

FACILITIES MASTER PLAN

HUMBOLDT COUNTY



Table of Contents

Introduction

Facilities Master Plan (FMP)	3
Goals and General Information	4

Findings

County Functional Areas Governance	5
County Functional Areas DHHS	6
County Functional Areas Law & Justice	7
County Functional Areas Public Works	8
County Functional Areas Planning & Building	9
County Functional Areas Library, Agriculture, Aviation, Fairground & Rodeo Ground	10

Projects and Benefits

Project Index	11
One-Stop Permitting	12
Health & Human Services Campus Demo	13
Administration Building	14
Courthouse Light Touch	15
Sheriff's Office Discovery Study	16
DHHS Buildings	17

Introduction

Facilities Master Plan

The **Facilities Master Plan (FMP)** is a comprehensive planning document that identifies facility investment priorities through the assessment of existing conditions, program needs and staffing considerations. It is an analysis of Humboldt County's programs, services and activities.

The FMP provides public agencies with the following important information:

- Conditions of existing facilities
- Current and future space needs
- Identification of goals
- Possible project options to consider by facility
- Current and future co-location of service needs
- Current and future campus complex needs in rural areas

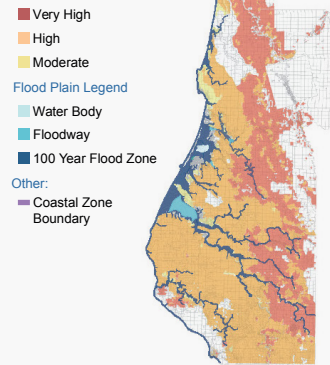
Through analysis of the above information, the FMP serves to benefit the public by maximizing the value and efficiency of future facility investment in Humboldt County or by enhancing service delivery.

The FMP includes:

- Facility Condition Assessments
- MetaBIM Analysis (County Facility Management Software)
- Existing Condition Mappings
- Existing Facilities Operations Analysis
- ADA Access Compliance Report Analysis
- ADA Transition Plan
- County Staff Collaboration
- Meetings and Discussions
- Public Input

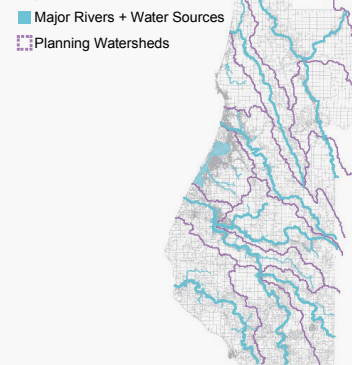
2 Years of Data Collection, Concept Development, Collaboration and Refinement

Fire Hazard Severity Legend



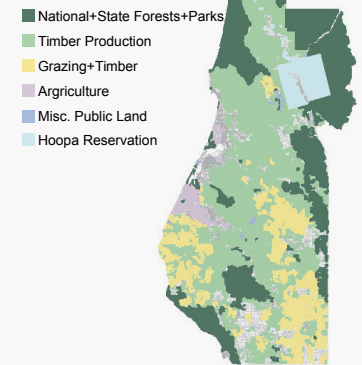
Humboldt Flood & Fire

Legend



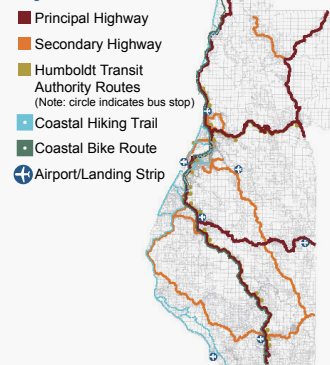
Humboldt Water Resource

Legend



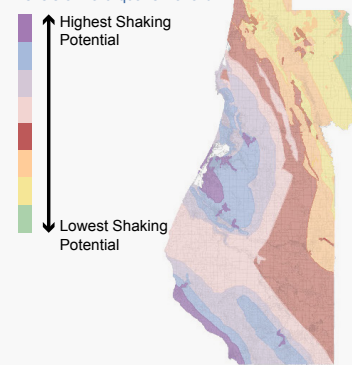
Humboldt Park & Vegetation

Legend



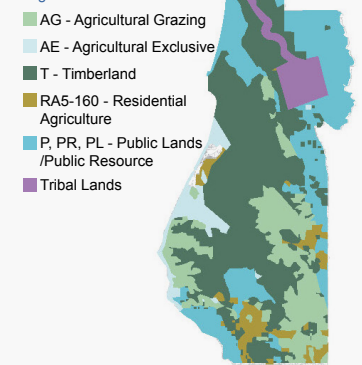
Humboldt Circulation & Trail

Levels of Earthquake Hazard:

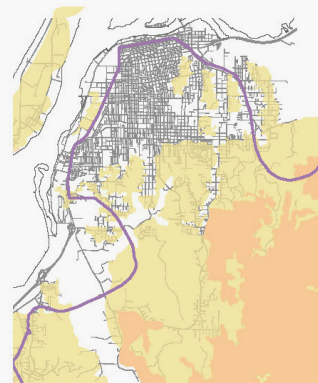


Humboldt Earthquake

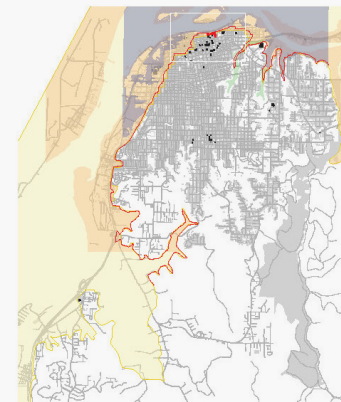
Legend



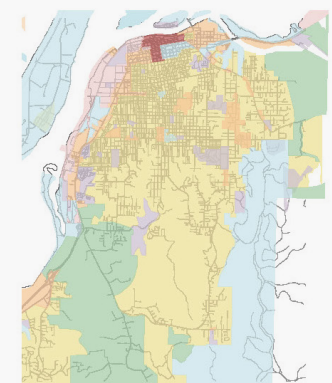
Humboldt Existing Land Use



Eureka Flood & Fire



Eureka Tsunami



Eureka Existing Land Use

Introduction

Goals and General Information

Goals of FMP

- To identify the most significant facility problems and challenges facing Humboldt County
- To identify solutions to address facility problems and challenges
- To prioritize solutions based on community and stakeholder input
- To reduce operational costs, increase energy efficiency and facilitate the reduction of carbon emissions and greenhouse gasses
- To invest in county facilities for the greatest public benefit
- To improve the quality of life for residents and employees by streamlining services and improving building safety
- To combine services facilities for public convenience, efficiency and access
- To address the unique challenges faced in both cities and rural areas

