



COUNTY OF SONOMA AND THE CITY OF SANTA ROSA

MARKET VIABILITY OF THE GOVERNMENT CENTER DEVELOPMENTS

Informational Survey and Questionnaire

The County of Sonoma and the City of Santa Rosa are pleased to invite you to respond to an Informational Survey and Questionnaire to determine the market viability of the government center development concepts (The Concept). This development opportunity could represent up to 700,000 square feet of government (County and City) occupied office space plus additional County government buildings, opportunities for additional City government buildings, as well as mixed use retail and housing development, on approximately 100 acres of land in central Santa Rosa, California.

Responses must be received no later than 2:00 p.m. on August 21, 2018

A. PURPOSE:

The County of Sonoma (County) and the City of Santa Rosa (City) are interested in replacing aging government facilities that are beyond their useful life. Our goal is to transform County- and City-owned properties into development solutions that, among other things, result in construction of much needed housing, enriching the community's quality of life and creates economic vitality. The County and the City have identified potential opportunities for development concepts ranging from co-locating both agencies in downtown Santa Rosa, to development(s) on separate parcels currently owned by the respective agencies. The County and the City are open to all solutions that would deliver the best Concept(s) to meet the needs of our growing community. The County and the City are seeking input from the market to better understand what combinations of sites, development scenarios and financing structures are best able to address our needs.

The purpose of this Informational Survey and Questionnaire is to collect information from the consultant, investor, development communities and others engaged in office, government, and mixed-use development projects. The County and the City may use information collected to inform potential future competitive solicitation(s) that reflect industry best practices for public sector campus development and rebuilding projects. Based on the information provided in

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response to this Informational Survey and Questionnaire, and in the County and/or the City's sole discretion, future solicitation(s) could include: a formal solicitation process; using an existing County and/or City contract; procurement via cooperative purchasing agreements; or piggyback of a contract established as a result of a public solicitation of another public agency.

This Informational Survey and Questionnaire is solely for information and planning purposes and does not constitute initiation of any procurement process of any type. This Informational Survey and Questionnaire does not commit the County or the City to contract for any supply or service whatsoever, nor does it obligate either the City or the County to initiate further solicitations, competitive processes or specific actions. Nothing in this survey implies either agency is taking specific action to initiate a "project" as defined by CEQA. Further, the County and City are not at this time seeking proposals and will not accept unsolicited proposals. This Informational Survey and Questionnaire is not a Request for Proposals (RFP) nor is it Request for Qualifications (RFQ). As such, this Informational Survey and Questionnaire should not be construed as a means to pre-qualify vendors.

Respondents are advised that the County and the City will not pay for any information or costs incurred in response to the Informational Survey and Questionnaire. All costs associated with responding to this Informational Survey and Questionnaire will be solely at the responding party's expense.

All submissions in response to this Informational Survey and Questionnaire will become the property of the County and the City and will not be returned.

County and City Goals:

- Consolidate administrative functions currently housed in geographically dispersed facilities to improve public access to services and to manage exposure to costs associated with operating and maintaining facilities.
- Reduce growing deferred maintenance expense obligations.
- Leverage government-owned real estate assets to create inclusive housing and commercial development.
- Improve neighborhood livability by creating economic vitality and community vibrancy.
- Establish a financially-viable approach to meeting future governmental space and operational needs.

County and City Guiding Principles:

- Provides information to enable our elected officials to determine whether to issue a future solicitation in order to obtain the most robust and feasible proposals.
- Let the market identify the optimal location(s) and suitable sizes for replacement facilities based on revenue and assets available to support development.

- Incorporate future-forward community planning principles and technologies into the design, construction and operations; such as planning for autonomous vehicles, etc.
- Build for sustainability and resiliency to address net zero energy code requirements, seismic and fire safe structures. Build and operate to green building practices.
- Ensure that facilities are constructed, operated and maintained to International Facilities Management Association (IFMA) and Building Owners and Managers International (BOMA).
- Maintain financial stability and reasonably minimize public costs related to the procurement, development, operation, and maintenance of the campus properties, including minimizing project financial risks.
- Utilize County and City properties to create diverse and equitable housing.

