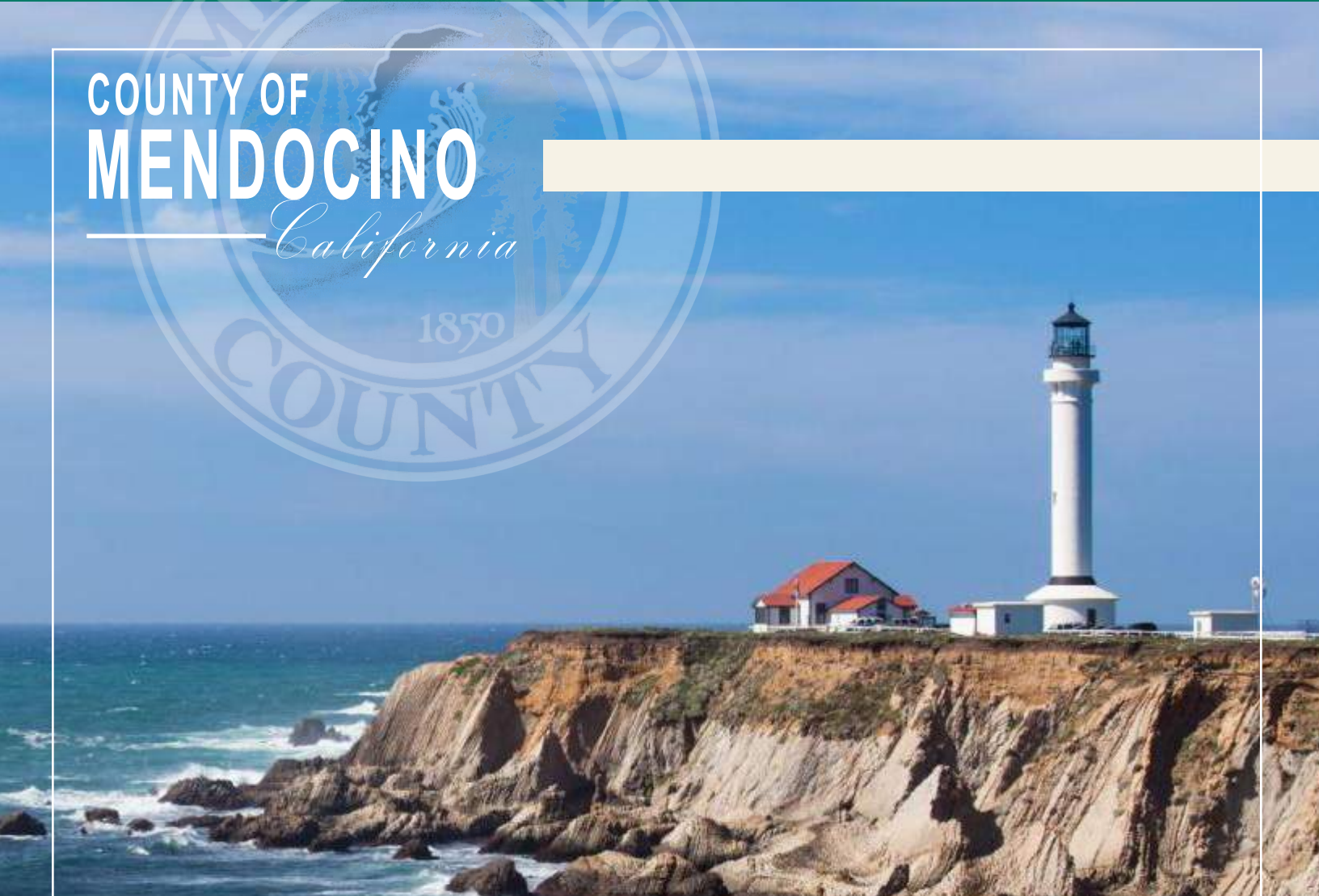


COUNTY OF
MENDOCINO

California

1850

COUNTY



FACILITIES CONCEPTUAL STRATEGIC PLAN

Prepared by: Nichols, Melburg & Rossetto Architects



FACILITIES CONCEPTUAL STRATEGIC PLAN

The County has stated several goals for the County Facilities Conceptual Strategic Plan:

- **Consolidate inefficiently used spaces to maximize the use of all Facilities.**
- **Move County Facilities out of Leased spaces & improve County Owned Facilities.**
- **Develop a plan for improving deferred maintenance items.**
- **Remove underutilized facilities and facilities that are too costly to repair / remodel from the County's Assets.**