General County Information

County of Humboldt

4,052 Square Miles

130,000 Residents

***2,400** Staff Members

72 Owned Facilities

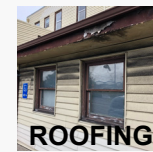
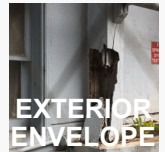
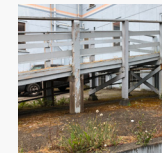
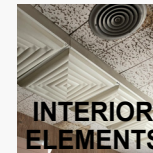
80 Leased Facilities

Arcata, Blue Lake, Eureka, Rio Dell, Ferndale, Fortuna, Trinidad and Unincorporated Communities

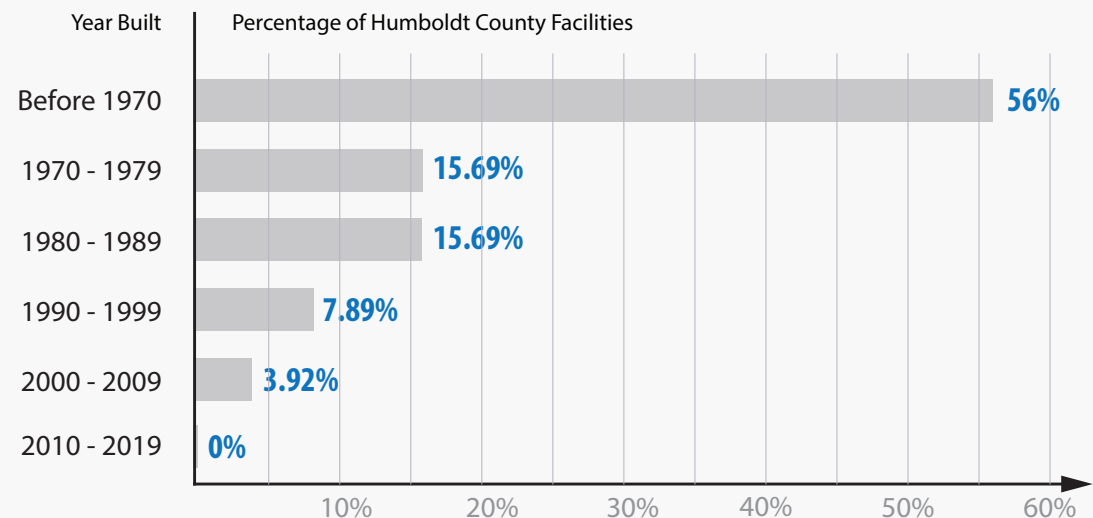
*Staffing numbers contained in this document are fluid and subject to change. Staffing numbers provided were provided by departments and reviewed during information gathering.

45

OF THE
MOST USED
FACILITIES



Construction Data for Owned Facilities



Governance

(Administrative Functions of the county)

Findings

- A change of space to house administration functions is critical to the overall success of county planning. Courthouse location limits public wayfinding and ease of public use. Moving the governance function out of the courthouse would be the first step for centralizing Law & Justice services (see pages 14 to 16 for more information).
- The spaces and departments are not efficiently organized. Spaces are generally too small and disruptive noise is a common issue. There is a lack of available space to accommodate new staff.
- Governance staff is utilizing Courthouse space which may be better utilized for Law & Justice activities.

Proposed Facility Management Actions

Potential New Projects

- Administration Building

Renovation / Remodel

- Information Technology (IT), 839 4th Street, Eureka

Facilities to be Demolished or Vacated

- Garberville Supervisor Office, 713 Cedar Street, Garberville
- Economic Development, 520 E. Street, Eureka

General Information

8 Departments

- Assessor
- Auditor
- Board of Supervisors
- Clerk Recorder
- County Administrative Office. Includes Management & Budget Team, Purchasing, ADA Compliance, Information Technology and Economic Development.
- County Counsel
- Human Resources
- Treasurer-Tax Collector. Includes Treasurer-Tax Collector and Revenue Recovery.

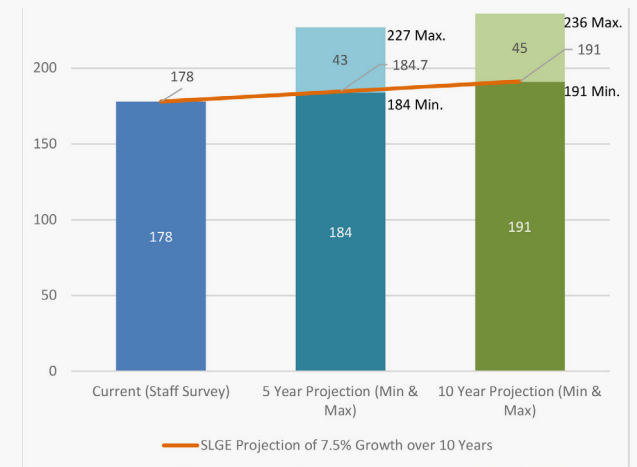
5 Locations

- Most employees located within the Courthouse, on multiple floors.
- IT Building is located at 839 4th Street in Eureka.
- Supervisors' Offices are located throughout the county.
- Economic Development is located at 520 E Street, Eureka.
- Elections located at 2426 6th Street, Eureka.

Staff Growth Projection

Staff growth projections are shown adjacent to estimates from industry trends of 7.5% over ten years.

(Information from a 2019 Survey produced by the Center for State & Local Government Excellence)



Findings

County Functional Areas

DHHS

(Department of Health & Human Services)

Findings

- More than 267,000 SF is leased, which is more than 80% of the department's total size. The county spends over \$369,000 monthly (\$4,428,000 yearly) on rent for leased facilities housing DHHS services. Investing in county-owned facilities will save money over a long-term perspective.
- Programs are not efficiently combined. DHHS programs are spread throughout Eureka and are located in multiple small buildings, resulting in cumbersome work methods for staff and inconvenience for service recipients.
- One-Stop Permitting Services: combining Environmental Health Services with Planning & Building and Public Works - Land Use will provide like services and an enhanced service delivery to the public through co-location.

Proposed Facility Management Actions

Potential New Projects

- Health & Human Services Campus Demo / Light Touch & Addition
- One-Stop Permitting Building/Area
- New Buildings for DHHS Services

Renovation / Remodel

- Mental Health Hospital, 720 Wood Street, Eureka
- DHHS Services, 727 Cedar Street, Garberville

Facilities to be Demolished or Vacated

- Hope Center Modular & Case Management Building, 2933 H Street, Eureka
- Mental Health Office, 730 Harris Street 7H, Eureka
- Alcohol and Other Drugs Admin, 734 Russ Street, Eureka

General Information

3 Divisions

- Public Health
- Mental Health
- Social Services

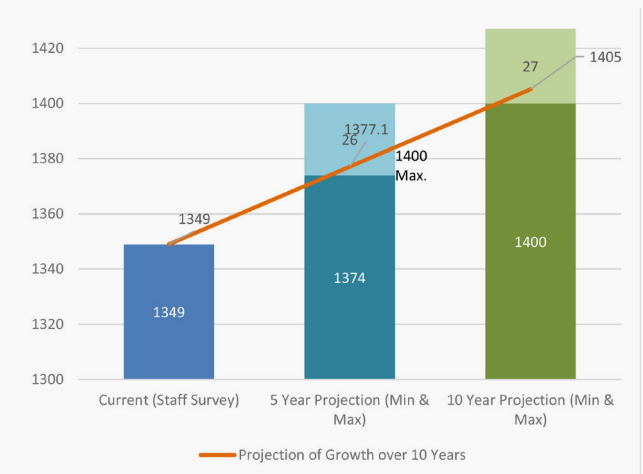
49 Locations

- 316,599 SF total size.
- More than 30 locations are leased.

