

County of Monterey

Facilities Master Plan Development

Board of Supervisors Meeting
Facilities Master Plan
Options Finalization
August 18, 2026



Meet the Project Team



COUNTY PROJECT LEAD:
STEERING COMMITTEE:

- Public Works, Facilities and Parks (PWFP)
- County Administrative Office (CAO)
- Housing & Community Development (HCD)
- Human Resources (HR)
- Information Technology (IT)
- Public Works, Facilities and Parks (PWFP)

LEAD CONSULTANT TEAM - Gensler



KEVIN ROSENSTEIN
Principal-in-charge



PAUL NATZKE
Project Director



LINDSEY SALAZAR
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XIUWEN QI
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Senior Economist



PHILIP MATHUR
KPJ Consulting
Principal

What We'll Cover Today

1.	Project Introduction	Process Recap / Goals of the Meeting
2.	Facilities Master Plan Overview	Facilities in Scope / Guiding Principles
3.	Planning Options	Salinas and Peninsula / South County / North County
4.	Funding Strategy	
5.	Next Steps	

Process Recap

Oct 24 – Dec 24	Jan 25 – Apr 25	May 25 – Jun 26
Data Collection	Analysis + Findings	Options Development
Activities 800+ Employee Experience Surveys Collected 27 Departments interviewed 5 Board of Supervisor interviews (one-on-one)	- Staffing Projections - Demand & Supply Gap Analysis - Real Estate Market Assessment	- Develop Alternative Solutions - Adaptive Reuse & Disposition Analysis - Occupancy Cost Analysis - Implementation Roadmap (<i>Next Step</i>)
Milestones 1 Steering committee Visioning Workshop (Dec 10, 2024)	2 Steering committee Findings Workshop (Feb 10, 2025)	3 Steering committee Options Review (Apr 7, 2025) 4 Steering committee Phase 2 Options (Jun 2, 2025) 5 CIC Meeting (Oct 17, 2025) 6 CIC Meeting Follow-Up (Nov 5, 2025) 7 BOS Meeting (Jan 13, 2026) 8 BOS 1:1 Feedback Sessions (Feb 2026) 9 Department Feedback (Feb - Apr 2026) 10 BOS Meeting (Aug 18, 2026) ← <i>Today's Meeting</i>

Goals of the Meeting

- **Review feedback** received from the January 13 BOS meeting, February one-on-one feedback sessions, and department input
- **Present revised planning options** for four County regions
- **Work towards a preferred path forward** to guide the implementation plan

Facilities Master Plan Scope

The scope of the County of Monterey Facilities Master Plan (FMP) includes a large portion of the County's owned and leased portfolio, totaling 64 facilities and approximately 1,624,000 SF.

Updates:
Clarified reasons for exclusion

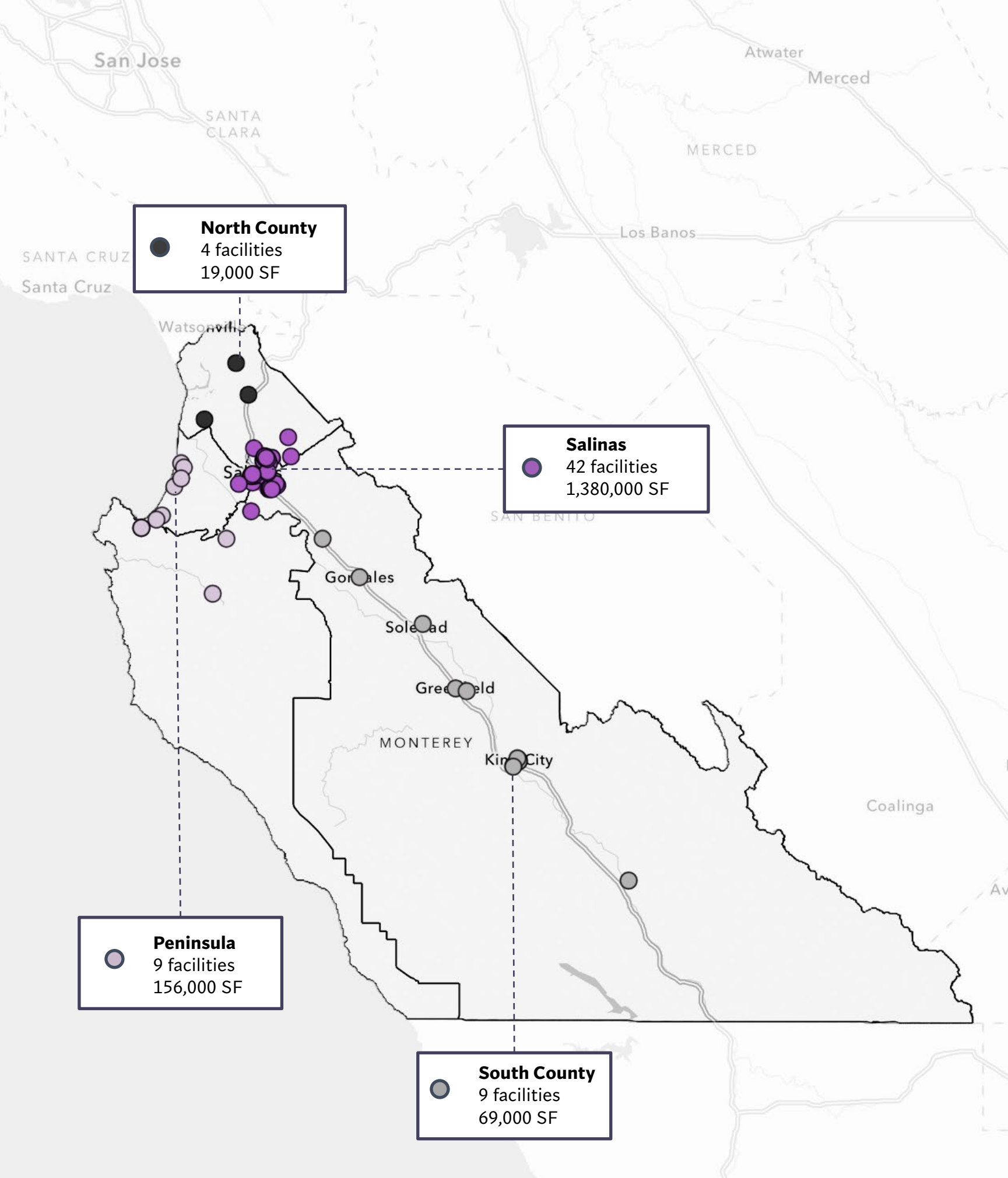
Excluded from the FMP

Facilities with their own strategic or master plans:

- » **Natividad Medical Center and associated facilities**
- » **Libraries**

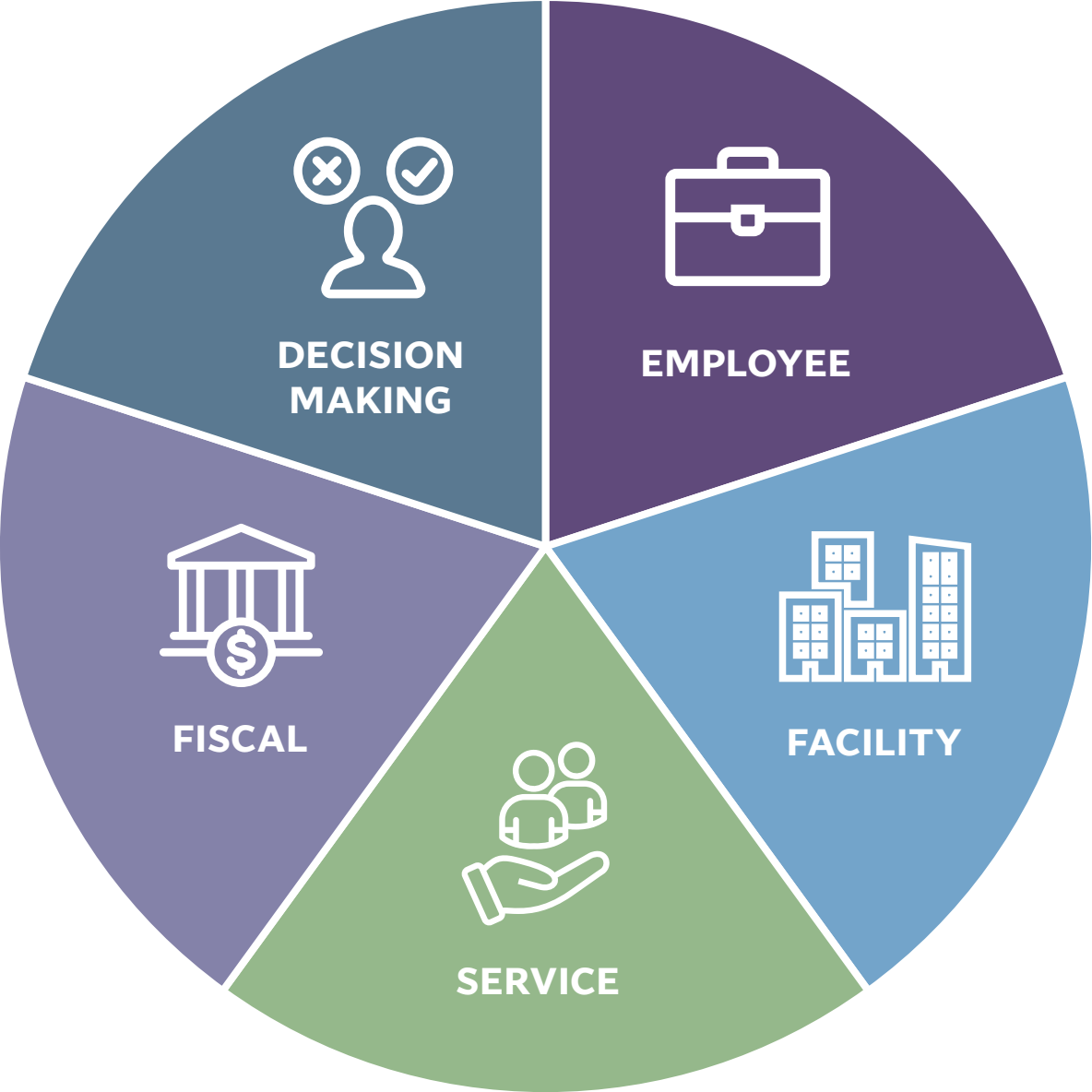
Facilities that require specialized planning and independent analysis:

- » **Jail and detention facilities**
- » **Parks and recreation facilities**
- » **Special use sites:** communication sites, former Fort Ord Bunkers, medical and student housing, water facilities (dams, plants, reservoirs), habitat parcels, and historic structures



Guiding Principles

Updates:
Key Objectives are added to show the decision drivers of this FMP



Decision Making
Create a transparent and strategic framework for future actions.

