



EXECUTIVE SUMMARY

NORTH COUNTY COURTHOUSE MASTER PLAN

APR 02, 2018



**VAN METER
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Acknowledgements

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I. NORTH COUNTY COURTHOUSE MASTER PLAN OVERVIEW

Plan Purpose - Scope and Process

This is a summary overview of the Master Plan for North County Courthouse Campus that encompasses four parcels of approximately 9.7 acres, located in the City of South San Francisco, San Mateo County. The campus houses the publicly held parcels for the North County Courthouse Building, the Probation Department Building, the North County Revenue Services (located in the Probation Department building), and the vacated North Court Jail (Sheriff’s building). The purpose is to explore the feasibility of redeveloping the County-owned site in a manner that would further increase the supply of affordable housing within the County.

The Master Plan’s objective is to build consensus of a vision for the area to implement and include a new SMC Health System facility (Health Clinic), which has already been studied, approved and has received funding from San Mateo County; along with the inclusion of one or two Housing Development projects on the campus. In addition, a provision of required parking for the North County Courthouse as per the Joint Occupancy Agreement between the County and the Judicial Council of California; the County Probation activities, the new Health Clinic and the proposed Housing is studied.

The Plan provides a clear implementation roadmap to include a proposed new Health Clinic, the redevelopment of the existing Probation Department Building, the provision of additional Affordable Housing as well as the required parking for all uses.

Project area - Site existing conditions

The North County Courthouse Campus site is bordered by Grand Avenue to the north, Mission Road to the southwest, and Oak Avenue to the southeast. The 9.7 acre property encompasses four parcels: Site 1 of 4.32 acres houses the North County Municipal Courts; Site 2 of 2.55 acres houses the Probation Department, the North County Revenue Services building and surface parking; Site 3 of 1.25 acres is currently housing the vacated North County Jail (Sheriff’s) building which holds Courtroom “O” of the North County Municipal Courts; and Site 4 of 1.68 acres with surface parking. (Figure 1)

Along Grand Ave the uses are mainly for housing; on the other side along Mission Road a series of transformations are occurring with the addition of new housing, the extension of Oak Avenue to connect Mission Road with El Camino Real and the proposed Civic Community Development. (Figure 2) The site’s topography is also of great importance since it drops about 30 feet from Grand Avenue to Mission Road. (Figure 3)



Figure 1. Existing Conditions Diagram. North County Courthouse Campus

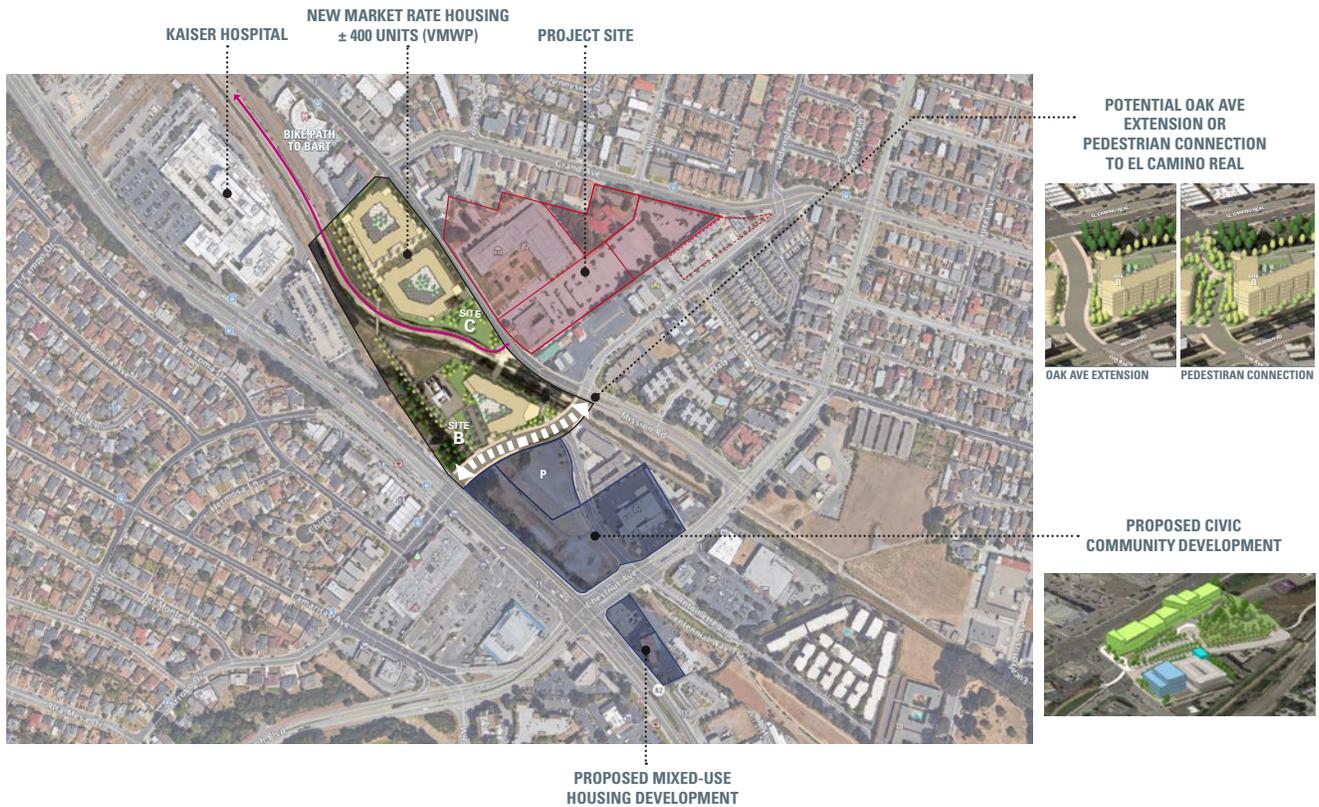


Figure 2. Proposed Development in South San Francisco surrounding the North County Courthouse Campus

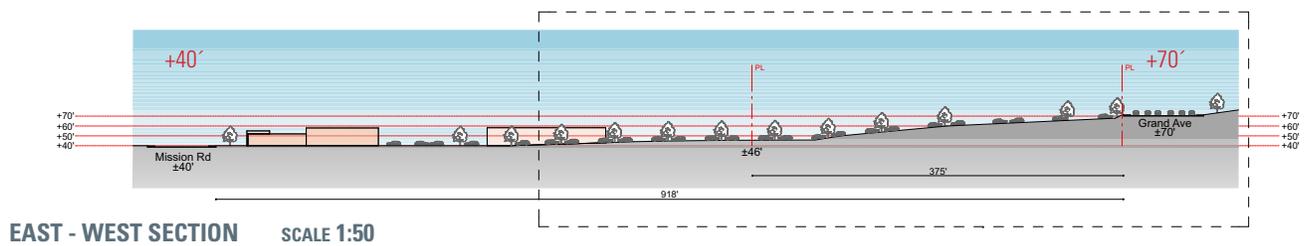


Figure 3. Site Topography

Description of project area and parcels

Site 1: 4.32 acres, property of The Administrative Office of the Courts (State) occupied by the North County Municipal Courts with a central courtyard and 79 existing parking spaces. There is vehicular access around the North Courts Building and it is adjacent to Mission Road (1050 Mission Road).

Site 2: 2.55 acres, property of San Mateo County houses the Probation Department, the North County Revenue Services building and 167 surface parking spaces (1025 Mission Road).

Site 3: 1.25 acres, property of San Mateo County currently housing the vacated North County Jail building which holds Courtroom "O" of the North County Municipal Courts and 15 surface parking spaces.

Site 4: 1.68, property of San Mateo County currently being used for 116 surface parking spaces (Figure 4)



Figure 4. Site Existing Conditions

2. PROGRAM AND DEVELOPMENT SCENARIOS

Program: existing and desired program(s)

The Master Plan’s focus is the integration of affordable housing in the campus to address the needs of the community and the mission of the Department of Housing of San Mateo County to increase the supply of affordable housing within the County. There are several types of housing that can be incorporated to address the needs of the community, the plan suggests small and large unit housing developments that could address family housing, senior, veterans or special needs housing, amongst others.

North County Municipal Courts Building

The North Courts facility is 57, 300 sq. ft. has a central courtyard of approx. 35,800 sq. ft. and requires 243 parking spaces as established in the Joint Occupancy Agreement between the County and the Judicial Council of California. From those 243 spaces 41 are full-size premium reserved spaces dedicated for use by Court judicial officers, staff and employees; 56 full-size spaces that are with the County on a first-come, first served basis, dedicated for use by Court and County; and 146 spaces that are shared with the County on a first-come, first serve basis, dedicated for use by members of the general public.

Currently only about 50% of the facility is active, the other 50% is used as storage, nevertheless there is a need and desire to maintain the facility and parking requirements since there is a possibility of the Courts to restore full operations in the future. As part of the Courts there is also a need to relocate Courtroom “O” currently in the vacant North County Jail building. The relocation of Courtroom “O” is currently under negotiation by the County and the State.

North County Probation and North County Revenue Services

The existing Probation and Revenue Services building is about 18,200 sq. ft. with 37 parking spaces. Currently, only about 80% of the facility is being used, and the conditions of the building are not optimal. If possible, the Probation Department would prefer to be located at a new facility or to renovate the current building. Revenue Services should be re-designed to better suit the unit’s functions. If Revenue Services could be moved to another facility within the North County area in order to continue to conveniently serve North County residents. Revenue Services expressed that North Courts clients can conveniently pay fines at the North County Revenue Services location. As the Court docket has decreased, this convenience has become less relevant. The Probation Building also houses an IT facility for the overall campus. The IT server room is extremely inadequate as it lacks air conditioning and security and should be addressed regardless of other development at the site.

SMC Health System facility (Health Clinic)

The proposed new Health Clinic has established the need for a 45,000 sq. ft. facility within the North County Courthouse Campus. Based on the previous study*, 3 parking spaces per 1,000 sq. ft. are required. (Figure 5)

*Scoping study for the SMC - SSF Health System Hub by Dreyfuss + Blackford architecture, commissioned by San Mateo County on 2017.

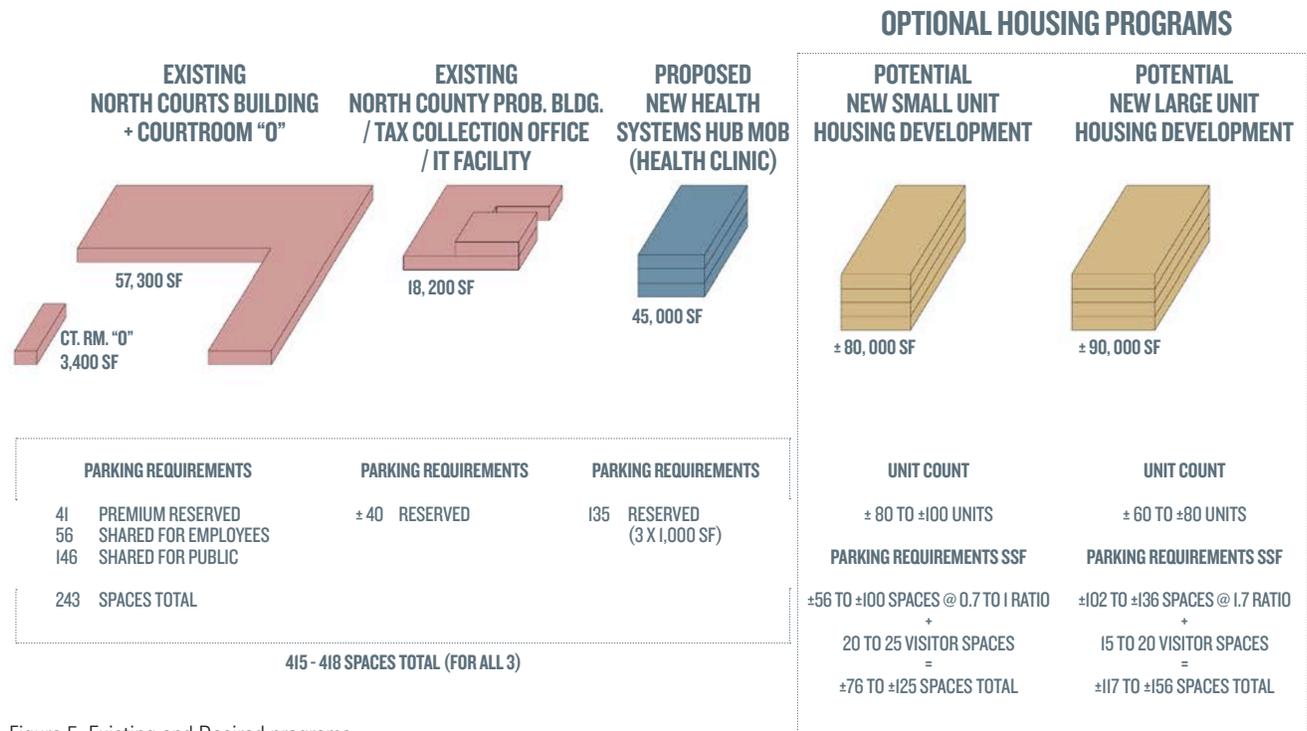


Figure 5. Existing and Desired programs

OPTIONS CONSIDERED

After evaluating the existing conditions and developing new desired programs, multiple optional scenarios were evaluated. Through general consensus with the various stakeholders, it was agreed that the following represented the range of opportunities that they wanted to see evaluated.

The major finding of the multiple scenarios has been the provision of parking as surface parking instead of a parking structure. After analyzing the suggested actions under consideration, scenarios with and without structured parking were evaluated, and as shown in the Preferred Recommendations the optimization of surface parking on Site 3 eliminates the need for the construction of the structured parking, resulting in cost-savings for the County of San Mateo and flexibility for future development.

Briefly described below are general features to highlight the existing conditions and suggested actions for consideration; following are the multiple scenarios explained in more detail.

North County Courthouse building

The existing Courts Building is currently used at less than 50% capacity with 2-3 courtrooms open on a limited basis. Other use of the space includes County Counsel legal service operations. The remaining is either closed or used for storage by the Courts. There are two scenarios in which the building may be optimized:

1. Traffic Court is temporarily relocated to this facility for the period of the COB3 Construction (approximately 2 years).
2. The State may provide additional funding to the Courts which allows additional operations to be re-introduced to this facility. The level of funding to be provided, if any, is yet to be determined.

North County Courthouse Parking

Reconfiguration of Courts site surface parking adds 50-53 spaces on the State parcel (Site 1). These spaces are 15-50% less costly than structured spaces and serve as a better use of valuable land. Redeveloping a combination of premium, employee, and some public parking is potentially more cost effective than structured parking.

Issues:

- 53 spaces in a structure costs \$2.65M while the same number of onsite parking costs \$1.0M - \$1.3M; saving approximately \$1.3M - \$1.6M.
- The reorganized parking layout places additional parking within 50' of the courthouse building. This could be a safety issue as the current criteria is to have no parking within 50' of the building. Currently, the parking is open and unsecured, and the driveway is directly up against the building.
- The modification of the current layout of the parking spaces without any major changes could add about 18 spaces with gates for security of the judges and employees of the court.
- Court has not yet agreed to allow surface parking reconfiguration on the State parcel (Site 1).

Courtroom "O"

The relocation of Courtroom "O", located within the closed Sheriff's building on Grand Avenue, is under negotiation by the County and State. Potential options include:

1. Relocation to Redwood City
2. Relocation to the Courts Building (as an interior renovation or exterior addition)
3. Not replaced

Issues:

- Interior Renovation: A previous study was done for relocating Courtroom "O" to the cafeteria within the closed segment of the Court Building. A similar layout can be accomplished as an external addition to the existing building. These have been included as alternatives in multiple scenarios and will need to be evaluated by the Courts for acceptance.

Probation Department Building

The Probation Building is suffering from deferred maintenance and requires updates. Though an extensive evaluation has not been done, based on discussions with stakeholders some level of upgrades in the building – IT systems, accessibility features, mechanical, electrical and plumbing – are required. The second floor requires an elevator to meet code and a new roof is recommended.

Revenue Services (Tax Collector)

The scope of any renovation should also include the creation of a separate facility for Revenue Services which is housed in the Probation Building. Their optimal layout would include an entry, lobby/waiting area and restroom facilities separate from the Probation lobby/facility. Their facility must support 3-4 staff in a secure environment, approximately 1,000 sq.ft. within the existing building envelope. There is substantial unused space within the Probation Building which could be developed as a separate Revenue Services Office.

A conservative estimate to provide basic maintenance and regulation upgrades to the Probation Building would cost up to \$150-\$250 per square foot. With 20% contingency and 30% soft costs, the renovation budget ranges from \$4.2M to \$7.0M. The 1,000 sq.ft. space for the revenue facility is considered within this overall budget and is approximately \$400,000.

Information Services Department

The IT hub facility for the site is currently located in the Probation Building. Based on its age, it is recommended that separate NPOs (IT/communication rooms) be located for each building so that they function independently. This should be done regardless of which option is selected. The costs for new facilities in each building are estimated at \$500,000 per building, with more for the Courts Building and Clinic than the Sheriff's facility. This would cost approximately \$1.5M.

In summary, upgrades to the existing Probation Building and renovation/addition to the Courts Building (Courtroom "O") could be an additional cost of \$7.2 to \$11.0 million dollars, not including the Clinic, parking structure or potential housing.