Staff Growth Projection

Staff growth projections are shown adjacent to estimates from industry trends of 7.5% over ten years.

(Information from a 2019 Survey produced by the Center for State & Local Government Excellence)



Findings

County Functional Areas

Law & Justice

Findings

- Currently, the Courthouse is being used by county administration. A dedicated use of this space for centralized Law & Justice services would improve work efficiency and provide enhanced Law & Justice services at the Courthouse.
- Some Law & Justice departments will be co-located in the Courthouse, like the Victim Witness Division, CAST and District Attorney by June 2020. Other departments like Adult Probation Services, Public Defender and Conflict Counsel could benefit from relocation. In addition, Courts have a need for more court space.
- Sheriff Substations are needed in rural areas of the County for ease of operations and to provide increased safety and security for residents.

Proposed Facility Management Actions

Potential New Projects

- Sheriff Relocation Discovery Study

Renovation / Remodel

- Humboldt County Courthouse, 825 5th Street, Eureka
- Animal Shelter, 980 Lycoming Ave, McKinleyville
- Coroner's Office, 3012 I Street, Eureka
- Sheriff's Office, 826 4th Street, G Floor, Eureka

Facilities to be Demolished or Vacated

- Garberville Sheriff Substation, 648 Locust Street, Garberville
- Public Defender, 1001 4th Street, Eureka
- Conflict Counsel, 935 3rd Street, Eureka
- Community Corrections Resource Center, 404 H Street, Eureka

General Information

5 Departments

- Child Support Services
- District Attorney
- Probation
- Public Defender
- Sheriff

21 Locations

- The Juvenile Hall and Juvenile Probation are located in a campus-like setting. Adult Probation Services, Public Defender and Conflict Counsel services would be relocated to the Courthouse. The regional facility is closing.

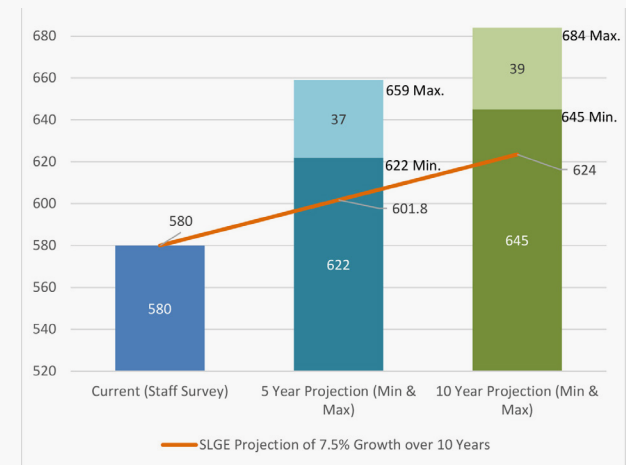
Relocate

- Community Corrections Resource Center will relocate to the new Community Correction Resource Center (SB843) when complete.

Staff Growth Projection

Staff growth projections are shown adjacent to estimates from industry trends of 7.5% over ten years.

(Information from a 2019 Survey produced by the Center for State & Local Government Excellence)



Findings

County Functional Areas

Public Works

Findings

- Due to the county’s permitting process often requiring approval from three divisions (Land Use, Planning & Building and Environmental Health), these divisions would benefit from being located on one campus or under one roof, to create One-Stop Permitting Services.
- Motor Pool should remain centrally located to county programs.
- The proximity of Building Maintenance to the majority of county programs must be maintained.
- Public works currently doesn’t have enough staffing to take on deferred maintenance projects or new construction that would be part of the FMP. A staffing plan including additional internal staff and external consultants is required for both maintenance projects and new construction projects.

Proposed Facility Management Actions

Potential New Projects

- One-Stop Permitting Building/Area
- Public Works Building/Area

Renovation / Remodel

- Equipment Maintenance - Heavy Equipment Yard, 3130 Jacobs Avenue, Eureka
- Garberville Veterans Hall / Municipal Court Discovery, 483 Conger Street, Garberville
- Ferndale Veterans Hall Discovery, 1100 Main Street, Ferndale
- Fortuna Veterans Hall, 1426 Main Street, Fortuna
- Arcata Veterans Memorial, 1425 J Street, Arcata

Facilities to be Demolished or Vacated

- Land Use, 3033 H Street, Eureka
- Public Works Offices, 1106 2nd St, Eureka

General Information

6 Divisions

- Engineering
- Environmental Services
- Facility Management
- Fleet Services
- Land Use
- Roads

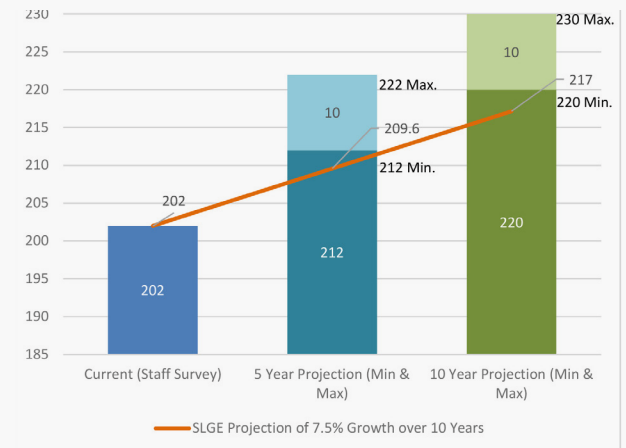
20 Locations

- Public Works facilities are spread throughout the county with the main office located on 2nd Street near downtown Eureka.
- Motor Pool is located nearby on 2nd street and Equipment Maintenance is located on Jacob Avenue away from most city facilities.
- Building Maintenance shop is located at 901 2nd Street, Eureka
- Land Use is located at 3033 H Street, Eureka.

Staff Growth Projection

Staff growth projections are shown adjacent to estimates from industry trends of 7.5% over ten years.

