

# Master Facilities Planning

## Independent Parallel Paths Plan

### Goals:

Taken together, all the of the paths below meet the guidance we have so far received from the Board, but any of the paths can worked largely independently from the others based on funding and other resources. Path 1 has to be worked aggressively because of the uncertain life span of the HVAC unit at 1127<sup>th</sup> 1<sup>st</sup> Street.

#### Primary Goals:

1. Move County staff out of 1127 1<sup>st</sup> Street (highest priority)
2. Move County staff out of 650 Imperial,
3. Move County staff out of the current Jail/Hall of Justice (HOJ) complex
4. Move County Staff out of the Flood Building (Building is under control of Flood District)

This will allow all of these structures to be sold or dispositioned for another use.

#### Other Goals:

5. Relieve restrictions on Re-entry facility, allowing reuse possibly as second homeless shelter;
6. Look holistically, consider housing needs, shelters, non-profits, other non-county governmental agencies (such as Resource Conservation District);
7. Countywide effort to move to more electronic documents to reduce storage requirements;
8. Do a customer survey, listen to Department heads, and receive public input;
9. Look at transit access to facilities (look at shuttle bus between main county campuses and NVTAT transit center);
10. Consider building a new building for the Agricultural Commissioner at the Roads Yard in Yountville;
11. Improve space for Child Welfare Services at south campus;
12. Move Information and Technology Services (ITS) to South Campus (includes Radio System and Communications antennas from HOJ/Jail)
13. Talk to the School Districts and other government agencies about any useful vacant land

### Path 1, The Downtown Campus

1. Prepare/Release RFP; Select and Contract with Master Architect who will help us develop:
  - a. Space study to determine how much space we need now and in the foreseeable future;
  - b. Identifies needed adjacencies of Departments, and geographical needs (downtown or elsewhere);
  - c. Provide various scenarios for Board consideration, including broad cost estimates;
  - d. Considers other factors such as remote work and opportunities to use satellite offices around the County;
2. Construct a new building downtown, with adequate parking, likely on the Sullivan lot or the 3-hour surface lot. It could house:
  - a. All staff (DA, PD, CSS, Assessor/Recorder) currently in 1127 1<sup>st</sup>
  - b. Probation staff currently in the HOJ/Jail

- c. New Board Chamber (on 1<sup>st</sup> Floor), County Counsel, and County Executive Office (CEO) staff
  - d. Comprehensive Services for Older Adults (currently in 650 Imperial)
  - e. Include space for City of Napa needs if there is common agreement
- 3. Minor remodel of current admin building to accommodate:
  - a. Human Resources (HR) to 3<sup>rd</sup> floor (current County Counsel space)
  - b. Planning Building and Environmental Services (PBES) expands to 3<sup>rd</sup> floor (CEO space)
  - c. Public Works expands to HR space (including 1<sup>st</sup> floor conference room) & Basement
  - d. Parks/PBES/Fire staff currently in HOJ move to Admin
  - e. Flood staff move to Admin
- 4. Either surplus 1127<sup>th</sup> 1<sup>st</sup> (in accordance with the Surplus Lands Act (SLA)), or jointly develop with the City of Napa including the 2<sup>nd</sup> St. garage.
- 5. The County should also consider delivering the project using Design/Build (as opposed to Design/Bid/Build) as that process can often save time.

### **Path 2, The South Campus (and 650 Imperial)**

- 6. Construct a new Building 5 at the north end of the Campus, or remodel Building 4 (or combination thereof) to:
  - a. Move ITS from 650 Imperial, also move ITS Core radio function and antennas from HOJ (these might go to new Jail site)
  - b. Create improved space for Child Welfare Services
  - c. Create sufficient storage space for the County so that we can discontinue lease of warehouse space on Kaiser Road
  - d. Maintain space for Elected Officials leases
- 7. Surplus 650 Imperial in accordance with the SLA

### **Path 3, The current Jail/HOJ Complex**

- 8. "Day Court Holding" will be required forever in some form.
- 9. Current uses of the complex (except court holding) will be dispositioned as follows:
  - a. Corrections (117 people) move to new correction facility
  - b. Probation (55 people) move to new Administration Building
  - c. Sheriff Transport (18 people) are part of court holding
  - d. PBES Parks (4 people) and Fire (10 people) move to existing Administration Building
  - e. ITS Core radio function and antennas move to South Campus or new correction facility
- 10. Determine an end use, that could include:
  - a. Public Private partnership
  - b. Retail/Office/Housing
  - c. Room for non-profits, other government agencies

### **Path 4, Re-entry Facility**

- 11. Gain control of use of the re-entry facility, either by buying out the State (\$13M) or by some other means
- 12. Repurpose the facility as directed by the Board, perhaps for an additional Homeless Shelter

### **Path 5, Agricultural Commissioner and UC Extension**

- 13. Consider construction of a new facility at County owned land on Silverado Trail by the Rector Dam.