Option I: Grand Avenue Clinic Location

Option 1 illustrates the possibility of maintaining the majority of the existing program in their current parcels and has the ability to immediately begin the process for the proposed Health Clinic development. In order to keep the existing programs operational, the Health Clinic is located at Grand Avenue in Site 4, allowing the North Courts and Probation Building to continue to operate during construction. To allow for all the required parking, parking re-configuration on the North County Courthouse building site (Site 1) is proposed, adding about 50 to 53 spaces. The North County Jail (Sheriff’s building) is demolished for temporary parking during construction and for potential housing in the future; Courtroom “O” is relocated as an interior or exterior addition to the North County Courthouse building or relocated to Redwood City. A parking structure is proposed to provide the required parking on Site 2. (Figure 6)

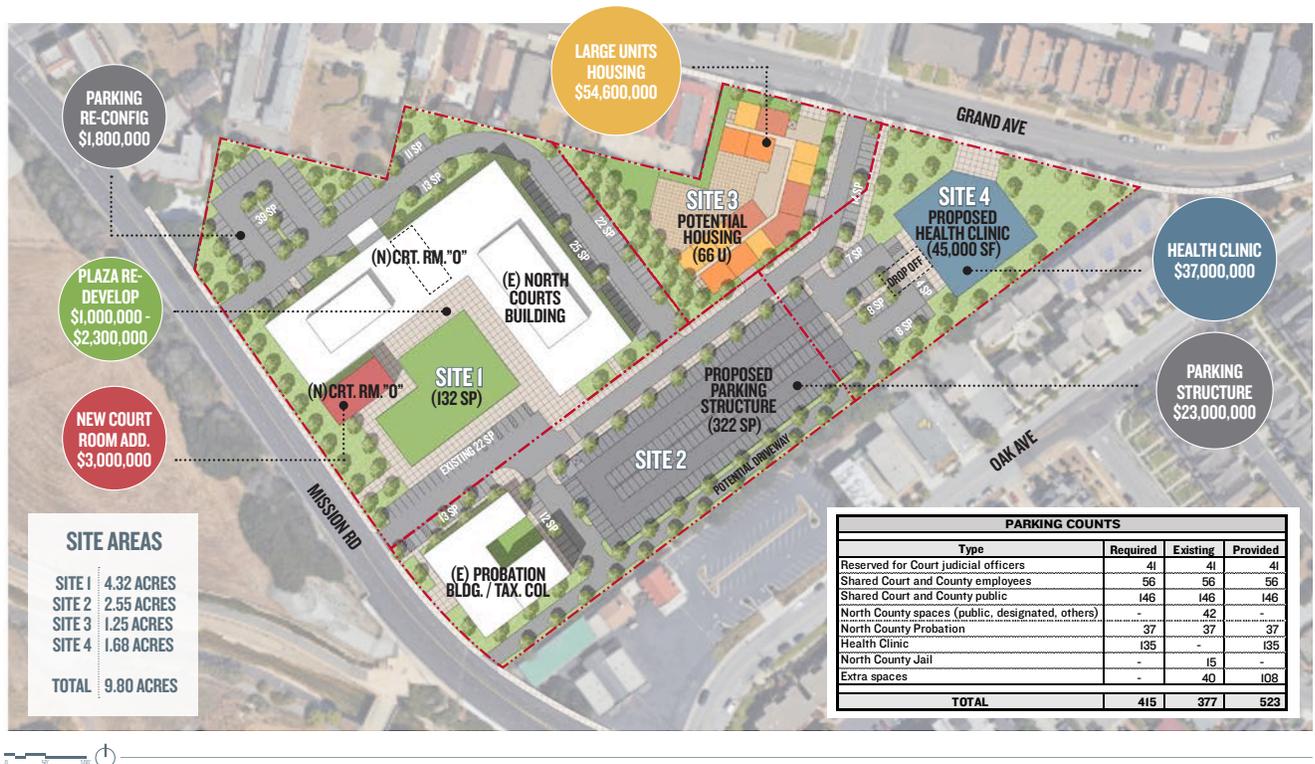


Figure 6. Option 1. Grand Avenue Clinic Location

Key elements

- Courtroom “O” is moved out of Sheriff’s building to either Redwood City, the Courthouse Building (as an interior renovation or exterior addition), or eliminated from the Courts Program. (Site 1)
 - Parking behind the Courts Building may be redeveloped to add 53 additional parking spaces.
- Sheriff’s Building demo’d for temporary parking during construction. (Site 3)
 - Could be paved/gravel depending on users of parking.
- Health Clinic constructed facing Grand Avenue (45,000 s.f.). (Site 4)
- Shared Parking located in a central two-level parking structure. (Site 2)
 - Structure size varies by final parking count, depending on whether Court parking is reconfigured.
- After completion of Health Clinic and Parking Structure: Housing developed at Sheriff’s Building site. (Site 3)
 - Land value approx. 1.25 acres x \$3M = \$3.75M

Issues

- Negotiations on Courtroom “O” must be finalized for temporary parking.
- Temporary Traffic Court will require parking during construction period or else may delay/impact Clinic construction (other off-site locations for parking may be considered if available).
- Final Parking Structure size and cost to be determined by final parking needs analysis and Courts willingness to redevelop their current parking areas.

Phasing Strategy

For the North County Courts to maintain their required parking during construction and because of the possibility of moving the traffic court from Redwood City to the campus, the development is divided in 2 phases. Phase 1 turns Site 3 into a temporary parking after demolishing the North County Jail building and relocating Courtroom "O". It also proposes the reconfiguration of parking on the Courts site (Site 1). This allows the Health Clinic to start construction on Site 4 along Grand Avenue and to start the construction of the parking structure. After all of this is done, the Housing project could start construction on Site 3. (See Appendix A)

Project Budget and Schedule

Site 1: State Courthouse	Courtroom "O"	\$2 M - \$3 M (Interior to Courts or Exterior bldg)
	Parking reconfiguration	\$1.8 M (Optional)
	Court plaza	\$1 M - \$2.3 M (Not Required)
Site 3: County	Demo of Jail's bldg & Temp. Parking	\$1.3 M - \$1.5 M
Site 2 / 4: County	Health Clinic (45,000 sq. ft.)	\$37 M
	Shared Parking Structured*	\$23 M *Subtract \$3.785 M if take out 53 sp
	Probation / Rev. Serv. Bldg. Rehab	\$6 M - \$7 M
Total Budget		\$68.3 to \$71.8 Million
		*Add \$3.785M if no parking reconfiguration

Housing on Site 3 (North County Jail Building)
 Cost depends on housing program.
 Not all project costs are funded by the County.

\$40.3 - \$54.6 M

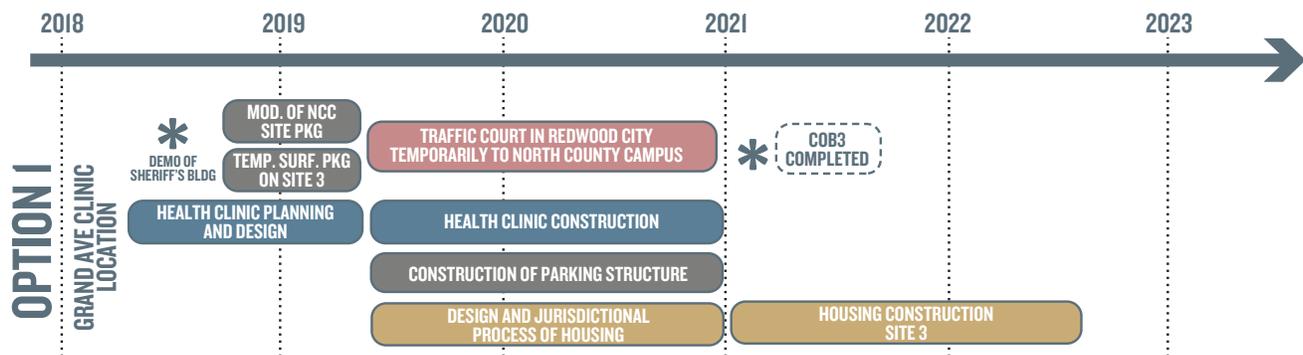


Figure 7. Option 1. Schedule

Option 2: Mission Road Clinic Location

Option 2 illustrates the possibility of re-locating Probation and Revenue Services to a new facility on the North County Courthouse site (Site 1). This allows for the Health Clinic to be located at Mission Road where the Clinic stakeholders have selected as the preferred location due to topography and accessibility to the site. This layout also allows for two housing developments on Grand Avenue. For the required parking, parking re-configuration on the Courthouse building site (Site 1) is proposed, adding about 50 to 53 spaces. The County Jail building is demolished for temporary parking during construction and for potential housing in the future; Site 4 is also used for temporary parking and potential housing; Courtroom "O" is relocated as an interior addition to the North County Courthouse building or relocated to Redwood City. A parking structure is proposed to provide the required parking on Site 2. (Figure 8)

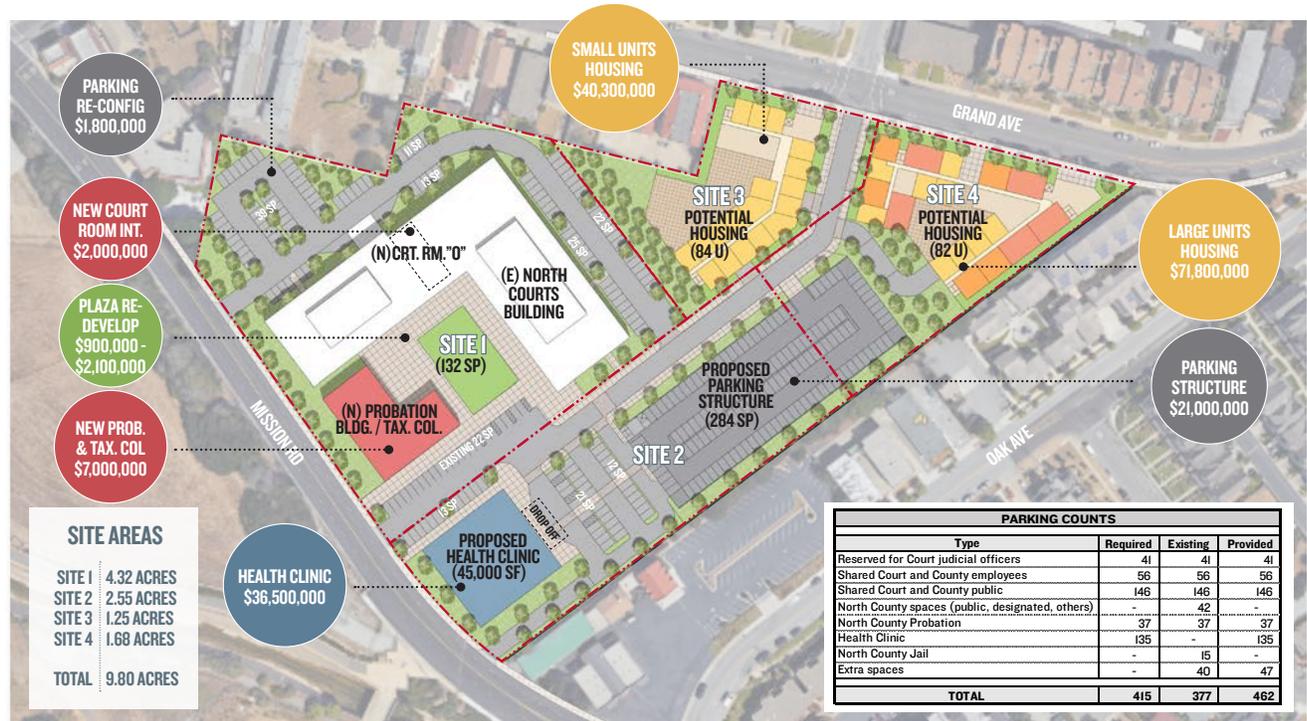


Figure 8. Option 2. Mission Road Clinic Location

Key elements

- Courtroom "O" is moved out of Sheriff's building to either Redwood City, the Courthouse Building (as an interior renovation or exterior addition), or eliminated from the Courts Program. (Site 1)
 - Parking behind the Courts Building redeveloped to add 53 parking spaces.
- Sheriff's Building demo'd for temporary parking during construction. (Site 3)
 - Could be paved/gravel depending on users of parking.
- Site 4 used for parking during construction of Health Clinic and Parking Structure. (Site 4)
 - May be left as it is or redeveloped to gain additional spaces
- Probation Building with Revenue Services relocated to new building on Courts site's courtyard. (Site 1)
- Health Clinic constructed facing Mission Road (45,000 sq. ft.) (Site 2)
 - Preferred location of Clinic stakeholders due to flat topography
- Shared Parking located in a central two-level parking structure. (Site 2)
 - Structure size varies by final parking count
- After completion of Health Clinic and Parking Structure: Housing constructed on two parcels, Sheriff's Building site and Site 4. (Site 3 & 4)
 - Land value approx. 1.25 acres x \$3M = \$3.75M

Issues

- Negotiations on Courtroom "O" must be finalized for temporary parking.
- Temporary Traffic Court will require parking during construction period which may be provided by temporary lots on Sheriff Building site (Site 3) and the upper lot of Site 4.
- State and County must reach agreement on land deal allowing Probation Building on State Property. (Site 1)
- Final Parking Structure size and cost to be determined by final parking needs analysis and Courts willingness to redevelop their current parking areas.

Phasing Strategy

For the North County Courts to maintain their required parking during construction and with the possibility of moving the traffic court from Redwood City to the campus, the development is divided in 2 phases. Phase 1 demolishes the Probation and Revenue Services building and moves it into a new facility at the Courts site (Site 1), turns Site 3 into a temporary parking after demolishing the North County Jail building and relocating Courtroom "O"; proposes the reconfiguration of the parking on the Courts site (Site 1); and uses Site 4 as temporary parking (re-developed if more spaces needed). That allows the Health Clinic to start construction on Site 2 along Mission Road as well as the construction of the parking structure. After all of this is done the Housing projects could start construction on Site 3 and Site 4.

Project Budget and Schedule

Site 1: State Courthouse	Courtroom "O"	\$2 M (Interior to Courts)
	Parking reconfiguration	\$1.8 M (Optional)
	Court plaza	\$0.9 M - \$2.1 M (Not Required)
	New Probation / Revenue Serv. Bldg	\$7
Site 3: County	Demo of Jail's bldg & Temp. Parking	\$1.3 M - \$1.5 M
Site 2 / 4: County	Health Clinic (45,000 sq. ft.)	\$36.5 M - \$37 M
	Shared Parking Structured*	\$21 M *Subtract \$3.785 M if take out 53 sp
Total Budget		\$66.7 to \$68.5 Million
		*Add \$3.785M if no parking reconfiguration

Housing on Site 3 & Site 4 (North County Jail Bldg. & Surface parking) \$40.3 - \$71.8 M (For each housing project)
 Cost depends on housing program.
 Not all project costs are funded by the County.

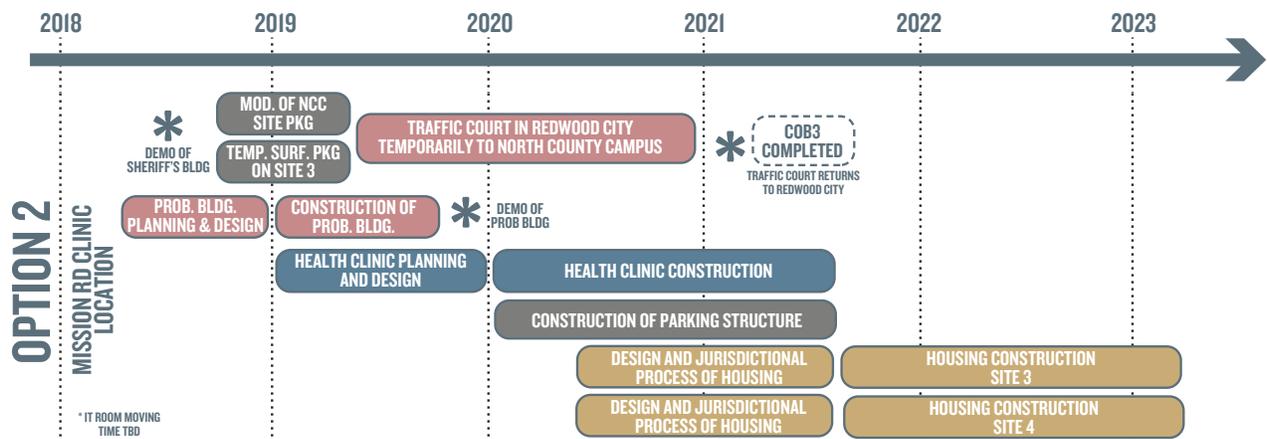


Figure 9. Option 2. Schedule

Option 3: Mission Road Housing / Grand Avenue Clinic Location

Option 3 builds on Option 1 and realizes the opportunity of adding a second Housing project once Probation and Revenue Services is relocated to a new facility on the Courthouse site and the current Probation building is demolished. Like Option 1, this option allows for the immediate commencement of the proposed Health Clinic development by locating it at Grand Avenue (site 4), and the North Courts and Probation Building could continue to operate during construction of the clinic. For the required parking, parking re-configuration on the North County Courthouse building site (Site 1) is proposed, adding about 50 to 53 spaces. The North County Jail building is demolished for temporary parking during construction of the clinic and for potential housing development in the future; Courtroom "O" is relocated as an interior or exterior addition to the North County Courthouse building or relocated to Redwood City. A parking structure is proposed to provide the required parking on Site 2. (Figure 10)

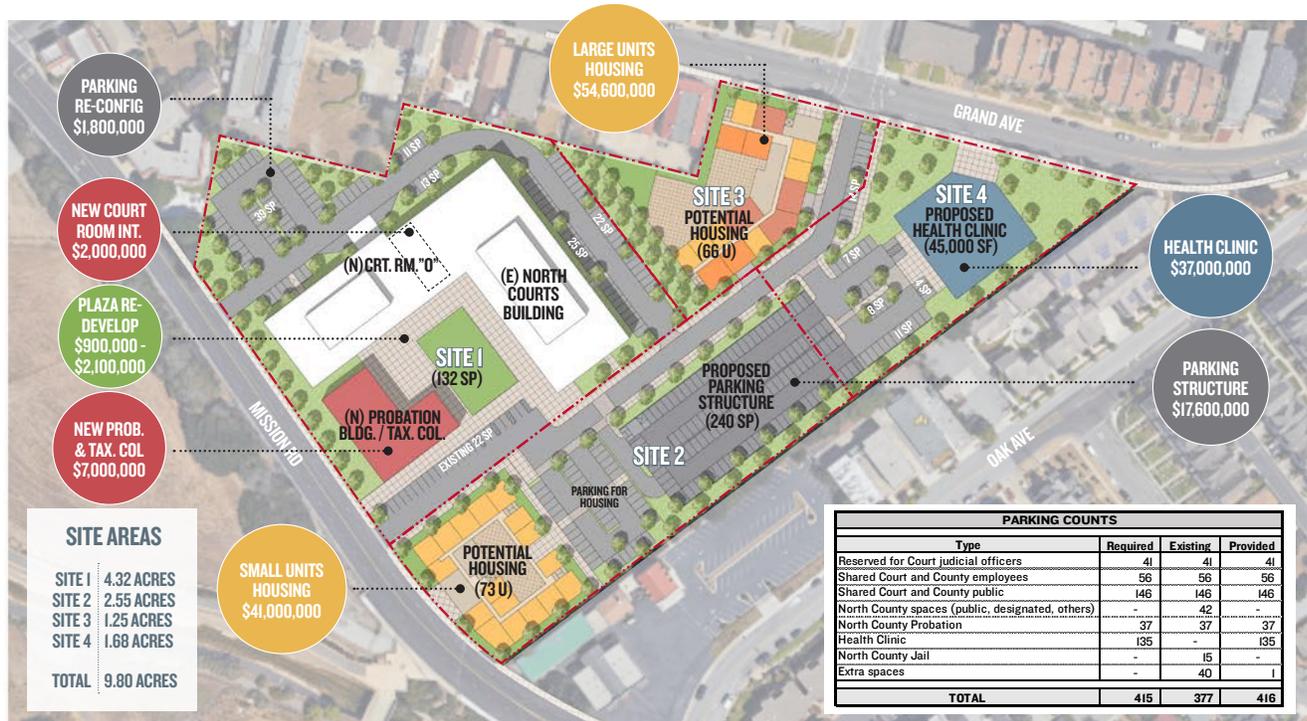


Figure 10. Option 3. Mission Road Housing / Grand Avenue Clinic Location

Key elements

- Courtroom "O" is moved out of Sheriff's building to either Redwood City, the Courthouse Building (as an interior renovation or exterior addition), or eliminated from the Courts Program. (Site 1)
 - Parking behind the Courts Building redeveloped to add 53 parking spaces.
- Sheriff's Building demo'd for temporary parking during construction. (Site 3)
 - Could be paved/gravel depending on users of parking.
- Site 3 used for parking during construction of Health Clinic and Parking Structure. (Site 3)
- After completion of Clinic and Parking Structure: Housing constructed on Sheriff's Building site. (Site 3)
 - Land value approx. 1.25 acres x \$3M = \$3.75M
- After State Court negotiations: Probation Building with Revenue Services relocated to new building on Courts site's courtyard. (Site 1)
- Shared Parking located in a central two-level parking structure. (Site 2)
- Housing construction on Probation Building site begins. (Site 2)
 - Land value approx. 1.0 acres x \$3M = \$3M
- Health Clinic constructed facing Grand Avenue (45,000 s.f.). (Site 4)

Issues

- Negotiations on Courtroom "O" must be finalized for temporary parking.
- Temporary Traffic Court will require parking during construction period which may be provided by temporary parking on Sheriff's Building site (Site 3).
- Final Parking Structure size and cost to be determined by final parking needs analysis and Courts willingness to redevelop their current parking areas.
- State and County must reach agreement on land deal allowing Probation Building on State Property.