The Facilities Conceptual Strategic Plan combines the efforts of the Space Needs Assessment and the Facility Condition Assessments to make recommendations for the County Facilities. These recommendations are broken down into three phases on the tables below, with each phase representing approximately 5 year increments. The priority of each of the projects is subjective and several of the priorities are connected to each other as well as to outside influences that may elevate their priority for the County. The most notable areas of focus are:

- 1. Emergency Operations Center (EOC) / Office of Emergency Services (OES):** The County has had the need to open the EOC on multiple occasions within the last decade and the function of the EOC is an extremely important service provided by the County. There are two items listed for the EOC. Item 1 is the remodel of Building 35 for the EOC and item 13 is constructing a new EOC. The need and timing for Item 13 may be delayed or eliminated if a permanent solution is found with item 1.
- 2. Courthouse Relocation:** The new Mendocino County Courthouse in Ukiah is scheduled to be complete in March of 2027 according to the California Courts website. This impacts several strategic plan items. Several County Departments serve the public in or near the Courthouse. The existing Courthouse will also be left entirely to the County when the Courts vacate the building. This asset should be sold to avoid substantial improvements that will be necessary to continue operations in this building. The items related to the Courthouse include: 2. District Attorney (DA), 3. Child Support Services, 17. Public Defender. The child support services building is dramatically under-utilized and the site is a few blocks from the new Courthouse site. One option for the District Attorney is to renovate and add-on to the existing building 55 to be used at the DA's office. Another option could be to construct a new Public Safety building near the Courthouse that would include the DA and Public Defender. This public safety building could be enlarged to include other departments like Adult Probation, Child Support or Sheriff's Administration.



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3. **Family Center:** The current Family Center is located in a remodeled house that is in need of repair, better security and more functional space.
4. **Sheriff's Office:** The facilities at the Ukiah Sheriff's office have been used past their useful life expectancy. The list of deferred maintenance for these facilities is lengthy and the space is not organized efficiently. This item relates to the functions of Sheriff's Administration, Jail Administration, Detectives, Patrol 1, Jail Programs, and Jail Kitchen and Laundry. Several options exist for the replacement of this facility. The preferred solution will be the construction of a new Sheriff's Administration building that meets the Essential Services Building Seismic Safety Act (ESBSSA) requirements. Several of the functions listed above could be moved to another location if space and access to the existing site are limiting factors. This topic relates to Items 5,14 and 22.
5. **Probation:** The Probation Office is in need of more space as well as space that is designed more efficiently to operate effectively. Buildings 26 and 38 will be enough space for the Adult Probation Department if they are remodeled adequately and the deferred maintenance items are addressed.
6. **WISC, Dora St., Yokayo Center and Willits Justice Center:**
 - a. The Willits Integrated Service Center (WISC) includes two buildings that are underutilized. The departments using these buildings include Social Services (SS), Public Health, Mental Health and a couple of offices for Probation. The staff / services provided at these facilities could be consolidated either into one building, the Willits Justice Center or the offices in Ukiah or Fort Bragg.
 - b. Dora St (building 56) is used by Public Health and Mental Health. The space within the building is not utilized as efficiently as it could be, especially when working remotely is factored into the efficiency. The space may be able to be re-organized to allow another department to move in to a portion of the building, or for some of the staff from Willits to relocate to Ukiah.
 - c. Yokayo Center: South Yokayo, The Adults / Administration portion of SS is in need of a remodel, with this remodel, the efficiency of the building may be increased to allow for another department to move in or some the staff from Willits to relocate to Ukiah.
 - d. Willits Justice Center: The existing County owned building is currently partially occupied by Cannabis and the Willits Police Department. The County could purchase and renovate the old Courts space. Or the County may be able to sell this building.



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- 7. DOT:** The Department of Transportation Facilities are in various states of disrepair and have multiple items of deferred maintenance that must be addressed soon. The County operates 6 Satellite road yards throughout the County and the main corporation yard and offices in Ukiah. A solution for addressing these road yards could be to construct a new metal building at each location to eliminate the facilities that are at the end of their usable life. Further analysis may be needed to determine if the road yards are in the correct location or if there needs to be 6 road yards.
- 8. Planning & Building:** The Ukiah Planning and Building department is not currently operating in efficient space. A remodel / re-organization of building 28PE would greatly improve their ability to operate effectively.
- 9. Jail:** The new Mendocino County Jail Addition will begin construction in the summer of 2023. This addition to the County will effect a few surrounding facilities. This addition to the Jail may allow for the oldest portion of the existing Jail "Main Jail" to be remodeled, replaced or demolished. Additional studies for the needs of the Jail as a system should be performed to verify the next steps for the Jail to operate efficiently. The "Main Jail" has multiple areas of deferred maintenance as well as operational inefficiency. Additionally, the General Services storage buildings, used by several departments will not have adequate access after the construction of the new jail. These facilities may need to be replaced.
- 10. Deferred maintenance Items:** Each Phase of the Facilities Strategic Plan indicates a number of items that are in need of repair. The actual number of items addressed each year will ultimately be determined by the amount budgeted for replacement of existing systems. Typically items like mechanical systems and roofs that are failing cost significantly more in emergency repairs than if the systems are replaced / maintained on a regular basis.



