

Item 4.1, 2/25/2025

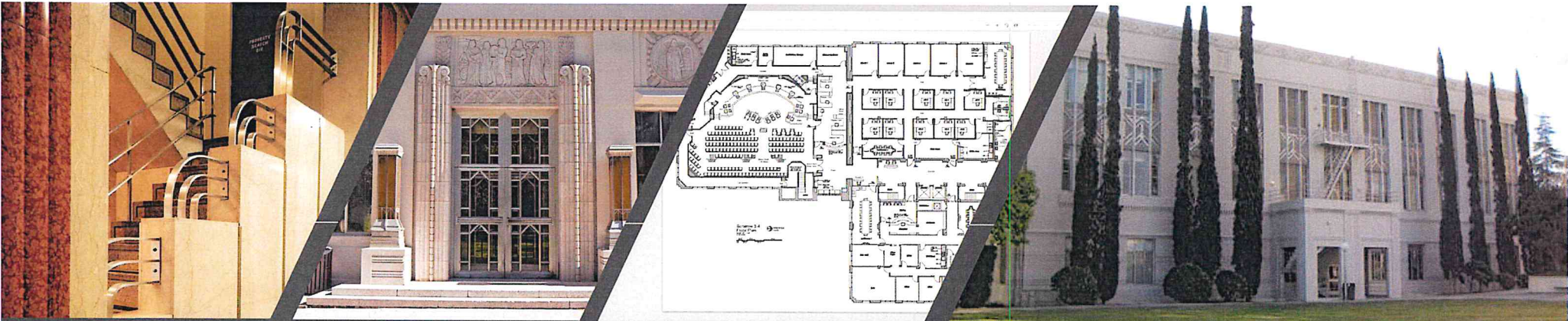


# Considering Options for the Future

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CAO/BOS Facility Ad-Hoc Committee





## Board of Supervisors/CAO Space

- Maximize the opportunity!
- Invest in the Hall of Records regardless
- Timing considerations
- Public access, parking, utilities, transit, technology, press briefing, ease of construction, cost.




## What Have We Put Aside in Budget?

- Hall of Records New Build - **\$ 40.7 Million**
- Hall of Records Board Offices - **\$ 1 Million**
- Parking Structure - **\$ 10.5 Million**

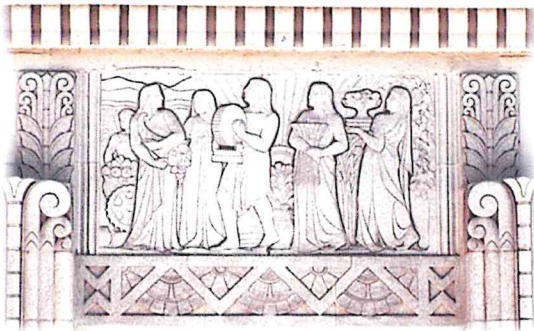


# Options for Today's Discussion

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1. New building in Courthouse Park, Woodward Fountain location
  2. New building at Current Courthouse Location
  3. New building at L Street site
  4. New building at JJC site
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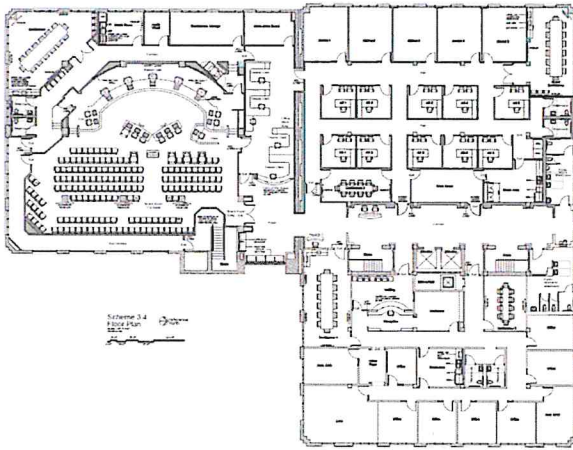




## Historical Information

Hall of Records (Renovate/Remodel 3rd Floor)

PWP ESTIMATED COST: **\$30 MILLION**



### Advantages

- Maintain Historical Location
- No other Departments would need to be moved
- Use open "Annex" space for expanded office

