

## Introduction

Humboldt County is making strong efforts to improve resident services, reduce facility operations costs and improve the overall condition of facilities owned by the county. One of these efforts has involved developing what we're calling the Facilities Master Plan, which contains an analysis of all county facilities and a series of proposed investments that are designed to meet current and future needs of the community.

## Public Response

Humboldt County is seeking input from the community regarding new construction and facility improvements. The Facilities Master Plan document includes proposed renovation and new construction projects, and responses will allow the planning team to better align the Facility Master Plan with community goals. Please click the "take the survey" button below to provide your feedback.

## Background

The majority of county services are located centrally to the county population within Eureka city limits. Among the services the county provides to the public are: Infrastructure management, parks, social services including temporary assistance, benefits and building permits. Limited services are provided in various smaller communities. The analysis described above concluded that facilities owned and operated by the county are generally in poor condition. County facilities are at various levels of deterioration largely due to general decay as well as Humboldt County's harsh environmental conditions. The proposed projects presented as solutions were planned with the goal of providing a future for Humboldt County that is aligned with current government operations and obligations for physical changes to better serve public needs. The condition of county facilities will continue to deteriorate and while existing facilities may be able to serve the county for the next 5 to 10 years, eventually new construction will be required

## Facilities to be Renovated

The following chart lists facilities that may be renovated as part of the Facility Master Plan. Please refer to the facility name in the Existing Facilities column when answering survey questions 1-2.

Facilities to be Maintained or Remodeled					
Functional Area	Number	Existing Facilities	Address		Size (SF)
<b>Governance</b>	1	Information Technology (IT)	839 4th Street	Eureka	6,560
<b>DHHS</b>	2	Mental Health Hospital	720 Wood Street 6	Eureka	27,240
	3	DHHS Garberville	727 Cedar Street	Garberville	2,890
<b>Law &amp; Justice</b>	4	Humboldt County Courthouse	825 5th Street	Eureka	207,230
	5	Animal Shelter	980 Lycoming Ave	McKinleyville	21,131
	6	Coroner's Office	3012 I Street	Eureka	19,800
	7	Sheriff's Office	826 4th Street, G Floor	Eureka	1,355
<b>Public Works</b>	8	Equipment Maintenance - Heavy Equipment Yard	3130 Jacobs Avenue	Eureka	
	9	Ferndale Veterans Hall	1100 Main Street	Ferndale	6,096
	10	Fortuna Veterans Hall	1426 Main Street	Fortuna	10,976
	11	Arcata Veterans Hall	1425 J Street	Arcata	11,170
<b>Library &amp; Agriculture</b>	12	Agriculture Building	5630 S. Broadway	Eureka	16,200

## New Construction and Studies

The following chart lists proposed new construction and studies to be part of the Facility Master Plan. Please refer to the Project and Descriptions column when answering questions 4-5.

Number	Project and Descriptions	Rough Size
13	John Haynes Memorial Building Discovery Study - Includes setting aside capital to perform an evaluation and planning study on future options for the John Haynes Memorial Building. The facility houses the Garberville Veteran's Hall and the Superior Court of the County of Humboldt. Located at 483 Conger Street in Garberville.	TBD
14	One-Stop Permitting- will co-locate Planning and Building, Public Works Land Use and Health and Human Services Environmental Health, creating a central location for permitting services.	50,000 SF
15	Administration Building - Includes housing county administration staff with associated parking.	70,000 SF
16	Public Works Building - Includes relocation of the Public Works department as well as Motor Pool and Building Maintenance operations. Public works offices are proposed to be housed in upper floors with Motor Pool and Building Maintenance on lower floors for efficiency regarding entering and exiting of vehicles.	42,000 SF
17	Sheriff's Office Discovery Study - Includes setting aside capital to perform a planning study to outline options for the relocation of the Sheriff's Department. The main station is currently located on the ground floor of the Courthouse at 825 5th Street in Eureka.	TBD
18	Health & Human Services Buildings - Includes new facilities to house DHHS (Department of Health & Human Services) functions. Facilities may include a DHHS Administration Building, Children's and Families' Center, Benefits Center, Behavioral Health Services, and Client Outreach & Support	133,000 SF
19	Health & Human Services Campus Demoliton / Light Touch & Addition - Includes light touch renovations and/or additions to the Health & Human Services Campus for increased square footage and other modernizations. This is a separate proposed project from the Mental Health Renovation.	25,000 SF