(Information from a 2019 Survey produced by Center for State & Local Government Excellence)



Findings

County Functional Areas

Planning & Building

Findings

- Planning & Building should be co-located with Land Use and Environmental Health to improve permitting efficiency and create One-Stop Permitting Services.
- The existing facility was constructed in the 19th century and is in a state of disrepair. It would require approximately \$25 million to renovate this facility according to the county's needs.
- Providing satellite offices in other areas of the county, like Willow Creek and McKinleyville, would benefit the public with decreased travel times. A satellite office is provided in Redway currently.
- Providing Planning & Building at the same location as Mental Health requires compromises from both programs.

Proposed Facility Management Actions

Potential New Projects

- One-Stop permitting Building/Area

Renovation / Remodel

None

Facilities to be Demolished or Vacated

- Planning & Building Offices, 3015 H Street, Eureka

General Information

1 Department

- Planning & Building

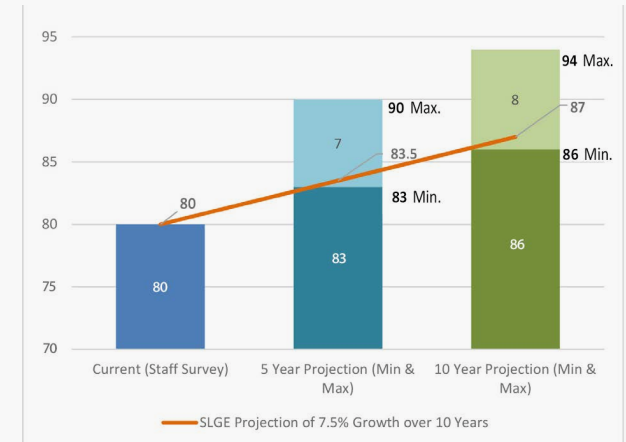
2 Locations

- The main office is located at the Clark Complex in Eureka with a satellite office in Redway.

Staff Growth Projection

Staff growth projections are shown adjacent to estimates from industry trends of 7.5% over ten years.

(Information from a 2019 Survey produced by the Center for State & Local Government Excellence)



Library

Potential New Projects

- Garberville Library

General Information

1 Department

- County Library

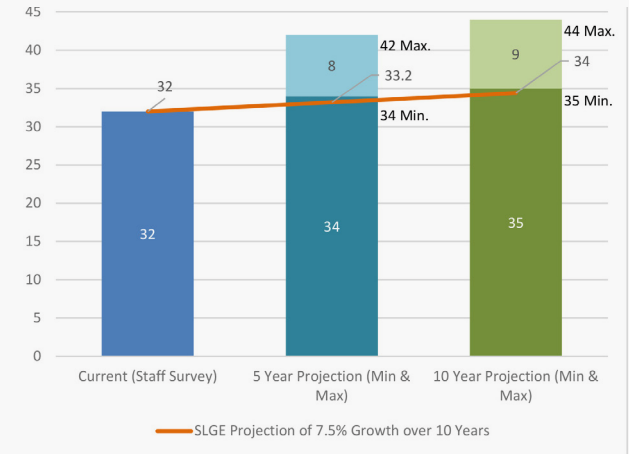
12 Locations

Arcata, Blue Lake, Mckinleyville, Willow Creek, Trinidad, Rio Dell, Fortuna, Ferndale, Garberville, Eureka, Hoopa, Trinidad

Staff Growth Projection

Staff growth projections are shown adjacent to estimates from industry trends of 7.5% per year

(Information from a 2019 Survey produced by the Center for State & Local Government Excellence)



Agriculture

Renovation / Remodel

- Agriculture Building, 5630 S. Broadway, Eureka

General Information

2 Department

- Agricultural Commissioner
- Cooperative Extension

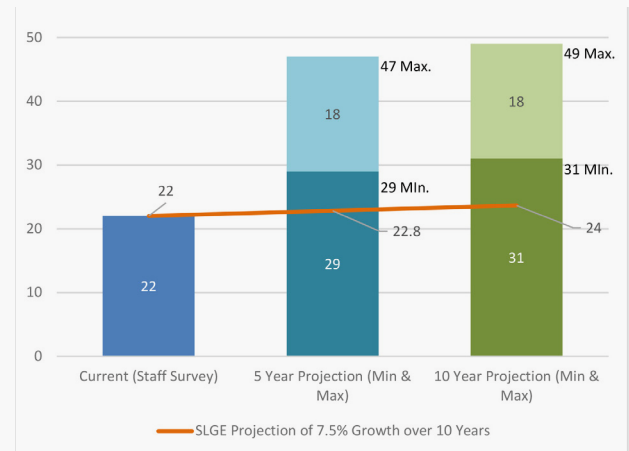
1 Locations

Agriculture Building is located at 5630 S. Broadway, Eureka

Staff Growth Projection

Staff growth projections are shown adjacent to estimates from industry trends of 7.5% over ten years.

(Information from a 2019 Survey produced by the Center for State & Local Government Excellence)



Aviation

* Aviation facilities are not included in the FMP as Aviation is developing its own Airport Improvement Plan.

1 Department, 11 Current Staff, 26 Projected Staff (5 Year), 6 Locations

Fairground & Rodeo Ground

* Fairground and Rodeo Ground facilities are leased to operators and are not included in the FMP.

