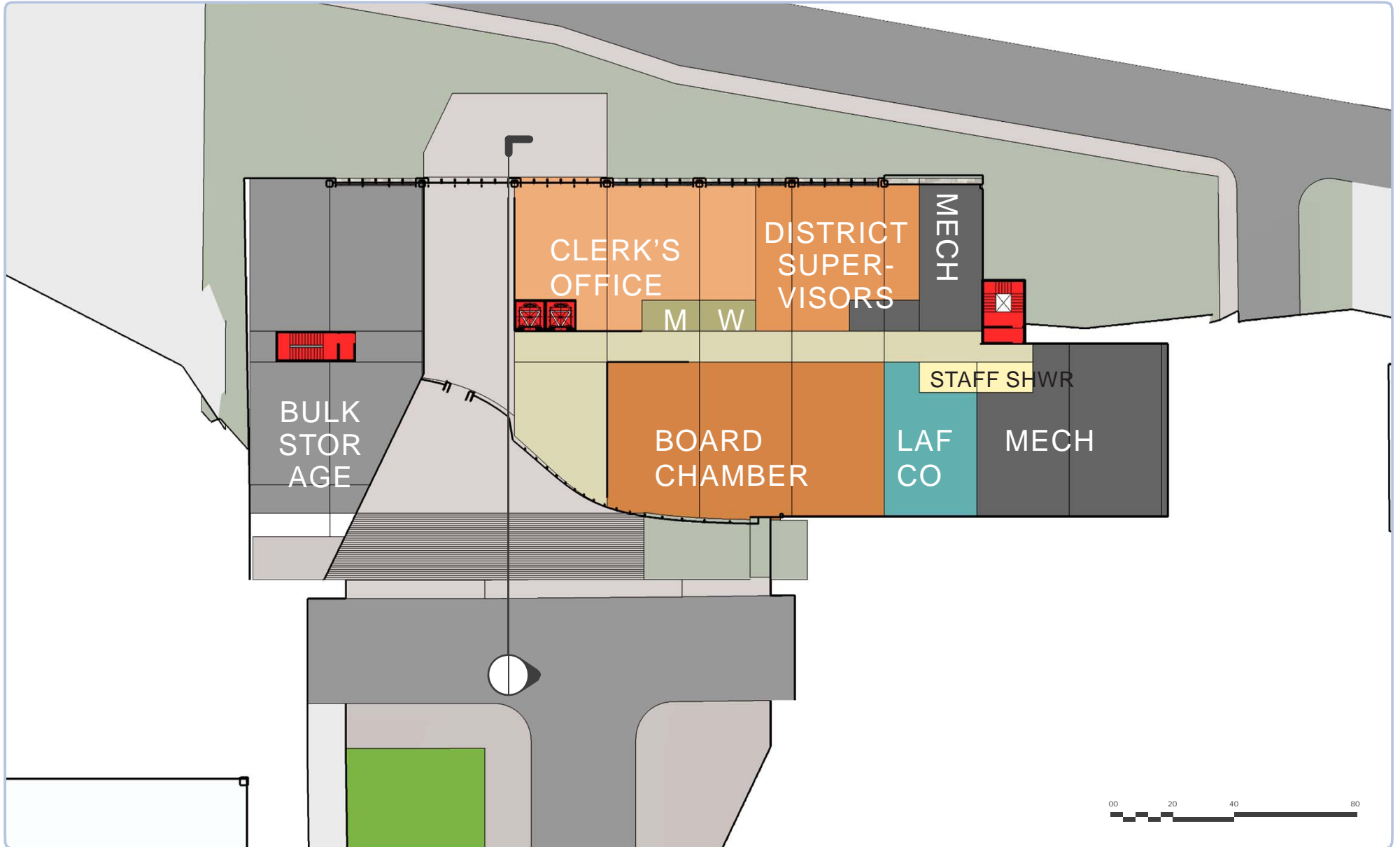
AERIAL VIEW LOOKING
NORTH

Option A



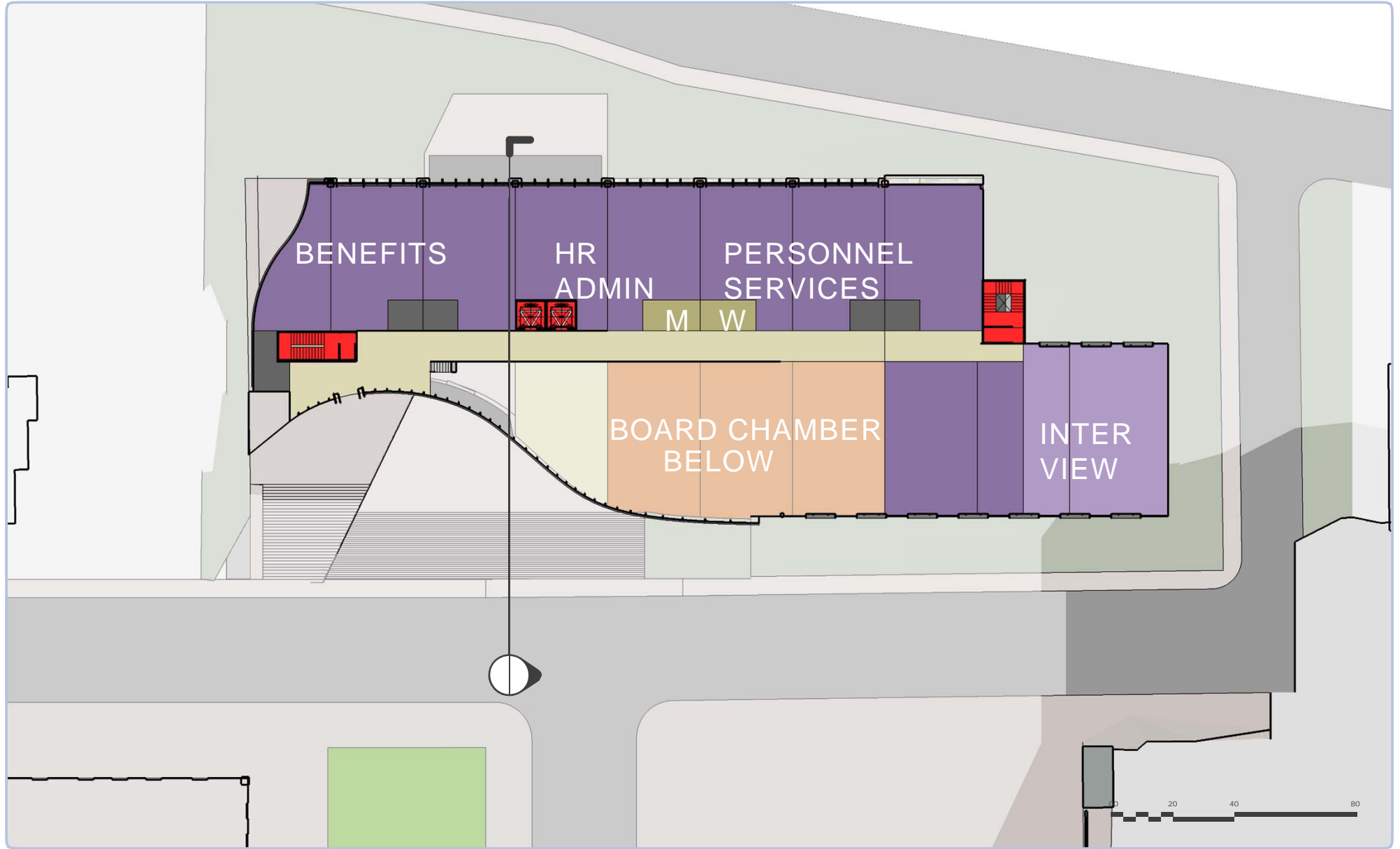
SITE PLAN

Option A



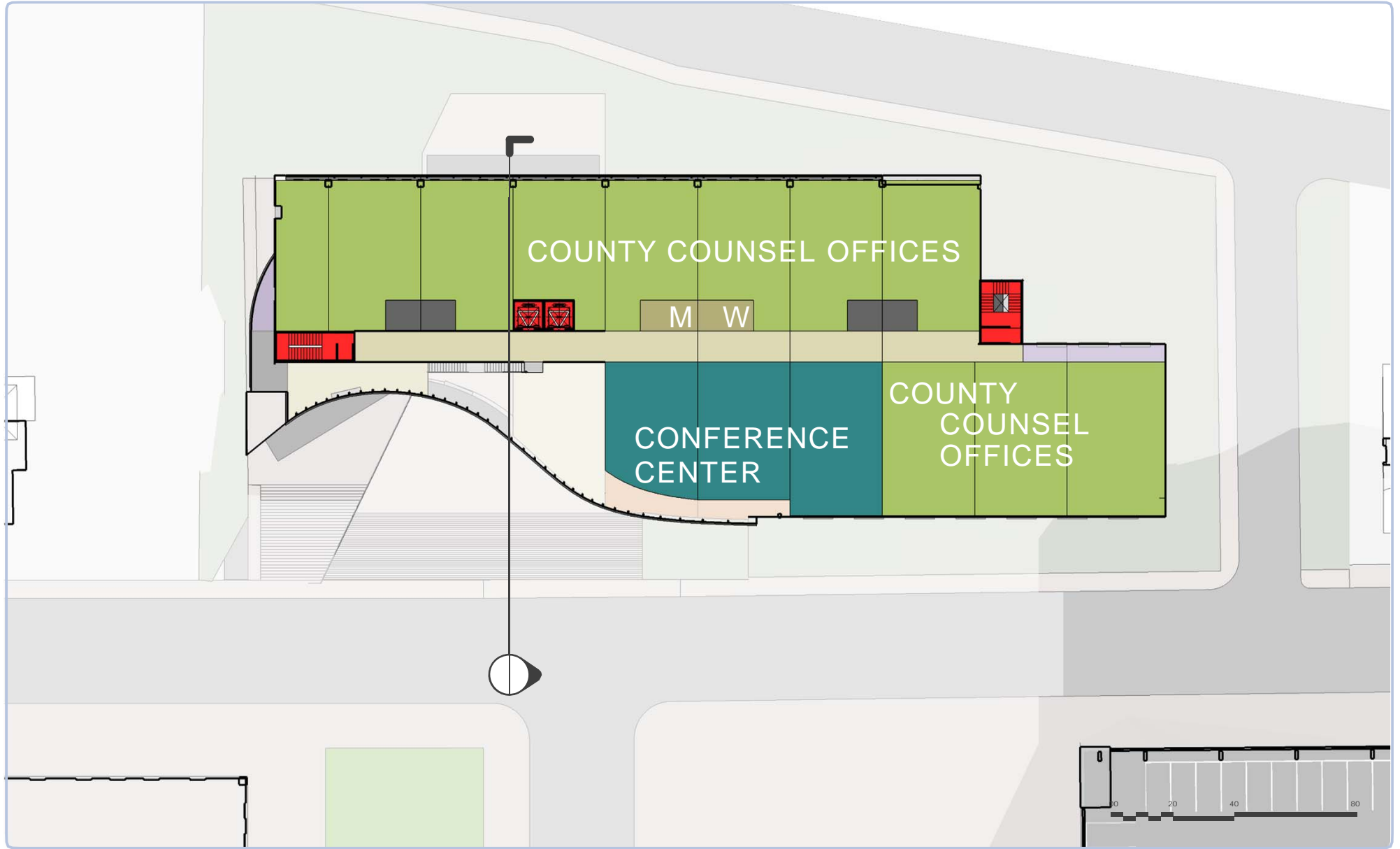
GROUND FLOOR

Option A



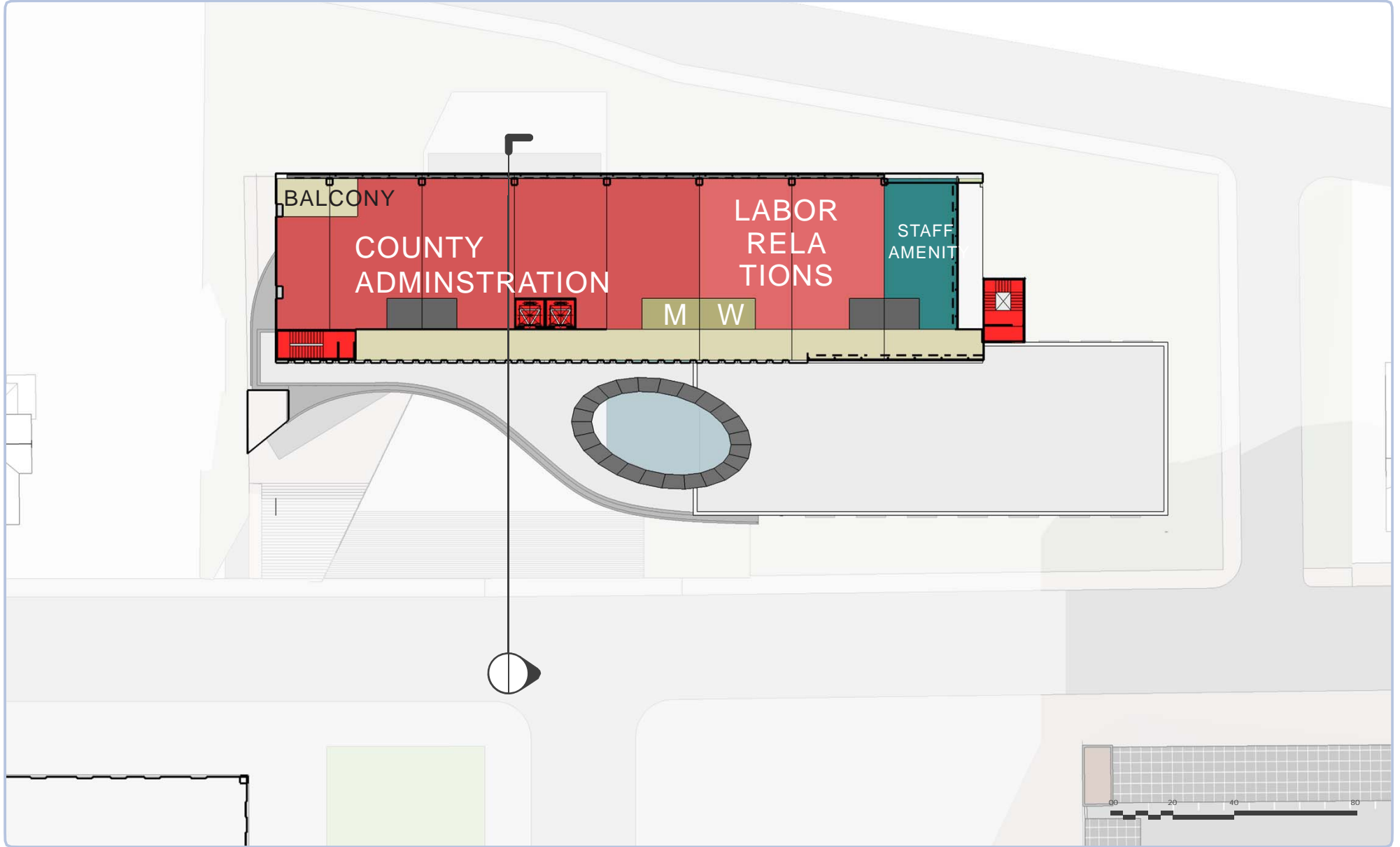
SECOND FLOOR

Option A



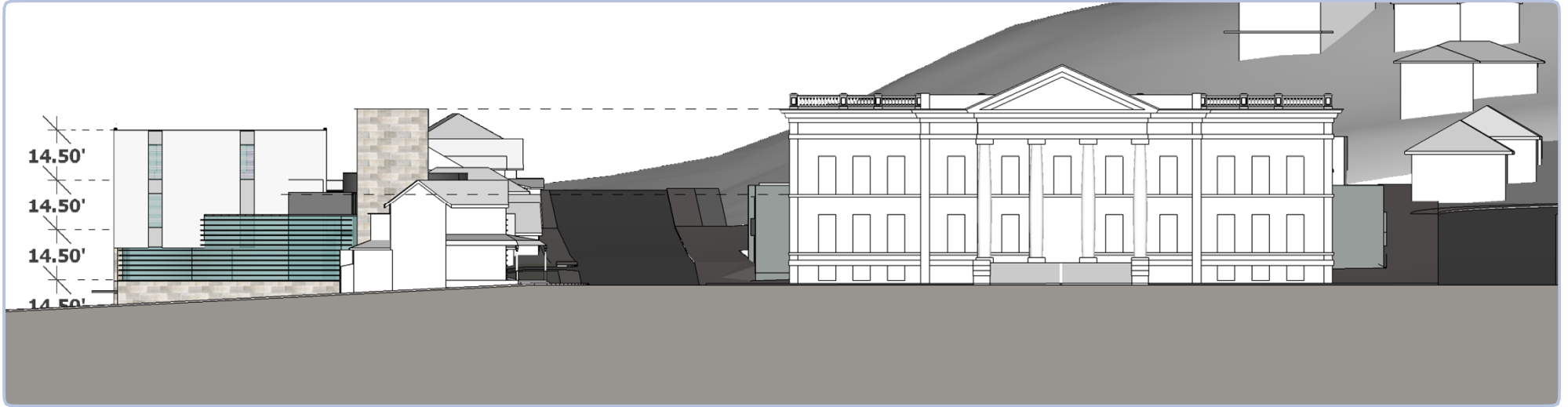
THIRD
FLOOR