## Additional Considerations

### Inflation

Projects outlined in the Facilities Master Plan would require large expenditures by the county. The average year-to-year inflation of the construction industry is just under 4% per year. The county will save a considerable amount of money building new and renovating facilities if properly planned and scheduled so as to not increase design and construction times past reasonable amounts.

### Staffing Needs

The Facilities Master Plan will require additional county staff and consultant staff to implement. The county currently employs fewer than five architectural and engineering professionals as part of Public Works Facilities Management Division. These positions will be required to maintain their current professional roles and take on new responsibilities throughout the implementation of the Facilities Master Plan. Additional dedicated professionals hired on a contract basis would provide necessary project management services and other assistance.

## Goals and Implementation

Goals of the master planning process included a one-stop permitting facility, as well as other facilities that house services closely aligned with each other with an overall objective of greater co-location of county services. Additional goals include facility modernization, energy efficiency and improved services for the public and employees. The Facilities Master Plan identifies recommendations to improve conditions, operations and facility management. Implementation tasks involve the construction of new major projects, renovation of existing public buildings, continuance with compliance with the Americans with Disabilities Act, investment in deferred maintenance and future planning considerations.

## County Campus

A county campus or campuses consisting of a similar county functions is a concept that staff have discussed as part of the Facilities Master Plan. County campuses would allow for increased work efficiency for employees and improved access to services for members of the public. The formation of a county campus or campuses may require the county to rearrange land use designations or purchase additional land. At this time, definite functions to be combined at a county campus have not been finalized.

## Creative Solutions

Humboldt County, and Eureka in particular, does not have a large inventory of greenfield sites for major new development. Implementing certain proposals in the draft Facilities Master Plan may require creative solutions, including short-term leasing of swing space, use of the county leasing corporation to generate revenue and control costs, and expanding project delivery methods through an update of the county purchasing policy.

## Humboldt County Public Property Leasing Corporation

Humboldt County Board of Supervisors Resolution 85-115 on Dec. 10, 1985, formed the Humboldt County Public Property Leasing Corporation (HCPPLC). The HCPPLC is a nonprofit public benefit corporation and is not organized for the private gain of any person. The HCPPLC is organized under the Nonprofit Public Benefit Corporation Law for public purposes. The specific and primary purpose for which the HCPPLC is formed is to provide assistance to the County of Humboldt by acquiring, constructing, improving, remodeling, and equipping, or providing for the acquisition, construction, improvement, remodeling and equipping, of real and personal property of any kind or nature whatsoever and by making such property available, by lease or otherwise, to the county for use by the county in performing the county's governmental functions.

## Survey Questions

### Renovations to Existing Facilities

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### New Construction and Studies

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Suggestions: \_\_\_\_\_  
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10) What is your biggest concern about county facilities in their current state?

A. Most/many county facilities are old and deteriorated.

B. Facilities providing relevant services do not offer combined services. People need to travel to many different locations to get services needed.

C. County is not investing in county-owned facilities.

D. Other (please explain): \_\_\_\_\_

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11) The average year-to-year inflation of the construction industry is just under 4% per year. Please choose a preference for the Facility Master Plan's implementation.

A. Shorter time-line: County to pay a large initial expenditure to reduce overall cost

B. Longer time-line: County to pay less yearly expenditure but an increased overall cost

12) Do you have other recommended actions regarding the county's facilities?

Other recommended actions:

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