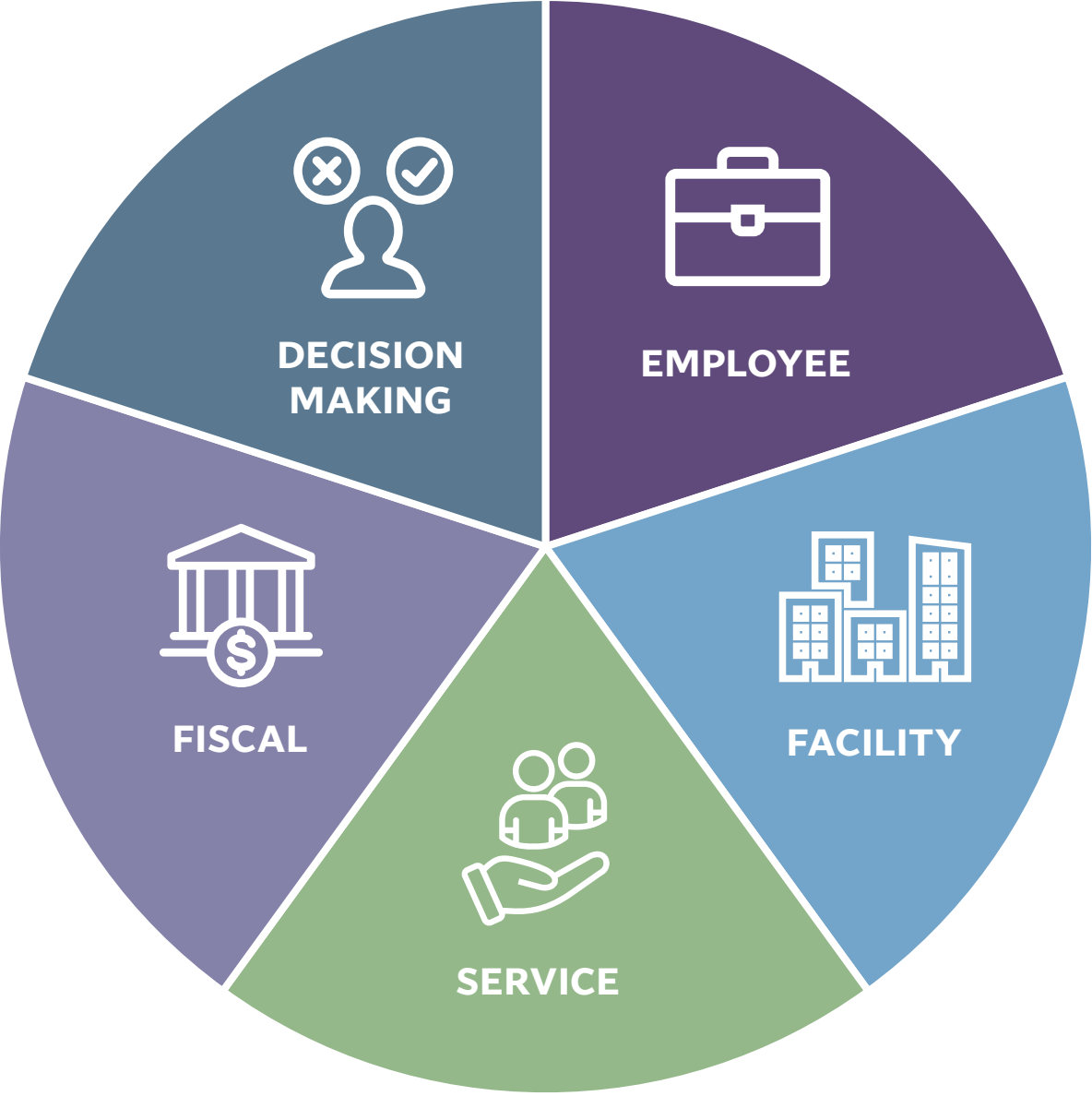
- Key Objectives:**
- Balance short-term needs with long-term planning goals
 - Create flexibility to adapt to future operational changes
 - Provide a roadmap for implementation and governance



Employee
Drive recruitment, retention, and employee satisfaction.

- Key Objectives:**
- Provide modern, flexible, and collaborative work environments
 - Align workspace with operational needs
 - Support physical adjacency requirements
 - Reduce deferred maintenance impacting employee experience

Guiding Principles



Facility

Optimize the County’s real estate and facility portfolio.

Key Objectives:

- Address blighted or underutilized properties
- Prioritize highest and best use of County-owned assets
- Strategically manage surplus properties



Service

Maintain equitable, accessible, and efficient public services.

Key Objectives:

- Maintain public-facing services in convenient and accessible locations
- Improve equitable geographic access to County services
- Support co-location of complementary services
- Support continuity of critical public services during emergencies



Fiscal

Promote responsible stewardship of public resources.

Key Objectives:

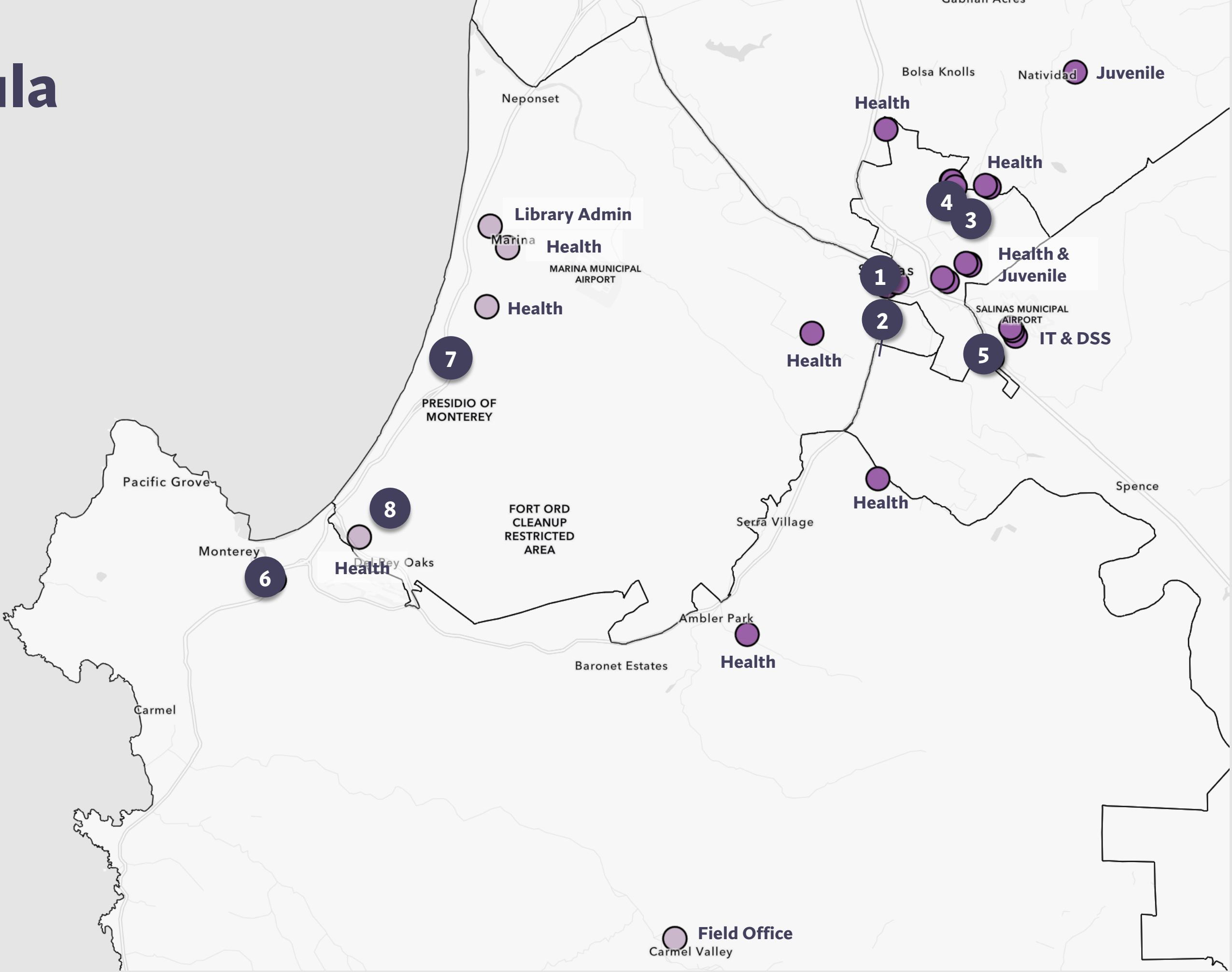
- Evaluate opportunities for revenue generation or cost recovery
- Reduce leased space dependency where feasible
- Align capital planning with available funding strategies

Planning Options

Salinas and Peninsula

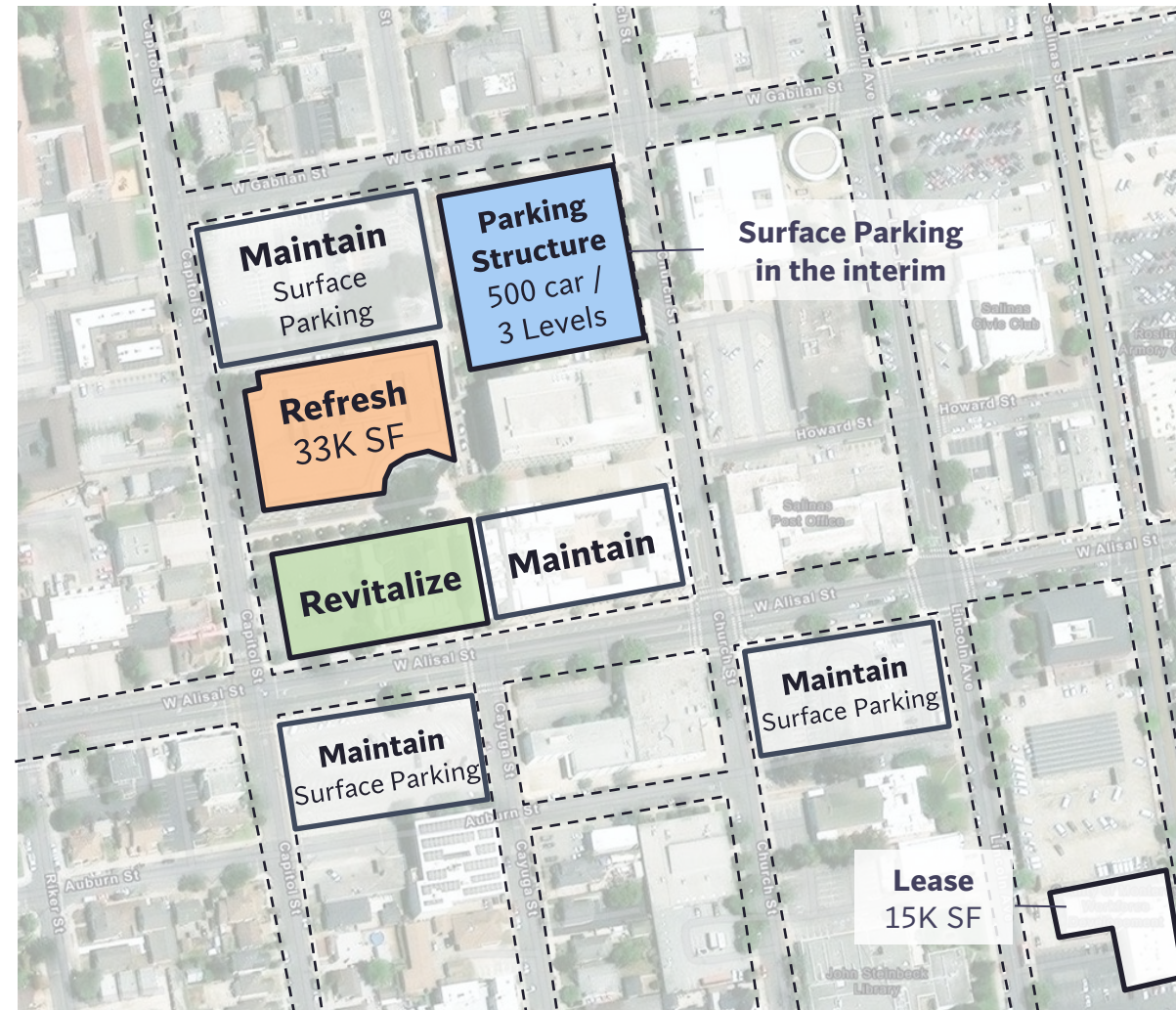
KEY FACILITIES

- 1 Alisal Government Center
- 2 1000 S. Main St.
- 3 Laurel Yard
- 4 Natividad Rd.
- 5 Schilling Campus
- 6 1200 Aguajito Rd.
- 7 2620 First Ave.
- 8 1281 Broadway Ave.