Option A

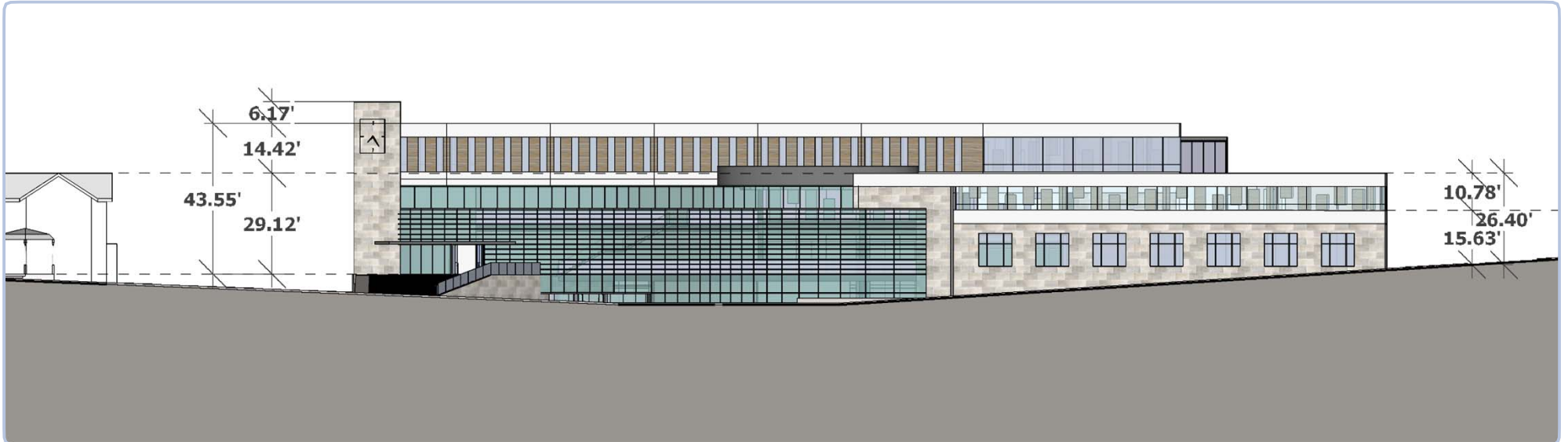


FOURTH FLOOR

Option A

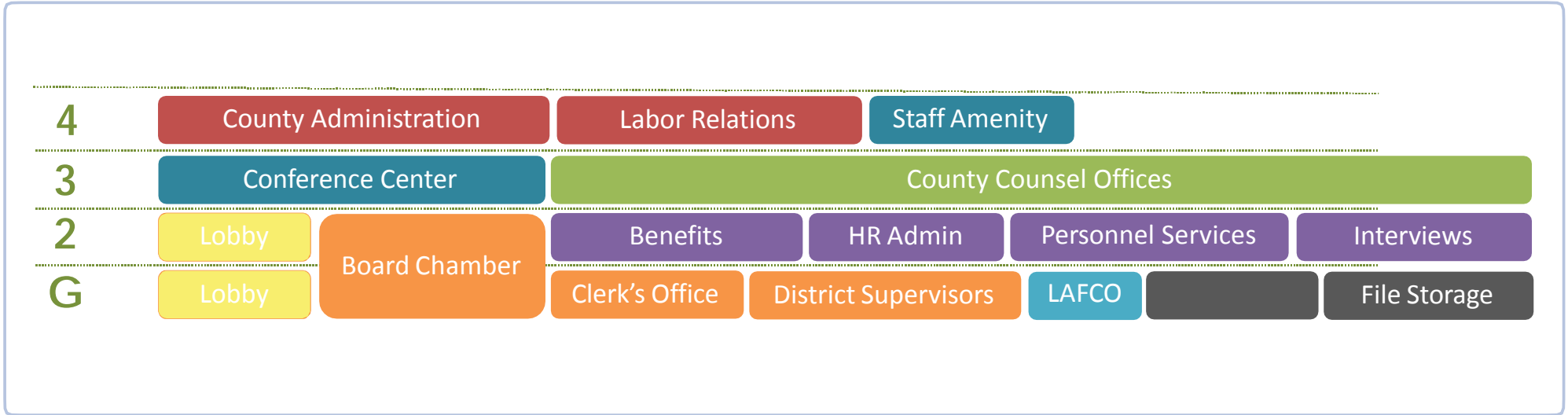


WEST ELEVATION - URBAN
RELATIONSHIPS

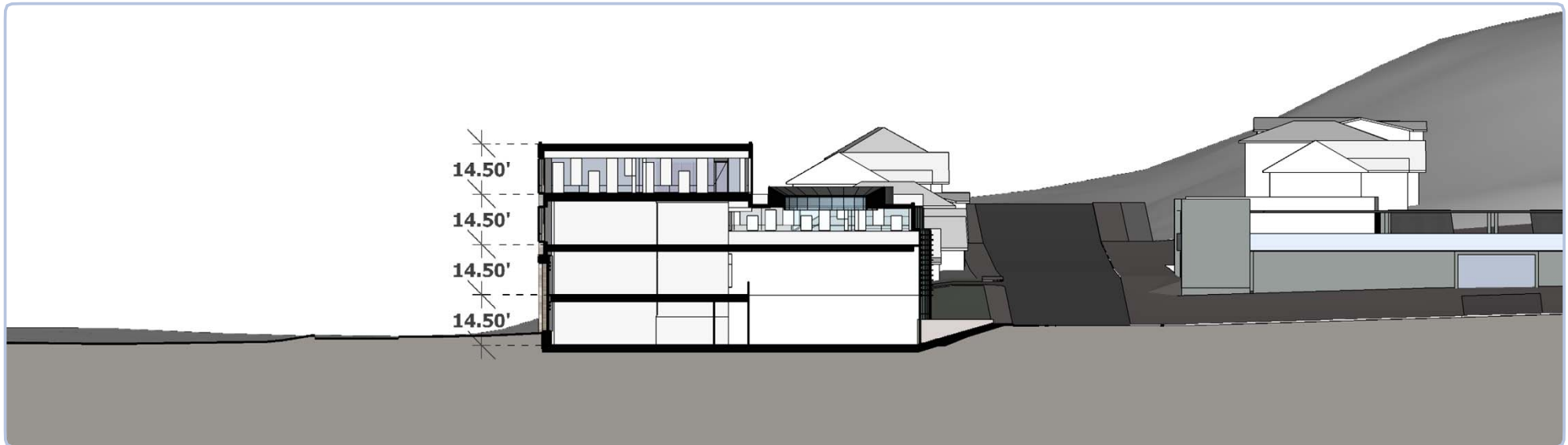


SOUTH ELEVATION - URBAN
RELATIONSHIPS

Option A

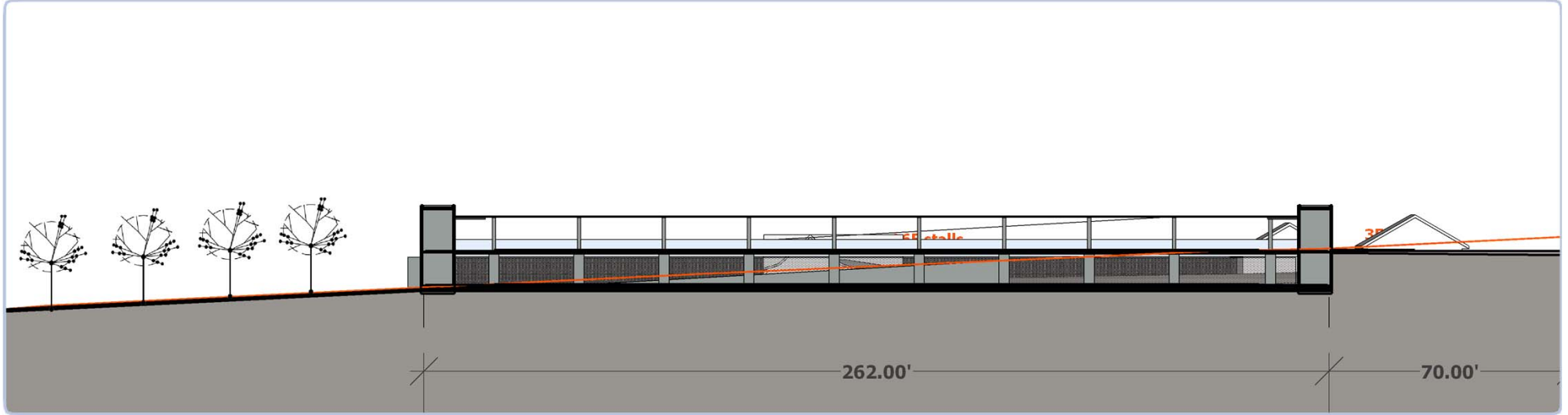


STACKING
DIAGRAM