FACILITIES CONCEPTUAL STRATEGIC PLAN

Mendocino County Facilities Strategic Plan Priorities

	Priority	Department	Notes	SQ FT	Feasibility Study	Today's Project	Escalated	
					Budget	Budget	Budget	
PHASE I 5 years	1	EOC/OES	Modernize/ Renovate	4,000		\$550,000		
	2	District Attorney	Renovate / Addition to 107 S. State St.	22,434	\$142,000	\$14,200,000	\$15,052,000	
	3	Child Support Services	Relocate from 107 S. State St.	4,572	\$21,603	\$2,160,270	\$2,289,886	
	4	Social Services	New Family Center	3,000	\$30,375	\$3,037,500	\$3,219,750	
	5	Sheriff's Office	New Patrol / Admin Building	25,863	\$200,000		TBD	
	6	Probation	Remodel Building 26 and then Building 38	16,201	\$76,550	\$7,654,973	\$8,114,271	
	7	Sheriff	Renovate Redwood Valley facility	816		\$244,800	\$252,144	
	8a	Public Health / BHRS	Re-organize 1120 Dora St / surplus WISC	53,853	\$75,000		TBD	
	8b	Social Services	Re-organize Yokayo / surplus WISC	50,590	\$75,000		TBD	
	9	Willits Justice Center	Renovate for Willits Service Center	16,000	\$40,000		TBD	
	10	DOT	Master Plan Corp Yards - Review/Replace 3	12,300	\$30,000		TBD	
	11	Planning & Building	Renovate / Re-organize space in Admin Center	16,211	\$35,000		TBD	
			ADA Upgrades	18 Buildings (Heavy Public Use)			TBD	TBD
			Electrical Panel Upgrades	Federal Pacific Panels: 2 Buildings			TBD	TBD
			Mechanical System Upgrades	8 Buildings (More if move to Electric Heat pumps)			TBD	TBD
		Re-Roof Projects	18 Buildings			TBD	TBD	
		Misc. Deferred Maintenance	11 Buildings			TBD	TBD	
	Total				\$725,527	TBD	TBD	
PHASE II 10 years	12	General Services	Replace Maintenance Staff Space / Vehicle Storage	6,000			TBD	
	13	EOC	New	5,497	\$50,000		TBD	
	14	Main Jail	Replace/Demolish - Master Plan after new Addition	17,300	\$200,000		TBD	
	15	DOT	Replace Ukiah Road Crew Office (Bldg 53)	1,500			TBD	
	16	Planning & Building	Renovate Public Spaces at 120 W. Fir St. - Fort Bragg	5,000	\$20,000		TBD	
	17	Public Defender	Renovate Courthouse Annex or Relocate	11,400	\$50,000		TBD	
	18	DOT	Remodel/Replace 2 Corp Yards	8,200			TBD	
			ADA Upgrades	15 Buildings (Medium Public Use)			TBD	TBD
			Electrical Panel Upgrades	Zinsco Panels: 7 Buildings			TBD	TBD
			Mechanical System Upgrades	14 Buildings			TBD	TBD
			Re-Roof Projects	14 Buildings			TBD	TBD
			Misc. Deferred Maintenance	23 Buildings			TBD	TBD
		Total				\$320,000	TBD	TBD
	PHASE III 15 years	19	Probation - Juvenile	Renovate old portion	12,000	\$45,000		TBD
		20	Sheriff	Renovate Willits sub-station	2,900			TBD
21		General Services	Veteran's Hall renovations	24,525	\$150,000		TBD	
22		Sheriff	Renovation / Replace Kitchen, Program, Laundry	7,000			TBD	
23		DOT	Remodel/Replace 2 Corp Yards	8,200			TBD	
24		Administration Center	Renovate / Re-organize	49,800	\$75,000		TBD	
25		Social Services	CFS Renovation	14,606	\$40,000		TBD	
			ADA Upgrades	12 Buildings (Light Public Use)			TBD	TBD
			Electrical Panel Upgrades	Other old Panels: 5 Buildings			TBD	TBD
			Mechanical System Upgrades	20 Buildings			TBD	TBD
			Re-Roof Projects	13 Buildings			TBD	TBD
			Misc. Deferred Maintenance	17 Buildings			TBD	TBD
		Total				\$310,000	TBD	TBD
COMPLETE		1	Alternate Defender	Move out of Building 35				
		2	Cultural Services Agency	Move out of Building 35				
	3	Cannabis	Move from Building 26 to Willits Justice Center					
	4	Public Health	Move out of 120 W. Fir St. - Fort Bragg					
	5							
	6							
	7							