0 Department, 0 Current Staff, 0 Projected Staff, 2 Locations

Projects and Benefits

Potential Projects

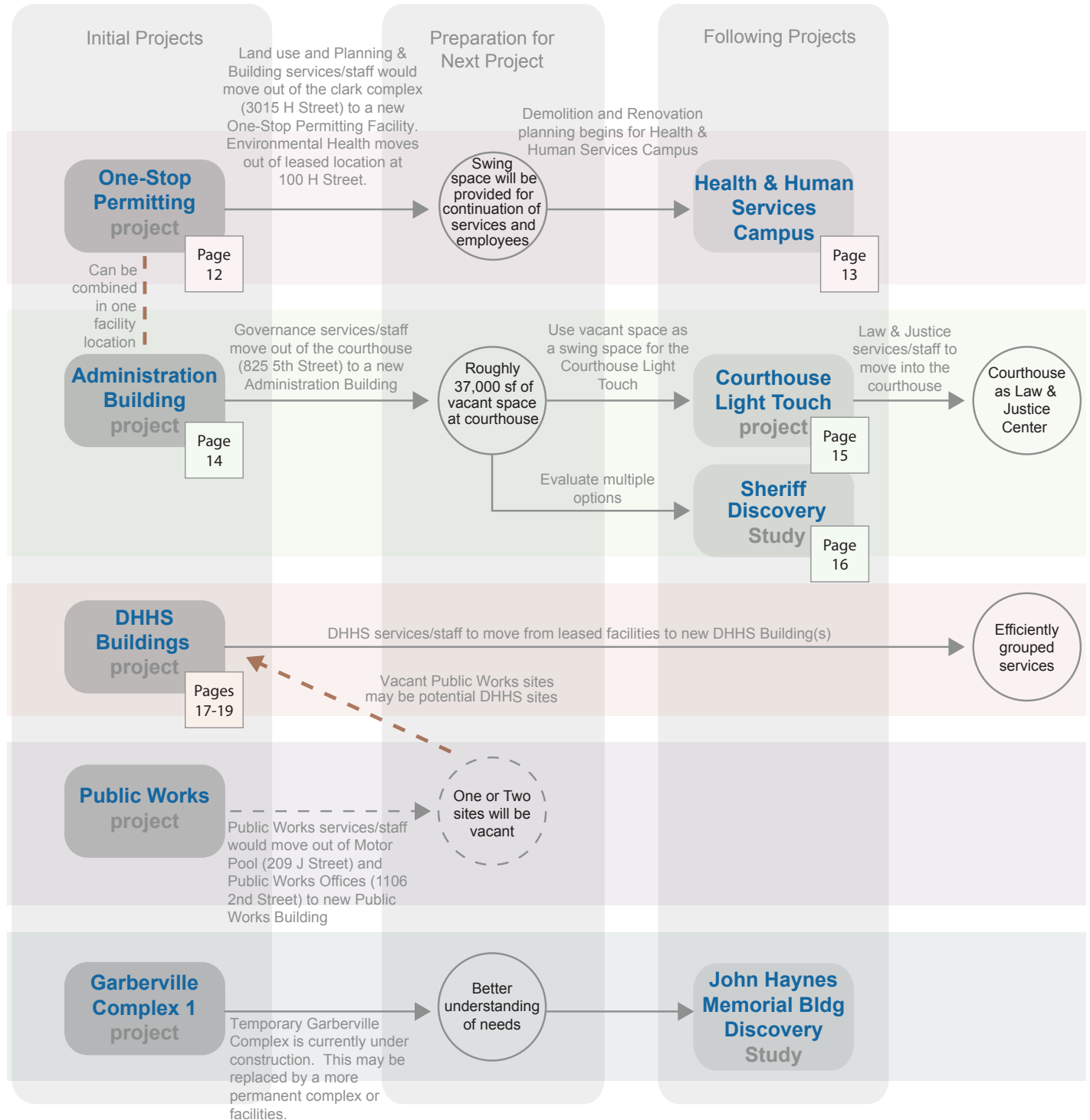
Project Index

Project Execution Considerations

- Should the Board of Supervisors adopt a more comprehensive Telecommuting Policy, the county could see an increase in telecommuting. This could change square footage needs for county programs in the future and will be taken into consideration.
- During execution of the Facility Master Plan there may be a need for 'swing space' - a temporary relocation space that programs can move in and out of while renovations or redevelopment projects occur.
- ADA barriers will be addressed according to the ADA Compliance Plan, and may factor in to required project execution timelines.
- Proposed building capacities and properties criteria are rough estimates by the consultant, and are intended only as a guideline to be confirmed and refined as projects are executed.

New Construction Projects in Order of Recommended Priority

- 1) One-Stop Permitting
- 2) Administration Building
- 3) Public Works Facility
- 4) Health & Human Services Buildings
- 5) Sheriff Office Discovery Study
- 6) Health & Human Services Buildings
- 7) John Haynes Memorial Building Discovery Study



One-Stop Permitting

The One-Stop Permitting project consolidates scattered permitting services, including Environmental Health, Planning & Building offices as well as Public Works – Land Use. One-Stop Permitting services will greatly increase the efficiency and convenience provided to residents by Humboldt County Permitting Services.

The county is currently conducting permitting operations from two facilities in Eureka. The Environmental Health office at 100 H Street and the Planning & Building and Public Works - Land Use offices at the Clark Complex. Combining the services of Planning & Building, Public Works – Land Use and Environmental Health departments will allow better communication and ease of daily operations.

General Considerations

- Minimum Capacity 139 staff
- Minimum Parking Stalls 174
- Proximity No requirements
- Other:

- Can be combined with the [Administration Building](#) Required to conduct public hearings, Zoning Administrator and Planning Commission meetings.
- Early attention to environmental assessment, seismic, flood, traffic and other micro-planning issues is required in order to fully define and evaluate the wide range of interacting systems related to this project. Appropriate and necessary steps to execute this project must be fully explored.

Undeveloped Properties Criteria

Minimum Lot Size (SF) 132,000
(1-story building + parking lot)
60,000
(3-story building -
1 story for offices & 2 story parking)

Zoning PF/ DT/ OR

Leased Option Criteria *

Minimum Building Size (SF)
47,500 (1-story building)
60,000 (2-story building)

Minimum Parking Stalls 180

Must comply with ADA requirements or be willing to make required ADA modifications

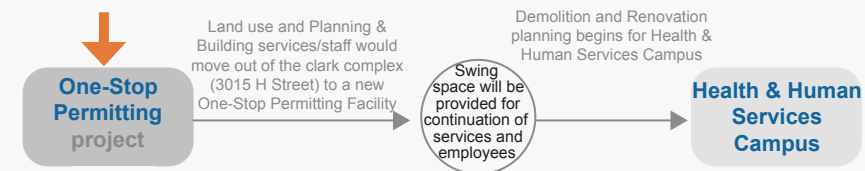
Developed Properties Criteria

Minimum Building Size (SF)
47,500 (1-story building)
60,000 (2-story building)

Minimum Parking Stalls 174

* Lease option is only to be considered when the county is unsuccessful in locating properties that meet “Undeveloped Properties Criteria” or “Developed Properties Criteria” above

Project Priority



There is a potential to create more space at this location by demolishing Hope Center, Case Management and Alcohol & Other Drugs Administration.

Space Inventory Summary

FA	Asset #	Affected Facilities	Address		Size (SF)	Actions on (E) facilities	Current Staff	Current Total	Future Max. Staff	Move-in Staff
P&B	71	Planning & Building Offices	3015 H Street	Eureka	5,375	Demo for MH Campus Addition	80	83	86	139
	PW	71	Land Use	3015 H Street	Eureka	3,300	Demo for MH Campus Addition	14	14	
176		Land Use	3033 H Street	Eureka	Demo for MH Campus Addition					
DHHS	5	Environmental Health	100 H Street	Eureka	6,730	End Lease	32	32	35	

Health & Human Services Campus Demo / Light Touch & Addition

The Health & Human Campus (HMC) contains an assemblage of buildings and uses. Renovation of the mental health facility involves demolition of the existing Public Works – Land Use division building and extensive modifications to the existing mental health hospital. In addition, the Coroner’s office would be renovated and remain as part of the Health & Human Services Campus. DHHS services being provided from facilities near the Health & Human Campus, such as Alcohol and Other Drugs Administration, Case Management and the Hope Center facilities, will be relocated during the demolition and construction of a campus.