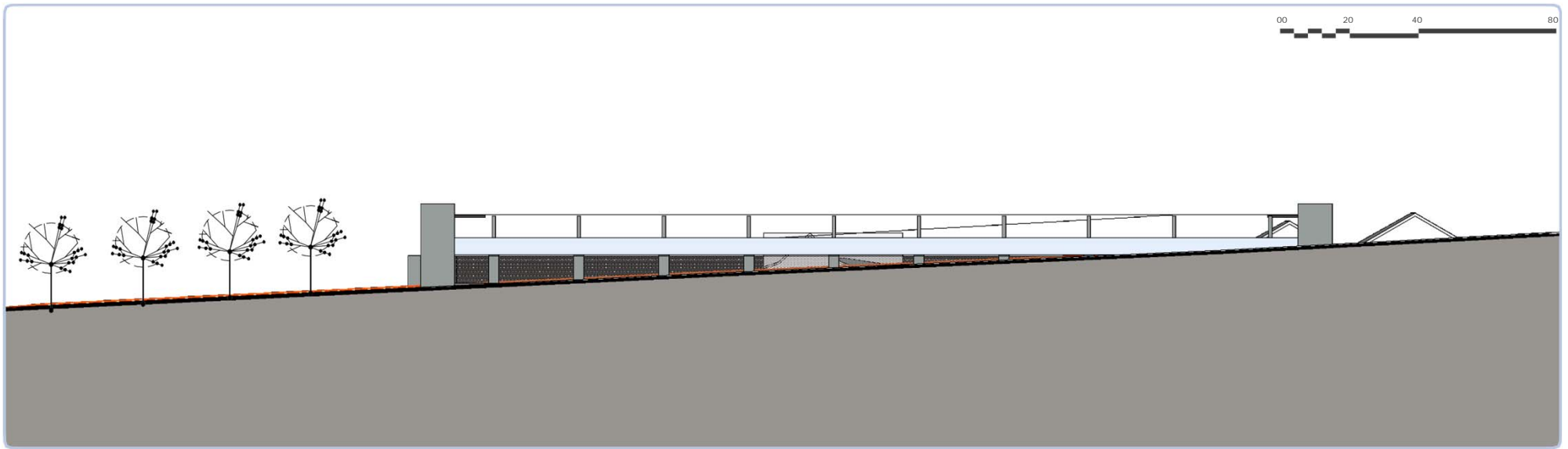


BUILDING CROSS
SECTION

Option A



PARKING STRUCTURE LONGITUDINAL SECTION



PARKING STRUCTURE SOUTH ELEVATION

OPTION B



Community College

Marina Vista Ave.

1215 Escobar Street
vacant lot
1215

1235 Escobar Street Park

Escobar St.

County Finance Building

Old Jail

Court St.

Pine St.

Main St.