Phasing Strategy

For the North County Courts to maintain their required parking during construction and with the possibility of moving the traffic court from Redwood City to the campus, the development is divided in 2 phases. Phase 1 turns Site 3 into a temporary parking after demolishing the North County Jail building and relocating Courtroom "O"; it also proposes the reconfiguration of the parking on the Courts site (Site 1). That allows the Health Clinic to start construction on Site 4 along Grand Avenue and to start the construction of the parking structure. After all of this is done, the Housing project could start its construction on Site 3. A second Housing Project could be added after an agreement between the County and the Courts to relocate Probation and Revenue Services to add a new building on the Courthouse site is reached (Site 1).

Project Budget and Schedule

Site 1: State Courthouse	Courtroom "O"	\$2 M (Interior to Courts)
	Parking reconfiguration	\$1.8 M (Optional)
	Court plaza	\$0.9 M - \$2.1 M (Not Required)
	New Probation / Revenue Serv.l. Bldg	\$7
Site 3: County	Demo of Jail's bldg & Temp. Parking	\$1.3 M - \$1.5 M
Site 2 / 4: County	Health Clinic (45,000 sq. ft.)	\$37 M
	Shared Parking Structured*	\$17.6 M *Assumes savings of \$3.785 M via Courts Site adding 53 spaces
Total Budget		\$67.6 to \$69 Million
		*Add \$3.785M if no parking reconfiguration

Housing on Site 2 & Site 3 (Probation Bldg. & North County Jail Bldg.) \$41 - \$69 M (For each housing project)
 Cost depends on housing program.
 Not all project costs are funded by the County.

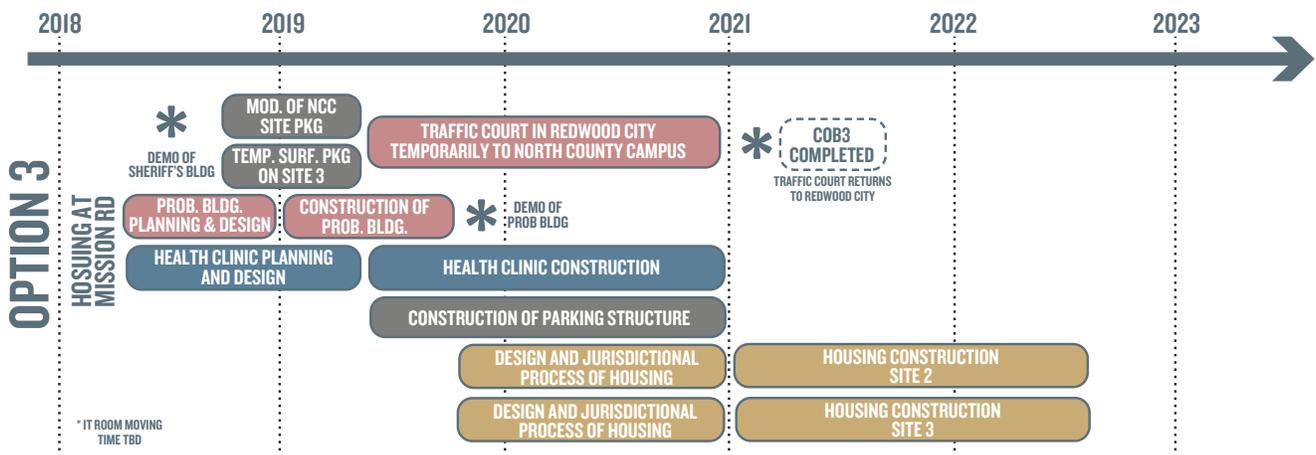


Figure 11. Option 3. Schedule

Option 4: Retain North County Jail / Mission Road Clinic Location

Option 4 illustrates a variation of Option 2 in which Probation and Revenue Services is located either temporarily or permanently at the current Jail (Sheriff’s) building. In order for that to be feasible, the building would need to be renovated. This would allow for the Health Clinic to be located at Mission Road which has been Health System’s preferred location due to topography and accessibility to the site. A housing development could be introduced on Grand Avenue (Site 4), emulating similar residential uses on Grand Avenue. To allow for all the required parking, parking re-configuration on the North County Courthouse building site (Site 1) is proposed, adding about 50 to 53 spaces. Site 4 would be used as temporary parking, with more spaces if redeveloped; Courtroom “O” is relocated as an interior or exterior addition to the North County Courthouse building or relocated to Redwood City. A parking structure is proposed to provide the required parking on Site 2. (Figure 12)

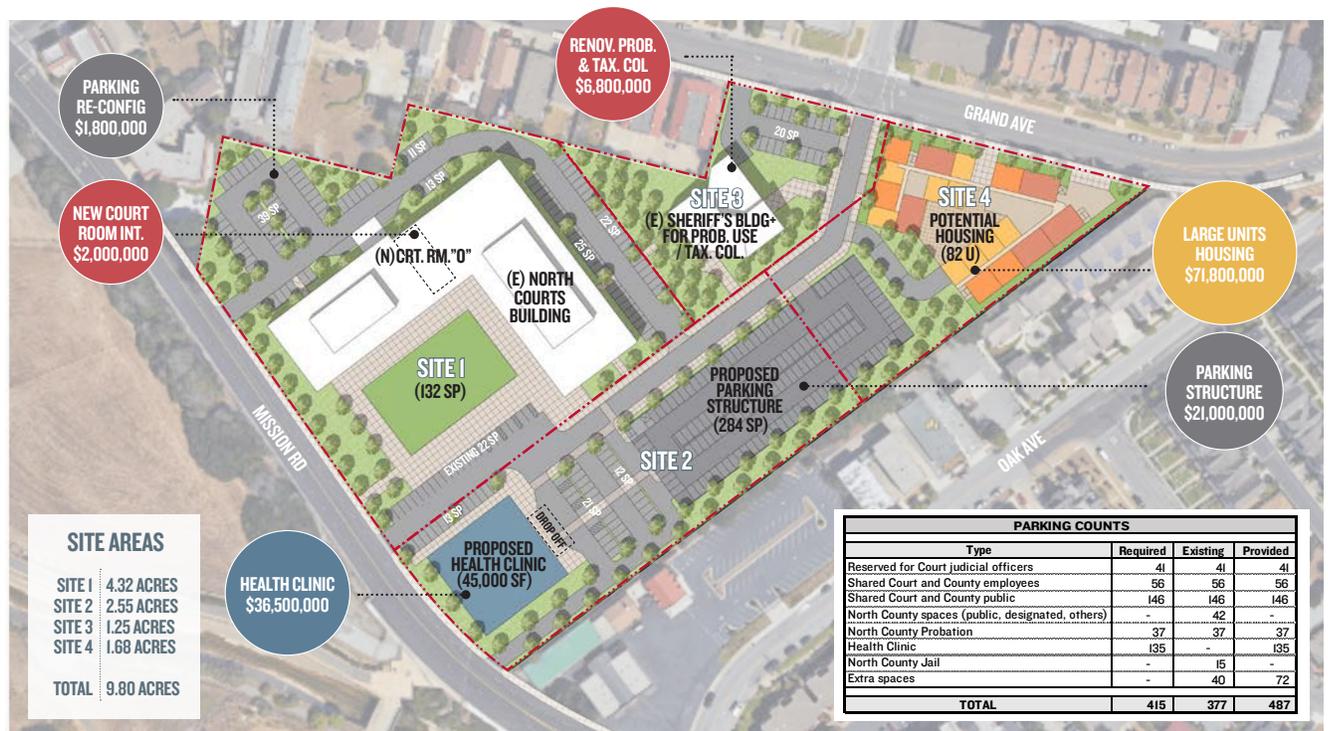


Figure 12. Option 4. Retain North County Jail / Mission Road Clinic Location

Key elements

- Courtroom “O” is moved to either Redwood City, the Courthouse Building (interior or exterior), or eliminated from the Courts Program. (Site 1)
 - Parking behind the Courts Building redeveloped to add 53 parking spaces.
- Sheriff’s Building renovated to house both Probation and Revenue Services. (Site 3)
 - Could be permanent/short term relocation option while new facility is constructed on Court site. (Courts Land Lease Value for 1 acre of courtyard space is approximately \$2.5M - \$3M)
 - Cost of temp. hoteling of Probation and Rev. Serv. is less than full renovation cost.
- Site 4 used for parking during construction of Clinic and Parking Structure. (Site 4)
 - May be left as it is or redeveloped for additional spaces on a temp. basis.
- Health Clinic constructed facing Mission Road (45,000 sq. ft.) (Site 2)
 - Preferred location of Clinic stakeholders due to flat topography
- Shared Parking located in a central two-level parking structure. (Site 2)
- After completion of Clinic and Parking Structure: Housing constructed on Site 4.
 - Land value approx. 1.5 acres x \$3M = \$4.5M
- After State Courts negotiations: Probation Building and Revenue Services could be relocated in new building on Courts Site in the future and housing project could be located at Site 3.

Issues

- Negotiations on Courtroom “O” must be finalized for temporary parking.
- Temporary Traffic Court will require parking during construction period provided by Site 4.
- Final Parking Structure size and cost to be determined by final parking needs analysis and Courts willingness to redevelop their current parking areas.
- State and County must reach agreement on land deal allowing Probation Building on State Property. (Site 1)

Phasing Strategy

For the North County Courts to maintain their required parking during construction and with the possibility of moving the traffic court from Redwood City to the campus, the development is divided in 2 phases. Phase 1 demolishes Probation and Revenue Services building and moves it to the renovated Sheriff’s building on Site 2, uses Site 4 as a temporary parking either with its existing conditions or re-developed for additional spaces, and proposes the reconfiguration of the parking on the Courts site (Site 1). That allows the Health Clinic to start construction on Site 2 along Mission Road and to start the construction of the parking structure. After all of this is done, the Housing projects could start construction on Site 4 and on Site 3 when the agreement for Probation to move into the Courts’ site is reached. (See Appendix A)

Project Budget and Schedule

Site 1: State Courthouse	Courtroom “O”	\$2 M (Interior to Courts)
	Parking reconfiguration	\$1.8 M (Optional)
	Court plaza	\$0.9 M - \$2.1 M (Required if Prob. goes to Site 1)
Site 3: County	Probation / Revenue Serv. Renovation	\$2 M - \$3 M (Temp. at Sheriff’s) \$7 (Permanent at Sheriff’s or new building)
	Health Clinic (45,000 sq. ft.)	\$37 M
Site 2 / 4: County	Shared Parking Structured*	\$17.6 M - \$21 M
	*Assumes savings of \$3.785 M via Courts Site adding 53 spaces	

Total Budget \$66.3 to \$73.9 Million

Range based on Court Parking and Probation Building

Housing on Site 3 (North County Jail Building)

\$40.3 - \$54.6 M

Only possible if Probation / Revenue Services ir relocated to Courts Site
Cost depends on housing program.
Not all project costs are funded by the County.

Housing on Site 4 (Surface Parking)

\$71.8 M

Cost depends on housing program.
Not all project costs are funded by the County.

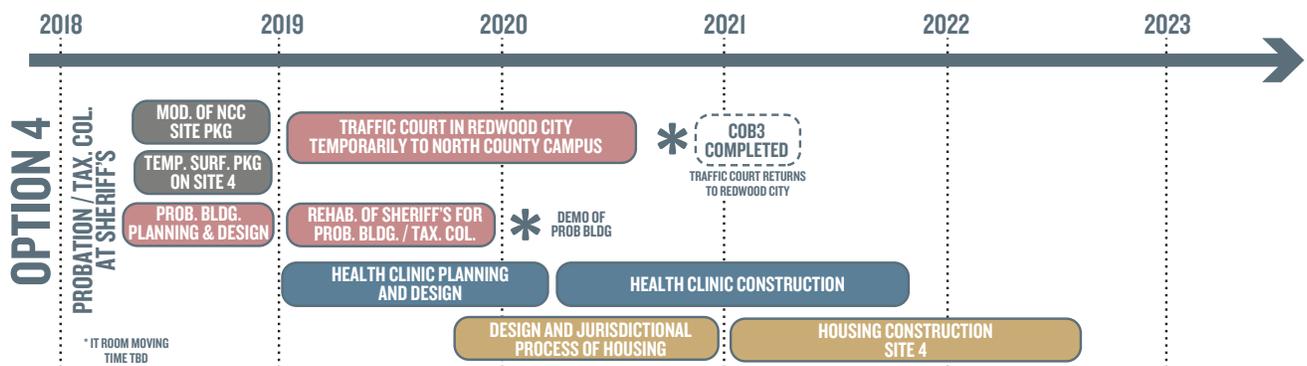


Figure 13. Option 4. Schedule

3. PREFERRED RECOMMENDATIONS

After analyzing the previous scenarios, the stakeholders recommended a variation of Option 2 as the most probable scenario (Option 5) as it allows the Health Clinic to be located on Mission Road, the preferred location by the Clinic stakeholders due to accessibility and topography. On these grounds, the following alternative was generated, which allows for surface parking, resulting on cost-savings for the County and the flexibility of a second Housing project if less parking is needed in the future.

Option 5: Mission Road Clinic Location / Surface Parking

Option 5 illustrates the possibility of re-locating Probation and Revenue Services outside of the campus. This allows for the Health Clinic to be located at Mission Road where – the preferred location due to topography and accessibility to the site. This layout also allows for surface parking only (in place of the construction of a parking structure), a housing project on Site 3, and the flexibility of adding another housing project (or other County function) in the future on Site 4. A possible re-configuration of surface parking on the North County Courthouse building site (Site 1) is proposed, adding about 18 spaces. The North County Jail (Sheriff’s building) would be demolished for use as temporary parking during construction and also for a potential housing development in the future; Courtroom “O” would be relocated to Redwood City. Instead of a parking structure, surface parking is proposed to reduce the cost of the project and provide increased flexibility for future development of the site.(Figure 16)

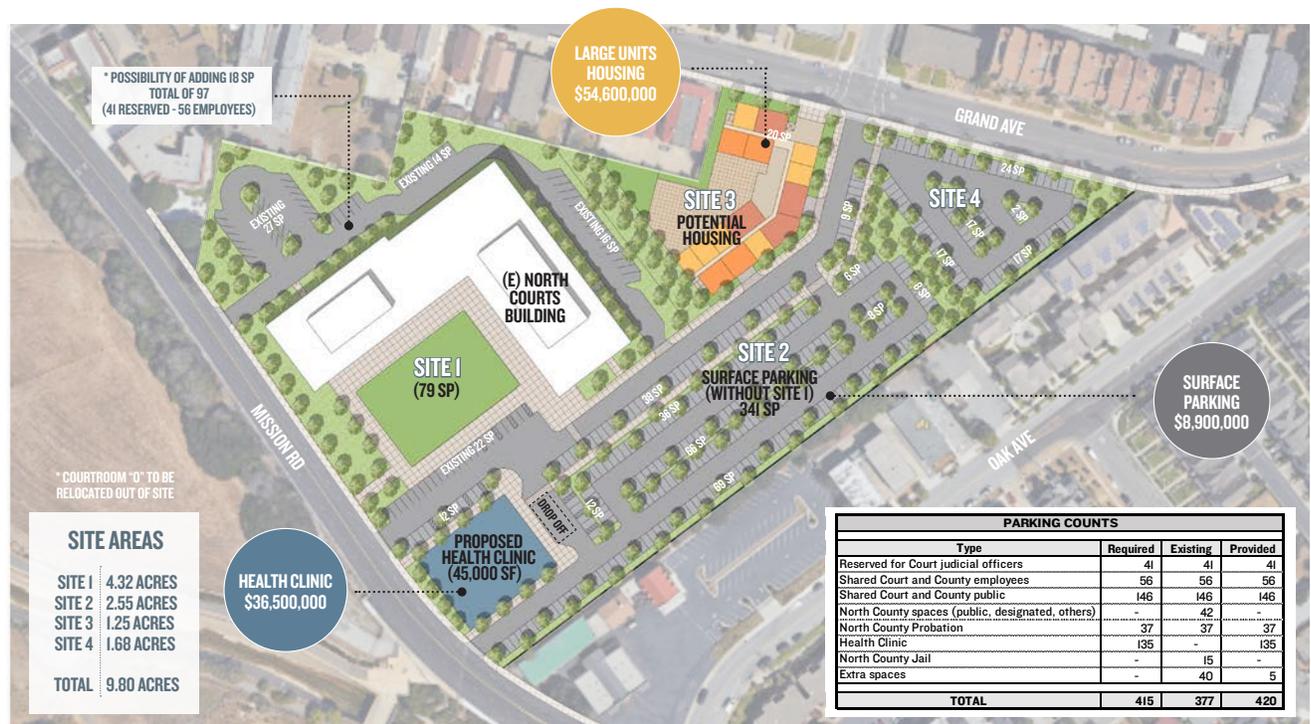


Figure 14. Option 5. Mission Road Clinic Location / Surfaced Parking

Key elements

- Courtroom “O” is moved out of Sheriff’s building to Redwood City.(Site 1)
 - Parking behind the Courts Building may be redeveloped to add 18 additional parking spaces.
- Sheriff’s Building demo’d for temporary parking during construction. (Site 3)
 - Could be paved/gravel depending on users of parking.
- Health Clinic constructed facing Mission Road (45,000 s.f.). (Site 2)
 - Preferred facility location of Clinic stakeholders due to flat topography.
- Shared Parking located in a central surfaced parking area. (Site 2)
 - Surface Parking re-configuration to maximize parking spaces.
- After State Courts negotiations: Probation Building and Revenue Services could be relocated in new building on Courts Site or at another facility on the North County area. (Site 1)
- After completion of Health Clinic and Surface Parking re-configuration: Housing developed at Sheriff’s Building site. (Site 3)
 - Land value approx. 1.25 acres x \$3M = \$3.75M

Issues

- Negotiations on Courtroom “O” must be finalized for demolition and temporary parking.
- State and County must reach agreement on land deal allowing Probation Building on State Property. (Site 1)
- State Courts would have to allow re-configuration of their surface parking, which could be secured. (Site 1).
- Temporary Traffic Court will require parking during construction period or else may delay/impact Clinic construction.