B. POTENTIAL CAMPUS DEVELOPMENT OPPORTUNITIES

Fueled by job growth and an attractive quality of life, the population of Sonoma County has steadily increased over the last 10 years and recently exceeded 500,000 residents. To meet the needs of our growing community, the County and City are willing to consider a variety of development scenarios for consolidated campus location(s) which may also include housing and retail development.

The following links provide more information about doing business in Sonoma County:

<http://sonomaedb.org/Why-Sonoma-County/>

<http://sonomacountyconnections.org/work/move-your-business/>

<https://srcity.org/Business>

<http://outtheresr.org>

<https://srcity.org/updowntown>

1. Location(s):

The County will consider all viable development sites for its future campus including but not limited to its current campus, downtown Santa Rosa, and sites near the Sonoma County Airport. The County has also identified multiple County-owned parcels for housing, retail, and other potential revenue-generating developments to facilitate development scenarios that achieve the goals outlined above.

The City of Santa Rosa will consider opportunities for development sites only in the downtown Santa Rosa. The City would consider relocation of the downtown City Hall Campus, the City Administration Center, and the contiguous portion of 1st Street to create a parcel establishing a Santa Rosa City government complex. The City also notes

that the City's Public Safety building needs replacement and could be packaged into the City development program.

The following locations may be considered:

a. Current County of Sonoma Government Center Campus

The County of Sonoma Government Center is currently bounded by Highway 101, Russell Avenue, Mendocino Avenue and Paulin Creek and totals approximately 78 acres. The campus is easily accessed from Highway 101, Bicentennial and Mendocino. The properties located at 2300 County Center Drive and 2300 Professional Drive are also included in the campus. This Campus could accommodate consolidated government offices and could provide significant land for other uses such as commercial, mixed use, retail and residential. The County estimates that approximately 48 acres of the campus could be developed, leaving approximately 30 acres serving the criminal justice functions of the County and the Superior Court. If development of the current campus was selected, this would require demolition of existing buildings and replacement with new buildings as described more fully below.

The State of California intends to build a new Court facility on five acres in the center of the County campus. More information about the Court facility can be found at <http://www.courts.ca.gov/facilities-sonoma.htm>.

Development of the campus may afford an opportunity to develop a shared parking structure on property currently designated by the Courts for surface parking.

See attached Map-A, County of Sonoma Administration Campus, for more information

b. Current City of Santa Rosa Campus

The current City Hall campus in the downtown Santa Rosa Central Business District enjoys ease of access to Hwy 101 and Hwy 12, is centrally located and borders a newly designed and revitalized central downtown square. The City Hall Campus encompasses approximately 7.5 acres including the 1st street right-of-way. The City is willing to consider vacating the right-of-way to create a contiguous parcel and offsetting the creek setbacks on the south end of the parcels. The City would also consider a mixed-use development on the campus with multi-family, affordable housing as well as potential commercial and retail components.

The City has identified several other downtown assets (approximately 10.5 additional acres) which could be potential development sites, or the location of a new City Hall Campus, and/or joint County-City campus sites.

These sites are identified in the attached Map B – City of Santa Rosa Downtown Campus.

The City’s Public Safety Building located on Sonoma Avenue also needs to be replaced in its current location, or at a new location in the downtown core. The Municipal Services South Building located on Stony Point Road could be vacated if a new City hall were constructed, therefore the Stony Point Road site provides an additional development opportunity.

See attached Map - C City of Santa Rosa Municipal Services South Building for more information.

c. Sonoma County Airport Area Business Park

Acquisition of land and development within the Airport Area Business Park might be a feasible option for a developer to meet the County’s needs. Under this scenario a private entity could potentially acquire the land, build to suit, and lease back space to the County. The County would like to understand the market feasibility of the Airport Area Business Park.