County Court House

Family Courts

Option C

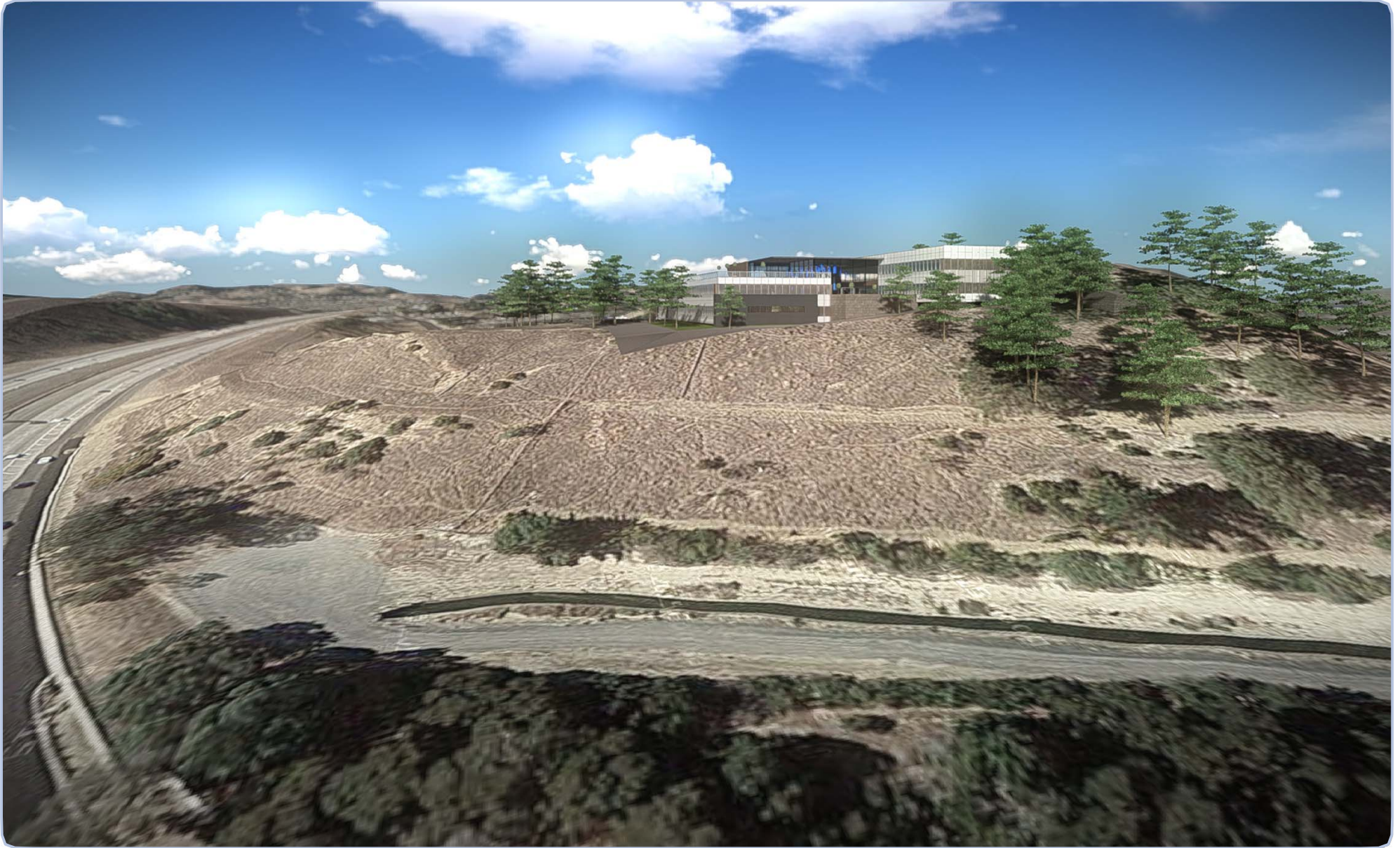


Option C



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

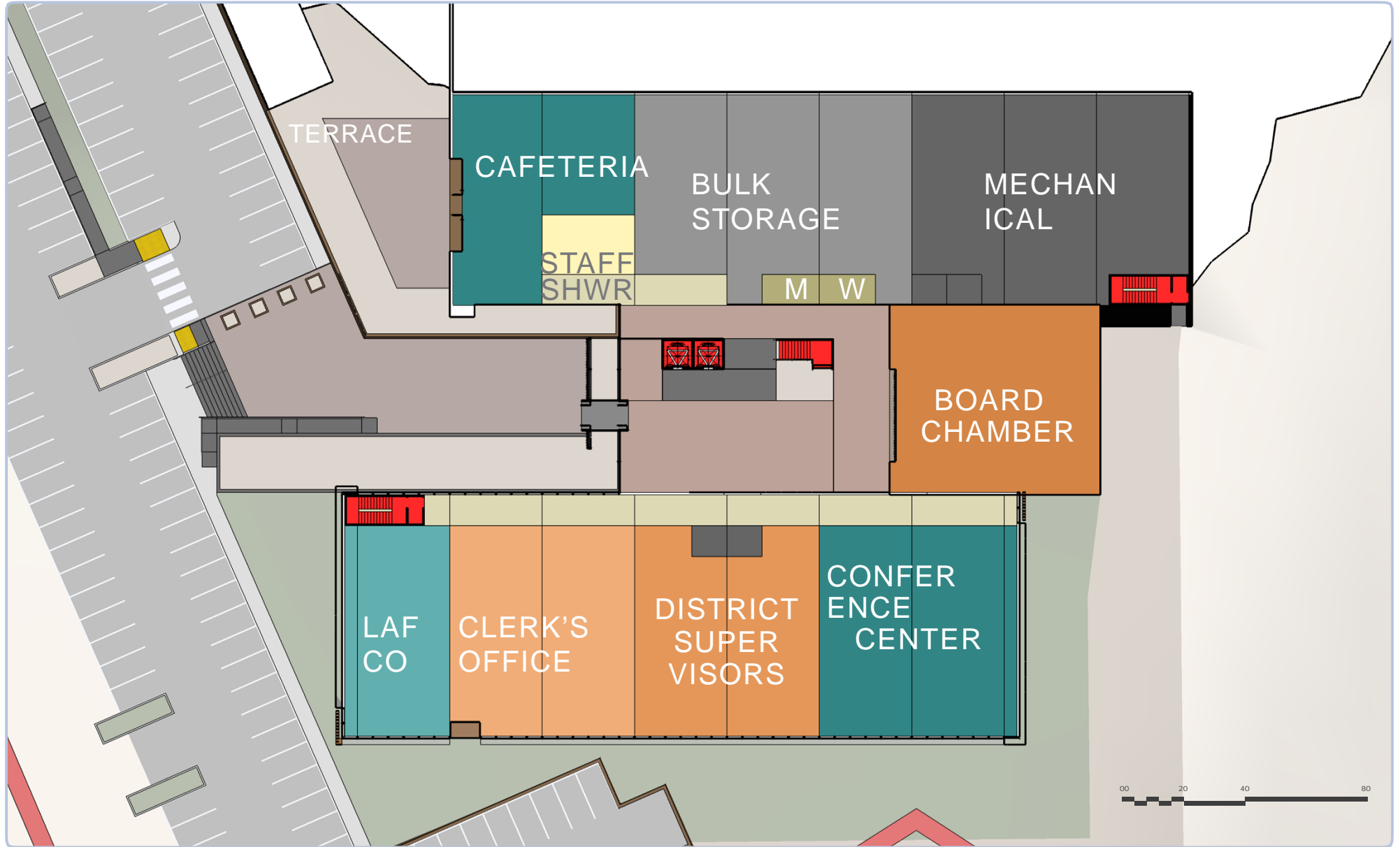
VIEW FROM PARKING LOT LOOKING SOUTH