Phasing Strategy

For the North County Courts to maintain their required parking during construction - and with the possibility of temporarily moving the traffic court from Redwood City to the campus-, the development is divided in 2 phases. Phase 1 relocates Probation and Revenue Services off site and turns Site 3 into temporary parking after demolishing the North County Jail building and relocating Courtroom "O". It also proposes the reconfiguration of the parking on the Courts site (Site 1). That would allow the Health Clinic to start construction on Site 2 along Mission Road and to start the re-configuration of the surface parking immediately. After all of this is completed, the Housing development could begin construction on Site 3. Possible Housing project on Site 4 in the future as a third phase.

Project Budget and Schedule

Site 1: State Courthouse	Parking reconfiguration	\$0.3 M (Optional)
Site 3: County	Demo of Jail's bldg & Temp. Parking	\$1.3 M - \$1.5 M
Site 2 / 4: County	Health Clinic (45,000 sq. ft.)	\$37 M
	Shared Surface Parking	\$8.9 M
	Probation / Rev. Serv. Bldg. Rehab	\$7 M - \$7.5 M
Total Budget		\$55.2 to \$55.9 Million

*Add \$2 - \$3 M if Courtroom "O" is on site

Housing on Site 3 (North County Jail Building)
 Cost depends on housing program.
 Not all project costs are funded by the County.

\$40.3 - \$54.6 M

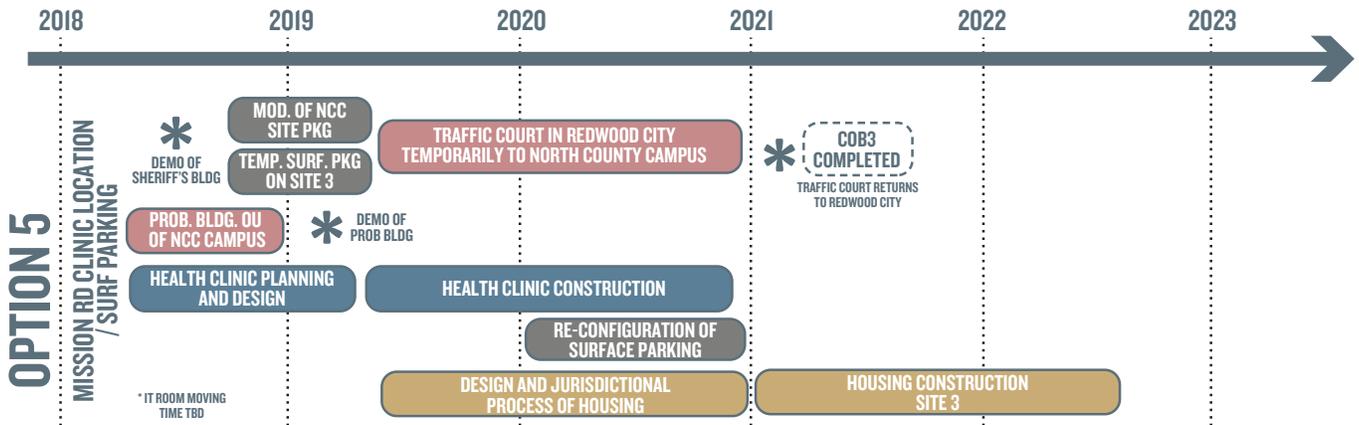


Figure 15. Option 5. Schedule

General View of North County Courthouse Campus with the proposed Health Clinic on Mission Road. It eliminates Probation Building and re-locating Probation and Revenue Services outside of the campus. As a first phase, Sites 2 and 4 are showed as surfaced parking to provide all the parking requirements for all uses. The Sheriff's building is demolished on Site 3 and Courtroom "O" is re-located, the site is used for temporary parking on the first phase and as potential Affordable Housing as a second phase.

**(E) NORTH COURTS BUILDING
SURF. PKG. 79 SP**

**PROPOSED
HEALTH CLINIC**



Figure 16. Option 5. General View of North County Courthouse Campus / Phase 2

As mentioned before, having surface parking instead of a parking structure allows for flexibility of the site and results on cost-savings for the County.

**POTENTIAL
HOUSING**

**SURFACE PARKING
341 SP**



As a third phase in the future, Site 4 could potentially be used for another Housing Project on Grand Avenue or if needed, as another San Mateo County function. The image shows the North County Campus in the future with 2 Housing Projects on Grand Avenue.

**(E) NORTH COURTS BUILDING
SURF. PKG. 79 SP**

**PROPOSED
HEALTH CLINIC**



Figure 17. Option 5. General View of North County Courthouse Campus / Phase 3

POTENTIAL HOUSING

**SURFACE PARKING
236 SP**

**FUTURE HOUSING
IF PARKING NO LONGER NEEDED**





Figure 18. Option 5. View of Health Clinic from Mission Road / Phase 2



Figure 19. Option 5. View of Health Clinic from Mission Road / Phase 3



Figure 20. Option 5. View of Housing Development from Grand Avenue / Phase 2



Figure 21. Option 5. View of Housing Development from Grand Avenue / Phase 3

Other recommendation

The stakeholders requested evaluation of an alternative to Option 1 that would allow for the elimination of the construction of the parking structure by providing for the entirety of site parking requirements through the reconfiguration of the surface parking. As with Option 1, the Health Clinic would be able to begin as soon as possible as this scenario does not call for the demolition of the Probation Building. A variation of Option 1 was generated (Option 6) which would accomplish this goal.

Option 6: Grand Avenue Clinic Location / Surface Parking

Option 6 maintains the majority of the existing programs in their current parcels and allows for the proposed Health Clinic development to begin immediately. The Health Clinic would be located at Grand Avenue in Site 4, allowing the Court and Probation Buildings to continue to operate during construction. For all the required parking, re-configuration on the North County Courthouse building site (Site 1) parking is proposed, adding about 18 spaces. The North County Jail (Sheriff’s building) would be demolished for temporary parking during construction and for a potential housing development in the future; Courtroom “O” would be relocated to Redwood City. Instead of a parking structure, surface parking is proposed to reduce the cost of the project and provide increased flexibility to the site. (Figure 14)

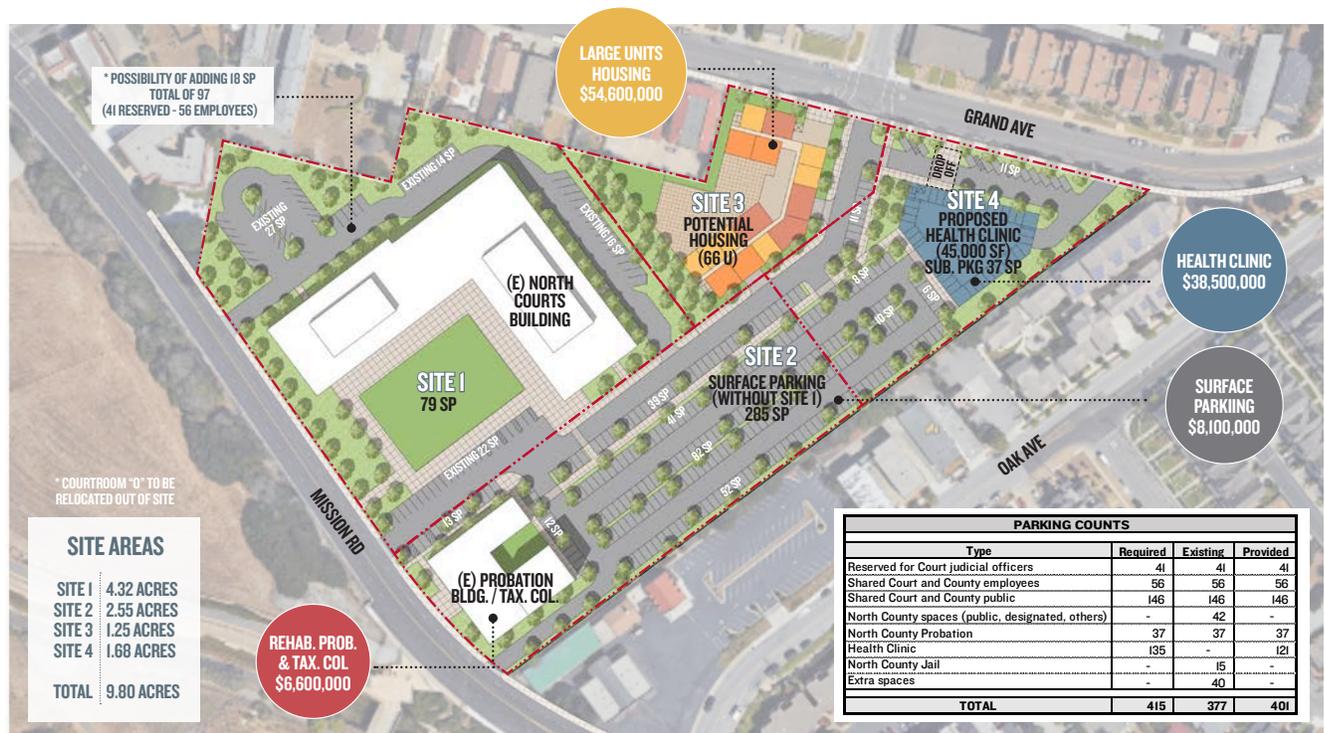


Figure 22. Option 6. Grand Avenue Clinic Location / Surfaced Parking

Key elements

- Courtroom “O” is moved out of Sheriff’s building to either Redwood City, the Courthouse Building (as an interior renovation or exterior addition), or eliminated from the Courts Program. (Site 1)
 - Parking behind the Courts Building may be redeveloped to add 18 additional parking spaces.
- Sheriff’s Building demo’d for temporary parking during construction. (Site 3)
 - Could be paved/gravel depending on users of parking.
- Health Clinic constructed facing Grand Avenue (45,000 s.f.). (Site 4)
- Shared Parking located in a central surfaced parking area. (Site 2)
 - Surface Parking re-configuration to maximize parking spaces.
- After completion of Health Clinic and Parking Structure: Housing developed at Sheriff’s Building site. (Site 3)
 - Land value approx. 1.25 acres x \$3M = \$3.75M

Issues

- Negotiations on Courtroom “O” must be finalized for demolition and temporary parking.
- State Courts would have to allow re-configuration of their surface parking, which could be secured. (Site 1).
- Temporary Traffic Court will require parking during construction period or else may delay/impact Clinic construction (other off-site locations for parking may be considered if available).

Phasing Strategy

For the North County Courts to maintain their required parking during construction and with the possibility of moving the traffic court from Redwood City to the campus, the development is divided in 2 phases. Phase 1 turns Site 3 into temporary parking after demolishing the North County Jail building and relocating Courtroom "O"; it also proposes the reconfiguration of the parking on the Courts site (Site 1). That allows the Health Clinic to start construction on Site 4 along Grand Avenue and to start the re-configuration of the surface parking. After all of this is done, the Housing project could start construction on Site 3. (See Appendix A)

Project Budget and Schedule

Site 1: State Courthouse	Parking reconfiguration	\$0.3 M (Optional)
Site 3: County	Demo of Jail's bldg & Temp. Parking	\$1.3 M - \$1.5 M
Site 2 / 4: County	Health Clinic (45,000 sq. ft.)	\$38.5 M (With subgrade parking)
	Shared Surface Parking	\$8.1 M
	Probation / Rev. Serv. Bldg. Rehab	\$6 M - \$7 M

Total Budget \$54.2 to \$55.4 Million

*Add \$2 - \$3 M if Courtroom "O" is on site

Housing on Site 3 (North County Jail Building)
 Cost depends on housing program.
 Not all project costs are funded by the County.

\$40.3 - \$54.6 M

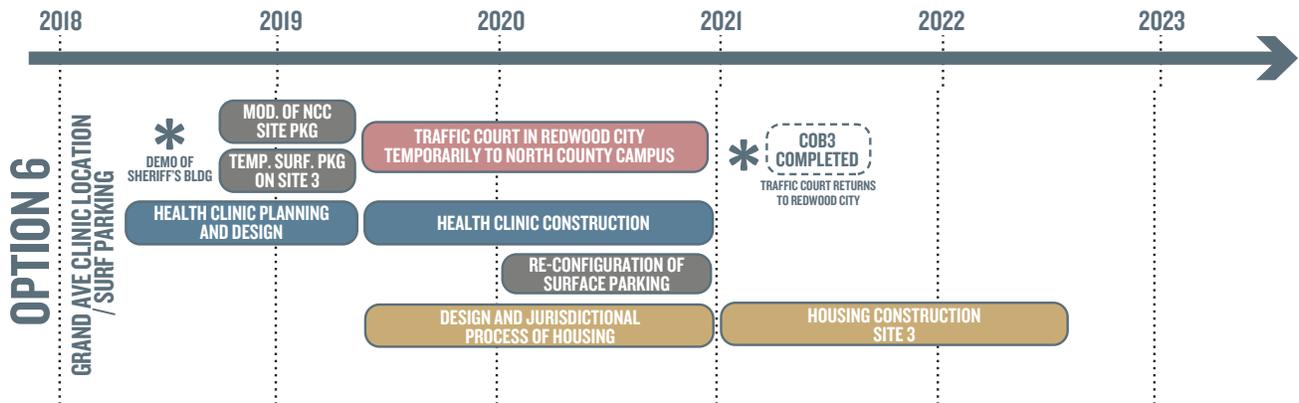


Figure 23. Option 6. Schedule

3. IMPLEMENTATION ROADMAP

Selecting the final Preferred Option

The Preferred Plan places the Clinic on Mission Road. This option assumes that the Probation Office and County Revenue Services function could be quickly relocated to another location not at the North County Courthouse site to allow for the new clinic to be located at the location of the current Probation building. One possible new location for Probation could be the existing North County clinic site at 306 Spruce Avenue in South San Francisco. The County would need to make this evaluation quickly to determine whether it would be an appropriate location for Probation.

The alternative recommended option places the clinic at Grand Avenue and allows for the immediate implementation of the County clinic and corresponding site development to maximize surface parking through redevelopment of the existing parking areas.

Jurisdictional Process and Environmental Review

A housing development at the site may require County and/or City approvals including an environmental review to confirm there is no unmitigated impacts. The City of South San Francisco has suggested that a traffic study may be required for the clinic (regardless of whether or not housing is incorporated onto the site) to support eventual environmental clearance for the project. While the current land use is commercial and public facilities, the clinic would be a more intense use and thus a full environmental evaluation should be completed and certified to assure that the development is not challenged. The County Supervisors may then approve the development plan through a Planned District Planned Development (PD) process. The City of South San Francisco has also indicated that they would like any housing development project to be considered via their typical jurisdictional review process.

County and Courts Agreement of Master Plan

Prior to beginning construction, the County and Courts should jointly confirm that the selected Master Plan option conforms to the current agreement for joint use of the County property and parking facilities. The Courts have expressed concerns over proposed changes to the existing surface parking configuration. However, the Master Plan options - as expressed in the site plans - show that the obligations of the parking agreement would be met with the proposed configurations.

County and Courts Agreements

All options in this Master Plan recommend the removal of the County Sheriff's Building and Courtroom "O". This requires that Courtroom "O" either be: 1) relocated within the North County Courts Building; 2) relocated to Redwood City Court facilities; or 3) eliminated from the Courthouse program as agreed upon. Having the agreement in place will facilitate the demolition of the building allowing the site to be used for temporary parking and/or staging during construction of the clinic building. The options presented in the master plan are presented with the assumption that the Courts will agree to a temporary reduction of the parking requirements as specified in the Joint Occupancy Agreement (JOA) during the construction of the clinic building and any other associated construction (e.g. the demolition of the Probation building or reconfiguration of surface parking) by eliminating the previously contemplated parking structure that was proposed in order to meet the parking requirements outlined in the JOA, the site maintains greater flexibility if future development were to be considered at a later date.