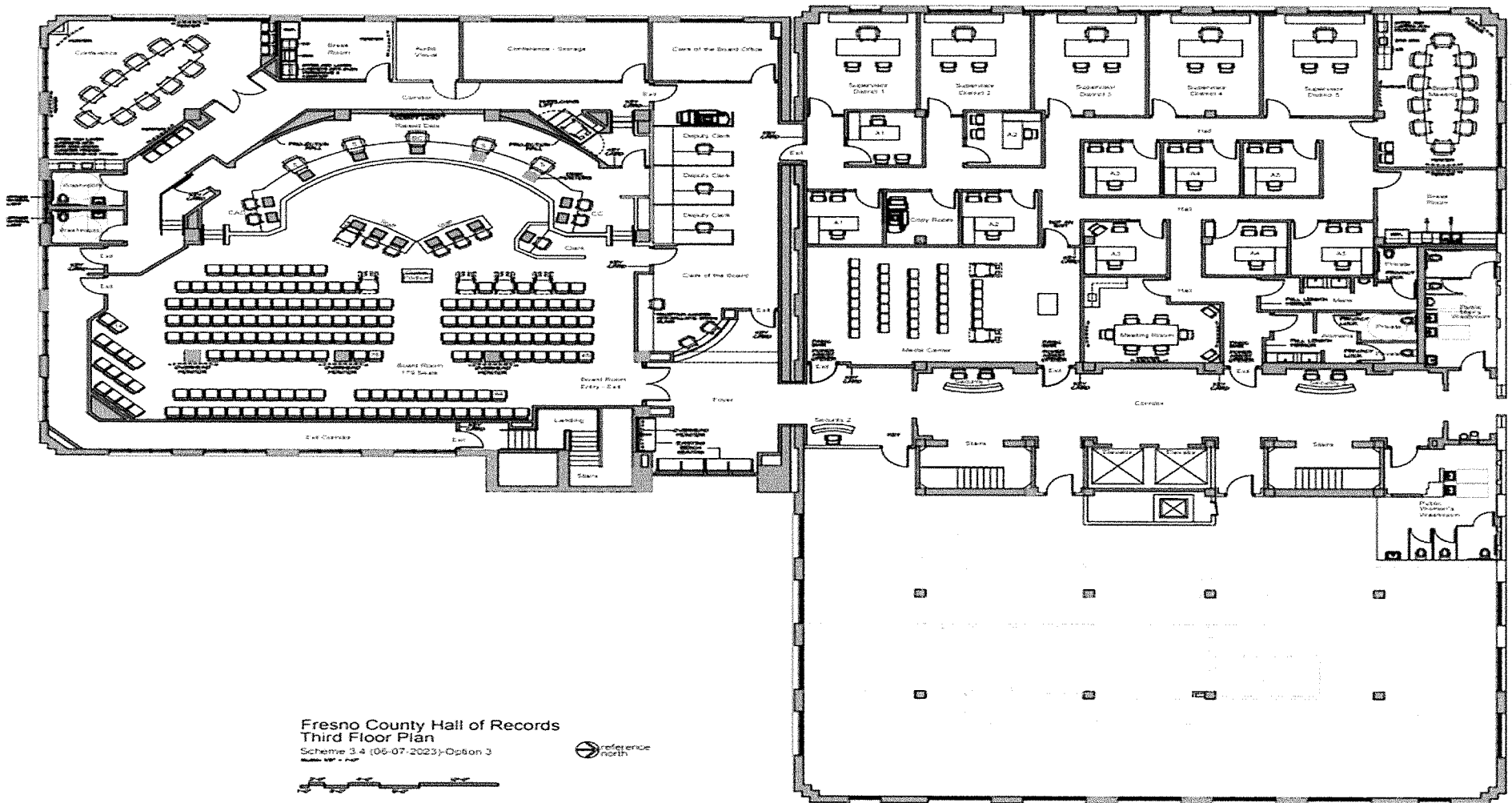
### Challenges/Obstacles

- Space needs not met
- Potential higher cost of construction compared to new building
- BOS/CAO would need to move during construction (additional cost)
- Parking shortage not solved
- Increase in size and design of Board Chambers would be limited