Option C



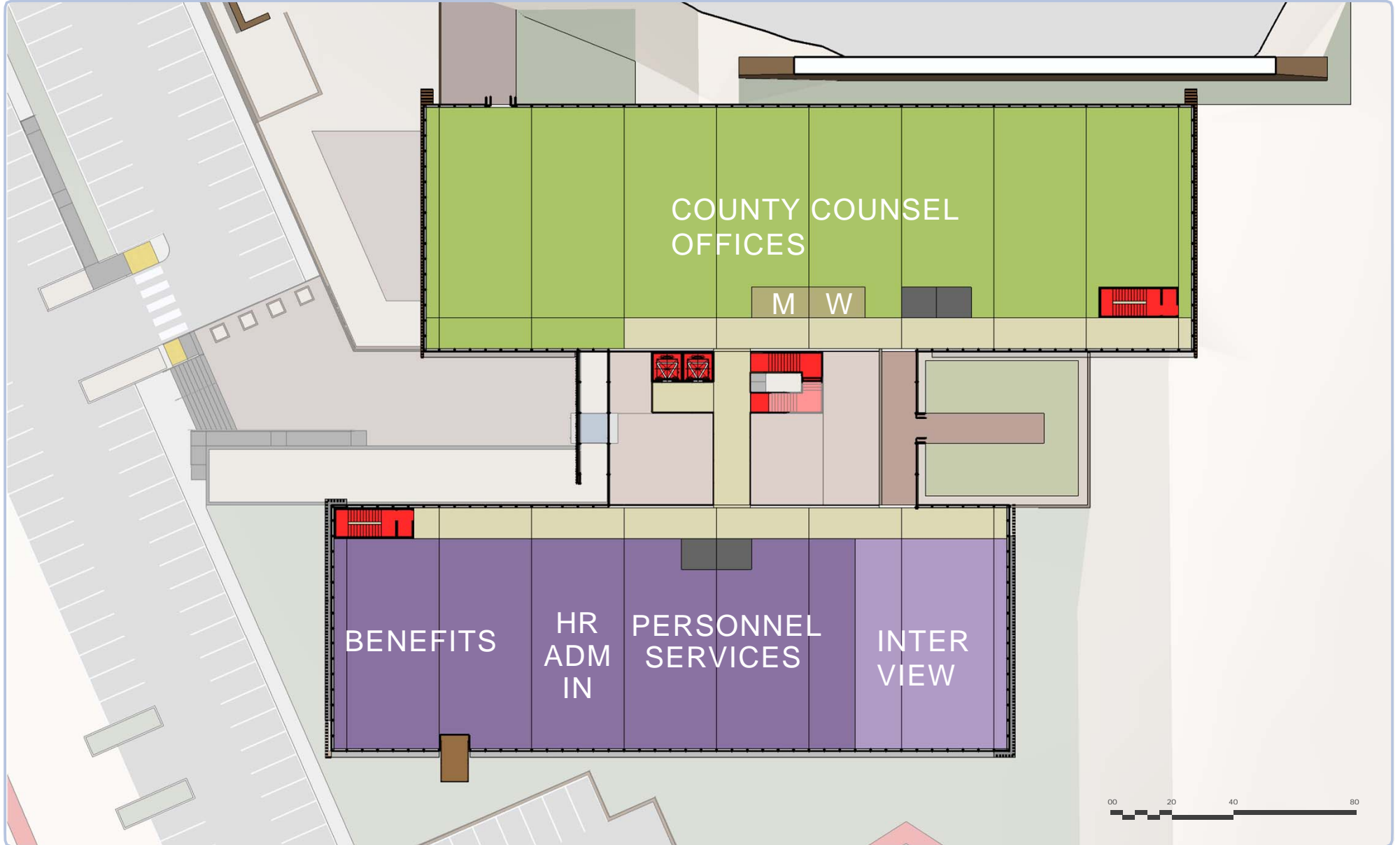
SITE
PLAN

Option C



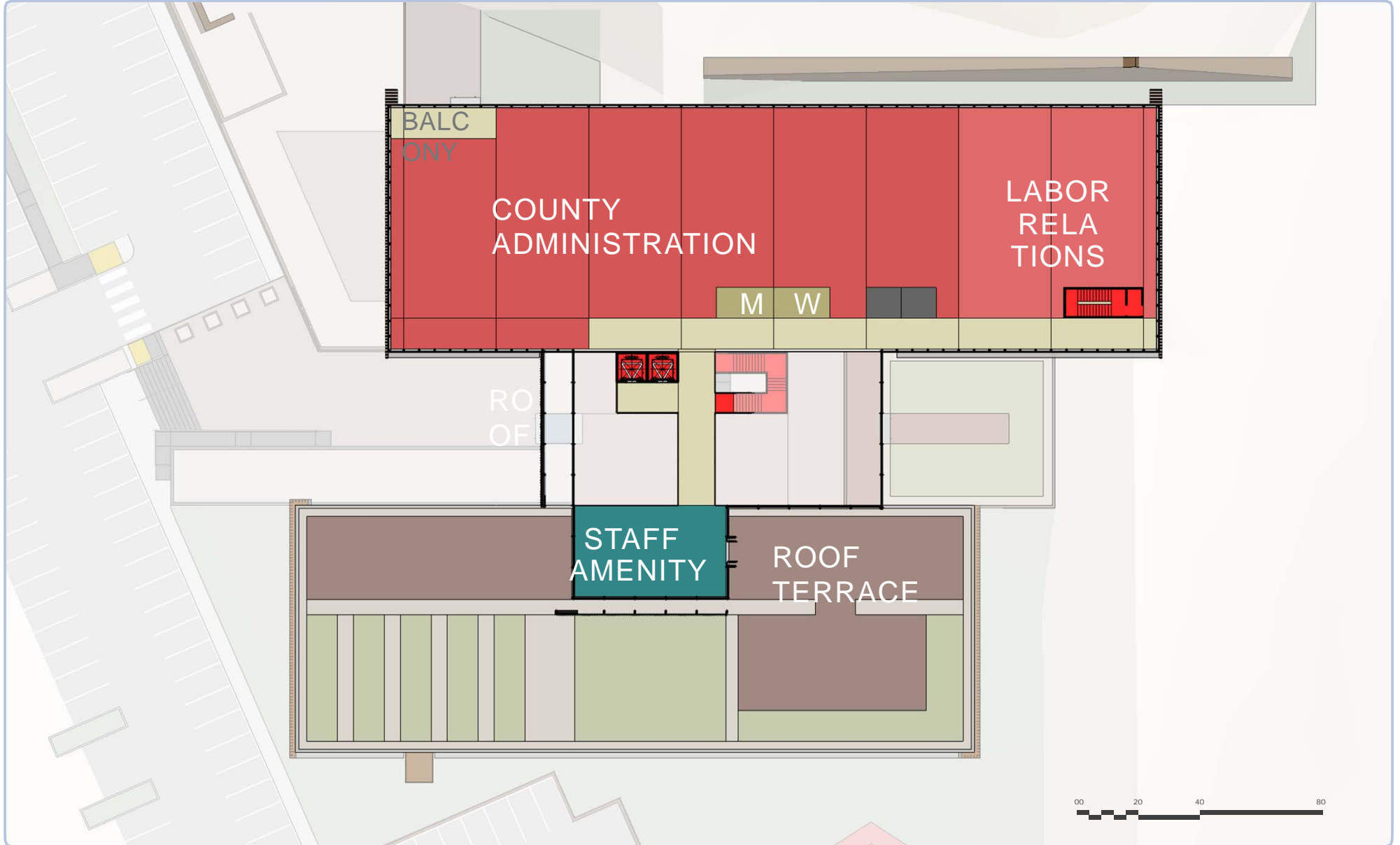
GROUND FLOOR

Option C



FIRST FLOOR

Option C



THIRD FLOOR

Option C

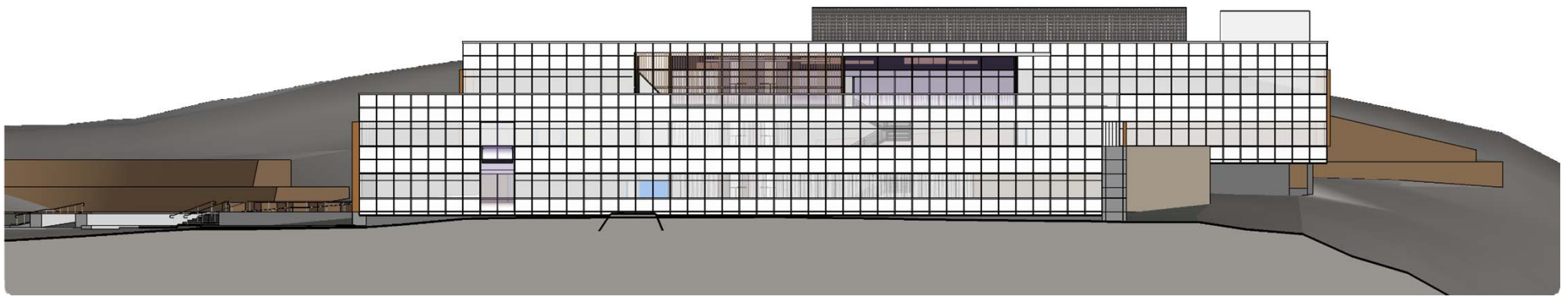