Alisal Gov. Center, Salinas

Highlighted texts show changes from previous options



	Building Area	Staff
Existing (2024)	234,700 GSF	537 FTEs
Proposed (2044)	234,700 GSF	627 FTEs

Key Findings	Feedback Received	Refined Option
County admin and public-facing departments need to remain in a centralized, accessible location	-	Maintain CAO, County Counsel, Clerk of Board, Assessor-County-Clerk-Recorder, Treasurer-Tax Collector, and BOS touchdown space at this location
Justice partners need to remain near the Courthouse	-	Maintain PD and DA functions near the court
BOS District 1 needs district office	-	Identify office space for BOS District 1
Public Defender's Office is projected to grow	Support better utilization at Alisal Gov. Center	Reconfigure second floor for better utilization and future flexibility
HR has privacy and confidentiality concerns	-	Improve privacy in place, or relocate HR if suitable County-owned space becomes available.
Ongoing parking shortages	Support phased parking strategy	Surface parking in the interim; parking structure in the long term; end lease for City parking lot
Vacant historic building	Address blighted property as a priority	Alternative reuse of the Old Jail
Workforce Development Board is in leased space	Need large meeting space	Remain in leased space until suitable County-owned space becomes available

1000 S. Main St., Salinas

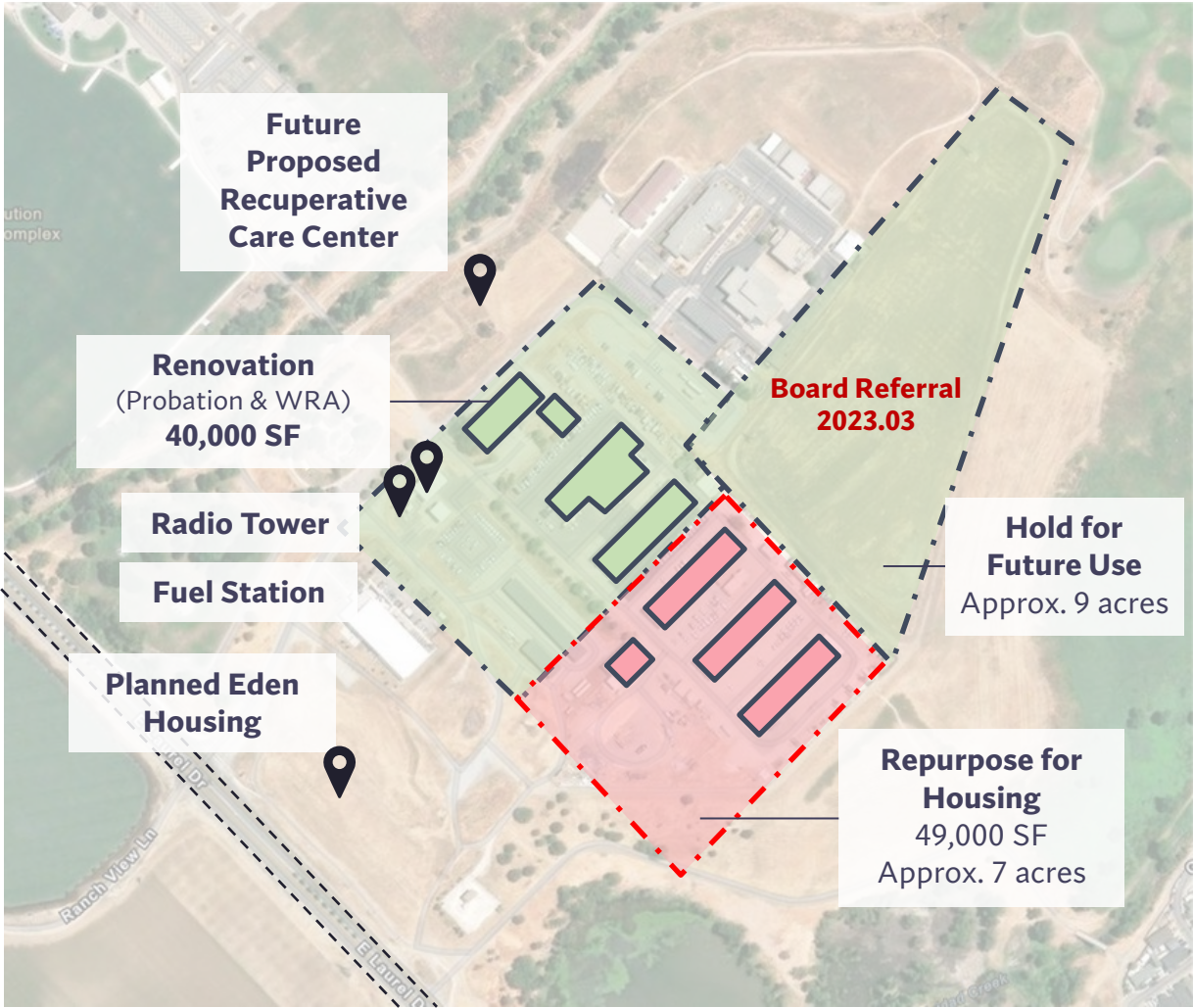


Key Findings	Feedback Received	Refined Option
Social Services needs to secure long-term access to a public-accessible location	Support and conduct due diligence during acquisition; Consider how to maximize social service reimbursement	Acquire the Life Foundation Building
The building has an inefficient layout with excessive circulation, limited customer-facing areas, significant deferred maintenance, and ADA upgrade needs	-	Renovate to modernize the facility and address deferred maintenance

	Building Area	Staff
Existing (2024)	139,000 GSF	427 FTEs
Proposed (2044)	139,000 GSF	518 FTEs

Laurel Yard, Salinas

Highlighted texts show changes from previous options

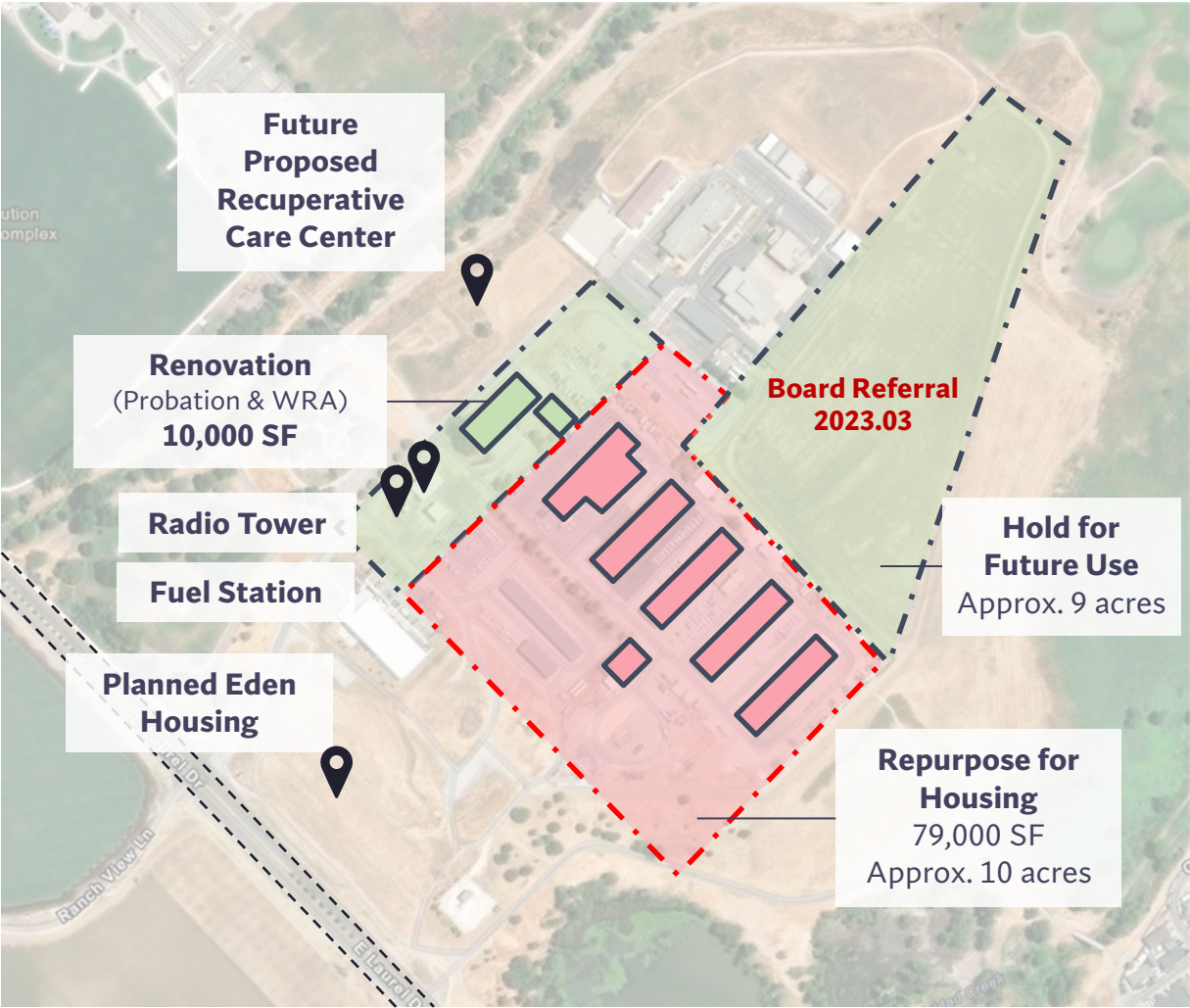


	Building Area	Staff
Existing (2024)	89,000 GSF	110 FTEs
Proposed (2044)	40,000 GSF	81 FTEs

Key Findings	Feedback Received	Option 1 – Partial Consolidation on Existing County Site
Planned housing nearby is incompatible with long-term maintenance yard use	Support consolidation for housing;	Consolidate functions where feasible; available County sites do not have capacity to accommodate all yard needs
PWFP and IT are open to consolidating functions at Schilling Place and 1590 Moffett with necessary buildout	Conduct site analysis and due diligence;	Partially consolidate PWFP yard functions at Schilling Place to support housing development
WRA is open to consolidating admin and warehouse functions, but not at Laurel Yard due to facility condition and public accessibility concerns	Consider potential power line impacts	Keep WRA admin at Schilling and WRA warehouse at Laurel Yard
Probation Silver Star Program needs better space configuration	-	Renovate and right-size space for Probation
DA needs additional vehicle storage	-	Accommodate needs on Laurel Yard if space allows
Library is looking for new central archive storage		