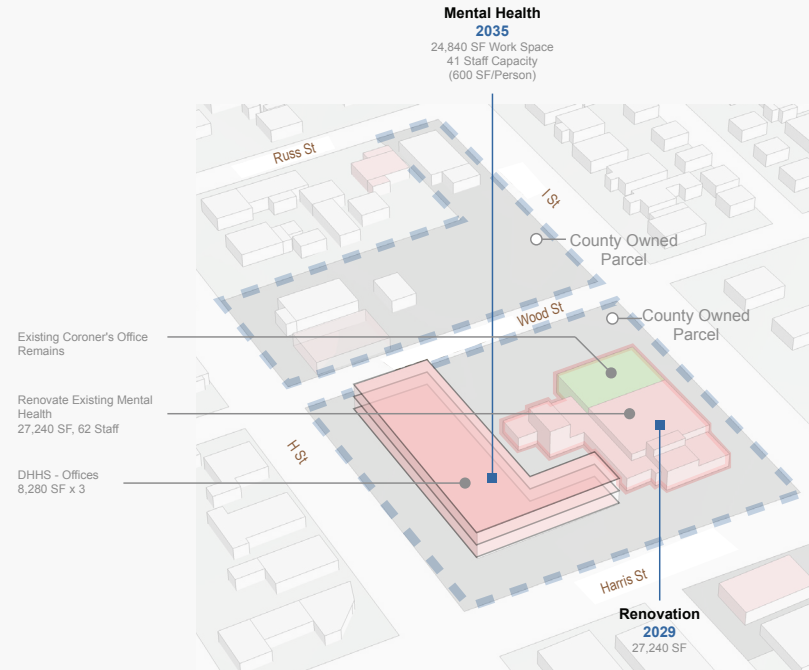
Individuals seeking mental health assistance would benefit from a remodeled Mental Health facility with increased quality of services provided. Doctors, nurses and other staff will be able to work more effectively in an updated hospital environment.

General Considerations

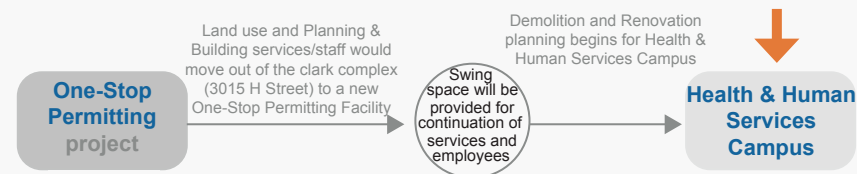
Minimum Capacity	111 staff
Minimum Parking Stalls	100 Additional
Proximity	at current clark complex site (720 Wood St, Eureka/ 3015 H Street)
Size (SF)	27,240 (Light Touch) 24,840 (Addition)

Other:

- Renovation and expansion projects that require maintaining operations during construction typically involve a phased approach to successfully execute the project. This project involves these same risks and challenges. To mitigate some of these risks, more planning specific to the project, program and actual necessities of the mental health facilities is required.



Project Priority



There is a potential to create more space at this location by demolishing Hope Center, Case Management and Alcohol & Other Drugs Administration.

Space Inventory Summary

FA	Asset #	Affected Facilities	Address		Size (SF)	Actions on (E) facilities	Current Staff	Current Total	Future Max. Staff	Move-in Staff
DHHS	48	MH Administration	824	Harris St	Eureka	2,016	End lease	9	9	111
	23	MH QI & Medical Records	2944	D St	Eureka	7,260	Demolish for Future Uses	9	9	
	45	Alcohol & Other Drugs Admin	734	Russ Street	Eureka	1,750	Demolish for Future Uses	4	4	
	21	Case Management Building	2933	H Street	Eureka	2,160	Demolish for Future Uses	16	16	
	379	Hope Center Modular	2933	H Street	Eureka	1,520	Demolish for Future Uses	6	6	
	44	Mental Health Office	730	Harris Street 7H	Eureka	1,410	Demo for Future Uses	4	4	
	43	Mental Health	720	Wood Street	Eureka	27,240	Renovation	62	63	

Administration Building

The Administration Building will house county administrative staff from 8 departments, those being Assessor, Auditor, Board of Supervisors, Clerk Recorder, County Administrative Office, County Counsel, Human Resources and Treasurer-Tax Collector.

The county is currently conducting administrative operations from the courthouse and a number of facilities in and around Eureka. Combining the services of Administration, Economic Development, Elections and IT departments will allow better communication and ease of daily operations. Travel time for meetings and other collaborative efforts will be reduced for many. The Administration Building will also contribute to the economy of downtown Eureka. Many retail and commercial businesses nearby will maintain the customer base of a large downtown work force.

General Considerations

Minimum Capacity 224 staff

Minimum Parking Stalls 280

Proximity No requirements

Other:

- Can be combined with [One-Stop Permitting](#)
- Early attention to environmental assessment, seismic, flood, traffic and other micro-planning issues is required in order to fully define and evaluate the wide range of interacting systems related to this project. Appropriate and necessary steps to execute this project must be fully explored.

Undeveloped Properties Criteria

Minimum Lot Size (SF) 182,000
(1-story building + parking lot)

60,000
(4-story building -
2 story office & 2 story parking)

Zoning PF/ DT/ OR

Leased Option Criteria*

Minimum Building Size (SF)
70,000 (2-story building)
60,000 (1-story building)

Minimum Parking Stalls 280

Must comply with ADA requirements or be willing to make required ADA modifications

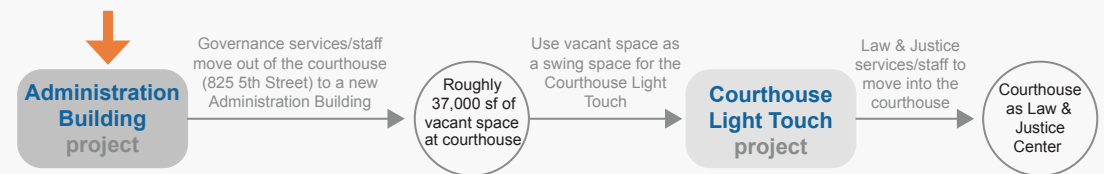
Developed Properties Criteria

Minimum Building Size (SF) 70,000
(2-story building)

Minimum Parking Stalls 280

* Lease option is only to be considered when the county is unsuccessful in locating properties that meet "Undeveloped Properties Criteria" or "Developed Properties Criteria" above

Project Priority



Space Inventory Summary

FA	Asset #	Affected Facilities	Address		Size (SF)	Actions on (E) facilities	Current Staff	Current Total	Future Max. Staff	Move-in Staff
Gov.	49,380	Humboldt County Courthouse	825 5th Street	Eureka	37,247	Renovate for L&J	132	179	165	224
	365	Economic Development	520 E Street	Eureka	1,472	End lease	5		6	
	366	Elections	2420 6th St, Eureka	Eureka	7,500	End lease	23		29	
	381	Information Technology (IT)	839 4th Street	Eureka	6,560	Renovate as a Swing Space	19		24	

Courthouse Light Touch

County Administration, including but not limited to County Counsel and Human Resources would move out of the courthouse and be relocated to the new Administration Building. This relocation would provide space for Law & Justice departments that are currently using leased spaces, such as Probation and Conflict Counsel to move into the courthouse.

