



COUNTY OF SAN MATEO
Inter-Departmental Correspondence
Public Works



Date: October 16, 2014
Board Meeting Date: November 18, 2014
Special Notice / Hearing: None
Vote Required: Majority

To: Honorable Board of Supervisors

From: James C. Porter, Director of Public Works

Subject: County of San Mateo 2011 Facility Master Plan Update

RECOMMENDATION:

Adopt a Resolution:

- A) Accepting the "2014 Government Center Development Strategy" for the Redwood City campus; and
- B) Directing the Director of Public Works, and/or his designee, to continue implementation of its recommendations.

BACKGROUND:

The "San Mateo County 2011 Facility Master Plan" (Master Plan) was adopted by your Board as a roadmap toward a coordinated and sustainable use of facilities at the County Government Center in Redwood City, and at the San Mateo Medical Center in San Mateo. The intent of the Master Plan is to promote efficiency in the use of County owned property and facilities, keeping in mind the need to maintain satellite facilities throughout the County to serve our residents.

Among other findings and recommendations, it outlines a course of action for maximizing the use of County owned facilities by relocating departments from leased properties to County-owned facilities, and establishes workplace standards for design.

DISCUSSION:

Given the dynamics of County business, funding opportunities and evolving priorities, the Department of Public Works, working alongside HOK Architects, (authors of the Master Plan) produced this updated strategy focusing on the future development of the County Government Center (CGC) in Redwood City.

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The main elements explored in this update are: 1) efficient use of limited office space, 2) parking demand, 3) the best use of remaining parcels, and 4) cost analysis of reconstructing vs. renovating County Office Building 1 (COB1).

- 1) The purchase of the Circle Star property was intended as an initial step towards achieving the consolidation of departments within County-owned property as recommended in the 2011 Facility Master Plan. While the subsequent sale of the property was financially advantageous, it also eliminated over 200,000 square feet of available office space, greatly increased the challenge of achieving consolidation, and limited our ability to plan and execute everyday staff moves and relocations (either as directed by the County Manager's Office (CMO) or requested by Departments). Currently, the only remaining vacant spaces within CGC are scattered mostly in COB1, and to a lesser degree in County Office Building 2 (COB2). Numerous requests for adequate workspace are backlogged pending availability and/or upgrades of unoccupied areas.
- 2) The availability of on-campus parking for staff and the public remains critical, with a prognosis that the condition will worsen over time as we maximize the use of buildings at CGC. Contributing to this are: Courts consolidation in RWC/HOJ (after deactivation of Northern and Central Courts), the natural densification brought on by County consolidation, and expectations related to private developments surrounding CGC, with increased traffic and overnight/weekend public use of the County parking structure.
- 3) The current surge in private sector developments near and around CGC has underscored the scarcity of available land for further development beyond the known parcels within CGC, namely the "Motor Pool" site, the "Jury Parking" area adjacent to Veterans Blvd, and the "FATCO block", containing Lathrop House and Traffic Courts, adjacent to the Hall of Justice. Efficient use of the remaining land at the CGC is extremely important.
- 4) The proposed Development Strategy also investigates possibilities and costs related to COB1. While the 50-year old structure carries architectural and historical significance, it would be desirable to reinforce its structure to meet today's seismic code, replace its aging electro-mechanical support systems with current technology, and introduce on a large scale the workplace standards adopted by your Board in the 2011 Master Plan. Various scenarios were analyzed and are detailed in the Plan, with full renovation (\$40M range) appearing to offer the best approach in preserving this asset, as opposed to replacing the entire facility (\$66M range), while maintaining the current available square footage.

In terms of sequencing, it is recommended that the following steps be taken in implementing the CGC Master Plan:

1. Construct a new Emergency Operations Center/Public Safety Communications Building, including a new Data Center (\$37M).
2. Construct a new (approx. 500 stall) structured parking facility (\$19M).
3. a. Renovate COB1, or
b. Construct a new FATCO block (Cost varies depending on size of building).

Constructing a new County Office Building would allow for relocation of the Board Chambers, your Board, the County Manager's Office, and County Counsel, at a minimum, to a new building to create a "County Administration" building. The Hall of Justice would then be reserved for Public Safety, Court operations, and associated functions.

County Counsel has reviewed and approved the Resolution as to form.

Approval of these actions contribute to the Shared Vision 2025 outcome of a Collaborative Community by guiding the development of County Government Center and consolidating the services provided to residents.

FISCAL IMPACT:

There is no fiscal impact in approving this Master Plan update. Projects recommended in the Master Plan will be brought to your Board separately and/or through the bi-annual budget process.

There is no impact on the General Fund.