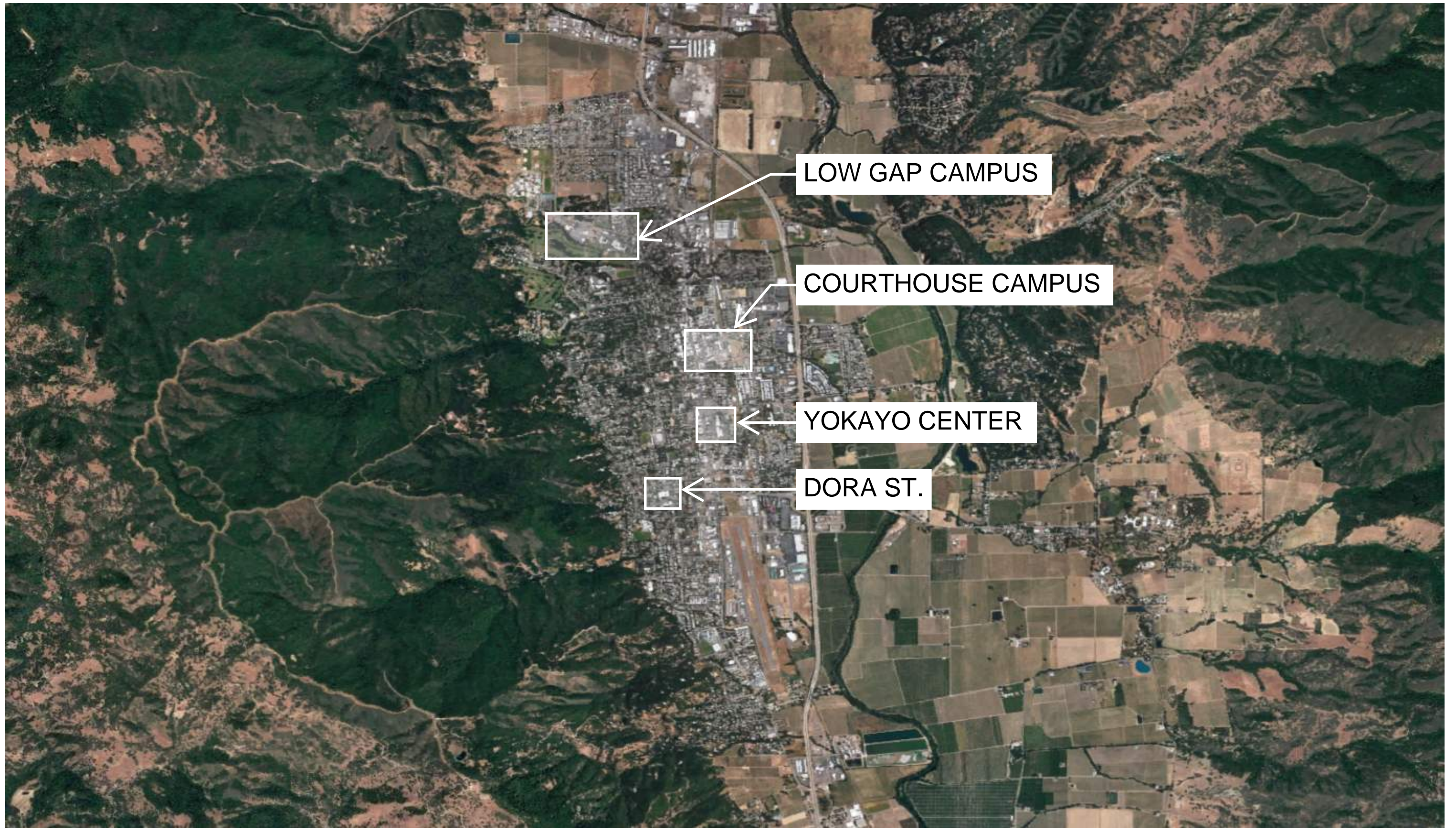


FACILITIES CONCEPTUAL STRATEGIC PLAN

Mendocino County Facilities Deferred Maintenance Priorities

BLDG#	Location	BLDG Name	Electrical	Mechanical	ADA	Roof	Exterior	2022 Rating
1	BOONVILLE	DOT Yard	ok	ok	Phase III	ok	Phase III	3
2	BOONVILLE	Veterans Memorial Building	Replace	Replace	Replace	Replace	Replace	1
3	COVELO	DOT Yard	Replace	Replace	Replace	Replace	Replace	1
4	COVELO	Justice Center	ok	Phase III	Phase III	ok	Phase II	2
5	COVELO	Round Valley Airport	ok	N/A	N/A	ok	ok	4
6	FORT BRAGG	Animal Shelter	ok	Phase III	Phase II	Phase II	Phase II	3
8	FORT BRAGG	Library	Zinsco	Phase II	Phase I	Phase II	Phase II	3
7A	FORT BRAGG	Avila Coastal Center - Behavioral Health & Recovery	ok	Phase II	Phase I - Minor	Phase II	Phase II	3
7B	FORT BRAGG	Avila Coastal Center - Conference Rooms	ok	ok	Phase I - Minor	Phase II	Phase II	3
7C	FORT BRAGG	Avila Coastal Center - Employment & Family Assistance	ok	ok	Phase I - Minor	Phase II	Phase III	3
7D	FORT BRAGG	Avila Coastal Center - AAS Administration	ok	Phase II	Phase I - Minor	Phase II	Phase II	3
9	FORT BRAGG	DOT Yard	Replace	Replace	Replace	Replace	Replace	1
10	FORT BRAGG	Justice Center	ok	Phase I	Phase I	Phase II	Phase II	3
10A	FORT BRAGG	Facilities & Fleet Shop	ok	ok	Phase III	Phase III	ok	4
11	FORT BRAGG	Veterans Memorial Building	ok	Phase III	Phase II	Phase II	Phase I	2
13	HOPLAND	Veterans Memorial Building	Federal	Phase III	Phase II	Phase II	Phase II	2
14	LAYTONVILLE	DOT Yard	ok	Phase III	Phase III	Phase II	Phase II	2
15	POINT ARENA	Coast Community Library	ok	Phase III	Phase I	Phase I	Phase I	3
16	LITTLE RIVER	Mendocino Co. Airport Terminal/Office	ok	ok	Phase I - Minor	ok	ok	4
17	LITTLE RIVER	Mendocino Co. Airport Wood Hangar	Replace	Replace	Replace	Replace	Replace	1
17A	LITTLE RIVER	Mendocino Co. Airport Metal Hangar	N/A	N/A	N/A	Phase III	Phase III	2
18	POINT ARENA	DOT Yard	Replace	Replace	Replace	Replace	Replace	1
21	WILLITS	Library	ok	Phase II	Phase II	Phase I	Phase II	2