The existing courthouse spaces are generally inefficient regarding space use and the building has a long list of deferred maintenance items. This deferred maintenance will be attended to as a portion of the remodel.

The departments utilizing leased locations would benefit from proximity to central county operations with increased efficiency and ease of communication. Courthouse spaces would be organized to better serve Humboldt County staff and public patrons through the remodel, leading to an increased ability to serve the public.

The Humboldt County Courthouse houses the judicial court system for the California Superior Court of Humboldt County. The courthouse will continue to be used by the State of California Superior Court for its court operations.

General Considerations

Minimum Capacity 127 staff

Minimum Parking Stalls Not Applicable

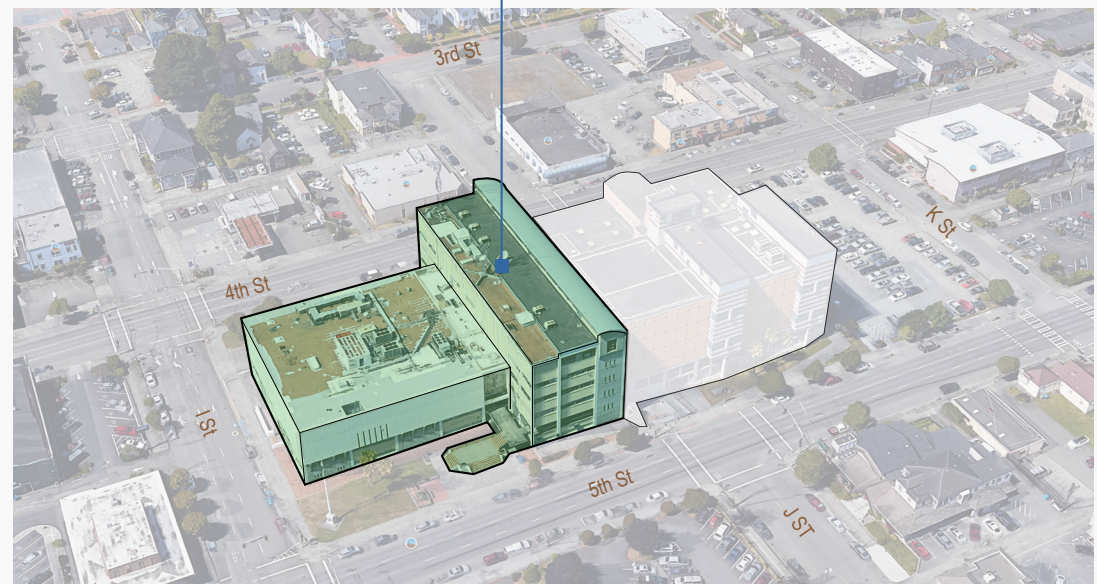
Location in Courthouse (825 5th Street)

Other:

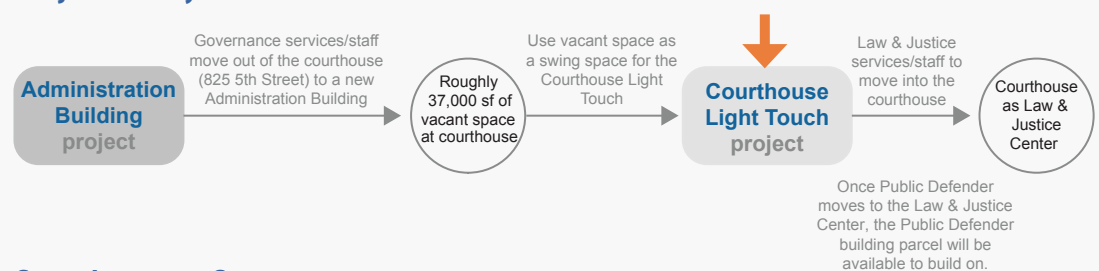
- The courthouse will require a phased light-touch remodel to accommodate department relocations. Phase 1 of this project is already underway and includes the remodel of the 5th floor to house C.A.S.T. and Victim Witness and ADA improvements.

Courthouse Light Touch 2029

31,747 SF Office



Project Priority



Space Inventory Summary

FA	Asset #	Affected Facilities	Address		Size (SF)	Actions on (E) facilities	Current Staff	Current Total	Future Max. Staff	Move-in Staff
L&J	166	C.A.S.T.	935 Third Street	Eureka	1,355	End Lease	3	64	5	82
	198	Probation	555 H Street	Eureka	9,270	End Lease	20		23	
	166	Conflict Counsel	935 Third Street	Eureka	2,710	End Lease	10		13	
	180	Public Defender	1001 4th Street	Eureka	8,400	Vacate and demolished	21		28	
	153	Victim Witness	712 4th Street	Eureka	3,180	End Lease	10		13	

Sheriff's Office Discovery Study

The Humboldt County Sheriff's Office is currently located at the ground level in the Courthouse in Eureka. Additional sheriff's substations are located in McKinleyville, Garberville and Willow Creek. Sheriff vehicle and equipment storage is located in an onsite garage connected to the basement.

The current Sheriff's Office is deficient in space arrangement and materials condition. Vehicle storage space is limited. More space is required for file storage, arms storage, and daily operational needs, such as locker rooms, showers and gym space. Offices are overcrowded and there are inefficiencies regarding the movement of personnel, equipment and vehicles.

The Sheriff's Office will greatly benefit from a new space that has required amenities to provide their basic needs of daily operation. The public will benefit from increased sheriff presence at the new site.

General Considerations

Minimum Capacity	200 staff
Minimum Parking Stalls	160
Proximity	No requirements

Other:

- Can be combined with [One-Stop Permitting](#)
- Early attention to environmental assessment, seismic, flood, traffic and other micro-planning issues is required in order to fully define and evaluate the wide range of interacting systems related to this project. Appropriate and necessary steps to execute this project must be fully explored.

