

West Sacramento Campus Capital Project

Presentation by County Administrator's Office and General Services Department

February 27, 2024

West Sacramento Campus

- ▶ Consists of two buildings constructed in 1994 at 500 Jefferson Boulevard
- ▶ Building A is 24,267 square feet and houses Health & Human Services Agency, Probation Department, and Board of Supervisors District 1.
- ▶ Building B is 26,070 square feet and houses Health & Human Services Agency and Communicare OLE leases about 15,000 square feet.
- ▶ Communicare OLE main lease expires March 31, 2026.
 - ▶ A second lease with Communicare OLE for a small expansion is on a month-to-month

Potential Re-Use of Building B

- ▶ Board of Supervisors last discussed potential options on July 23, 2019.
- ▶ One option discussed is to reuse Building B for county functions.
- ▶ Potential reuse options of Building B includes:
 - ▶ Swing Space for Building A occupants to renew Building A
 - ▶ Open regional office space for Sheriff's Office, Assessor/Clerk-Recorder/Elections, Child Support Services, Agriculture Department, and potentially other departments.

Capital Renewal Efforts

- ▶ 2021 - Energy Efficiency Upgrades at Buildings A & B
- ▶ 2023 - Roofing Replacement at Building B
- ▶ 2023 - Fencing Addition at Building A
- ▶ 2023/4 - Fire Panel System Replacement at Buildings A & B
- ▶ 2024 - Interior renewal effort for part of Building A (HHSA & District 1)
- ▶ 2024 - Roofing Replacement scheduled for Building A

Planning Steps

- ▶ Review 2014 facilities condition assessment & update deferred maintenance costs
 - ▶ Approximately \$800K-\$900K for Building A and \$500,000 for Building B
- ▶ Begin space planning efforts
 - ▶ Identify needs of potential departments that may move into campus
- ▶ Begin capital renewal planning efforts
 - ▶ Identify what building components should be renewed/rehabilitated

Next Steps for CAO/GSD to explore further:

- ▶ Determine future of lease with Communicare OLE - let expire or extend?
- ▶ Determine financial feasibility to address deferred maintenance at Building A.
- ▶ Determine which departments have a best use within Building B.
- ▶ Work with Board Subcommittee on Capital Investments for further feedback.

Questions?