22	WILLITS	Museum	ok	Phase III	Phase II	Phase I	Phase II	3
23	WILLITS	DOT Yard	ok	Phase III	Phase III	Phase I	Phase I	2
24	FORT BRAGG	Public Health, Planning, Environmental Health	Zinsco	Phase III	Phase I	Phase II	Phase I	2
25	WILLITS	Veterans Memorial Building	old	Phase II	Phase II	Phase I	Phase I	2
26	UKIAH	Administration West	Zinsco	ok	Phase I	Phase I	Phase I	2
27	UKIAH	Animal Control Facility	ok	ok	Phase II	ok	Phase III	3
28	UKIAH	Administration Center	ok	Phase I - Partial	Phase II	Phase I - Partial	Phase II	3
28PE	UKIAH	Administration Center	ok	Phase I - Partial	Phase II	Phase I - Partial	Phase II	3
29	UKIAH	Library	Zinsco	Phase II	Phase I	Phase III	Phase II	2
30	UKIAH	Courthouse	Replace	Replace	Replace	Replace	Replace	1
31	UKIAH	Courthouse Annex	old	Phase II	Phase II	Phase II	Phase II	1
32	UKIAH	Central Services & Fleet	ok	ok	Phase III	ok	ok	4
33	UKIAH	Juvenile Hall	ok	Phase III	Phase II	Phase II	Phase II	3
35	UKIAH	Office of Emergency Services	Federal	Phase I	Phase I	Phase I	Phase I	2
36	UKIAH	Ag/Farm Advisor	ok	Phase I	Phase III	Phase I	Phase III	3
37	UKIAH	Department of Transportation	ok	Phase II	Phase II	Phase I	Phase II	2
38	UKIAH	Probation & 911	Zinsco	Phase I	Phase I	Phase I	Phase I	2
39	UKIAH	Sheriff/Jail Admin	ok	Phase I	Phase I	Phase I	Phase I	1
40	UKIAH	Veterans Memorial Building	ok	ok	Phase II	Phase III	Phase II	2
41	UKIAH	Social Services (South Yokayo)	Unknown	Phase III	Phase II	Phase II	Phase II	3
41A	UKIAH	DSS Tuff Shed Portable File Room	N/A	N/A	N/A	N/A	N/A	3
42	UKIAH	Facilities & Fleet Office	ok	Phase III	Phase III	Phase II	Phase III	2
43	UKIAH	Max. Security/Main Jail	ok	ok	Phase I	ok	Phase I	2
44	WILLITS	Willits Justice Center	ok	Phase II	Phase II	Phase I	Phase II	2
45	UKIAH	Adult Detention Facility (B#2 New Jail)	ok	ok	Phase I	Phase II	Phase III	3
47	UKIAH	Jail Kitchen/Laundry	ok	ok	Phase III	ok	Phase III	2
48	UKIAH	Sheriff Training/Programs	ok	ok	Phase II	ok	Phase I	2
51	UKIAH	Social Services Modular	ok	Phase II	Phase II	ok	Phase II	2