Collaboration between the City of South San Francisco and the County

To the extent possible, the County should continue to work with the City to maintain support for the development of the County property which lies within the City of South San Francisco. The City of South San Francisco has been a valuable and engaged stakeholder in the Master Plan process. The County previously leased to the City a property adjacent to the site for the construction of Oak-Grand Apartments - an affordable family housing development. That development, which was supported by the City through its approvals as well as substantial City subsidy, is a model for additional affordable housing sited on County property in the Master Plan.

The City is generally supportive of the development of a clinic and affordable housing at the site – although they have vocalized a preference for the clinic to be located at Grand Avenue. One of the City's main concerns is traffic on Mission Road; particularly because high density residential development and a new Municipal Services Building (MSB) are planned for the site opposite the North County Courthouse along Mission Rd. As previously mentioned, a traffic study should be

performed on both preferred options to provide mitigation solutions for anticipated traffic issues. The City has also requested that the final plan include greater storm water management than the current site. Staff have also asked for a community accessible open space such as a “tot lot”. “Tot lot” programming was not considered during the planning process as it was requested after the final stakeholder meeting.)

Once the final decisions are made on the preferred option, the environmental review, approval, and certification process should begin through a planned development permit or other land use approval. The following implementation outline could be followed:

Implementation Steps

Step 1. If the Preferred Option (Mission Road Clinic) is selected, then the relocation of the Probation Department and Revenue Services outpost should be planned and budgeted for – including demolition of the Probation building.

Step 1A. The ISD Facility (IT Hub) currently located within the Probation building would also need to be relocated. ISD has indicated that IT functions would be developed for each building facility separately. The Courts Building, the new Clinic building, and the newly relocated Probation Department each have their own NPO Room for all individual IT needs.

Step 2. Receive permit for the demolition of the Probation building and Sherriff’s Building. Remove the building and site improvements per plans. Concurrent Demolition would save costs.

Step 3. Improve Site 3 for temporary parking and staging per final PD Plans for the site.

Step 4. Finalize the construction documents for the Clinic building and site parking (either of the preferred options) and receive permit for construction.

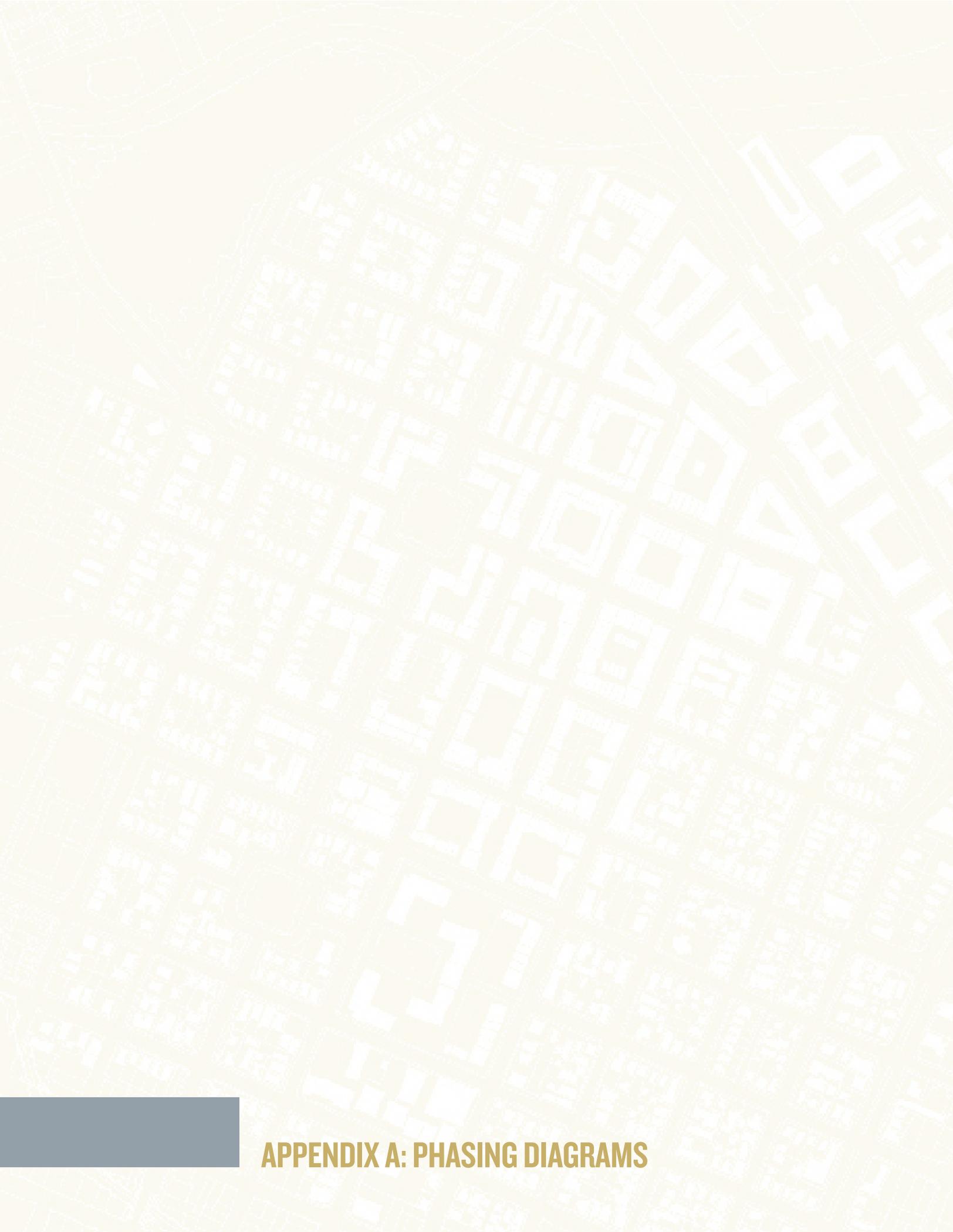
Step 5. Construct Clinic Building. Phase the construction of the site parking and landscaping concurrently with building construction and completion to allow for the necessary amount of parking to be used during the construction period by the courts and probation offices.

Step 6. If Preferred Option retains the Probation Building, County may develop plans to renovate the Probation building. The extensiveness of the renovation would determine whether the project would require temporary relocation of the Probation and Revenue Services Offices.

Step 7. Once the clinic and site parking is complete, Site 3 could be developed for affordable housing. The plans and approvals for an affordable housing development on Site 3 could be obtained as early as concurrently with the clinic site construction.

Step 8. The affordable housing development could be realized in a similar manner to the Grand-Oak development which was processed through the City of SSF after a long-term lease by the City from the County was completed. It is anticipated that an RFP would be issued to select a developer for the site that would develop and manage the new affordable housing development

If further redevelopment of these sites is considered in the future, the State and the County should again create a stakeholders group to participate in a similar master planning effort to make the best use of the site as a resource for both parties to maximize the value of the sites. The Joint Occupancy Agreement between the Courts and the County could also be reexamined in the future to adjust for changing variables and needs.



APPENDIX A: PHASING DIAGRAMS

Option I: Grand Avenue Clinic Location Phasing Strategy

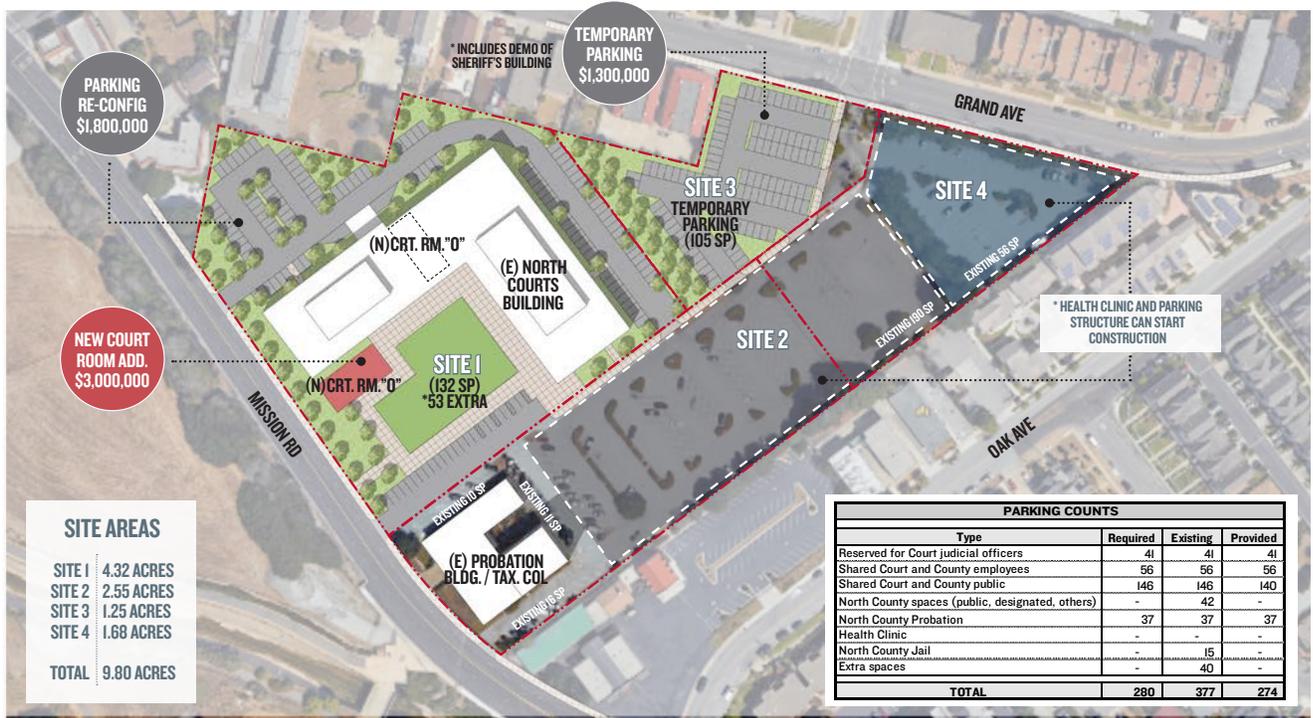


Figure 24. Option 1. Grand Avenue Clinic Location / Phase 1



Figure 25. Option 1. Grand Avenue Clinic Location / Phase 2

Phasing Strategy

For the North County Courts to maintain their required parking during construction and because of the possibility of moving the traffic court from Redwood City to the campus, the development is divided in 2 phases. Phase 1 turns Site 3 into a temporary parking after demolishing the North County Jail building and relocating Courtroom "O". It also proposes the reconfiguration of parking on the Courts site (Site 1). This allows the Health Clinic to start construction on Site 4 along Grand Avenue and to start the construction of the parking structure. After all of this is done, the Housing project could start construction on Site 3.

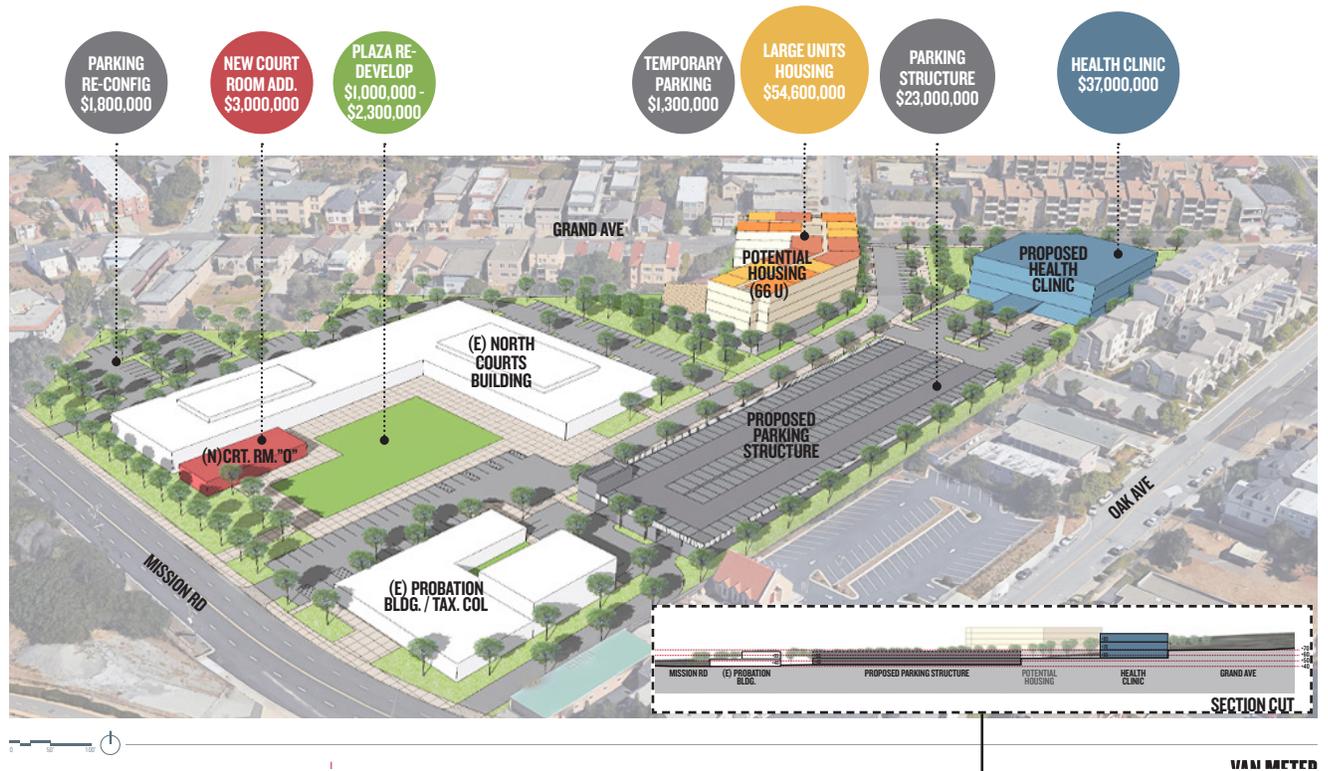


Figure 26. Option 1. Grand Avenue Clinic Location / Axonometric

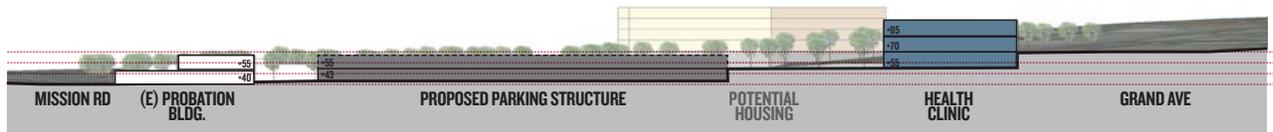


Figure 27. Option 1. Grand Avenue Clinic Location / Section cut

Option 4: Retain North County Jail / Mission Road Clinic Location Phasing Strategy

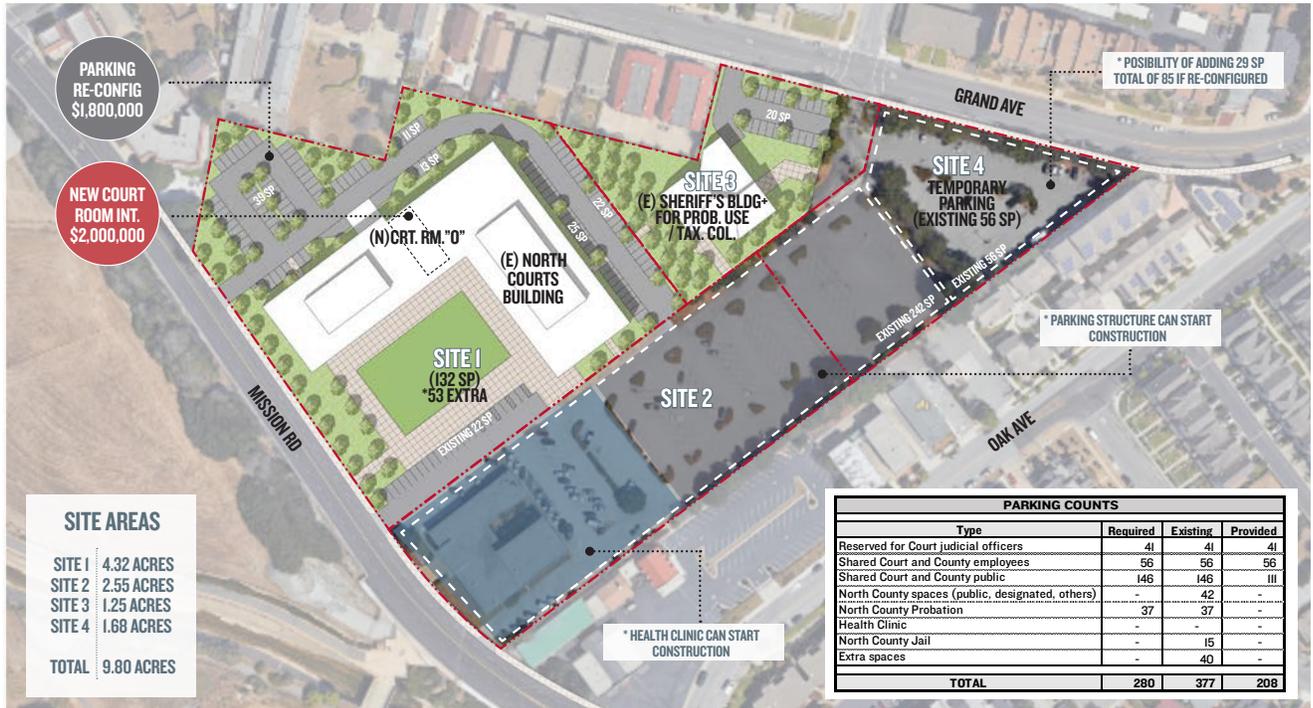


Figure 28. Option 4. Retain North County Jail / Mission Road Clinic Location / Phase 1