ROOF
PLAN

Option C

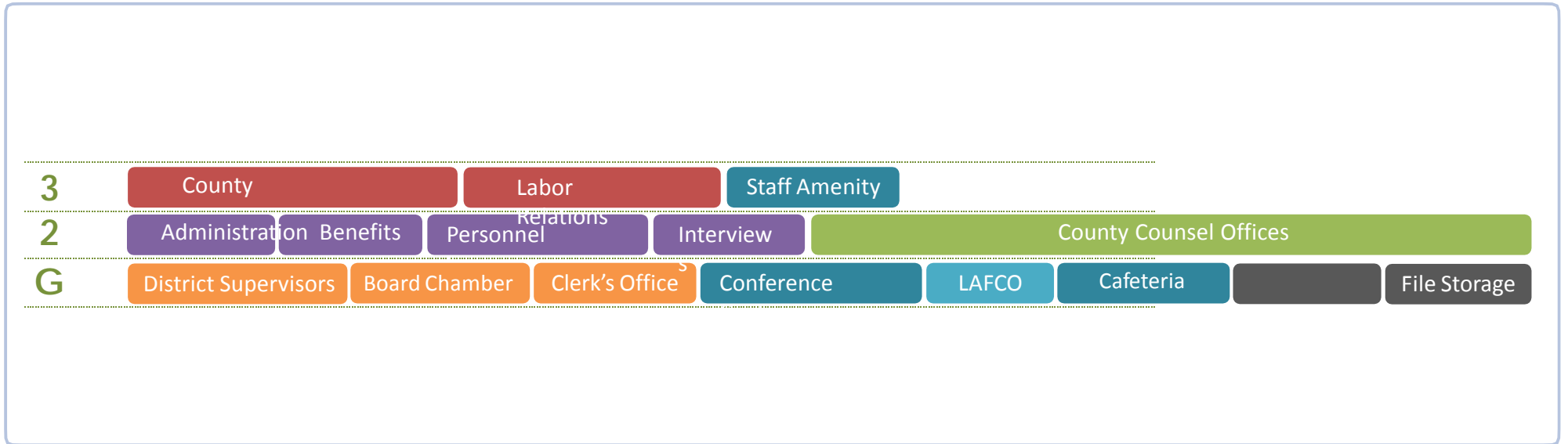


WEST
ELEVATION

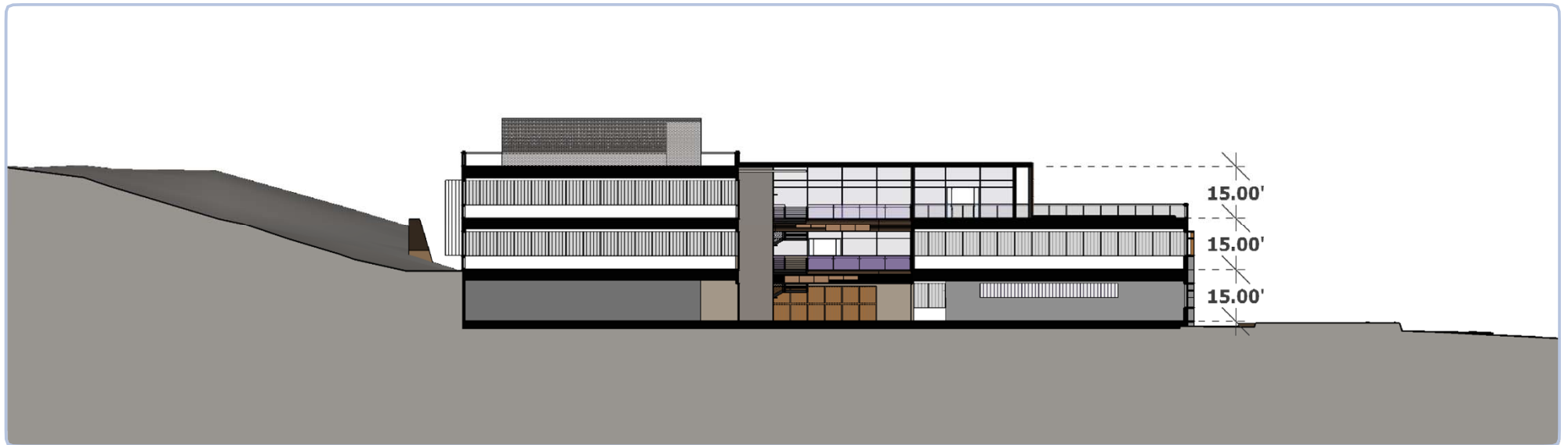


SOUTH
ELEVATION

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