Undeveloped Properties Criteria

Minimum Lot Size (SF)	120,000
(1-story building + parking lot)	
	65,000
(2-story building - 1 story office & 1 story parking)	

Zoning	PF/ DT/ OR
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Leased Option Criteria*

Minimum Building Size (SF)	
50,000 (1-story building)	
55,000 (2-story building)	

Minimum Parking Stalls	160
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Must comply with ADA requirements or be willing to make required ADA modifications

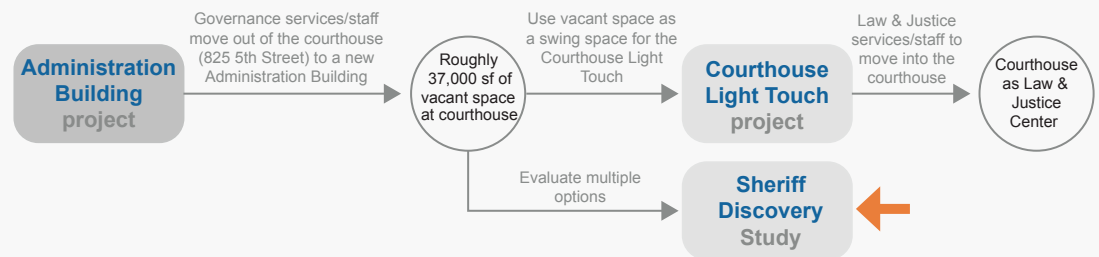
Developed Properties Criteria

Minimum Building Size (SF)	50,000
(1-story building)	

Minimum Parking Stalls	160
------------------------	-----

* Lease option is only to be considered when the county is unsuccessful in locating properties that meet "Undeveloped Properties Criteria" or "Developed Properties Criteria" above

Project Priority



Space Inventory Summary

FA	Asset #	Affected Facilities	Address	Size (SF)	Actions on (E) facilities	Current Staff	Current Total	Future Max. Staff	Move-in Staff
L&J	49	Sheriff	825 5th Street Eureka	16,600	Renovate for other program	187	187	200	200

DHHS Buildings

DHHS services are spread throughout many facilities, mostly located in the City of Eureka. These facilities largely require ADA modifications to comply with current standards. Many of these facilities are leased. Most lack an efficient arrangement of modern workspaces and public accommodations. New public meeting rooms, training areas, counseling offices and therapy work areas are envisioned to be part of DHHS building projects.

A grouping of DHHS services would allow the county easier oversight and maintenance related to programs and community assistance. Shared resources related to training, data and other information storage and distribution may bring consistency and collaboration to these DHHS departments.

Eureka area locations could be grouped based on similar service types and efficient patron navigation. We would continue to provide regionally based services in areas such as McKinleyville, Hoopa, Fortuna and Garberville

General Considerations

Minimum Capacity (Total)	1184 staff
Minimum Parking Stalls (Total)	1291
Proximity	No requirements

A - DHHS Administration Building

General Considerations

Minimum Capacity	120 staff
Minimum Parking Stalls	122
Proximity	No requirements
Other:	
•	Should have large conferencing resources for large staff meetings/ training/community events.

Undeveloped Properties Criteria

Minimum Lot Size (SF)	80,000
(1-story building + parking lot)	
	50,000
(2-story building -	
1 story offices & 1 story parking)	
Zoning	PF/ DT/ OR

Leased Option Criteria*

Minimum Building Size (SF)	
	30,000 (1-story building)
	39,000 (multiple-story building)
Minimum Parking Stalls	122

Must comply with ADA requirements or be willing to make required ADA modifications

Program (# of spaces)

Office	26
Cubicle	94
Conference Room	7
Interview Room	1
Storage	9

Developed Properties Criteria

Minimum Building Size (SF)	
	30,000 (1-story building)
	39,000 (multiple-story building)
Minimum Parking Stalls	122

* Lease option is only to be considered when the county is unsuccessful in locating properties that meet "Undeveloped Properties Criteria" or "Developed Properties Criteria" above

DHHS Buildings (continued)

B - Children's and Families' Center

General Considerations

Minimum Capacity 398 staff

Minimum Parking Stalls 403

Proximity No requirements

Other:

- Would require several entrances and lobby areas to help separate the volume of clients and different client support needs.

Program (# of spaces)

Office 84

Cubicle 308

Conference Room 27

Interview Room 1

Storage 9

Undeveloped Properties Criteria

Minimum Lot Size (SF) 161,200
(2-story building -
1 story office & 1 story parking)

85,000
(4-story building -
2 stories office & 2 story parking)

Zoning PF/ HM

Developed Properties Criteria

Minimum Building Size (SF)
99,500 (1-story building)
130,000 (multiple-story building)

Minimum Parking Stalls 403

Leased Option Criteria*

Minimum Building Size (SF)
99,500 (1-story building)
130,000 (multiple-story building)

Minimum Parking Stalls 403

Must comply with ADA requirements or be willing to make required ADA modifications

* Lease option is only to be considered when the county is unsuccessful in locating properties that meet "Undeveloped Properties Criteria" or "Developed Properties Criteria" above

C - Benefits Center

General Considerations

Minimum Capacity 360 staff

Minimum Parking Stalls 458

Proximity No requirements

Other:

- Would require several entrances and lobby areas to help separate the volume of clients and different client support needs.

Program (# of spaces)

Office 26

Cubicle 334

Conference Room 14

Interview Room 69

Storage 11

Undeveloped Properties Criteria

Minimum Lot Size (SF) 950,000
(3-story building -
1 story office & 2 story parking)

Zoning PF/ HM

Developed Properties Criteria

Minimum Building Size (SF)
90,000 (1-story building)
117,000 (2-story building)

Minimum Parking Stalls 458

Leased Option Criteria*

Minimum Building Size (SF)
90,000 (1-story building)
117,000 (2-story building)

Minimum Parking Stalls 458

Must comply with ADA requirements or be willing to make required ADA modifications

* Lease option is only to be considered when the county is unsuccessful in locating properties that meet "Undeveloped Properties Criteria" or "Developed Properties Criteria" above

DHHS Buildings (continued)

D - Behavioral Health Services

General Considerations		Program (# of spaces)	
Minimum Capacity	142 staff	Office	34
Minimum Parking Stalls	163	Cubicle	116
Proximity	Near Mental Health	Conference Room	10
Other:		Interview Room	30
• Would require several entrances and lobby areas to help separate the volume of clients and different client support needs.		Storage	11

See Health & Human Campus Demo / Light Touch & Addition at page13

E - Client Outreach and Support

General Considerations		Program (# of spaces)	
Minimum Capacity	164 staff	Office	28
Minimum Parking Stalls	243	Cubicle	95
Proximity	No requirements	Conference Room	15
Other:		Interview Room	30
• Would require several entrances and lobby areas to help separate the volume of clients and different client support needs.		Storage	15

Undeveloped Properties Criteria

Minimum Lot Size (SF)	138,200
(1-story building + parking lot)	50,000
(3-story building - 1 story office & 2 stories parking)	

Zoning PF/ DT/ OR

Developed Properties Criteria

Minimum Building Size (SF)	41,000 (1-story building)
	53,300 (multiple-story building)
Minimum Parking Stalls	243

Leased Option Criteria*

Minimum Building Size (SF)	41,000 (1-story building)
	53,300 (multiple-story building)

Minimum Parking Stalls 243

Must comply with ADA requirements or be willing to make required ADA modifications

* Lease option is only to be considered when county is unsuccessful in locating properties that meet "Undeveloped Properties Criteria" or "Developed Properties Criteria" above