Laurel Yard, Salinas

Highlighted texts show changes from previous options



	Building Area	Staff
Existing (2024)	89,000 GSF	110 FTEs
Proposed (2044)	10,000 GSF	25 FTEs

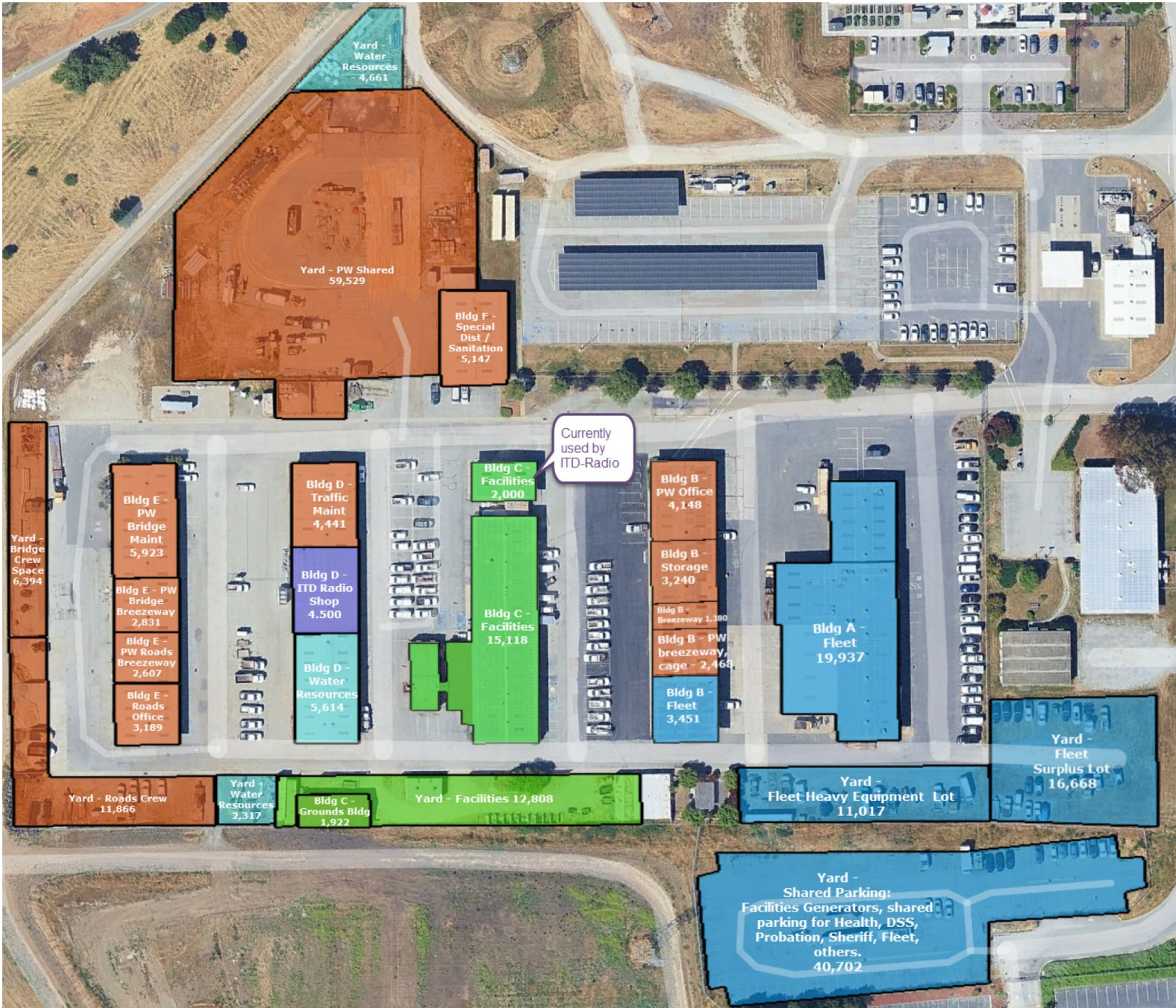
Key Findings	Feedback Received	Option 2 – Full Yard Relocation through Acquisition*
Planned housing nearby is incompatible with long-term maintenance yard use	Support consolidation for housing;	Acquire a replacement site for Laurel Yard (<i>see details in the following slide</i>)
PWFP, IT and WRA are open to consolidating functions	Conduct site analysis and due diligence; Consider potential power line impacts	Relocate PWFP, WRA, and IT functions; reduce long-term yard use at Laurel Yard
Probation Silver Star Program needs better space configuration	-	Keep Probation at Laurel Yard; renovate and right-size space for the Silver Star Program
DA needs additional vehicle storage	-	Accommodate needs in acquired space if space allows
Library is looking for new central archive storage		



Laurel Yard Replacement

A 1:1 replacement would require approx. 79,000 SF on a ±10-acre site;
A preliminary review identified comparable industrial properties near the Salinas Airport.

Current Laurel Yard Space Allocation



Example of Property For Sale Near Salinas Airport (Subject to Market Availability)



715 Vandenberg St.

Building size: 54,750 SF

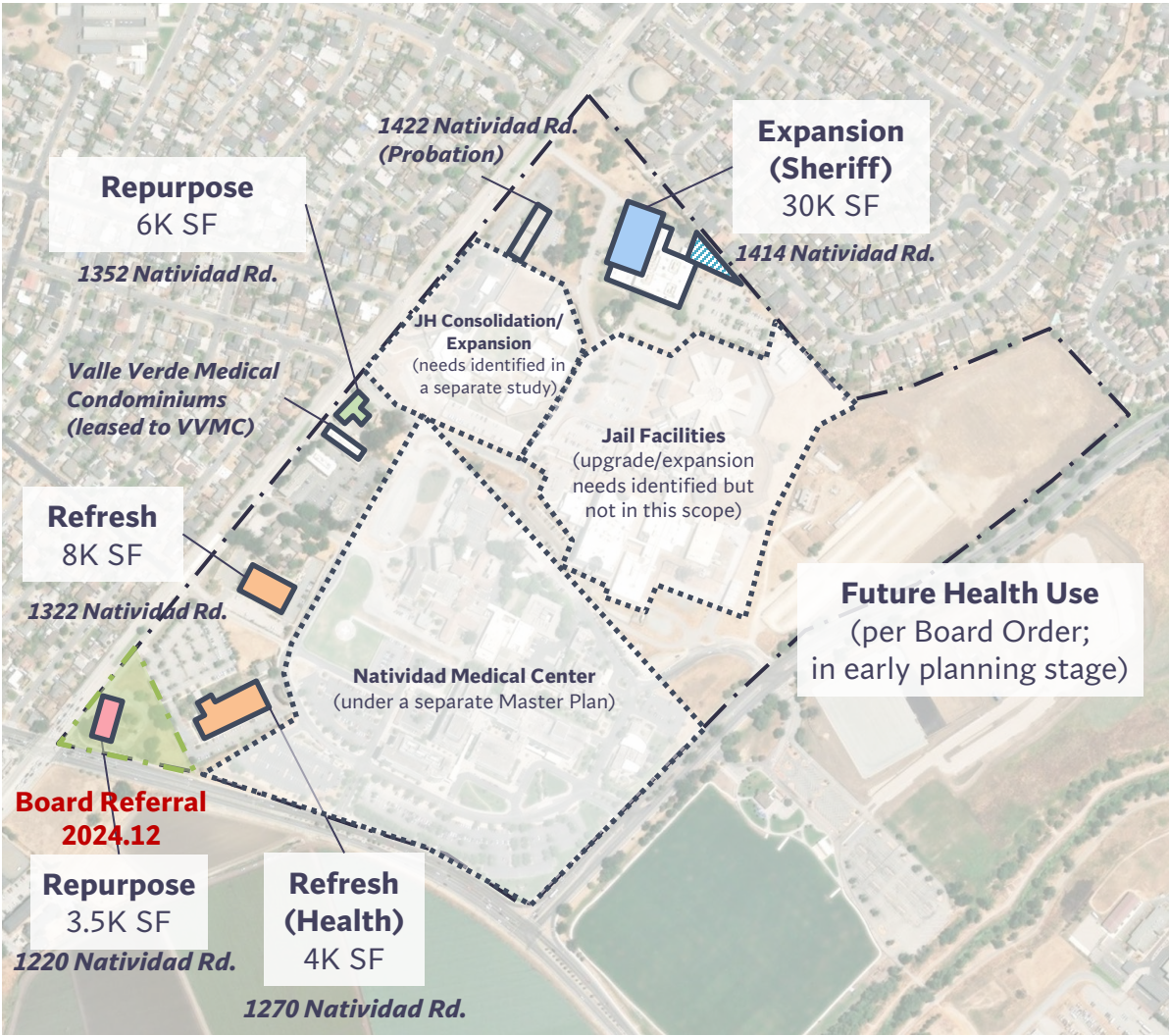
Site size: 10.82 Acres

Zoning: Industrial - Business Park



Natividad Rd., Salinas

Highlighted texts show changes from previous options



	Building Area	Staff
Existing (2024)	186,000 GSF	575 FTEs
Proposed (2044)	216,000 GSF	735 FTEs