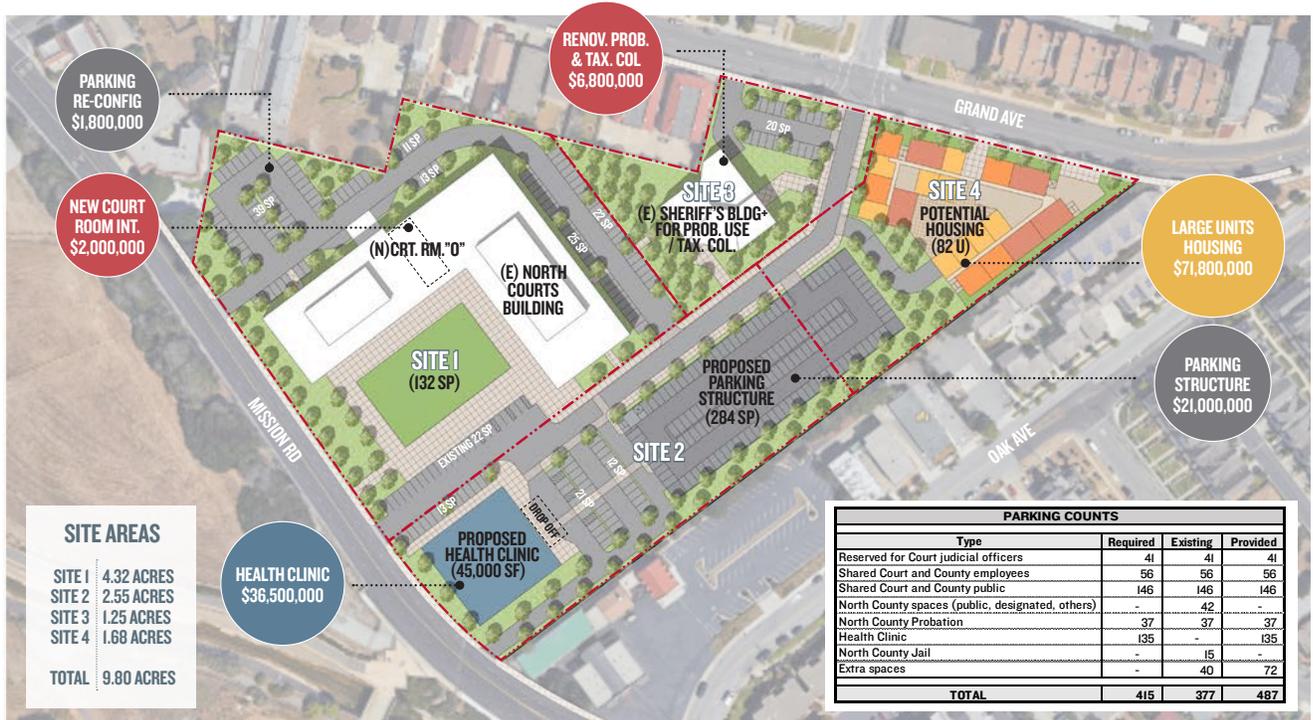


Figure 29. Option 4. Retain North County Jail / Mission Road Clinic Location / Phase 2

Phasing Strategy

For the North County Courts to maintain their required parking during construction and with the possibility of moving the traffic court from Redwood City to the campus, the development is divided in 2 phases. Phase 1 demolishes Probation and Revenue Services building and moves it to the renovated Sheriff's building on Site 2, uses Site 4 as a temporary parking either with its existing conditions or re-developed for additional spaces, and proposes the reconfiguration of the parking on the Courts site (Site 1). That allows the Health Clinic to start construction on Site 2 along Mission Road and to start the construction of the parking structure. After all of this is done, the Housing projects could start construction on Site 4 and on Site 3 when the agreement for Probation to move into the Courts' site is reached.

Option 6: Grand Avenue Clinic Location / Surface Parking Phasing Strategy

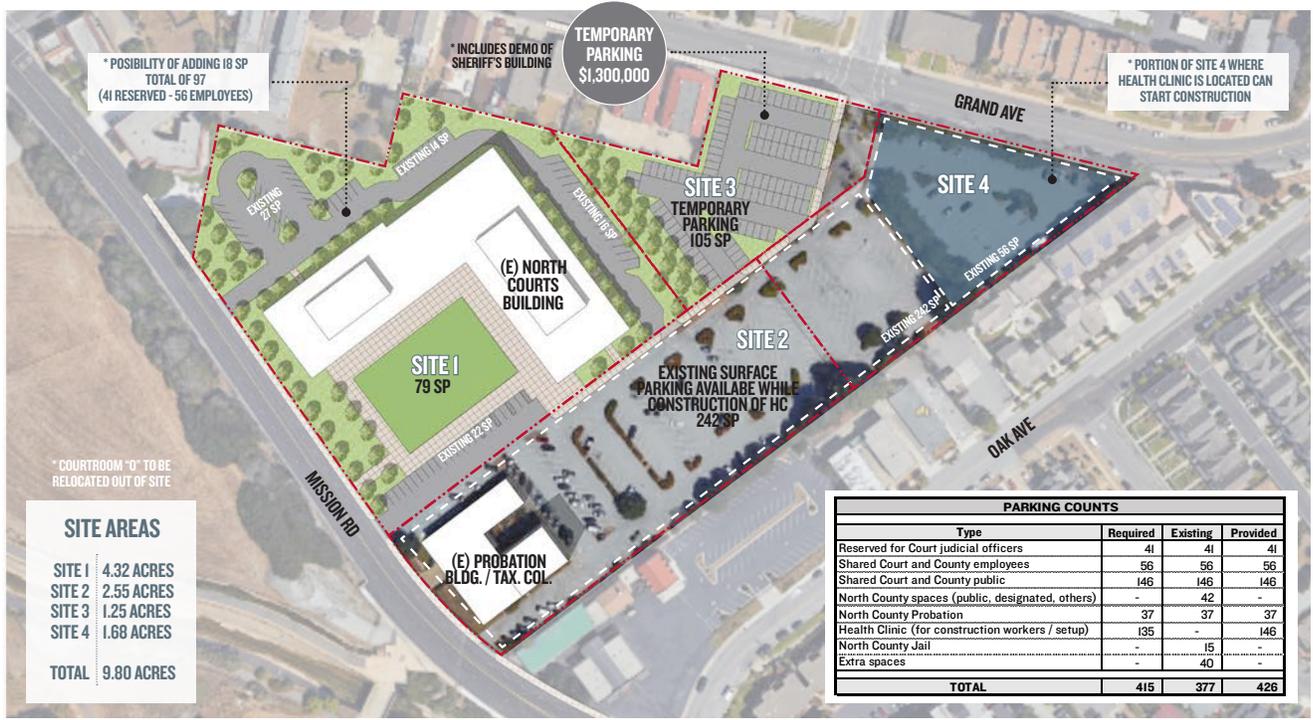


Figure 30. Option 6. Grand Avenue Clinic Location / Surfaced Parking / Phase 1



Figure 31. Option 6. Grand Avenue Clinic Location / Surfaced Parking / Phase 2

Phasing Strategy

For the North County Courts to maintain their required parking during construction and with the possibility of moving the traffic court from Redwood City to the campus, the development is divided in 2 phases. Phase 1 turns Site 3 into temporary parking after demolishing the North County Jail building and relocating Courtroom "O"; it also proposes the reconfiguration of the parking on the Courts site (Site 1). That allows the Health Clinic to start construction on Site 4 along Grand Avenue and to start the re-configuration of the surface parking. After all of this is done, the Housing project could start construction on Site 3.

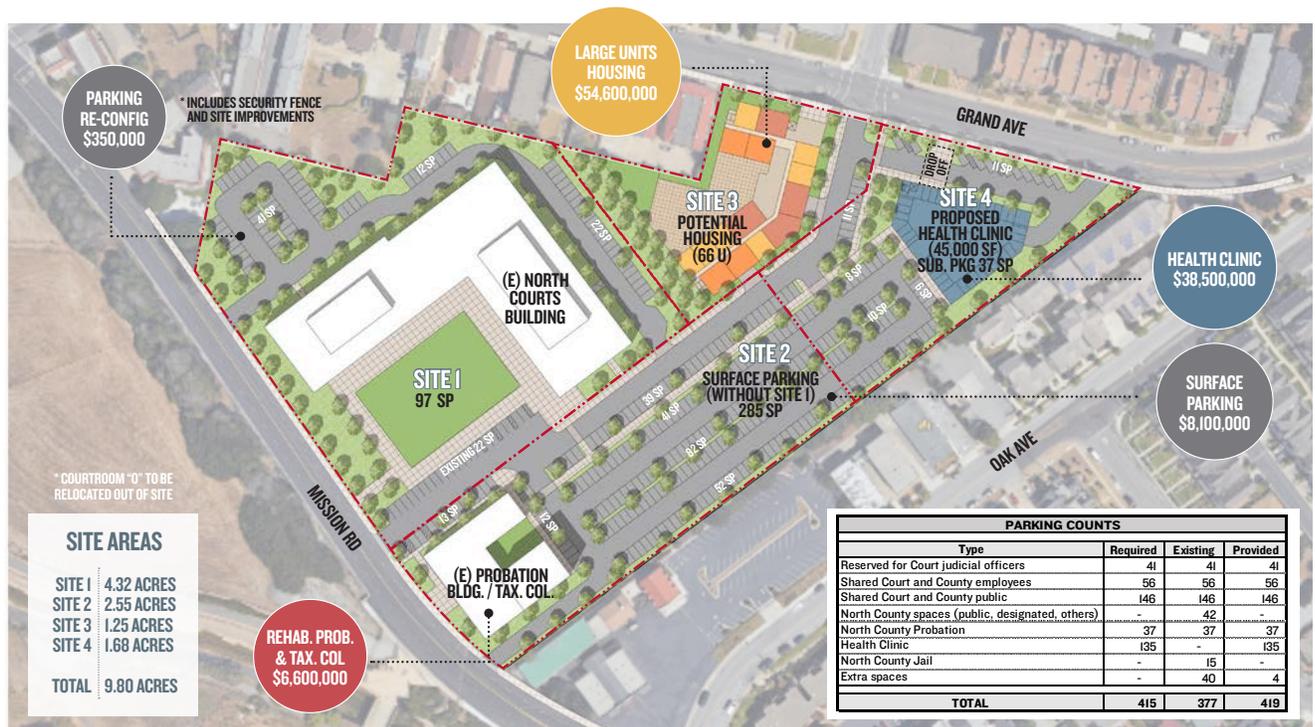
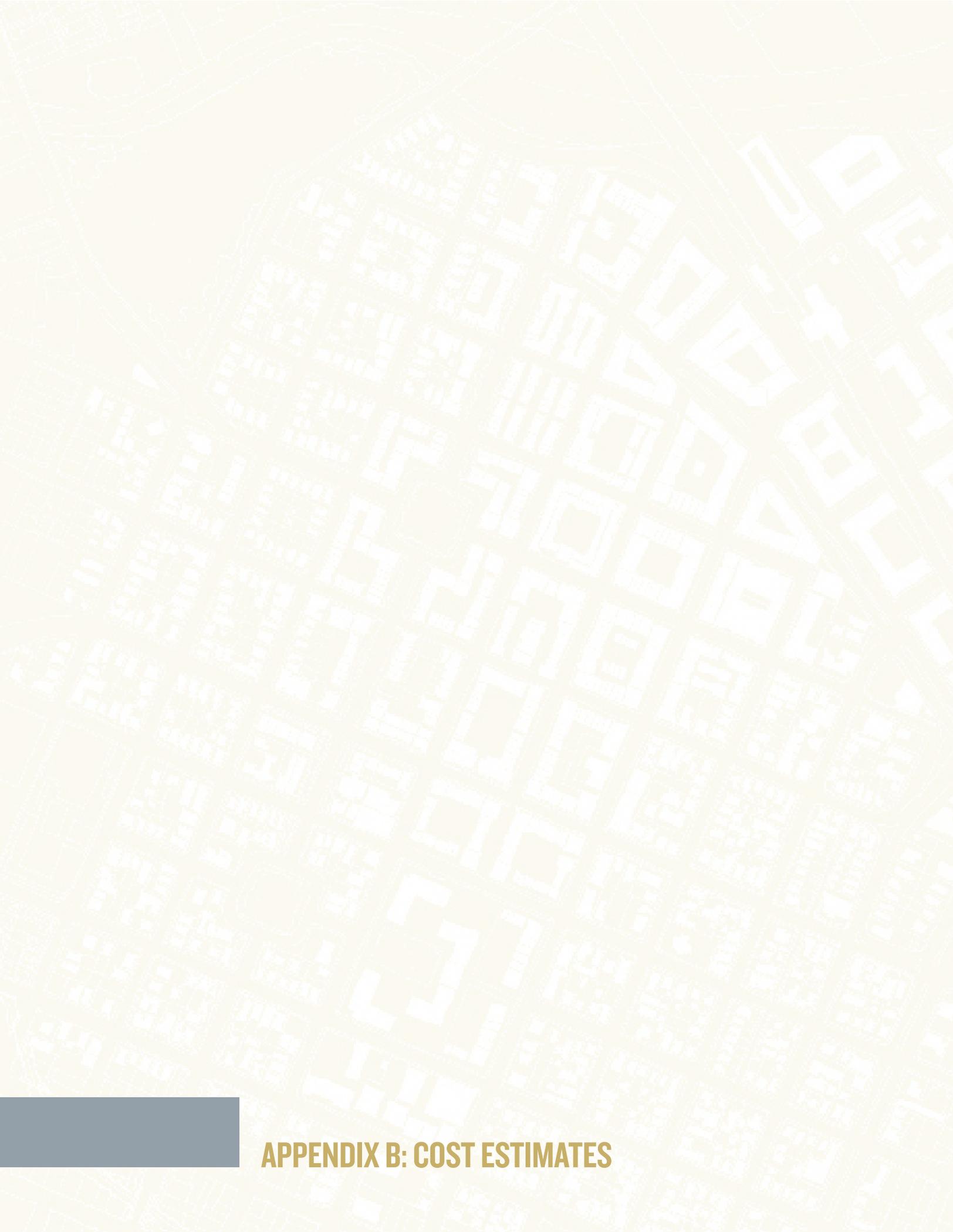


Figure 32. Option 6.1 Grand Avenue Clinic Location / Surfaced Parking / Phase 2 _ Alternative



APPENDIX B: COST ESTIMATES

OPTION 1 / CONSTRUCTION COSTS ESTIMATES

CONSTRUCTION HARD COST ESTIMATES			
	Area (sf)	Cost/sf	Totals
Overall Site Area (9.8 acres)	426,888		
NORTH COURTS / SITE 1			
Site parking reconfiguration			
Demo (site parking)	21,941	\$4	\$87,764
Demo (existing buildings)	-	\$8	\$0
Site Area Prep	-	\$6	\$0
Street Sidewalk Improv / Surf parking / Landscape	59,497	\$20	\$1,189,947
Total for site parking reconfiguration			\$1,277,711
Cost per space			\$9,679.63
Cost for 53 extra spaces			\$513,020.29
Relocation of Courtroom "O" + Plaza			
Courtroom "O" building (INTERIOR TO BUILDING)	3,500	\$400	\$1,400,000
Courtroom "O" building (ADDITION TO BUILDING)	3,500	\$600	\$2,100,000
Plaza	32,392	\$50	\$1,619,616
Total for relocation of courtroom "O" and plaza			\$3,719,616.00
Rehab of Probation Building			
Probation Building (Exterior + Interior)	18,000	\$250	\$4,500,000
Total for rehab of probation building			\$4,500,000.00
PARKING STRUCTURE / SITE 2			
Parking structure			
Demo (site parking)	63,724	\$4	\$254,896
Demo (existing buildings)	-	\$8	\$0
Site Area Prep	93,891	\$6	\$563,345
Street Sidewalk Improv / Surf parking / Landscape	20,940	\$35	\$732,901
Parking structure	93,317	\$150	\$13,997,535
Total for parking structure			\$15,548,677
Cost per space			\$48,287.82
TEMPORARY PARKING / SITE 3			
Temporary parking for NCC			
Demo (site parking)	-	\$4	\$0
Demo (existing buildings)	11,555	\$8	\$92,440
Site Area Prep	-	\$6	\$0
Street Sidewalk Improv / Surf parking / Landscape	38,745	\$20	\$774,906
Total for temporary parking			\$867,346
Cost per space			\$8,260.44
LARGE UNITS HOUSING / SITE 3			
Residential Building			
Demo (site parking)	11,413	\$4	\$45,653
Demo (existing buildings)	-	\$8	\$0
Site Area Prep	42,445	\$6	\$254,669
Street Sidewalk Improv / Surf parking / Landscape	13,463	\$35	\$471,203
Sub-Grade Parking	53,942	\$150	\$8,091,309
Residential Podium Parking	-	\$100	\$0
Residential podium (Lobby and management)	-	\$300	\$0
Gross Area above Podium	78,576	\$350	\$27,501,692
Courtyard	9,338	\$75	\$700,340
Total for Residential Building			\$37,064,866
Cost per unit			\$561,588.87
HEALTH CLINIC / SITE 4			
Health Clinic Building			
Demo (site parking)	65,600	\$4	\$262,400
Demo (existing buildings)	0	\$8	\$0
Site Area Prep	70,713	\$6	\$424,275
Street Sidewalk Improv / Surf parking / Landscape	55,593	\$35	\$1,945,749
Health Clinic Building	45,000	\$500	\$22,500,000
Total for health building			\$25,132,425
Cost per sqft			\$558.50

CONTINGENCY COST	10% - 15% of Construction cost	10%	AVERAGE	15%
NORTH COURTS / SITE 1				
	Site Parking re -configuration	\$127,771.09	\$159,713.87	\$191,656.64
	Relocation of Courtroom "O" (INTERIOR)	\$140,000.00	\$175,000.00	\$210,000.00
	Relocation of Courtroom "O" (EXTERIOR)	\$210,000.00	\$262,500.00	\$315,000.00
	Plaza re-design	\$161,961.60	\$202,452.00	\$242,942.40
	Rehab Probation Building	\$450,000.00	\$562,500.00	\$675,000.00
PARKING STRUCTURE / SITE 2				
		\$1,554,867.74	\$1,943,584.68	\$2,332,301.62
LARGE UNITS HOUSING / SITE 3				
	Temporary parking	\$86,734.58	\$108,418.23	\$130,101.87
	Residential Building	\$3,706,486.56	\$4,633,108.19	\$5,559,729.83
HEALTH CLINIC / SITE 4				
		\$2,513,242.48	\$3,141,553.10	\$3,769,863.72