## Hall of Records (Renovate/Remodel 3rd Floor)

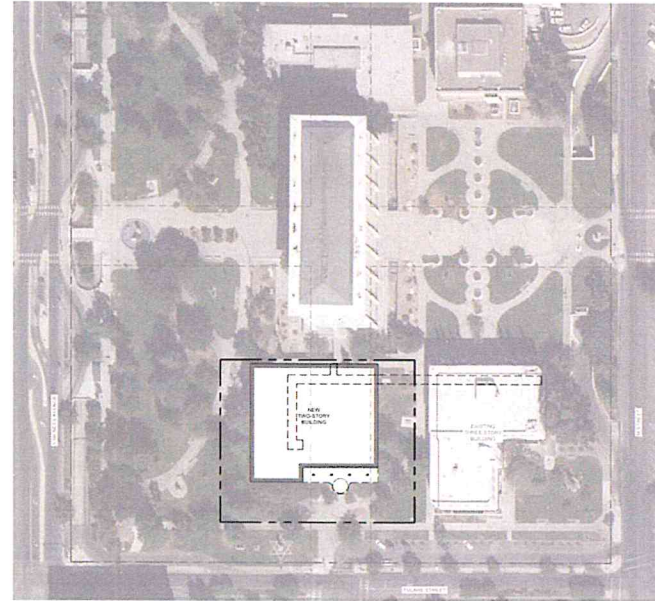
PWP ESTIMATED COST: **\$30 MILLION**





Fresno County Hall of Records  
Third Floor Plan  
Scheme 3.4 (06-07-2023)-Option 3





## Option 1

New Building in Courthouse Park (Woodward Fountain)

PWP ESTIMATED COST: **\$40.7 MILLION**







### Advantages

- Meets space needs
- Board of Supervisor Chambers design and size not limited
- Maintain courthouse park & downtown location
- Provides additional space for Auditor's and Assessor's Offices
- Potential lower construction costs

### Challenges/Obstacles

- Parking not solved
- Takes limited green space in historical Courthouse Park
- Building in Courthouse Park needs to be further vetted