Originally known as the Santa Rosa Army Air Field, Charles M. Shultz-Sonoma County Airport (STS) opened in 1942 as a training field for the Air Force. The County Airport is in the northwest area of the City and is contiguous with the Airport Area Business Park, a designated Airport Employment Investment Area. It is bounded on the east with business development and direct access to Highway 101. Numerous air carriers provide commuter and regional service to San Francisco, San Jose, Reno, Seattle, Portland and Los Angeles. Currently, the airport is served by Alaska, United, American, and Sun Country airlines.

The Sonoma County economy is experiencing a period of expansion, as is the Bay Area generally. The businesses within the Airport Employment Investment Area (EIA) are benefitting from this expansion. An online survey was conducted in April and May of 2016 to solicit input from employers and property owners located in the EIA about their business outlook, opportunities and constraints, amenities, and desired services within the immediate area. Nearly 90 percent of EIA employers surveyed consider their business climate “Very Strong or Moderately Strong,” and over two-thirds expect to add employees over the next two years. The Airport Area Specific Plan and recent market analysis are available at this location. <https://sonomacounty.ca.gov/PRMD/Long-Range-Plans/Airport-Area-Specific-Plan-Update/>

2. Potential Development Scenarios:

The County and the City have each identified respective potential development assets (owned properties) along with minimal requirements as described above, and scenarios for the government center development concepts. All figures and square footages are estimates only. These scenarios are conceptual; all development concepts and scenarios will have to satisfy all approval, planning, development, and zoning laws and requirements as applicable including CEQA.

County of Sonoma Requirements and Opportunities:

- At least 500,000 square foot office space, including space for Board and other public body meetings, with space configurations and other features as previously evaluated by the Gensler study completed November 2012.
- Parking garage designed and sized with consideration for current parking needs and future autonomous vehicle technology.
- A desired goal of between 50 and 138 dwelling units per acre of inclusionary (mixed market rate and 20% affordable) housing. The County has a broad objective of creating 30,000 new housing units in 5 years countywide in an effort to ease a severe housing shortage and affordability crisis.
- A 8,000 square foot morgue and an 5,225 square foot public health laboratory, or a combined morgue-lab facility
- A 10,000 square foot Emergency Operations Center to replace the existing undersized and antiquated facility.
- Renovation or replacement of the 135,000 square foot Hall of Justice, constructed in 1962
- The County is willing to consider the sale of property at 2300 County Center Drive and 2300 Professional Drive: for sale, lease, revenue-generation or development.
- All new construction should anticipate California 2020 building codes for zero net energy consumption, zero waste production and zero net greenhouse gas emissions
- Transit solutions that facilitate last mile commute from the nearest Sonoma Marin Area Regional Transit (SMART) station
- For existing County Center campus, preservation or enhancement of local natural resources including Paulin Creek.
- Public Central Square for uses and experiences reflecting and enhancing the County Complex serving as the center of County government and civic engagement.

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- The County prefers to ensure that sufficient property remains on the current County Government Center campus to allow for future County needs, such as: replacing the Main Adult Detention Facility; relocating both the Coroner's Office and the Public Health Laboratory from the Chanate campus to the County Government Center.
- For the existing County Center campus, business and other agency opportunities arise in conjunction with the adjacent new Superior Court courthouse.

City of Santa Rosa Requirements and Opportunities

- 200,000 sf of office and supporting services including City Council Chambers and supporting Board and Commission chambers.
 - Consolidate City Buildings to a high-rise site in the downtown area to improve access to City Services
 - Parking garage designed and sized with consideration for current parking needs and future autonomous vehicle technology
 - A mix of market rate and Inclusionary Affordable Housing on City Hall Campus site (or potential other sites)
 - Assets for a potential mix of lease at a very low cost, revenue generation and/or development. The City is willing to consider the sale of some parcels.
 - Potential for a shared project with City to open up and restore Santa Rosa Creek which runs under the South end of the City Hall Campus site. The current City Hall site and other city properties are located in the Downtown Station Area Specific Plan that has a programmatic CEQA document. In addition, the City is in the process of updating the Downtown Station Area Specific Plan, General Plan and zoning to allow for an increase in height and to reduce parking requirements with the purpose of intensifying and diversifying housing in the City's downtown core.
 - The City of Santa Rosa's downtown area (bounded by College Avenue to the north, Brookwood Avenue and Sotoyome Street to the east, Sonoma Avenue to the south, and highway 101 to the west) is designated as a Federal Opportunity Zone. Investments made by individuals through special funds in these zones would be allowed to defer or eliminate federal taxes on capital gains pursuant to a federal tax bill passed in December 2017.
3. Possible Project Delivery and Financing Models:

The County and City have not determined the most appropriate delivery and financing models for the public buildings. The Informational Survey and Questionnaire will serve

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to provide market feedback to the County and City to help determine the most appropriate project delivery and financing methods. A combination of bond financing and Design/Build developer financed or Design Build Finance Operate and Maintain opportunities might be utilized.

C. PARTICIPATION IN THE SURVEY

Parties willing to assist with this market sounding are encouraged to complete the attached survey. All responses will be used for informational purposes only. Respondents are advised that information provided in survey may not remain confidential and may be subject to public record requests. Your response to this Informational Survey and Questionnaire is NOT required for participation in any future RFQ/RFP or other competitive process. Please complete and submit this questionnaire on-line.

Your completion of this Informational Survey and Questionnaire will enable the County and City to understand industry considerations relating to the Campus Rebuilding Concepts, and those considerations may inform future solicitations. If you are interested in engaging in a more in-depth telephone follow-up conversation please indicate your interest in the survey.

No guarantee is made that any information provided in response hereto will be used in or incorporated into any future solicitation. Although providing your contact information is optional, it helps facilitate our efforts to notify potentially interested parties of later opportunities, therefore please provide your contact information in the questionnaire.

To complete the Informational Survey and Questionnaire, please click here:

<https://www.surveymonkey.com/r/FFPY623>

D. VENDOR REGISTRATION

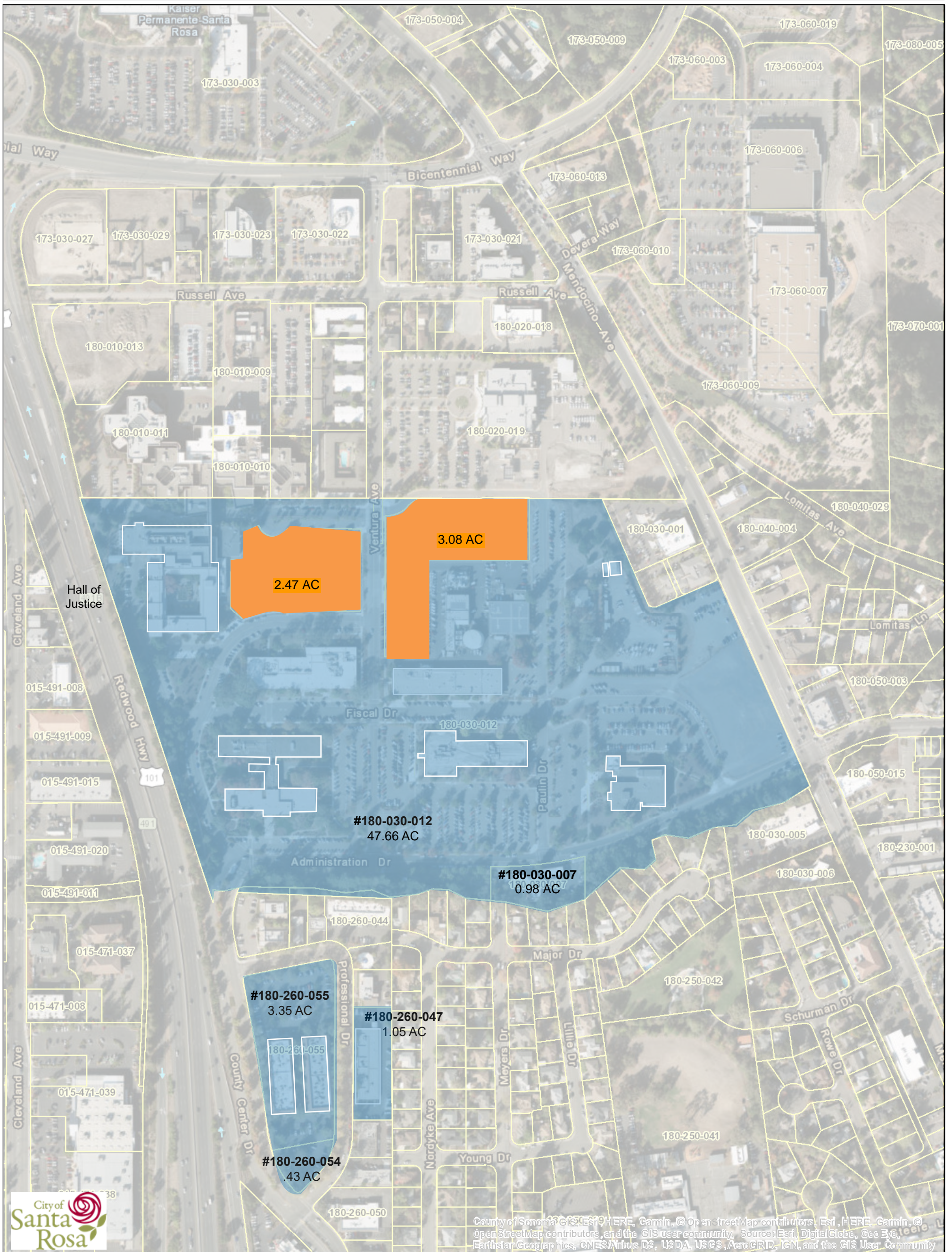
The County and the City encourage new vendors to register for inclusion in the County and the City vendor databases. Solicitations are publically noticed to registrants in these databases. More information on how to register can be found at the following websites:

County of Sonoma

<https://esupplier.sonomacounty.ca.gov/psp/FN92PRD/SUPPLIER/ERP/h/?tab=DEFAULT>

City of Santa Rosa

<https://www.planetbids.com/portal/portal.cfm?CompanyID=20314>



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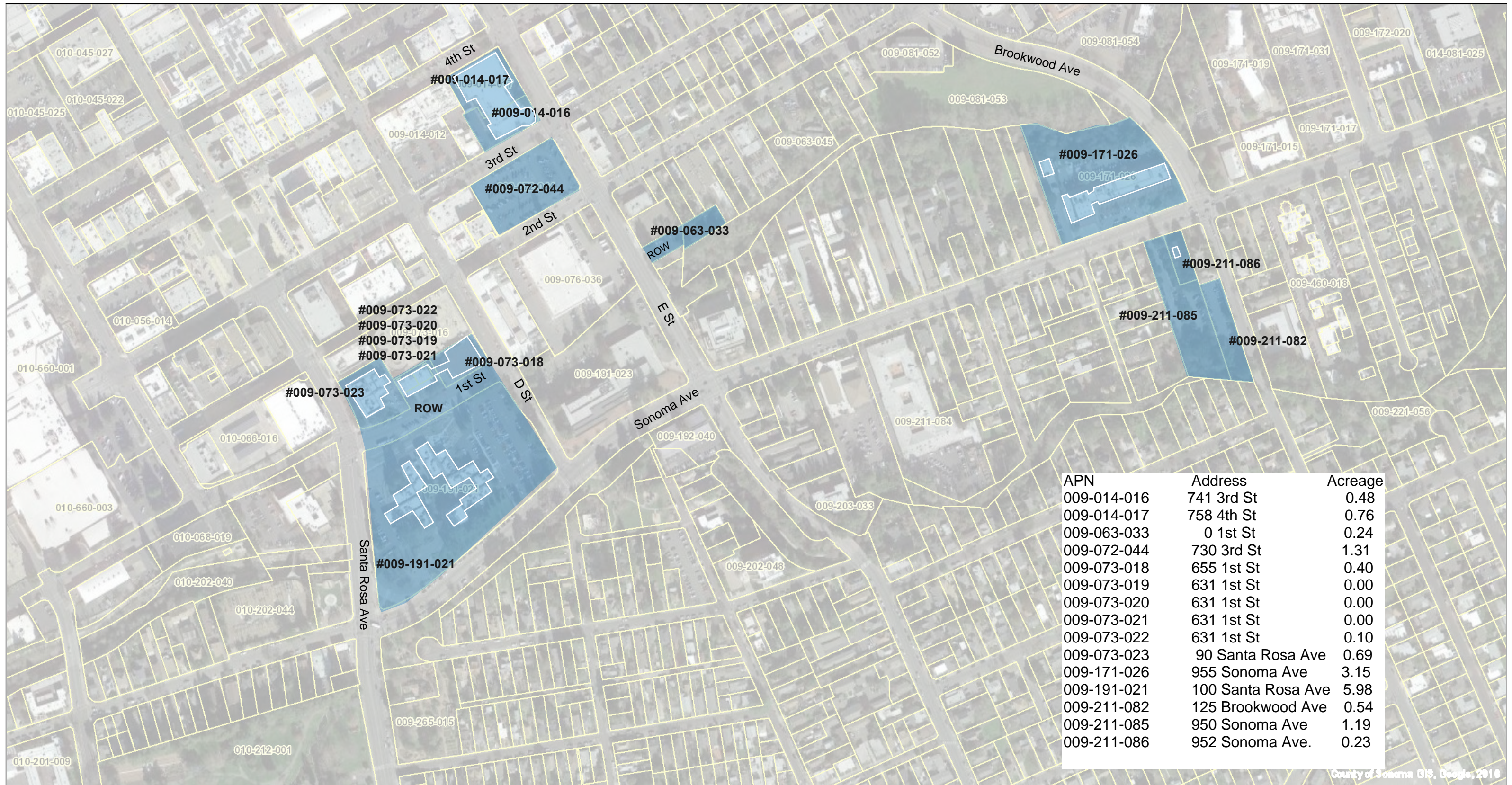
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Map A:
County Of Sonoma
Administration Campus

