



COUNTY OF SAN MATEO
Inter-Departmental Correspondence
Public Works



Date: August 25, 2015
Board Meeting Date: September 22, 2015
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 2014 Government Center Development Strategy

RECOMMENDATION:

Adopt a resolution directing the Director of Public Works, and/or his designee, to continue implementation of the 2014 Government Center Development Strategy.

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 (CGC), 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.

On November 18, 2014, your Board accepted an update of the Master Plan entitled "2014 Government Center Development Strategy" for the Redwood City campus and directed staff to continue implementation of its recommendations.

DISCUSSION:

The main elements explored in the 2014 Master Plan 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 versus 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 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, 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: the Courts consolidation in Redwood City/Hall of Justice (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. In order to properly size a new parking structure, it is imperative that we know the sequence in building renovations and/or new building construction, as well as the approximate size of any new structures.
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., Old Maguire Jail, 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 Master Plan, with full renovation (\$43M range) appearing to offer the best approach in the preserving of this asset as opposed to replacing the entire facility (\$71M range), while maintaining the current available square footage. Note that these figures are approximate and have been adjusted to 2015 costs.
5. To further implement the goals of the Master Plan, it is recommended that the County construct a new County Office Building on the FATCO block. Constructing a new County Office Building (COB3) 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. The new COB3 can also be used for "hoteling space" for departments during renovations of existing office space.

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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 (\$38M).
2. Construct a new structured parking facility. The cost will depend on the size of the structure, but could range from \$25M to \$35M.
3. Construct a new County Office Building 3 (COB3) on the FATCO block (Cost varies depending on size of building).
4. Renovate COB1.

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

Approval of this action contributes 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.