52	WILLITS	Museum Restoration	ok	Phase III	Phase II	Phase I	Phase III	3
53	UKIAH	DOT Modular	Replace	Replace	Replace	Replace	Replace	1
54	UKIAH	Social Services - CFS	ok	Phase II	Phase I - Minor	Phase III	Phase II	3
54A	UKIAH	Social Services - CFS Storage Shed	N/A	N/A	N/A	N/A	N/A	3
55	UKIAH	Child Support Services	Zinsco	Phase III	Phase I	Phase II	Phase II	2
56	UKIAH	Mental Health/Public Health	Zinsco	Phase I	Phase II	Phase I	Phase I	2
57	UKIAH	Veterans Services Office (DSS)	Unknown	Phase III	ok	Phase III	Phase II	2
58	UKIAH	Veterans Services Garage	Unknown	N/A	N/A	Phase III	ok	2
59	UKIAH	PH Storage Warehouse	Unknown	Phase III	N/A	Phase I	Phase II	2
60	UKIAH	Admin. Center Storage	Unknown	Phase III	N/A	ok	Phase III	3
61	WILLITS	WISC - DSS	ok	Phase II	Phase I - Minor	Phase III	Phase III	3
62	WILLITS	WISC - DSS Public Health/Mental Health	ok	Phase II	Phase I - Minor	Phase III	Phase III	3
63	WILLITS	North County Substation	ok	Phase III	Phase III	Phase III	Phase III	3
64	WILLITS	WISC - NCO & WAG	Replace	Replace	Replace	Replace	Replace	1
66	UKIAH	Social Services (North Yokayo)	Unknown	Phase III	Phase I	Phase II	Phase III	3
67	REDWOOD VALLE	Mental Health Training Center	ok	Phase I	Phase I	Phase I	Phase III	5
68	REDWOOD VALLE	Sheriff Substation RV (vacant)	Unknown	Phase II	Phase I	Phase I	Phase II	2
69	UKIAH	Crisis Residential Treatment Center	ok	ok	new	ok	ok	5
70	UKIAH	Live Oak Apartments Transitional Housing	ok	ok	new	ok	ok	4
227	COVELO	Covelo Community Building	ok	ok	ok	ok	ok	1
330	UKIAH	HHS-Career Point (CalWORKS One Stop Job Ctr)	ok	ok	ok	ok	ok	5
336	COVELO	Round Valley Branch Library	ok	ok	Phase II	Phase III	Phase III	3
343	UKIAH	Air Quality Management District	ok	Phase III	Phase III	Phase III	Phase III	3
347	UKIAH	Social Services-Family Center	Replace	Replace	Replace	Replace	Replace	1
353	COVELO	Veterans Memorial Building	ok	Phase II	Phase II	ok	Phase II	2
370	MENDOCINO	Sheriff Mendocino Substation	ok	ok	ok	ok	ok	3