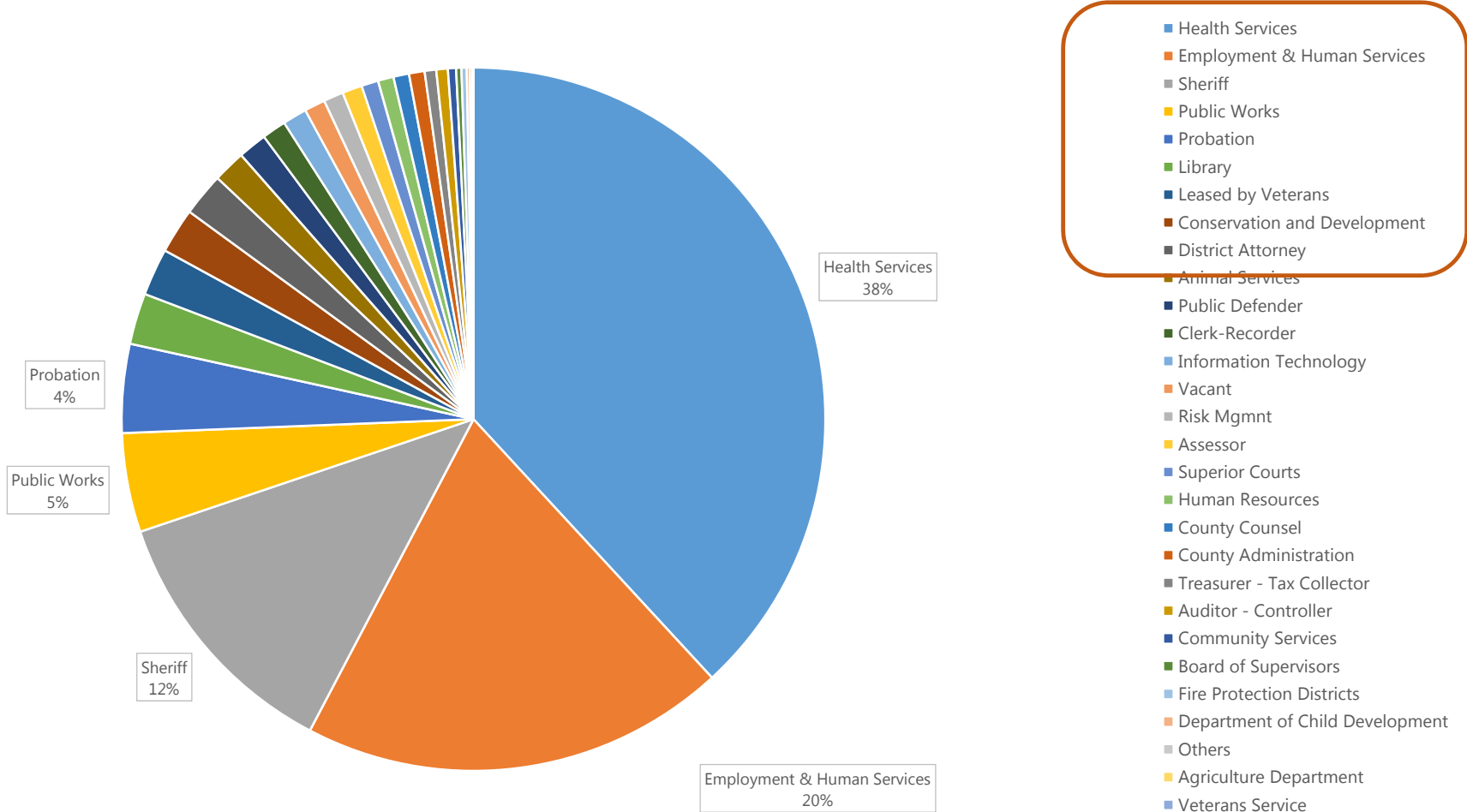
County Facilities

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



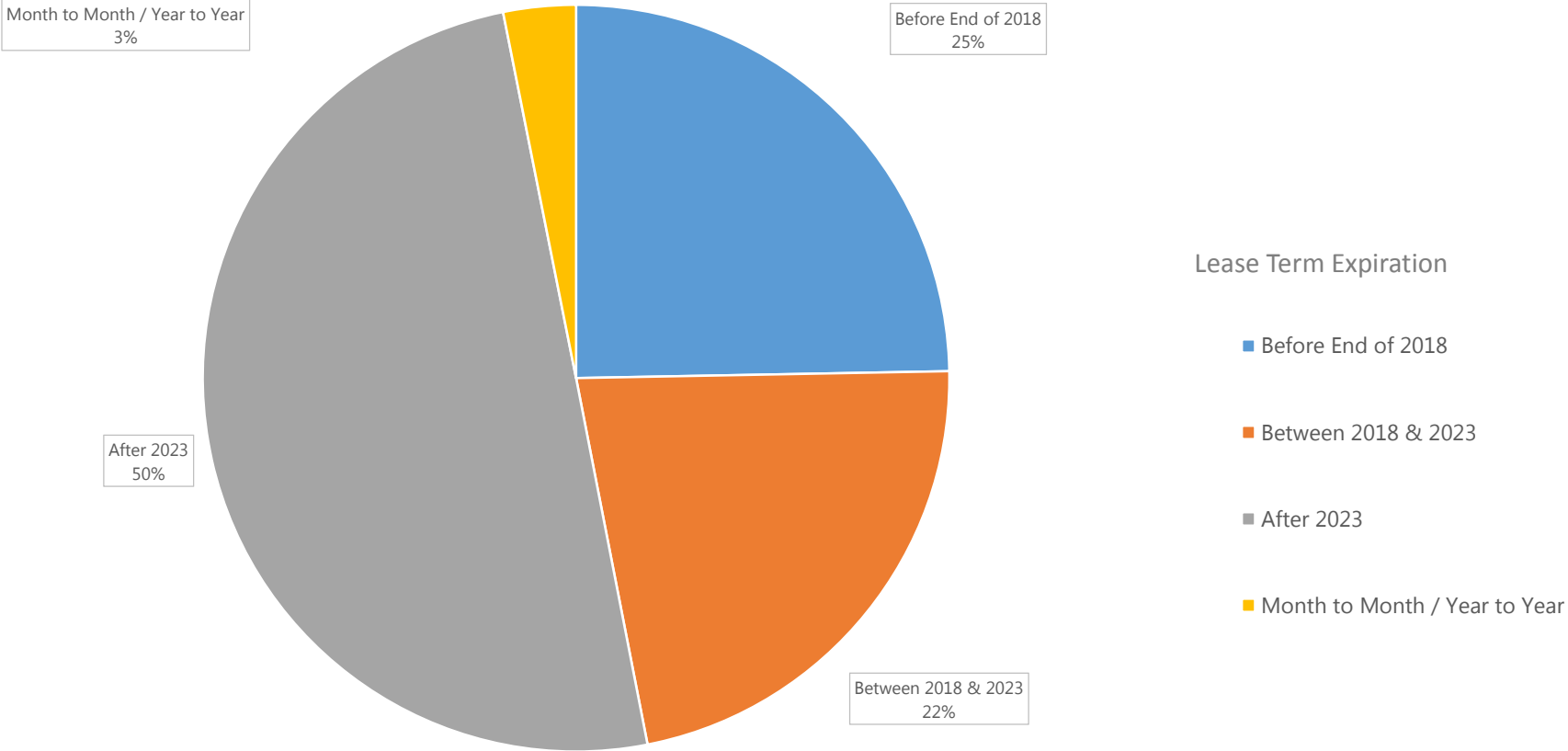
County Asset Statistics

County Asset Gross SF by Department
(Owned & Leased)