- Available County Parcel
 - State of California Parcel
- Total Acreage = 53.47

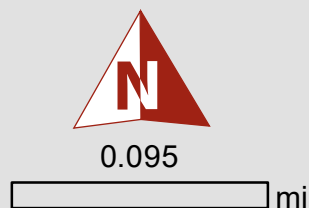
County of Sonoma

Produced by:
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2615 Paulin Dr, Santa Rosa, CA 95403 (707)565-2030
Projection and Coordinate System Tics:
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Data Source:
Sonoma County GIS Central, Sonoma County Public Safety Consortium.
Reasonable effort has been made to ensure the accuracy of the map and data provided; nevertheless, some information may not be accurate. The positional accuracy is not intended to represent map accuracy from a published record of survey. The maps and associated data are provided without warranty of any kind. Do not make a business decision based on this data before validating your decision with the appropriate County agency or other government entity.



APN	Address	Acreage
009-014-016	741 3rd St	0.48
009-014-017	758 4th St	0.76
009-063-033	0 1st St	0.24
009-072-044	730 3rd St	1.31
009-073-018	655 1st St	0.40
009-073-019	631 1st St	0.00
009-073-020	631 1st St	0.00
009-073-021	631 1st St	0.00
009-073-022	631 1st St	0.10
009-073-023	90 Santa Rosa Ave	0.69
009-171-026	955 Sonoma Ave	3.15
009-191-021	100 Santa Rosa Ave	5.98
009-211-082	125 Brookwood Ave	0.54
009-211-085	950 Sonoma Ave	1.19
009-211-086	952 Sonoma Ave.	0.23

County of Sonoma GIS, Google, 2018



Map B:
City of Santa Rosa Downtown Campus

Available City Parcel Total Acreage = 15.07



County of Sonoma

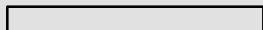
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Data Source:
Sonoma County GIS Central, Sonoma County Public Safety Consortium.
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County of Sonoma GIS, Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



0.095



**Map C:
City of Santa Rosa
Municipal Services
South Building**

Available City Parcel
Total Acreage = 1.82

County of Sonoma

Produced by:
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