LOW GAP CAMPUS

COURTHOUSE CAMPUS

YOKAYO CENTER

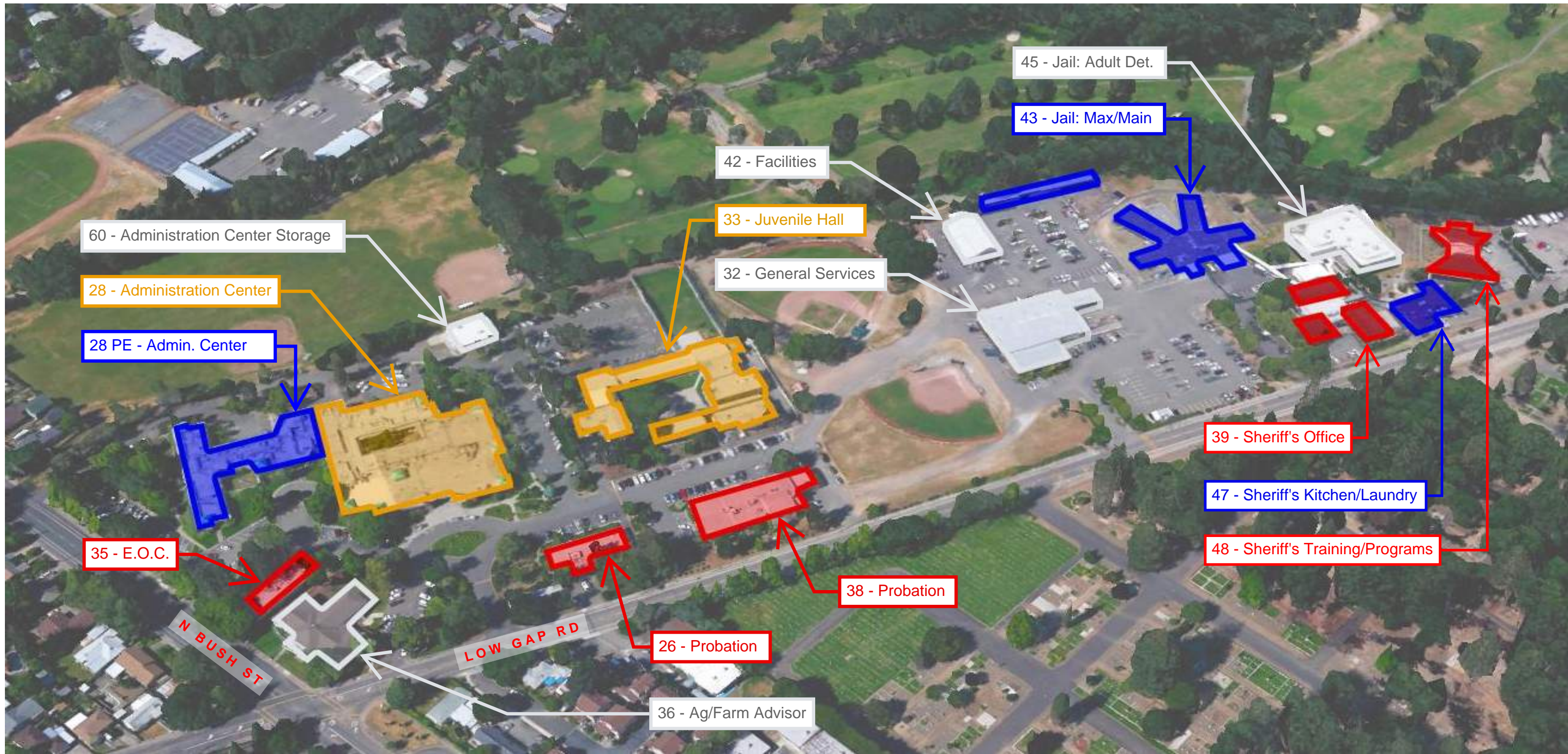
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MENDOCINO COUNTY FACILITY STRATEGIC PLAN