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

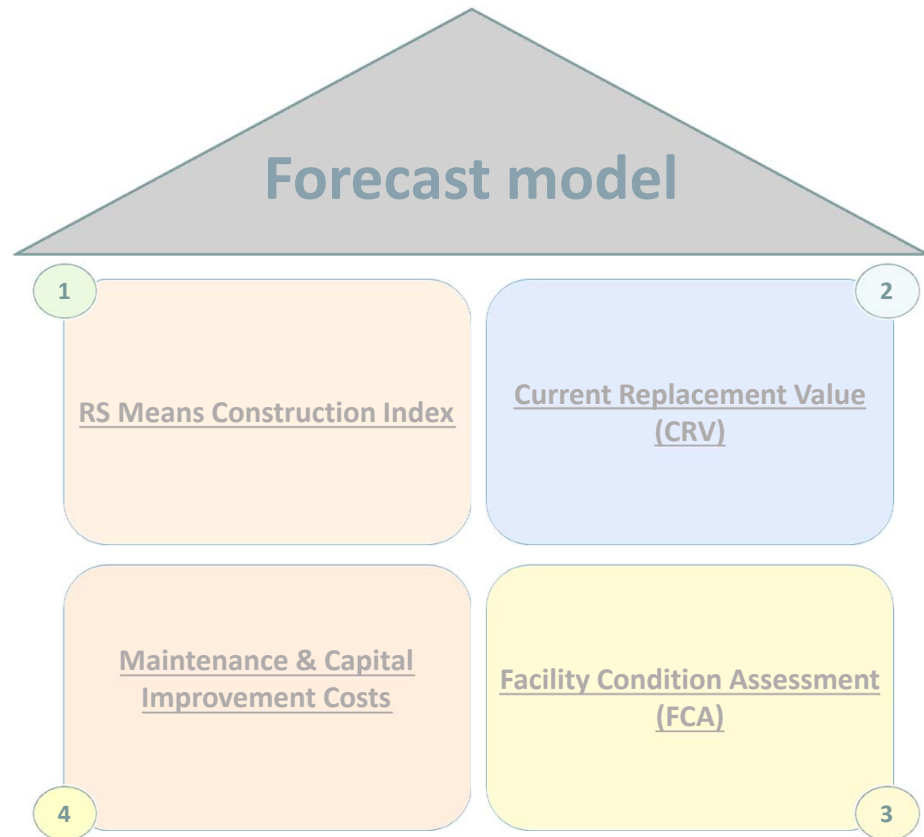


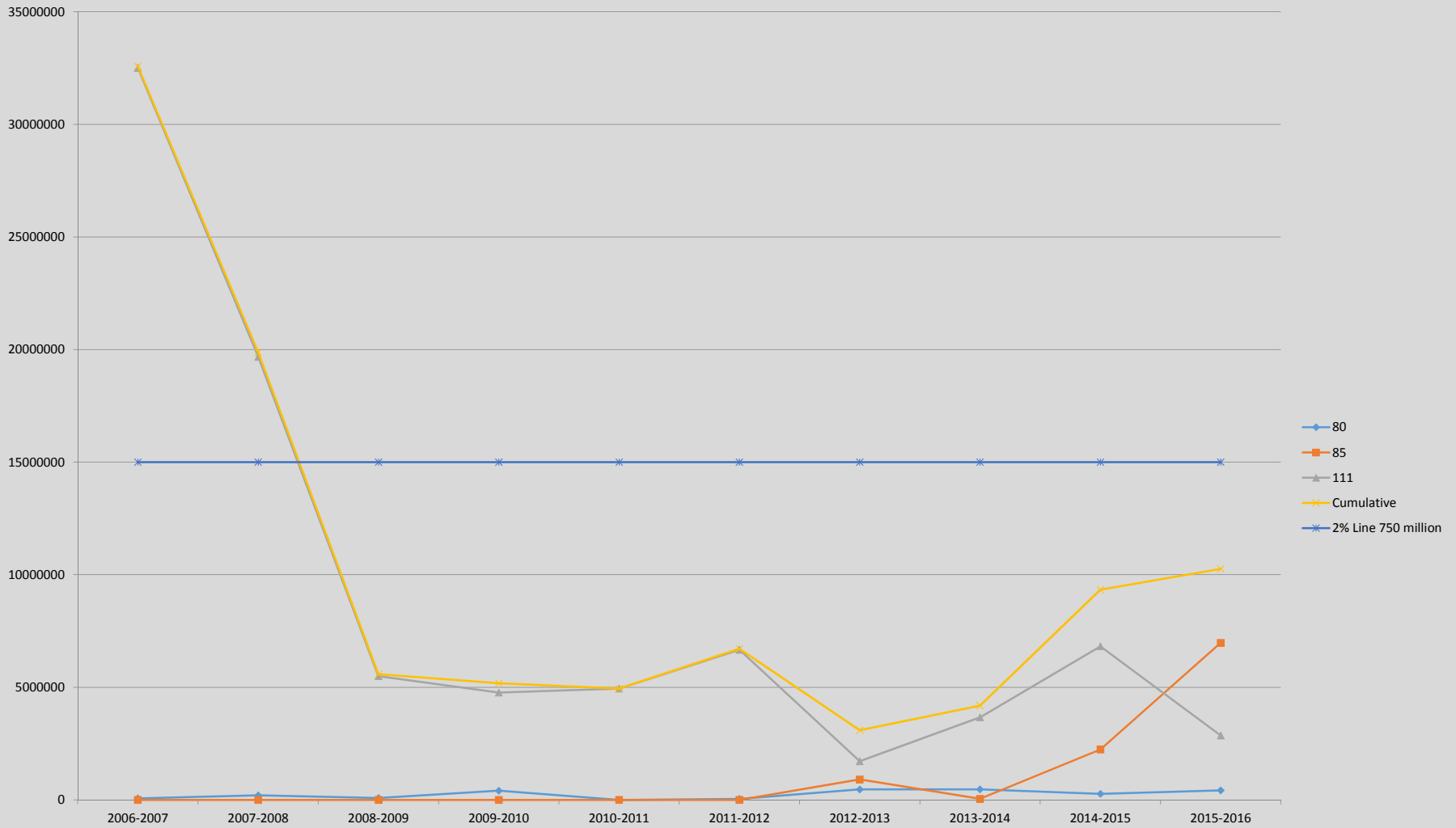
AMI: Asset Management Inventory

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





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

Questions?



Financing Options

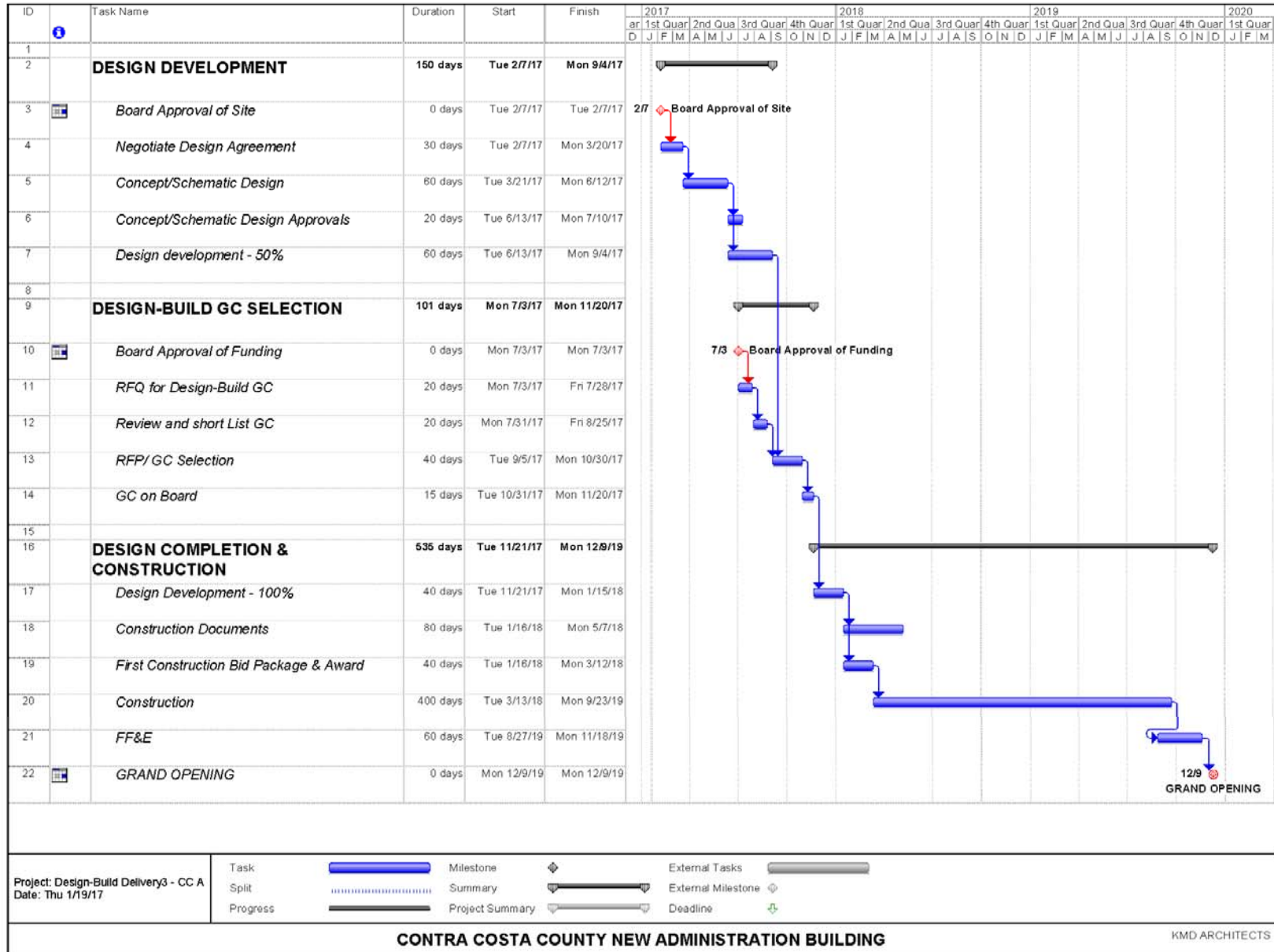
Bonds

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

Private Placement

\$100 Million 15 years 2.8% \$8.26 million annually

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