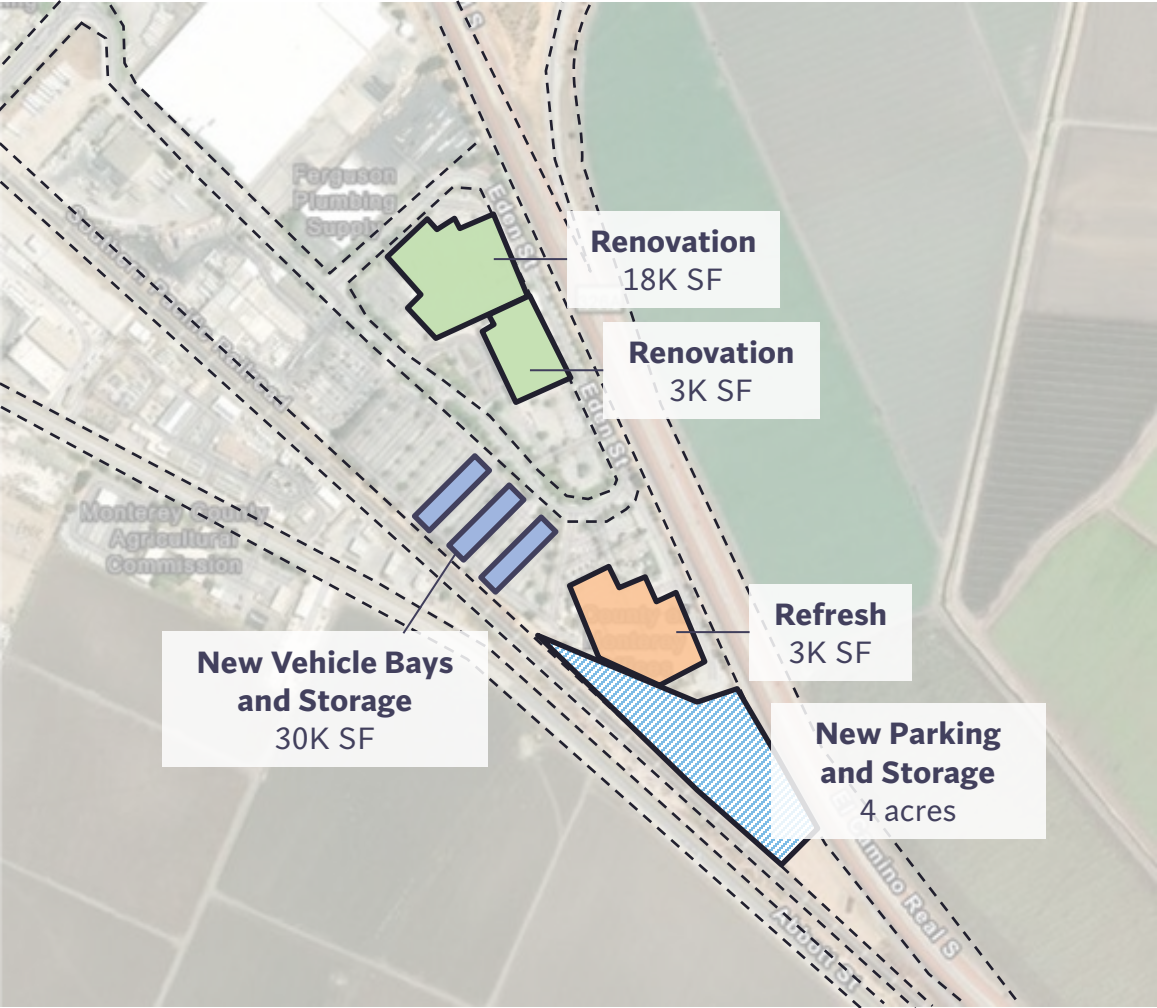
Key Findings	Feedback Received	Refined Option
Emergency Management (DEM) needs to relocate due to space and operational constraints with Emergency Communications	Support DEM relocation to a central Salinas location	Relocate DEM to Schilling Place or another acquired Salinas site
Sheriff-Coroner has identified space needs and expansion opportunity at current building	Verify Sheriff space needs	A high-level estimate* based on vertical expansion suggests potential for up to 30,000 SF for additional workstations, coroner lobby, refrigerated storage, etc. Detailed space needs to be confirmed through programming
Health Administration Hub needs additional storage and expanded Public Health Lab space	-	Potentially expand Public Health Lab space and storage capacity at 1220 Natividad if funding allows
1352 Natividad (Old Juvenile Hall) is vacant	Address blighted property; DA Family Justice Center is no longer viable	Evaluate other use cases (e.g., Sherrif expansion); identify an alternative site for DA Family Justice Center
1220 Natividad is vacant and has redevelopment and revenue-generation potential	Support interim revenue generation and long-term County use	Pursue interim ground lease; preserve site for future County use (Health is projecting a 5-10 years funding timeline)

* See Appendix A for preliminary study on Sheriff-Coroner space needs



Schilling Place, Salinas

Highlighted texts show changes from previous options

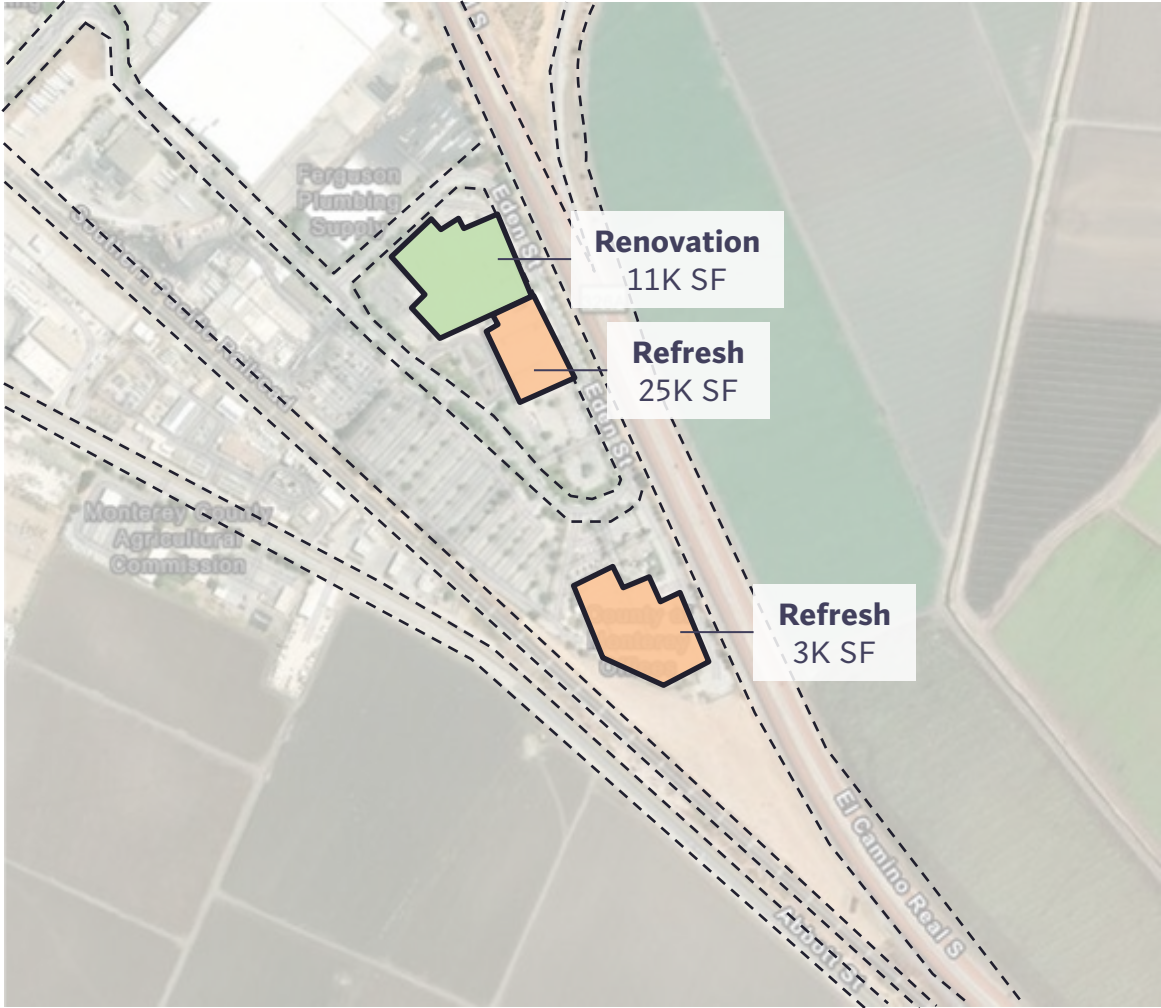


	Building Area	Staff
Existing (2024)	290,000 GSF	453 FTEs
Proposed (2044)	310,000 GSF	682 FTEs

Key Findings	Feedback Received	Option 1 – New Build Out for Laurel Yard Consolidation
Rear vacant lot and parking area could support fleet/storage expansion	Verify programming needs; Major traffic and access constraints from single entry/exit and nearby Amazon warehouse	Repurpose vacant lot for fleet and warehouse uses; Expansion feasibility is highly dependent on traffic improvements and site access upgrades; Independent traffic study recommended to identify ways to mitigate impacts; Potential partnership with City of Salinas
DEM could use vacant first-floor swing space in the North Building	Support better utilization of vacant space; potential synergy with PWFP storage	Renovate first-floor swing space for DEM
Elections requires additional flexible space	-	Renovate second floor above Elections for expansion
HCD could benefit from a more visible, transit-accessible location	-	In the short term, existing Schilling departments remain; future PWFP buildout may be reduced through selective relocations, such as HCD to a more public-facing site or Health functions where lease reimbursement can be leveraged.
WRA, Civil Rights, Child Support Services, and Health are expected to grow in place	-	

Schilling Place, Salinas

Highlighted texts show changes from previous options

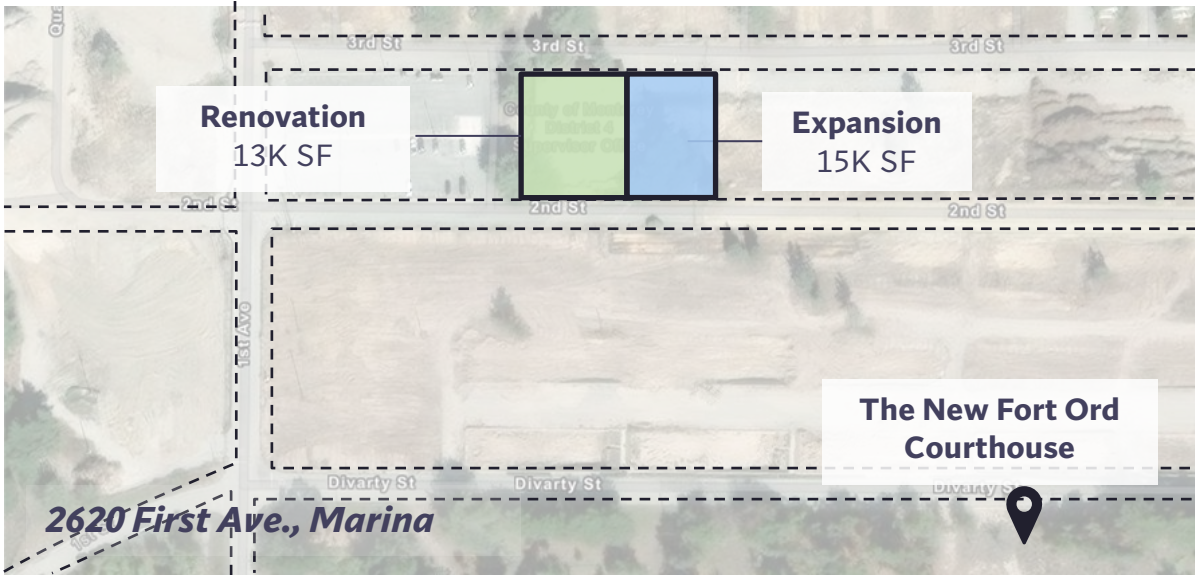
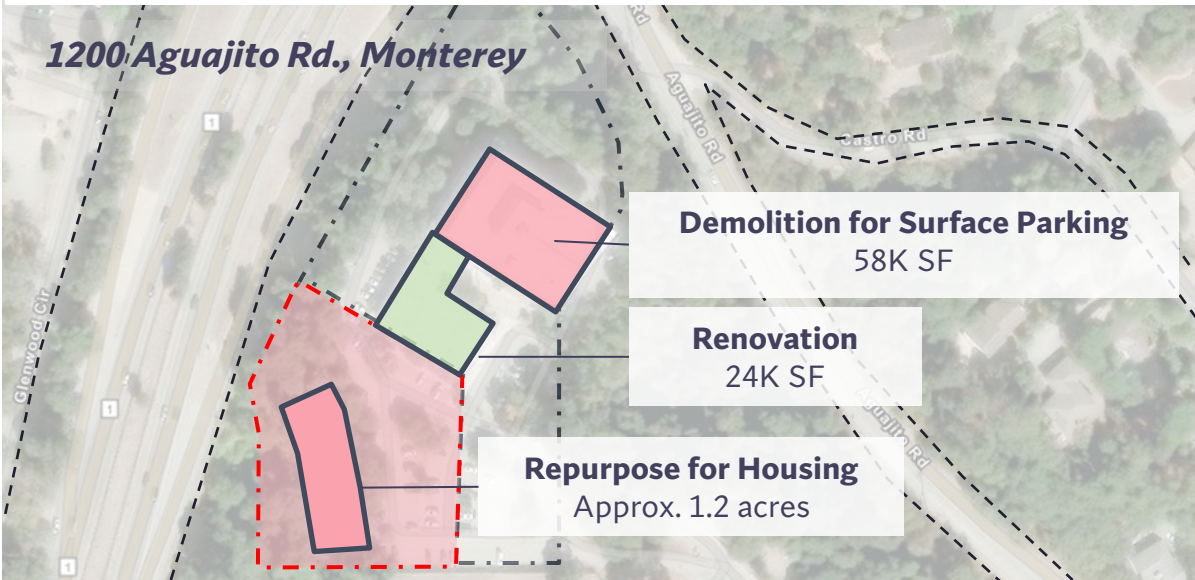