SOFT COST	30% - 40% of Construction cost	30%	AVERAGE	40%
NORTH COURTS / SITE 1				
	Site Parking re -configuration	\$383,313.28	\$447,198.82	\$511,084.37
	Relocation of Courtroom "O" (INTERIOR)	\$420,000.00	\$490,000.00	\$560,000.00
	Relocation of Courtroom "O" (EXTERIOR)	\$630,000.00	\$735,000.00	\$840,000.00
	Plaza re-design	\$485,884.80	\$566,865.60	\$647,846.40
	Rehab Probation Building	\$1,350,000.00	\$1,575,000.00	\$1,800,000.00
PARKING STRUCTURE / SITE 2				
		\$4,664,603.23	\$5,442,037.10	\$6,219,470.98
LARGE UNITS HOUSING / SITE 3				
	Temporary parking	\$260,203.74	\$303,571.03	\$346,938.32
	Residential Building	\$11,119,459.67	\$12,972,702.94	\$14,825,946.22
HEALTH CLINIC / SITE 4				
		\$7,539,727.45	\$8,796,348.69	\$10,052,969.93

TOTAL PROJECT COST (1)	Construction cost + contingency cost + soft cost	AVERAGE		
NORTH COURTS / SITE 1				
	Site Parking re -configuration (OPTIONAL)	\$1,788,795.29	\$1,884,623.61	\$1,980,451.93
	Relocation of Courtroom "O" (INTERIOR)	\$1,960,000.00	\$2,065,000.00	\$2,170,000.00
	Relocation of Courtroom "O" (EXTERIOR)	\$2,940,000.00	\$3,097,500.00	\$3,255,000.00
	Plaza re-design (NOT REQUIRED)	\$2,267,462.40	\$2,388,933.60	\$2,510,404.80
	Rehab Probation Building	\$6,300,000.00	\$6,637,500.00	\$6,975,000.00
PARKING STRUCTURE / SITE 2				
		\$21,768,148.42	\$22,934,299.22	\$24,100,450.03
LARGE UNITS HOUSING / SITE 3				
	Temporary parking	\$1,214,284.12	\$1,279,335.06	\$1,344,385.99
	Residential Building	\$51,890,811.77	\$54,670,676.69	\$57,450,541.60
HEALTH CLINIC / SITE 4				
		\$35,185,394.75	\$37,070,326.61	\$38,955,258.47
TOTAL PROJECT COST WITHOUT HOUSING			\$74,260,018.10	
TOTAL PROJECT COST			\$128,930,694.78	

HEALTH CLINIC / SITE 4 - COST PER SF			
		\$781.90	\$823.79
			\$865.67

LARGE UNITS HOUSING / SITE 3		
	Residential Building Cost	\$54,670,676.69
	Cost of Housing Project to the County TDC (15%)	\$8,200,601.50

OPTION 2 / CONSTRUCTION COSTS ESTIMATES

CONSTRUCTION HARD COST ESTIMATES			
	Area (sf)	Cost/sf	Totals
Overall Site Area (9.8 acres)	426,888		
NORTH COURTS / SITE 1			
Site parking reconfiguration			
Demo (site parking)	21,941	\$4	\$87,764
Site Area Prep	-	\$6	\$0
Street Sidewalk Improv / Surf parking / Landscape	59,497	\$20	\$1,189,947
Total for site parking reconfiguration			\$1,277,711
Cost per space			\$9,679.63
Cost for 53 extra spaces			\$513,020.29
New Probation Building			
Probation Building (Exterior + Interior)	12,000	\$400	\$4,800,000
Plaza	29,554	\$50	\$1,477,711
Total for relocation of probation building and plaza			\$6,277,711.00
PARKING STRUCTURE / SITE 2			
Parking structure			
Demo (site parking)	58,902	\$4	\$235,609
Demo (existing buildings)	-	\$8	\$0
Site Area Prep	67,033	\$6	\$402,198
Street Sidewalk Improv / Surf parking / Landscape	15,600	\$35	\$545,990
Parking structure	86,605	\$150	\$12,990,783
Total for parking structure			\$14,174,580
Cost per space			\$49,910.49
HEALTH CLINIC / SITE 2			
Health Clinic Building			
Demo (site parking)	12,541	\$4	\$50,166
Demo (existing buildings)	18,136	\$8	\$145,085
Site Area Prep	58,147	\$6	\$348,885
Street Sidewalk Improv / Surf parking / Landscape	47,277	\$35	\$1,654,685
Health Clinic Building	45,000	\$500	\$22,500,000
Total for health clinic			\$24,698,820
Cost per sqft			\$548.86
TEMPORARY PARKING / SITE 3			
Temporary parking for NCC			
Demo (site parking)	-	\$4	\$0
Demo (existing buildings)	11,555	\$8	\$92,440
Site Area Prep	-	\$6	\$0
Street Sidewalk Improv / Surf parking / Landscape	38,745	\$20	\$774,906
Total for temporary parking			\$867,346
Cost per space			\$8,260.44
SMALL UNITS HOUSING / SITE 3			
Residential building			
Demo (site parking)	11,413	\$4	\$45,653
Demo (existing buildings)	-	\$8	\$0
Site Area Prep	42,445	\$6	\$254,669
Street Sidewalk Improv / Surf parking / Landscape	13,463	\$35	\$471,203
Sub-Grade Parking	26,971	\$150	\$4,045,655
Residential Podium Parking	-	\$100	\$0
Residential podium (Lobby and management)	-	\$300	\$0
Gross Area above Podium	62,376	\$350	\$21,831,684
Courtyard	9,338	\$75	\$700,340
Total for Residential Building			\$27,349,203
Cost per unit			\$325,585.75
LARGE UNITS HOUSING / SITE 4			
Residential building			
Demo (site parking)	37,686	\$4	\$150,743
Demo (existing buildings)	-	\$8	\$0
Site Area Prep	58,700	\$6	\$352,200
Street Sidewalk Improv / Surf parking / Landscape	27,231	\$35	\$953,070
Sub-Grade Parking	65,079	\$150	\$9,761,820
Residential Podium Parking	-	\$100	\$0
Residential podium (Lobby and management)	-	\$300	\$0
Gross Area above Podium	106,001	\$350	\$37,100,280
Courtyard	5,049	\$75	\$378,696
Total for Residential Building			\$48,696,808
Cost per unit			\$593,863.52

CONTINGENCY COST	10% - 15% of Construction cost	10%	AVERAGE	15%
NORTH COURTS / SITE 1				
	Site Parking re- configuration	\$127,771.09	\$159,713.87	\$191,656.64
	Plaza re-design	\$147,771.10	\$184,713.88	\$221,656.65
	New Probation Building	\$480,000.00	\$600,000.00	\$720,000.00
PARKING STRUCTURE / SITE 2				
		\$1,417,457.95	\$1,771,822.44	\$2,126,186.93
HEALTH CLINIC / SITE 2				
		\$2,469,881.99	\$3,087,352.49	\$3,704,822.99
SMALL UNITS HOUSING / SITE 3				
	Temporary parking	\$86,734.58	\$108,418.23	\$130,101.87
	Residential Building	\$2,734,920.27	\$3,418,650.33	\$4,102,380.40
LARGE UNITS HOUSING / SITE 4				
	Residential Building	\$4,869,680.84	\$6,087,101.05	\$7,304,521.25

SOFT COST	30% - 40% of Construction cost	30%	AVERAGE	40%
NORTH COURTS / SITE 1				
	Site Parking Configuration	\$383,313.28	\$447,198.82	\$511,084.37
	Plaza re-design	\$443,313.30	\$517,198.85	\$591,084.40
	New Probation Building	\$1,440,000.00	\$1,680,000.00	\$1,920,000.00
PARKING STRUCTURE / SITE 2				
		\$4,252,373.85	\$4,961,102.83	\$5,669,831.80
HEALTH CLINIC / SITE 2				
		\$7,409,645.98	\$8,644,586.98	\$9,879,527.98
SMALL UNITS HOUSING / SITE 3				
	Temporary parking	\$260,203.74	\$303,571.03	\$346,938.32
	Residential Building	\$8,204,760.80	\$9,572,220.93	\$10,939,681.06
LARGE UNITS HOUSING / SITE 4				
	Residential Building	\$14,609,042.51	\$17,043,882.93	\$19,478,723.34

TOTAL PROJECT COST (2)	Construction cost + contingency cost + soft cost	AVERAGE		
NORTH COURTS / SITE 1				
	Site Parking Configuration	\$1,788,795.29	\$1,884,623.61	\$1,980,451.93
	Relocation of Courtroom "O" (INTERIOR)	\$1,960,000.00	\$2,065,000.00	\$2,170,000.00
	Plaza re-design	\$2,068,795.40	\$2,179,623.73	\$2,290,452.05
	New Probation Building	\$6,720,000.00	\$7,080,000.00	\$7,440,000.00
PARKING STRUCTURE / SITE 2				
		\$19,844,411.30	\$20,907,504.76	\$21,970,598.23
HEALTH CLINIC / SITE 2				
		\$34,578,347.92	\$36,430,759.41	\$38,283,170.91
SMALL UNITS HOUSING / SITE 3				
	Temporary parking	\$1,214,284.12	\$1,279,335.06	\$1,344,385.99
	Residential Building	\$38,288,883.71	\$40,340,073.91	\$42,391,264.11
LARGE UNITS HOUSING / SITE 4				
	Residential Building	\$68,175,531.70	\$71,827,792.33	\$75,480,052.96
TOTAL PROJECT COST WITHOUT HOUSING		\$71,826,846.56		
TOTAL PROJECT COST		\$174,849,712.80		

HEALTH CLINIC / SITE 2 - COST PER SF			
		\$768.41	\$809.57
			\$850.74

SMALL UNITS HOUSING / SITE 3		
	Residential Building Cost	\$40,340,073.91
	Cost of Housing Project to the County TDC (15%)	\$6,051,011.09

LARGE UNITS HOUSING / SITE 4		
	Residential Building Cost	\$71,827,792.33
	Cost of Housing Project to the County TDC (15%)	\$10,774,168.85

OPTION 3 / CONSTRUCTION COSTS ESTIMATES

CONSTRUCTION HARD COST ESTIMATES			
	Area (sf)	Cost/sf	Totals
Overall Site Area (9.8 acres)	426,888		
NORTH COURTS / SITE 1			
Site parking reconfiguration			
Demo (site parking)	21,941	\$4	\$87,764
Site Area Prep	-	\$6	\$0
Street Sidewalk Improv / Surf parking / Landscape	59,497	\$20	\$1,189,947
Total for site parking reconfiguration			\$1,277,711
Cost per space			\$9,679.63
Cost for 53 extra spaces			\$513,020.29
New Probation Building			
Probation Building (Exterior + Interior)	12,000	\$400	\$4,800,000
Plaza	29,554	\$50	\$1,477,711
Total for relocation of probation building and plaza			\$6,277,711.00
PARKING STRUCTURE / SITE 2			
Parking structure			
Demo (site parking)	51,012	\$4	\$204,048
Demo (existing buildings)	-	\$8	\$0
Site Area Prep	60,546	\$6	\$363,278
Street Sidewalk Improv / Surf parking / Landscape	25,458	\$35	\$891,043
Parking structure	70,176	\$150	\$10,526,403
Total for parking structure			\$11,984,772
Cost per space			\$49,936.55
SMALL UNITS HOUSING / SITE 2			
Residential building			
Demo (site parking)	8,742	\$4	\$34,968
Demo (existing buildings)	18,136	\$8	\$145,085
Site Area Prep	52,727	\$6	\$316,361
Street Sidewalk Improv / Surf parking / Landscape	30,125	\$35	\$1,054,361
Sub-Grade Parking	0	\$150	\$0
Residential Podium Parking	0	\$100	\$0
Residential podium (Lobby and management)	0	\$300	\$0
Gross Area above Podium	74,493	\$350	\$26,072,536
Courtyard	3,979	\$75	\$298,419
Total for Residential Building			\$27,921,729
Cost per unit			\$382,489.44
TEMPORARY PARKING / SITE 3			
Temporary parking for NCC			
Demo (site parking)	-	\$4	\$0
Demo (existing buildings)	115,555	\$8	\$924,440
Site Area Prep	-	\$6	\$0
Street Sidewalk Improv / Surf parking / Landscape	38,745	\$35	\$1,356,085
Total for temporary parking			\$2,280,525
LARGE UNITS HOUSING / SITE 3			
Residential Building			
Demo (site parking)	11,413	\$4	\$45,653
Demo (existing buildings)	-	\$8	\$0
Site Area Prep	42,445	\$6	\$254,669
Street Sidewalk Improv / Surf parking / Landscape	13,463	\$35	\$471,203
Sub-Grade Parking	53,942	\$150	\$8,091,309
Residential Podium Parking	-	\$100	\$0
Residential podium (Lobby and management)	-	\$300	\$0
Gross Area above Podium	78,576	\$350	\$27,501,692
Courtyard	9,338	\$75	\$700,340
Total for Residential Building			\$37,064,866
Cost per unit			\$561,588.87
HEALTH CLINIC / SITE 4			
Site parking reconfiguration			
Demo (site parking)	65,600	\$4	\$262,400
Demo (existing buildings)	0	\$8	\$0
Site Area Prep	70,713	\$6	\$424,275
Street Sidewalk Improv / Surf parking / Landscape	55,593	\$35	\$1,945,749
Health Clinic Building	45,000	\$500	\$22,500,000
Total for parking structure			\$25,132,425
Cost per sqft			\$558.50

CONTINGENCY COST	10% - 15% of Construction cost	10%	AVERAGE	15%
NORTH COURTS / SITE 1				
	Site Parking re- configuration	\$127,771.09	\$159,713.87	\$191,656.64
	Plaza re- design	\$147,771.10	\$184,713.88	\$221,656.65
	New Probation Building	\$480,000.00	\$600,000.00	\$720,000.00
PARKING STRUCTURE / SITE 2				
		\$1,198,477.20	\$1,498,096.50	\$1,797,715.80
SMALL UNITS HOUSING / SITE 2				
	Residential Building	\$2,792,172.93	\$3,490,216.16	\$4,188,259.39
LARGE UNITS HOUSING / SITE 3				
	Temporary parking	\$228,052.52	\$285,065.64	\$342,078.77
	Residential Building	\$3,706,486.56	\$4,633,108.19	\$5,559,729.83
HEALTH CLINIC / SITE 4				
		\$2,513,242.48	\$3,141,553.10	\$3,769,863.72

SOFT COST	30% - 40% of Construction cost	30%	AVERAGE	40%
NORTH COURTS / SITE 1				
	Site Parking Configuration	\$383,313.28	\$447,198.82	\$511,084.37
	Plaza re- design	\$443,313.30	\$517,198.85	\$591,084.40
	New Probation Building	\$1,440,000.00	\$1,680,000.00	\$1,920,000.00
PARKING STRUCTURE / SITE 2				
		\$3,595,431.60	\$4,194,670.20	\$4,793,908.80
SMALL UNITS HOUSING / SITE 2				
	Residential Building	\$8,376,518.79	\$9,772,605.25	\$11,168,691.72
LARGE UNITS HOUSING / SITE 3				
	Temporary parking	\$684,157.55	\$798,183.80	\$912,210.06
	Residential Building	\$11,119,459.67	\$12,972,702.94	\$14,825,946.22
HEALTH CLINIC / SITE 4				
		\$7,539,727.45	\$8,796,348.69	\$10,052,969.93

TOTAL PROJECT COST (3)	Construction cost + contingency cost + soft cost	AVERAGE		
NORTH COURTS / SITE 1				
	Site Parking Configuration	\$1,788,795.29	\$1,884,623.61	\$1,980,451.93
	Relocation of Courtroom "O" (INTERIOR)	\$1,960,000.00	\$2,065,000.00	\$2,170,000.00
	Plaza re- design	\$2,068,795.40	\$2,179,623.73	\$2,290,452.05
	New Probation Building	\$6,720,000.00	\$7,080,000.00	\$7,440,000.00
PARKING STRUCTURE / SITE 2				
		\$16,778,680.79	\$17,677,538.69	\$18,576,396.58
SMALL UNITS HOUSING / SITE 2				
	Residential Building	\$39,090,421.01	\$41,184,550.70	\$43,278,680.40
LARGE UNITS HOUSING / SITE 3				
	Temporary parking	\$3,192,735.21	\$3,363,774.60	\$3,534,813.98
	Residential Building	\$51,890,811.77	\$54,670,676.69	\$57,450,541.60
HEALTH CLINIC / SITE 4				
		\$35,185,394.75	\$37,070,326.61	\$38,955,258.47
TOTAL PROJECT COST WITHOUT HOUSING			\$71,320,887.22	
TOTAL PROJECT COST			\$167,176,114.61	

HEALTH CLINIC / SITE 2 - COST PER SF			
		\$868.68	\$915.21
			\$961.75

SMALL UNITS HOUSING / SITE 2		
	Residential Building Cost	\$41,184,550.70
	Cost of Housing Project to the County TDC (15%)	\$6,177,682.61

LARGE UNITS HOUSING / SITE 3		
	Residential Building Cost	\$54,670,676.69
	Cost of Housing Project to the County TDC (15%)	\$8,200,601.50

OPTION 4 / CONSTRUCTION COSTS ESTIMATES

CONSTRUCTION HARD COST ESTIMATES			
	Area (sf)	Cost/sf	Totals
Overall Site Area (9.8 acres)	426,888		
NORTH COURTS / SITE 1			
Site parking reconfiguration			
Demo (site parking)	21,941	\$4	\$87,764
Demo (existing buildings)	-	\$8	\$0
Site Area Prep	-	\$6	\$0
Street Sidewalk Improv / Surf parking / Landscape	59,497	\$20	\$1,189,947
Total for site parking reconfiguration			\$1,277,711
Cost per space			\$9,679.63
Cost for 53 extra spaces			\$513,020.29
PARKING STRUCTURE / SITE 2			
Parking structure			
Demo (site parking)	58,902	\$4	\$235,609
Demo (existing buildings)	-	\$8	\$0
Site Area Prep	67,033	\$6	\$402,198
Street Sidewalk Improv / Surf parking / Landscape	15,600	\$35	\$545,990
Parking structure	86,605	\$150	\$12,990,783
Total for parking structure			\$14,174,580
Cost per space			\$49,910.49
HEALTH CLINIC / SITE 2			
Health Clinic Building			
Demo (site parking)	12,541	\$4	\$50,166
Demo (existing buildings)	18,136	\$8	\$145,088
Site Area Prep	58,147	\$6	\$348,885
Street Sidewalk Improv / Surf parking / Landscape	47,277	\$35	\$1,654,685
Health Clinic Building	45,000	\$500	\$22,500,000
Total for health clinic building			\$24,698,823
Cost per sqft			\$548.86
SHERIFF'S BUILDING FOR PROBATION OFFICE / SITE 3			
Probation at sheriff's building			
Demo (site parking)	-	\$4	\$0
Re-habilitation of Existing Building	18,136	\$250	\$4,533,908
Site Area Prep	-	\$6	\$0
Street Sidewalk Improv / Surf parking / Landscape	15,529	\$20	\$310,573
Addition to Existing Building	-	\$400	\$0
total for probation at sheriffs			\$4,844,480
LARGE UNITS HOUSING / SITE 4			
Residential building			
Demo (site parking)	37,686	\$4	\$150,743
Demo (existing buildings)	-	\$8	\$0
Site Area Prep	58,700	\$6	\$352,200
Street Sidewalk Improv / Surf parking / Landscape	27,231	\$35	\$953,070
Sub-Grade Parking	65,079	\$150	\$9,761,820
Residential Podium Parking	-	\$100	\$0
Residential podium (Lobby and management)	-	\$300	\$0
Gross Area above Podium	106,001	\$350	\$37,100,280
Courtyard	5,049	\$75	\$378,696
Total for Residential Building			\$48,696,808
Cost per unit			\$593,863.52