PHASING DIAGRAM

March 14, 2023



MENDOCINO COUNTY FACILITIES CONCEPTUAL STRATEGIC PLAN
 PHASING DIAGRAM
 March 14, 2023

 PHASE I	 PHASE III
 PHASE II	 COUNTY BUILDING

LOW GAP CAMPUS
 SITE MAP



MENDOCINO COUNTY FACILITY STRATEGIC PLAN

PHASING DIAGRAM

March 14, 2023

	PHASE I		PHASE III
	PHASE II		COUNTY BUILDING

COURTHOUSE CAMPUS
SITE MAP



MENDOCINO COUNTY FACILITY STRATEGIC PLAN

PHASING DIAGRAM

March 14, 2023



PHASE I



PHASE III



PHASE II



COUNTY BUILDING

YOKAYO CENTER
SITE MAP



MENDOCINO COUNTY FACILITIES CONCEPTUAL STRATEGIC PLAN
 PHASING DIAGRAM
 March 14, 2023

- PHASE I
- PHASE III
- PHASE II
- COUNTY BUILDING



COUNTY BUILDINGS

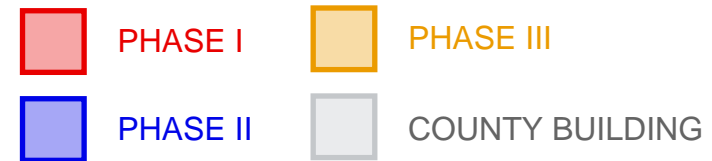




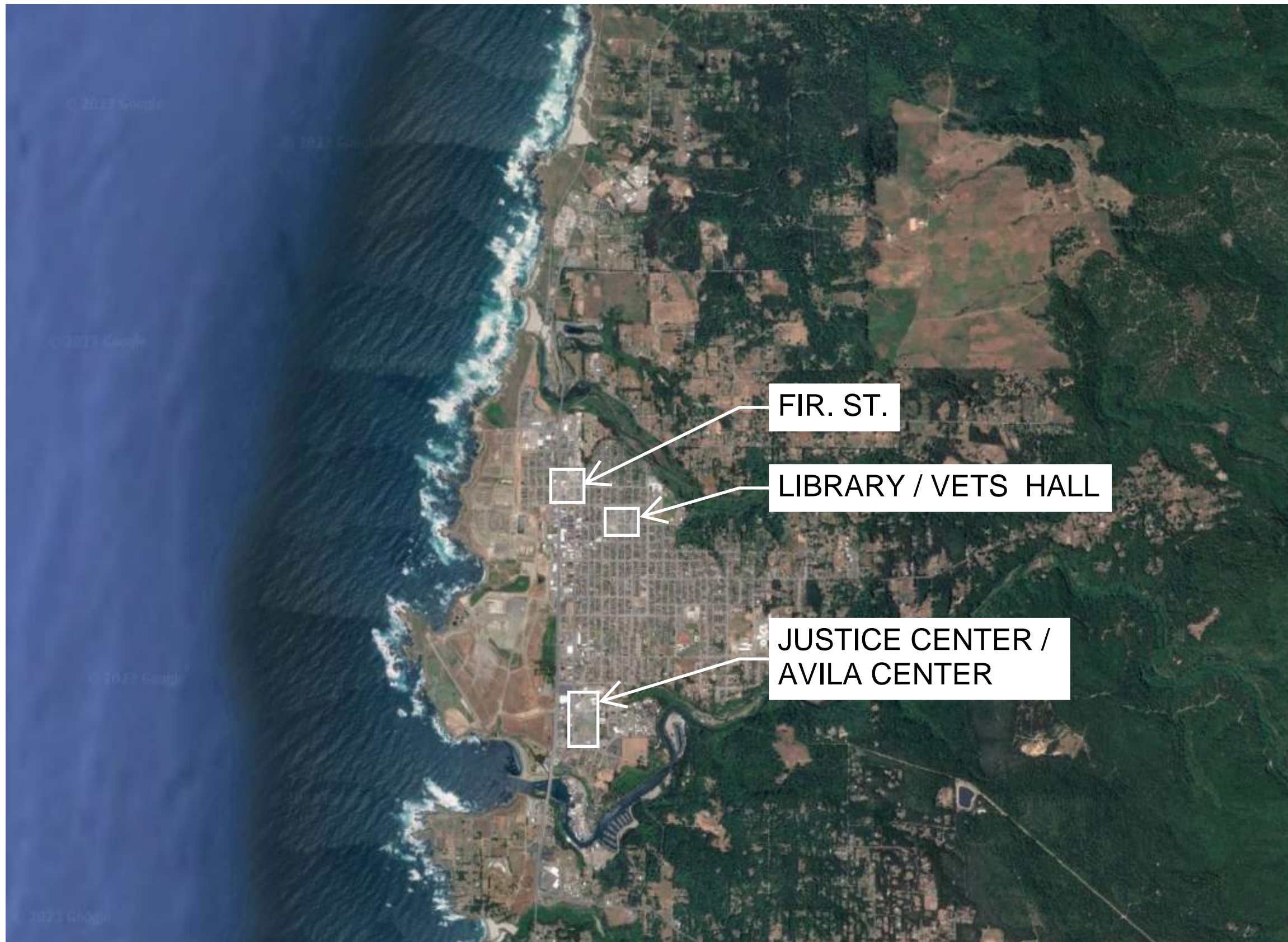
MENDOCINO COUNTY FACILITY STRATEGIC PLAN

PHASING DIAGRAM

March 14, 2023



WILLITS
SITE MAP



MENDOCINO COUNTY FACILITIES CONCEPTUAL STRATEGIC PLAN

PHASING DIAGRAM
March 14, 2023



MENDOCINO COUNTY FACILITIES CONCEPTUAL STRATEGIC PLAN
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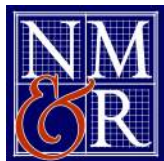
- PHASE I
- PHASE II
- PHASE III
- COUNTY BUILDING



MENDOCINO COUNTY FACILITIES CONCEPTUAL STRATEGIC PLAN
 PHASING DIAGRAM
 March 14, 2023

- PHASE I
■ PHASE II
- PHASE III
■ COUNTY BUILDING

FORT BRAGG
 SITE MAP



MENDOCINO COUNTY FACILITY STRATEGIC PLAN

PHASING DIAGRAM

March 14, 2023



PHASE I



PHASE II



PHASE III



COUNTY BUILDING

FORT BRAGG
SITE MAP