	Building Area	Staff
Existing (2024)	290,000 GSF	453 FTEs
Proposed (2044)	310,000 GSF	582 FTEs

Key Findings	Feedback Received	Option 2 – Maintain Existing Footprint*
DEM could use vacant first-floor swing space in the North Building	Support better utilization of vacant space; potential synergy with PWFP storage	Renovate first-floor swing space for DEM
Elections requires additional flexible and multi-purpose space	-	Renovate second floor above Elections for expansion
HCD, WRA, Civil Rights, Child Support Services, and Health are expected to grow in place	-	Maintain long-term growth capacity at Schilling

** Note: This option assumes Laurel Yard functions relocate to an acquired replacement site. This option maintains the existing Schilling footprint to limit additional buildout and reduce traffic impacts.*

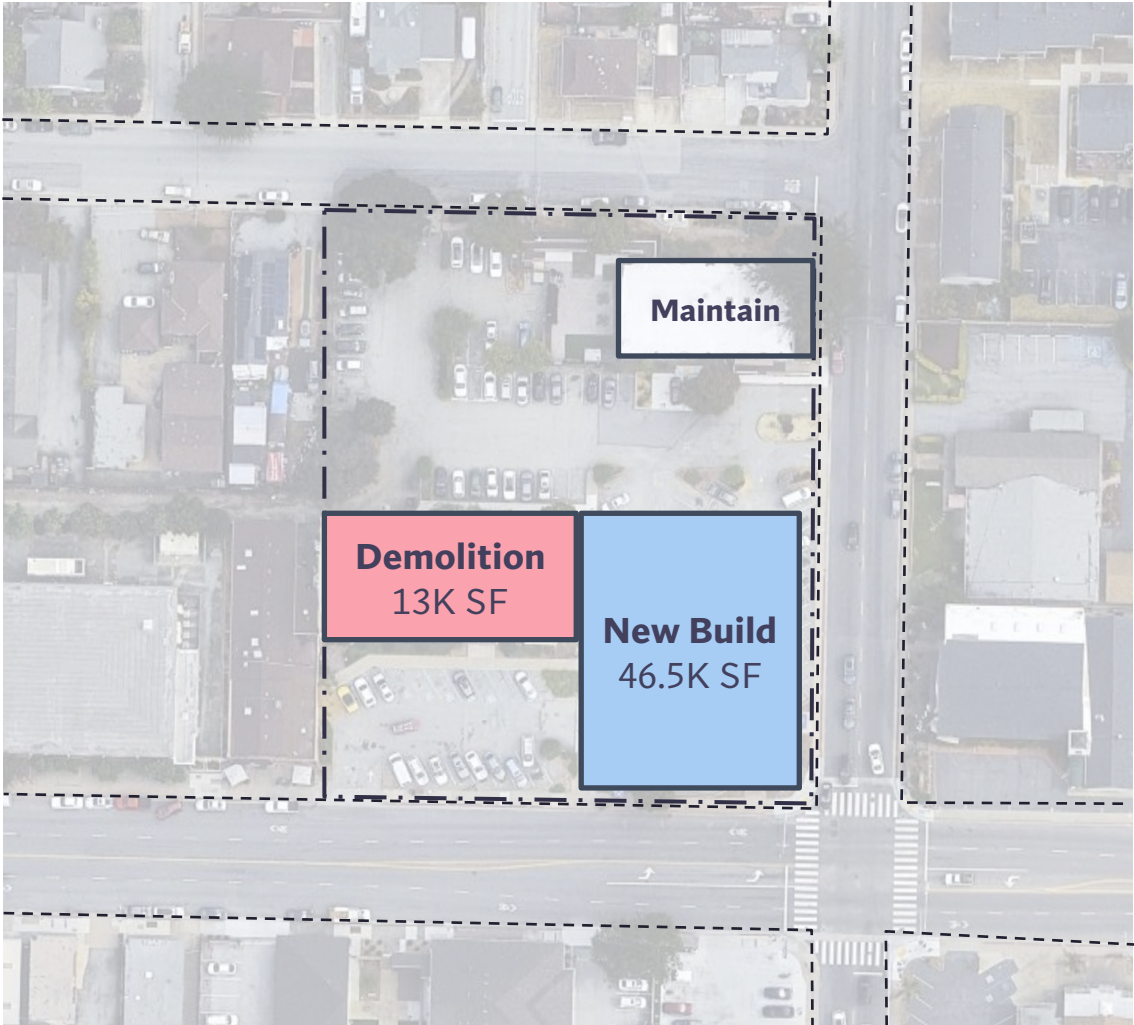
1200 Aguajito Rd., Monterey



	Building Area	Staff
Existing (2024)	95,000 GSF	104 FTEs
Proposed (2044)	52,000 GSF	151 FTEs

Key Findings	Feedback Received	Refined Option
County-owned Monterey Courthouse site could support affordable and employee housing	Support housing; ensure County receives development credit/value	Demolish parking structure and re-parcel site for housing; convert north courthouse wing to surface parking
Sheriff coastal team need to stay and can expand in Monterey	-	Maintain Sheriff and BOS District 5 functions in remaining structure; identify alternative sites if full redevelopment is preferred
BOS District 5 needs to remain in Montrey		
Justice partners (DA, PD, Probation) need to remain on the Peninsula after court relocation	Support maintaining justice partners and court adjacency; Confirm MVA can remain at 2620 First Ave.	Expand 2620 First Ave. for justice partners or identify leased/acquired space within 15mins drive to the court
Other needs around Monterey area: PWFP needs a Public Works yard for Monterey Road Crew	-	Identify future yard locations in the Carmel Valley/ Monterey area

1281 Broadway Ave., Seaside



This diagrams are for illustration only

	Building Area	Staff
Existing (2024)	13,000 GSF	62 FTEs
Proposed (2044)	46,500 GSF	117+ FTEs

A Board Order is passed and adopted on January 27,2026 to “prioritize Option 4 as a plan for future development of 1281 Broadway parcel in the future in the Facilities Master Plan ... and if Option 4 becomes not viable for a variety of reasons, Option 3 could be considered as a backup option.”

Key Findings	Selected Option 4
Social Services has outgrown the facility and faces deferred maintenance and ADA issues	Demolish the existing facility and develop a new 46,500 SF three-story building with underground parking
Library needs expanded community-serving space	Include a full library and community meeting space in the new facility
Casa de Noche Buena Shelter needs to remain	Maintain shelter operations on site
District Attorney is looking to set up a Family Justice Center in Seaside or Marina	Program cannot be accommodated at this site; identify an alternative location



County of Monterey
Board of Supervisors

Board Order

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1st Floor
Salinas, CA 93901
831.755.5066
www.co.monterey.ca.us

Legistar File ID No. 26-037 Agenda Item No. 19

A motion was made by Supervisor Wendy Root Askew, seconded by Supervisor Kate Daniels with Supervisor Luis A. Alejo and Supervisor Chris Lopez, voting no, to:

a. Receive a presentation on development options for the 1281 Broadway, Seaside Community Benefits Office Replacement Project;

b. Directed staff on the preferred development of Option 4 for the Project to include in the County of Monterey Facility Master Plan and

c. continued project planning and design activity for Fiscal Year (FY) 2026-27 Capital Improvement Program as follows:

Prioritize Option 4 as a plan for future development of 1281 Broadway parcel in the future in the Facilities Master Plan and work collaboratively with the City of Seaside to ensure that the project design remains consistent with the City of Seaside standards and the downtown Broadway objectives, including, but not limited to, the parking strategies to support the project's success. Direct the CAO and staff to develop and explore funding a variety of funding strategies necessary to complete the project within a 10-year time frame, that would allow Department of Social Services (DSS) to move back into the facility, with the completion of its temporary lease. Also, direct the CAO and staff to develop a reuse or disposition plan for the existing building within 3 months of the DSS exit to ensure the county property does not become blighted. Considering interim use of the facility by other agencies which could include the City of Seaside, and if Option 4 becomes not viable for a variety of reasons, Option 3 could be considered as a backup option. This reaffirms the multiple decisions over the past 5 years of this board to identify the 1281Broadway project as a priority capital improvement project.

PASSED AND ADOPTED on this 27th day of January 2026, by roll call vote:

AYES: Supervisors Church, Root Askew and Daniels

NOES: Supervisors Alejo and Lopez

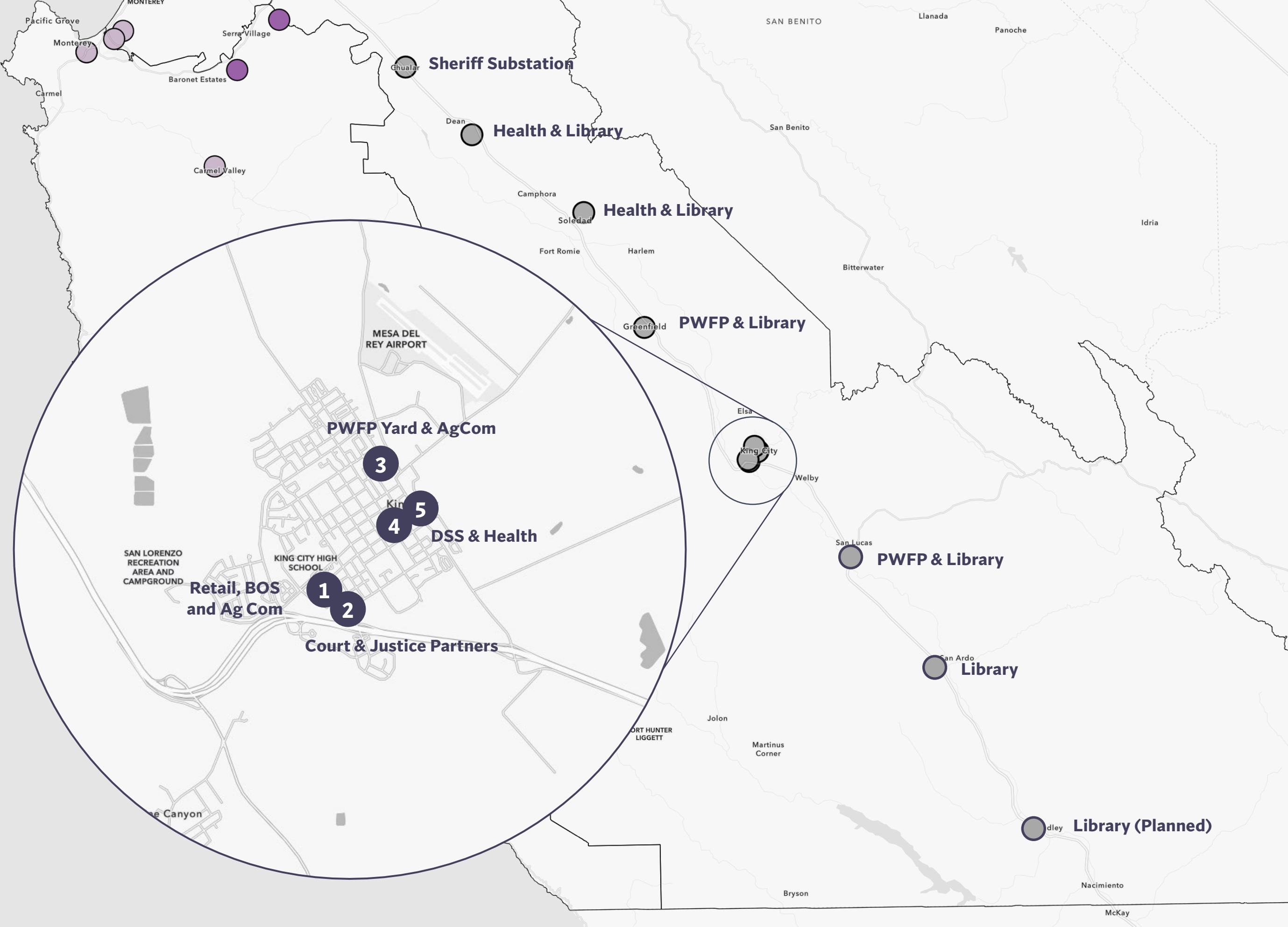
ABSENT: None

Motion passed 3 to 2

South County

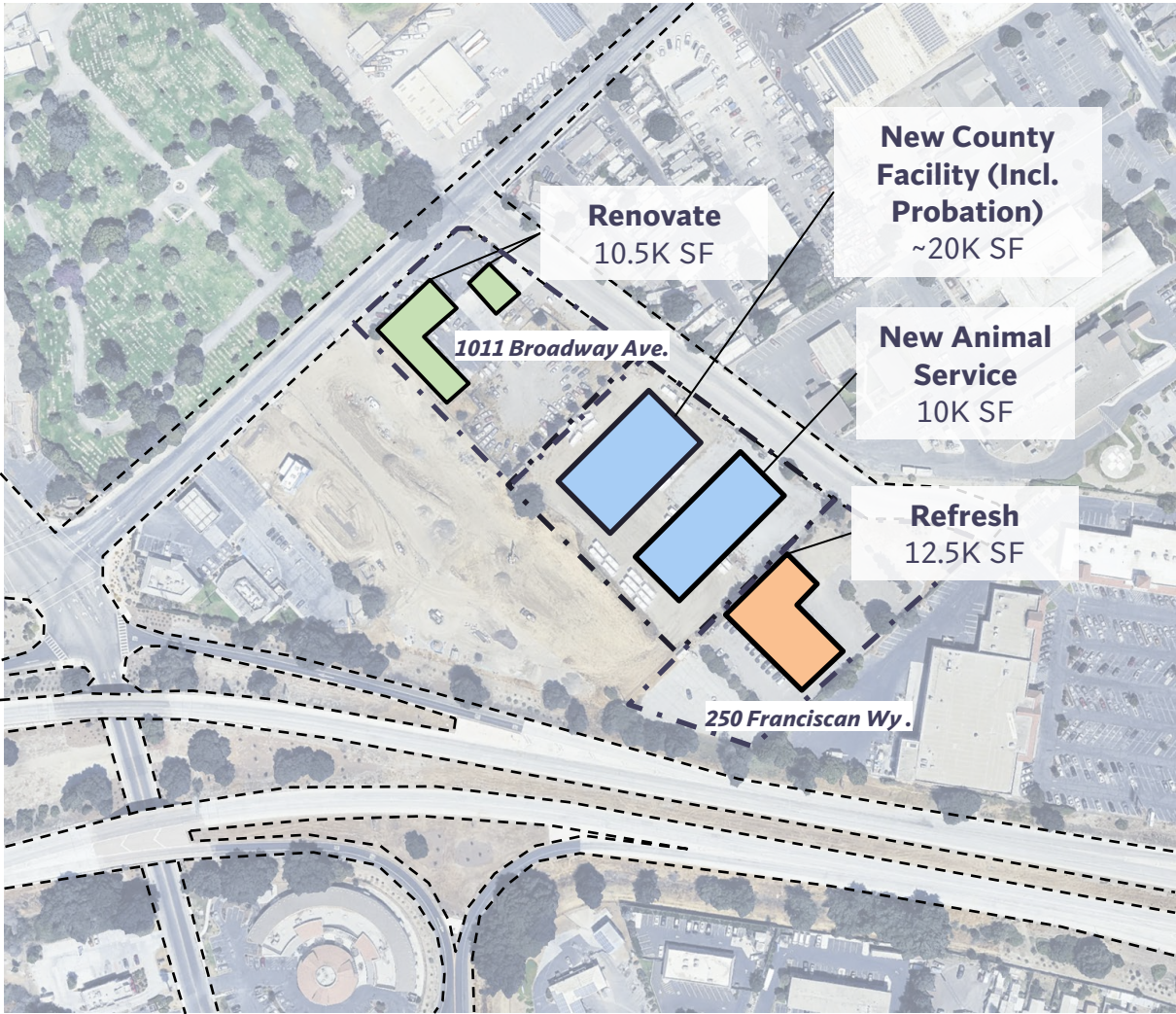
KEY FACILITIES

- 1 1011 Broadway Ave., King City
- 2 250 Franciscan Wy., King City
- 3 522 N. 2nd St., King City
- 4 200 Broadway St., King City
- 5 116, 118 Broadway St., King City



1011 Broadway Ave. and 250 Franciscan Wy., King City

Highlighted texts show changes from previous options



	Building Area	Staff
Existing (2024)	23,000 GSF	27 FTEs
Proposed (2044)	53,000 GSF	66+ FTEs

Key Findings	Feedback Received	Refined Option
AgCom is relocating to 1011 Broadway to support South County service delivery	Support integrated County presence in South County;	Support these functions at 1011 Broadway
BOS District 3 has relocated to 1011 Broadway	Consider potential King City Courthouse relocation;	
DEM, HCD, and PWFP expressed interest in South County drop-in space	Additional due diligence needed to confirm King City as the preferred location;	Acquire land connecting 1011 Broadway and the King City Courthouse to develop a regional County campus;
Probation needs a dedicated South County office and an education facility like Silver Star Resource Center	Consider safe parking needs in planning	Support future Probation expansion and training facilities;
Health is looking for opportunities to expand animal services and shelter and partner with the Greenfield Resilience Center.		Support future animal services expansion and partnership opportunities

522 N. 2nd St., King City

Highlighted texts show changes from previous options



	Building Area	Staff
Existing (2024)	9,500 GSF	3 FTEs
Proposed (2044)	-	-

Key Findings	Feedback Received	Refined Option
AgCom and PWFP are vacating the site	Support housing development at this site	Repurpose the site for affordable housing; City of King has expressed interest
Site is adjacent to an existing residential neighborhood		Prioritize residential-compatible redevelopment
Site remediation will be required prior to redevelopment		Evaluate remediation scope and incorporate into redevelopment planning
This site contains a critical public safety radio tower that must be replaced at a new location before decommissioning		Any housing development needs to include a carve-out for the radio tower



South County Resiliency Centers

 New Option Included in FMP

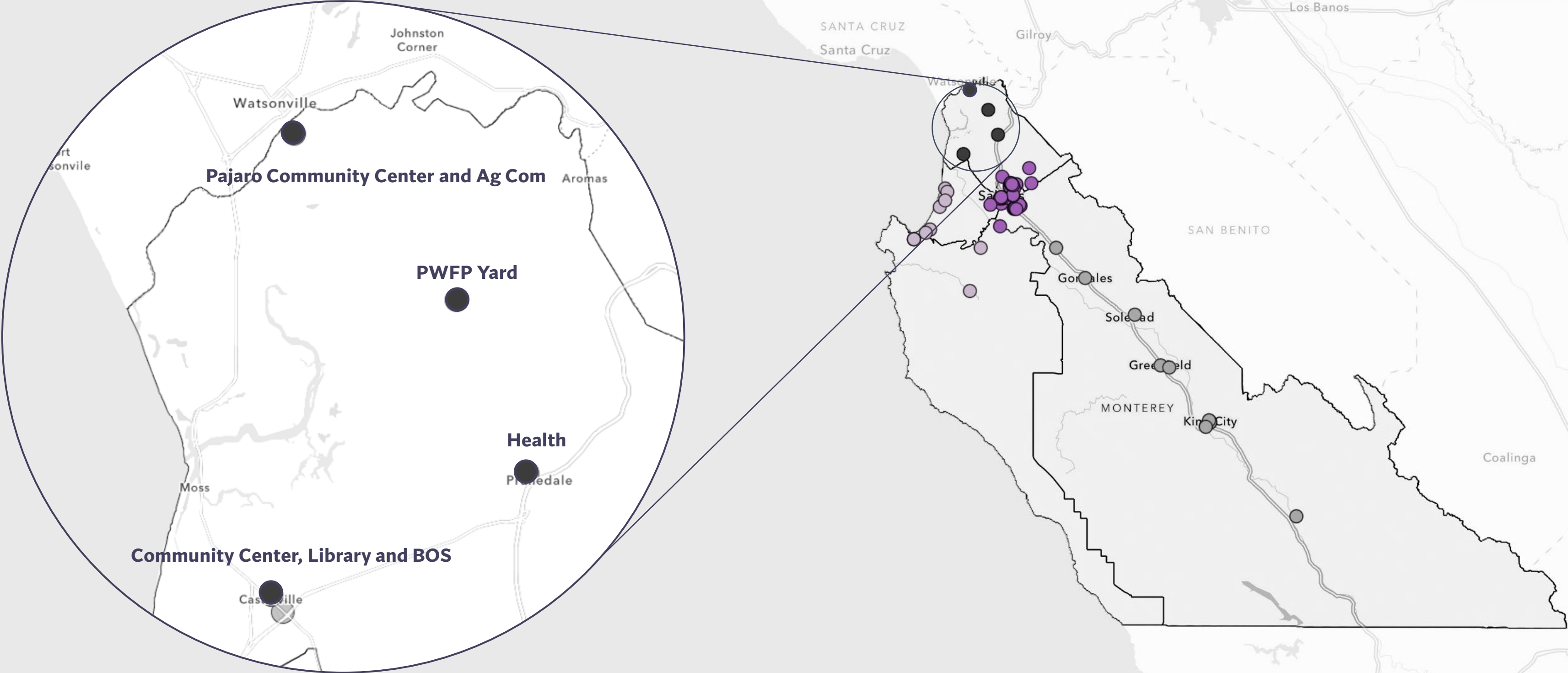


Example: Proposed San Lucas Resiliency Center

	Building Area	Staff
Existing (2024)	-	-
Proposed (2044)	1,200 SF	TBD

Key Findings	Feedback Received	Refined Option
Rural South County communities have limited civic infrastructure and are vulnerable to climate-related emergencies	Support resiliency centers to address historic resource gaps and geographic isolation	Develop South County resiliency centers through strategic property acquisition and library partnerships San Lucas: County has acquired the vacant lot near San Lucas Library and is pursuing acquisition of the adjacent parcel to expand resiliency functions Bradley: New Bradley library to incorporate resiliency functions San Ardo: Explore acquisition of the leased library and service as a resiliency hub