CONTINGENCY COST	10% - 15% of Construction cost	10%	AVERAGE	15%
NORTH COURTS / SITE 1				
	Site Parking re- configuration	\$127,771.09	\$159,713.87	\$191,656.64
PARKING STRUCTURE / SITE 2				
		\$1,417,457.95	\$1,771,822.44	\$2,126,186.93
HEALTH CLINIC / SITE 2				
		\$2,469,882.29	\$3,087,352.86	\$3,704,823.44
SHERIFF'S BUILDING FOR PROBATION OFFICE / SITE 3				
		\$484,448.01	\$605,560.01	\$726,672.02
LARGE UNITS HOUSING / SITE 4				
	Residential Building	\$4,869,680.84	\$6,087,101.05	\$7,304,521.25

SOFT COST	30% - 40% of Construction cost	30%	AVERAGE	40%
NORTH COURTS / SITE 1				
	Site Parking Configuration	\$383,313.28	\$447,198.82	\$511,084.37
PARKING STRUCTURE / SITE 2				
		\$4,252,373.85	\$4,961,102.83	\$5,669,831.80
HEALTH CLINIC / SITE 2				
		\$7,409,646.87	\$8,644,588.02	\$9,879,529.16
SHERIFF'S BUILDING FOR PROBATION OFFICE / SITE 3				
		\$1,453,344.03	\$1,695,568.04	\$1,937,792.04
LARGE UNITS HOUSING / SITE 4				
	Residential Building	\$14,609,042.51	\$17,043,882.93	\$19,478,723.34

TOTAL PROJECT COST (4)	Construction cost + contingency cost + soft cost	AVERAGE		
NORTH COURTS / SITE 1				
	Site Parking Configuration	\$1,788,795.29	\$1,884,623.61	\$1,980,451.93
	Relocation of Courtroom "O" (INTERIOR)	\$1,960,000.00	\$2,065,000.00	\$2,170,000.00
PARKING STRUCTURE / SITE 2				
		\$19,844,411.30	\$20,907,504.76	\$21,970,598.23
HEALTH CLINIC / SITE 2				
		\$34,578,352.06	\$36,430,763.78	\$38,283,175.50
SHERIFF'S BUILDING FOR PROBATION OFFICE / SITE 3				
		\$6,782,272.14	\$7,145,608.15	\$7,508,944.16
LARGE UNITS HOUSING 2 / SITE 4				
	Residential Building	\$68,175,531.70	\$71,827,792.33	\$75,480,052.96

HEALTH CLINIC / SITE 2 - COST PER SF				
		\$768.41	\$809.57	\$850.74

LARGE UNITS HOUSING 2 / SITE 4		
	Residential Building Cost	\$71,827,792.33
	Cost of Housing Project to the County TDC (15%)	\$10,774,168.85

OPTION 5 / CONSTRUCTION COSTS ESTIMATES

CONSTRUCTION HARD COST ESTIMATES			
	Area (sf)	Cost/sf	Totals
Overall Site Area (9.8 acres)	426,888		
SURFACE PARKING / SITE 2 & 4			
Surface parking			
Demo (site parking)	134,380	\$4	\$537,520
Demo (existing buildings)	-	\$8	\$0
Site Area Prep	134,380	\$6	\$806,280
Street Sidewalk Improv / Surf parking / Landscape	134,380	\$35	\$4,703,300
Parking structure	-	\$150	\$0
Total for parking			\$6,047,100
Cost per space			\$18,779.81
TEMPORARY PARKING / SITE 3			
Temporary parking for NCC			
Demo (site parking)	-	\$4	\$0
Demo (existing buildings)	11,555	\$8	\$92,440
Site Area Prep	-	\$6	\$0
Street Sidewalk Improv / Surf parking / Landscape	38,745	\$20	\$774,906
Total for temporary parking			\$867,346
Cost per space			\$8,260.44
LARGE UNITS HOUSING / SITE 3			
Residential Building			
Demo (site parking)	11,413	\$4	\$45,653
Demo (existing buildings)	-	\$8	\$0
Site Area Prep	42,445	\$6	\$254,669
Street Sidewalk Improv / Surf parking / Landscape	13,463	\$35	\$471,203
Sub-Grade Parking	53,942	\$150	\$8,091,309
Residential Podium Parking	-	\$100	\$0
Residential podium (Lobby and management)	-	\$300	\$0
Gross Area above Podium	78,576	\$350	\$27,501,692
Courtyard	9,338	\$75	\$700,340
Total for Residential Building			\$37,064,866
Cost per unit			\$561,588.87
HEALTH CLINIC / SITE 2			
Health Clinic Building			
Demo (site parking)	12,541	\$4	\$50,166
Demo (existing buildings)	18,136	\$8	\$145,088
Site Area Prep	58,147	\$6	\$348,885
Street Sidewalk Improv / Surf parking / Landscape	47,277	\$35	\$1,654,685
Health Clinic Building	45,000	\$500	\$22,500,000
Total for health building			\$24,698,823
Cost per sqft			\$548.86

CONTINGENCY COST	10% - 15% of Construction cost	10%	AVERAGE	15%
SURFACE PARKING / SITE 2 & 4		\$604,710.00	\$755,887.50	\$907,065.00
LARGE UNITS HOUSING / SITE 3				
	Temporary parking	\$86,734.58	\$108,418.23	\$130,101.87
	Residential Building	\$3,706,486.56	\$4,633,108.19	\$5,559,729.83
HEALTH CLINIC / SITE 2		\$2,469,882.29	\$3,087,352.86	\$3,704,823.44

SOFT COST	30% - 40% of Construction cost	30%	AVERAGE	40%
SURFACE PARKING / SITE 2 & 4		\$1,814,130.00	\$2,116,485.00	\$2,418,840.00
LARGE UNITS HOUSING / SITE 3				
	Temporary parking	\$260,203.74	\$303,571.03	\$346,938.32
	Residential Building	\$11,119,459.67	\$12,972,702.94	\$14,825,946.22
HEALTH CLINIC / SITE 2		\$7,409,646.87	\$8,644,588.02	\$9,879,529.16

TOTAL PROJECT COST (1)	Construction cost + contingency cost + soft cost	AVERAGE		
SURFACE PARKING / SITE 2 & 4		\$8,465,940.00	\$8,919,472.50	\$9,373,005.00
LARGE UNITS HOUSING / SITE 3				
	Temporary parking	\$1,214,284.12	\$1,279,335.06	\$1,344,385.99
	Residential Building	\$51,890,811.77	\$54,670,676.69	\$57,450,541.60
HEALTH CLINIC / SITE 2		\$34,578,352.06	\$36,430,763.78	\$38,283,175.50
TOTAL PROJECT COST WITHOUT HOUSING			\$46,629,571.33	
TOTAL PROJECT COST			\$101,300,248.02	

HEALTH CLINIC / SITE 2 - COST PER SF	\$768.41	\$809.57	\$850.74
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LARGE UNITS HOUSING / SITE 3		
	Residential Building Cost	\$54,670,676.69
	Cost of Housing Project to the County TDC (15%)	\$8,200,601.50

OPTION 6 / CONSTRUCTION COSTS ESTIMATES

CONSTRUCTION HARD COST ESTIMATES			
	Area (sf)	Cost/sf	Totals
Overall Site Area (9.8 acres)	426,888		
NORTH COURTS / SITE 1			
Site parking reconfiguration			
Demo (site parking)	-	\$4	\$0
Demo (existing buildings)	-	\$8	\$0
Site Area Prep	-	\$6	\$0
Street Sidewalk Improv / Surf parking / Landscape	-	\$20	\$0
Total for site parking reconfiguration			\$0
Cost per space			\$0.00
Cost for 53 extra spaces			\$0.00
Rehab of Probation Building			
Probation Building (Exterior + Interior)	18,000	\$250	\$4,500,000
Total for rehab of probation building			\$4,500,000.00
SURFACE PARKING / SITE 2			
Surface parking			
Demo (site parking)	122,476	\$4	\$489,902
Demo (existing buildings)	-	\$8	\$0
Site Area Prep	122,476	\$6	\$734,853
Street Sidewalk Improv / Surf parking / Landscape	122,476	\$35	\$4,286,643
Parking structure	-	\$150	\$0
Total for parking structure			\$5,511,398
Cost per space			\$17,116.14
TEMPORARY PARKING / SITE 3			
Temporary parking for NCC			
Demo (site parking)	-	\$4	\$0
Demo (existing buildings)	11,555	\$8	\$92,440
Site Area Prep	-	\$6	\$0
Street Sidewalk Improv / Surf parking / Landscape	38,745	\$20	\$774,906
Total for temporary parking			\$867,346
Cost per space			\$8,260.44
LARGE UNITS HOUSING / SITE 3			
Residential Building			
Demo (site parking)	11,413	\$4	\$45,653
Demo (existing buildings)	-	\$8	\$0
Site Area Prep	42,445	\$6	\$254,669
Street Sidewalk Improv / Surf parking / Landscape	13,463	\$35	\$471,203
Sub-Grade Parking	53,942	\$150	\$8,091,309
Residential Podium Parking	-	\$100	\$0
Residential podium (Lobby and management)	-	\$300	\$0
Gross Area above Podium	78,576	\$350	\$27,501,692
Courtyard	9,338	\$75	\$700,340
Total for Residential Building			\$37,064,866
Cost per unit			\$561,588.87
HEALTH CLINIC / SITE 4			
Health Clinic Building			
Demo (site parking)	41,157	\$4	\$164,629
Demo (existing buildings)	0	\$8	\$0
Site Area Prep	41,157	\$6	\$246,944
Street Sidewalk Improv / Surf parking / Landscape	26,038	\$35	\$911,322
Sub-Grade Parking	15,120	\$150	\$2,267,925
Health Clinic Building	45,000	\$500	\$22,500,000
Total for health building			\$26,090,820
Cost per sqft			\$579.80

CONTINGENCY COST	10% - 15% of Construction cost	10%	AVERAGE	15%
NORTH COURTS / SITE 1				
	Site Parking re -configuration	\$0.00	\$0.00	\$0.00
	Rehab Probation Building	\$450,000.00	\$562,500.00	\$675,000.00
SURFACE PARKING / SITE 2				
		\$551,139.80	\$688,924.74	\$826,709.69
LARGE UNITS HOUSING / SITE 3				
	Temporary parking	\$86,734.58	\$108,418.23	\$130,101.87
	Residential Building	\$3,706,486.56	\$4,633,108.19	\$5,559,729.83
HEALTH CLINIC / SITE 4				
		\$2,609,081.98	\$3,261,352.47	\$3,913,622.96

SOFT COST	30% - 40% of Construction cost	30%	AVERAGE	40%
NORTH COURTS / SITE 1				
	Site Parking re -configuration	\$0.00	\$0.00	\$0.00
	Rehab Probation Building	\$1,350,000.00	\$1,575,000.00	\$1,800,000.00
SURFACE PARKING / SITE 2				
		\$1,653,419.39	\$1,928,989.28	\$2,204,559.18
LARGE UNITS HOUSING / SITE 3				
	Temporary parking	\$260,203.74	\$303,571.03	\$346,938.32
	Residential Building	\$11,119,459.67	\$12,972,702.94	\$14,825,946.22
HEALTH CLINIC / SITE 4				
		\$7,827,245.93	\$9,131,786.91	\$10,436,327.90

TOTAL PROJECT COST (1)	Construction cost + contingency cost + soft cost	AVERAGE		
NORTH COURTS / SITE 1				
	Site Parking re -configuration (OPTIONAL)	\$0.00	\$0.00	\$0.00
	Rehab Probation Building	\$6,300,000.00	\$6,637,500.00	\$6,975,000.00
SURFACE PARKING / SITE 2				
		\$7,715,957.13	\$8,129,311.98	\$8,542,666.82
LARGE UNITS HOUSING / SITE 3				
	Temporary parking	\$1,214,284.12	\$1,279,335.06	\$1,344,385.99
	Residential Building	\$51,890,811.77	\$54,670,676.69	\$57,450,541.60
HEALTH CLINIC / SITE 4 + PROPORCIONAL PART OF SURFACE PARKING				
		\$36,527,147.65	\$38,483,959.13	\$40,440,770.61
TOTAL PROJECT COST WITHOUT HOUSING			\$54,530,106.16	
TOTAL PROJECT COST			\$109,200,782.85	

HEALTH CLINIC / SITE 2 - COST PER SF			
		\$811.71	\$855.20
			\$898.68

LARGE UNITS HOUSING / SITE 3		
	Residential Building Cost	\$54,670,676.69
	Cost of Housing Project to the County TDC (15%)	\$8,200,601.50

OPTION 6.1 _ Alternative / CONSTRUCTION COSTS ESTIMATES

CONSTRUCTION HARD COST ESTIMATES			
	Area (sf)	Cost/sf	Totals
Overall Site Area (9.8 acres)	426,888		
NORTH COURTS / SITE 1			
Site parking reconfiguration			
Demo (site parking)	10,000	\$4	\$40,000
Demo (existing buildings)	-	\$8	\$0
Site Area Prep	-	\$6	\$0
Street Sidewalk Improv / Surf parking / Landscape	10,000	\$20	\$200,000
Total for site parking reconfiguration			\$240,000
Cost per space			\$3,200
Cost for 18 extra spaces			\$57,600
Rehab of Probation Building			
Probation Building (Exterior + Interior)	18,000	\$250	\$4,500,000
Total for rehab of probation building			\$4,500,000.00
SURFACE PARKING / SITE 2			
Surface parking			
Demo (site parking)	122,476	\$4	\$489,902
Demo (existing buildings)	-	\$8	\$0
Site Area Prep	122,476	\$6	\$734,853
Street Sidewalk Improv / Surf parking / Landscape	122,476	\$35	\$4,286,643
Parking structure	-	\$150	\$0
Total for parking structure			\$5,511,398
Cost per space			\$17,116.14
TEMPORARY PARKING / SITE 3			
Temporary parking for NCC			
Demo (site parking)	-	\$4	\$0
Demo (existing buildings)	11,555	\$8	\$92,440
Site Area Prep	-	\$6	\$0
Street Sidewalk Improv / Surf parking / Landscape	38,745	\$20	\$774,906
Total for temporary parking			\$867,346
Cost per space			\$8,260.44
LARGE UNITS HOUSING / SITE 3			
Residential Building			
Demo (site parking)	11,413	\$4	\$45,653
Demo (existing buildings)	-	\$8	\$0
Site Area Prep	42,445	\$6	\$254,669
Street Sidewalk Improv / Surf parking / Landscape	13,463	\$35	\$471,203
Sub-Grade Parking	53,942	\$150	\$8,091,309
Residential Podium Parking	-	\$100	\$0
Residential podium (Lobby and management)	-	\$300	\$0
Gross Area above Podium	78,576	\$350	\$27,501,692

CONTINGENCY COST	10% - 15% of Construction cost	10%	AVERAGE	15%
NORTH COURTS / SITE 1				
	Site Parking re -configuration	\$24,000.00	\$30,000.00	\$36,000.00
	Rehab Probation Building	\$450,000.00	\$562,500.00	\$675,000.00
SURFACE PARKING / SITE 2				
		\$551,139.80	\$688,924.74	\$826,709.69
LARGE UNITS HOUSING / SITE 3				
	Temporary parking	\$86,734.58	\$108,418.23	\$130,101.87
	Residential Building	\$3,706,486.56	\$4,633,108.19	\$5,559,729.83
HEALTH CLINIC / SITE 4				
		\$2,609,081.98	\$3,261,352.47	\$3,913,622.96

SOFT COST	30% - 40% of Construction cost	30%	AVERAGE	40%
NORTH COURTS / SITE 1				
	Site Parking re -configuration	\$72,000.00	\$84,000.00	\$96,000.00
	Rehab Probation Building	\$1,350,000.00	\$1,575,000.00	\$1,800,000.00
SURFACE PARKING / SITE 2				
		\$1,653,419.39	\$1,928,989.28	\$2,204,559.18
LARGE UNITS HOUSING / SITE 3				
	Temporary parking	\$260,203.74	\$303,571.03	\$346,938.32
	Residential Building	\$11,119,459.67	\$12,972,702.94	\$14,825,946.22
HEALTH CLINIC / SITE 4				
		\$7,827,245.93	\$9,131,786.91	\$10,436,327.90

TOTAL PROJECT COST (1)	Construction cost + contingency cost + soft cost	AVERAGE		
NORTH COURTS / SITE 1				
	Site Parking re -configuration (OPTIONAL)	\$336,000.00	\$354,000.00	\$372,000.00
	Rehab Probation Building	\$6,300,000.00	\$6,637,500.00	\$6,975,000.00
SURFACE PARKING / SITE 2				
		\$7,715,957.13	\$8,129,311.98	\$8,542,666.82
LARGE UNITS HOUSING / SITE 3				
	Temporary parking	\$1,214,284.12	\$1,279,335.06	\$1,344,385.99
	Residential Building	\$51,890,811.77	\$54,670,676.69	\$57,450,541.60
HEALTH CLINIC / SITE 4 + PROPORCIONAL PART OF SURFACE PARKING				
		\$36,527,147.65	\$38,483,959.13	\$40,440,770.61
TOTAL PROJECT COST WITHOUT HOUSING			\$54,884,106.16	