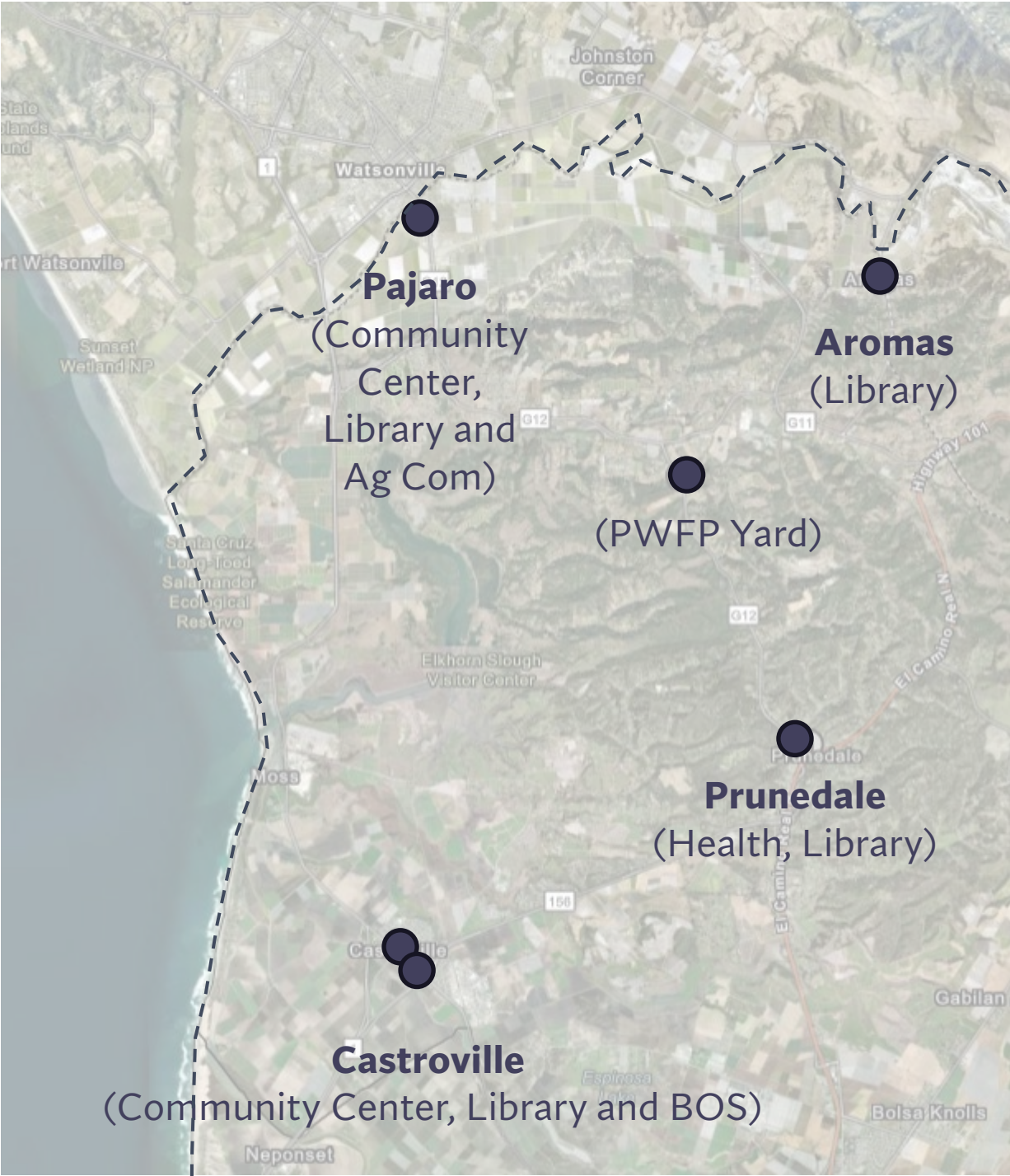
North County



** Dots on the zoomed in map show key facilities only*

North County

Highlighted texts show changes from previous options



All County Presence in North County

Key Findings	Feedback Received	Refined Option
AgCom needs 50–80 person meeting space for trainings	Consider 20-year outlook for North County development	Short term: lease space for AgCom, DA, and Sheriff needs;
Sheriff needs a satellite facility with office, locker, gym, restroom/shower, secured parking, and community space	Consider co-location of complementary services	Long term: evaluate a North County regional center
DA explores expanded presence in Castroville/Pajaro		Consider Pajaro, Aromas, or Castroville for future service locations; note Pajaro floodplain concerns
Social Services considers Pajaro as a potential location, but has concerns about splitting operations between Salinas and North County		Incorporate Safe Parking into site planning
Health considers Castroville for Behavioral Health clinic		Short term: use Pajaro Mansion (29 Bishop St.) for drop-in workspace, and utilize mobile Social Services/Health operations;
Library current Aromas location is inadequate and costly; Los Lomas could better serve the growing community		Long term: secure lease or co-locate County services
		Include Library space needs in the Library Strategic Plan

Funding Strategy

The Facilities Master Plan should be implemented through a phased, multi-source funding strategy that aligns project scale, urgency, public benefit, and financial feasibility.

Smaller projects may be funded with available cash or reserves, while major capital investments may require bond financing, grants, partnerships, or proceeds from real estate optimization.

Common Funding Strategy

1. Cash / Existing County Funds
2. General Obligation (GO) Bonds
3. Lease Revenue Bonds / Certificates of Participation
4. Federal and State Grants
5. Public-Private Partnerships (P3s) /Lease to Own/Long-Term Lease Structures
6. Disposition or Better Use of Surplus Real Estate

	Cash / Existing County Funds	General Obligation (GO) Bonds
What it is	Use cash from General Fund, Special Revenue Funds, Developer Fees/Impact Fees/ or reserves or fund balances to pay for land, construction or improvements without borrowing	GO bonds are backed by property taxes and are often used for major public facilities.
Best used for	Smaller, near-term projects, such as maintenance and repairs, tenant improvements, feasibility studies.	Large, high-priority public facilities with broad community benefit, such as major civic buildings/infrastructure, public safety facilities.
Benefits	• No interest cost • Simpler and faster process • Less political complexity • Good for projects that are ready to move forward	• Typically lower interest rates than other borrowing tools • Can raise significant capital • Good for major long-term investments
Limitations	• Only works if funds are available • May compete with other County priorities • Usually not enough for major new facilities or large-scale renovations	• Often requires voter approval • Can be politically difficult • Requires a strong public case and community support
Example		• City and County of San Francisco — 2024 Healthy, Safe and Vibrant Bond (\$390M)

Lease Revenue Bonds / Certificates of Participation		Federal and State Grants
What it is	A Country creates or uses a financing authority such as a Joint Powers Authority to issue bonds. The County leases the facility and makes lease payments to repay the bonds.	The County applies for competitive funding from the federal or state government, often tied to specific programs or policy goals.
Best used for	Major County-owned facilities where voter approval may not be practical.	Projects connected to specific public priorities, such as transportation, Infrastructure.
Benefits	• Usually does not require voter approval • More flexible than GO bonds • Commonly used for public facility projects • Can move faster than a voter-approved bond	• Reduces the amount the County needs to pay directly • Can help advance priority projects • May support politically important goals • Useful as part of a larger funding package
Limitations	• Interest rates are typically higher than GO bonds • Requires annual lease payments from the County budget • Still adds long-term financial obligations	• Competitive and not guaranteed • Often requires matching funds • May require support from elected officials, advocacy groups, or lobbyists
Examples	• Contra Costa County — Lease Revenue Bonds for administration, airport, and fire facilities (\$97M) • Los Angeles County — Lease Revenue Bonds for Vermont Corridor Site 2 administrative facility (\$212M)	• San Diego County — State grants for behavioral health facilities (\$29M)



	Public-Private Partnerships (P3s)	Disposition or Better Use of Surplus Land
What it is	A private entity may design, build, finance, operate, maintain, or lease a facility to the County. The County pays over time through a lease, service payment, or other agreement.	Use County-owned land and buildings more strategically through ground leases, sale, or consolidation to generate revenue, reduce costs, or fund facilities.
Best used for	Large capital projects requiring significant funding, specialized expertise, or long-term maintenance.	Underutilized, obsolete, costly, or surplus properties that can generate revenue or reduce operating costs.
Benefits	• Reduces upfront County capital costs • Transfers some delivery and maintenance risk • May accelerate project delivery • Leverages private-sector expertise	• Generate one-time or ongoing revenue through property sales or ground leases • Reduce operating, maintenance, and leasing costs • Reinvest proceeds or savings into priority facilities
Limitations	• Private financing usually costs more than public borrowing • Agreements are complex • Long-term commitments reduce flexibility • Requires strong County oversight	• Subject to the California Surplus Land Act • Market conditions can influence the feasibility, timing, and financial return • Properties may have legal, environmental, title, funding, or deed restrictions • Community or political concerns may arise
Examples	• Orange County — P3 delivery for Civic Center modernization (\$400M) • Garden Grove — Design-build-finance model for Civic Center and police facility (\$152M)	



Next Steps

Next Steps

- **Finalize option** for the preferred path forward
- **Develop an implementation plan** with the core team
- **Deliver the final Facilities Master Plan**

Appendix A

Sheriff-Coroner Space Needs Preliminary Study

Sheriff-Coroner Space Needs Preliminary Study

Current Space

- **Gross Square Feet (GSF)** = 85,000 sf
- **Usable Square Feet (USF)** = 68,000 sf (80% efficiency)
- **General Office USF (excluding specialty space)** = 68,000 - 40,700 = 27,300 SF

Staffing

- **2024 Headcount** = 158
- **2044 Projected Headcount** = 210

Space Utilization

- Typical Sheriff-Coroner workplace planning ranges from **200–250 USF per seat**.
- Based on planning assumptions (without a detailed seat count), the current space supports **110–137 seats**.
- While some field staff can share workstations, overall capacity may limit future growth.

Identified Space Needs

The department has identified the following operational gaps:

- Expanded storage space (including refrigerated storage) for Sheriff and Coroner
- Designated lobby space for Coroner
- Private meeting spaces for client interactions
- Increased number of conference rooms
- Additional desks in open office
- Kitchen space
- Private exterior staff space

Facilities Master Plan (FMP) Option

- FMP identified an expansion opportunity on the upper floor of the building. If fully built out, the expansion is approx. 30,000 sf.
- At a high level, this could support 50 additional seats and up to 13,000 sf of specialty space to address the needs above.
- Specific space needs would be determined through programming and design work as part of a development project