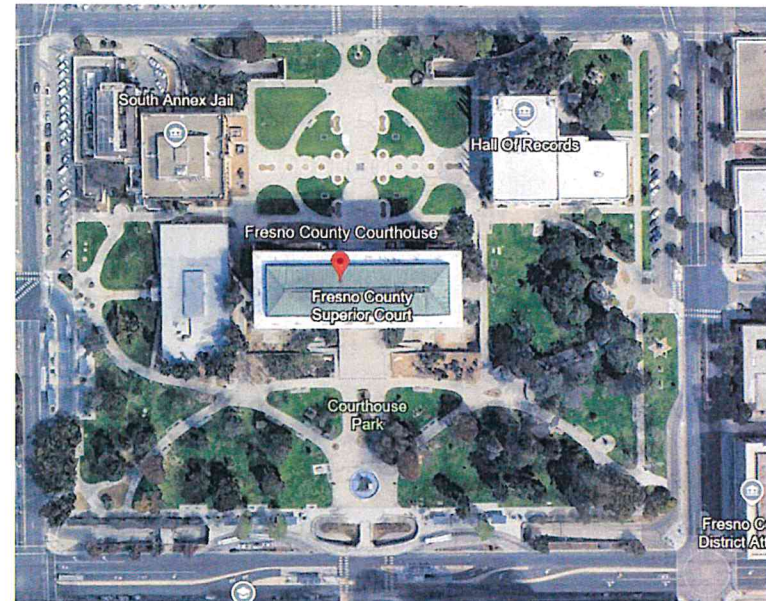


## Option 1

### New Building in Courthouse Park (Woodward Fountain)

PWP ESTIMATED COST: **\$40.7 MILLION**





## Option 2

### Current Courthouse Site

PWP ESTIMATED COST: **\$50 MILLION**

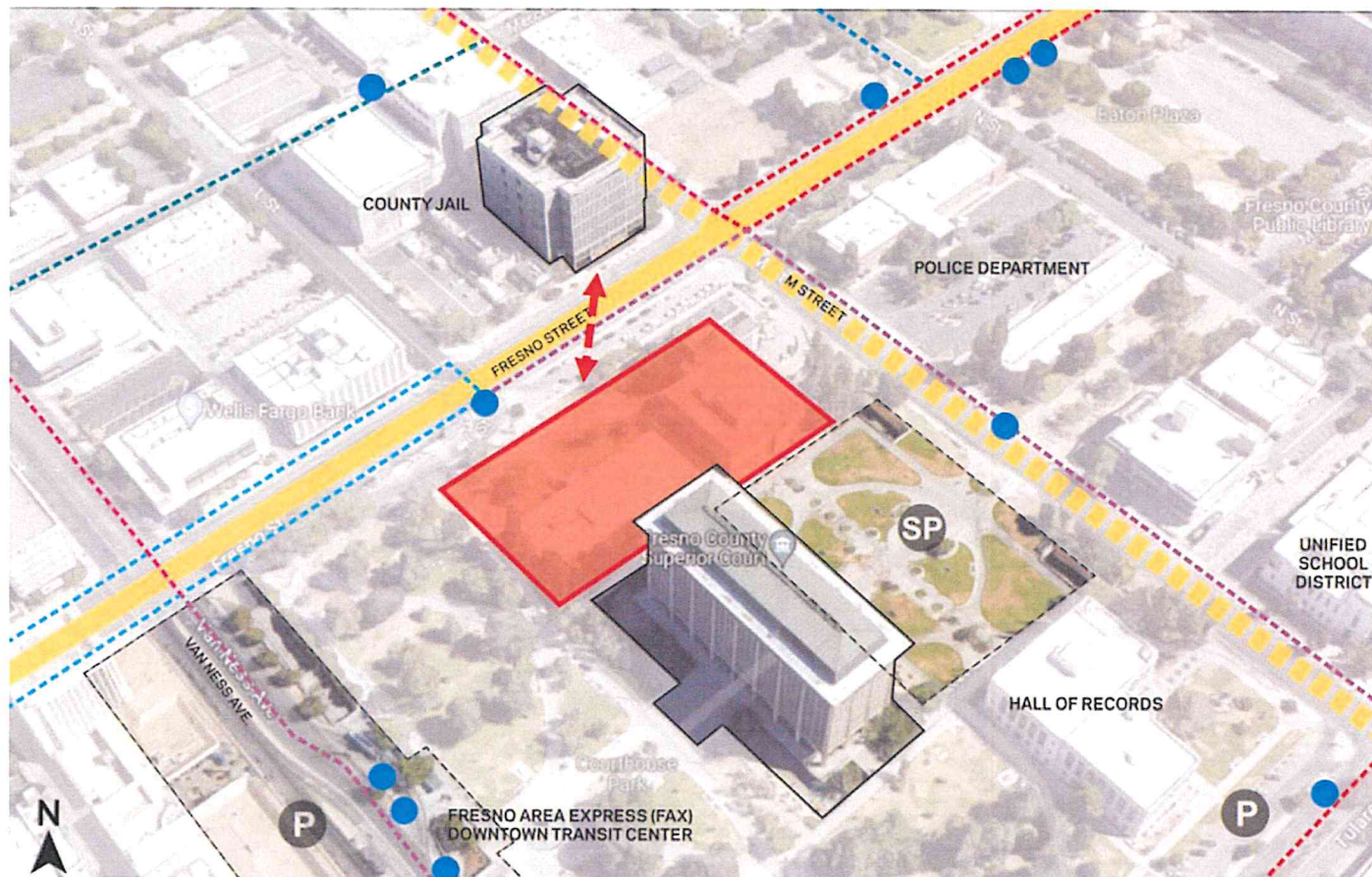






# 1A: Courthouse Park

- Sheriff Administration Building and Old Jail - vacated when WAJ opens
- Preferred site due to tunnel access - very little modifications needed



## KEY

- Major Street
- Secondary Street
- Below-grade Parking
- Parking
- Staff Parking
- Bus Stops
- Bus Routes
- Potential Jail Connection





Fresno County  
Superior Court

South Annex Jail

Hall Of Records

Fresno Unified School  
District (ED Center)

Fresno County Ja



### Advantages

- Ideal location in center of Park
- Potentially house Board, CAO & Sheriff?
- ACTTC & Assessor expand within historic Hall of Records
- Could meet space needs

### Challenges/Obstacles

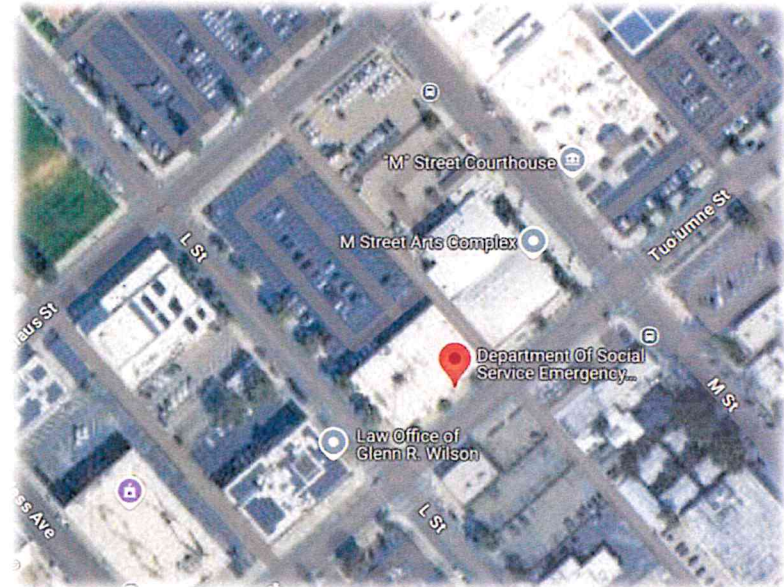
- New Courthouse (absent delays) would not be complete until **January 2032**.
- Will funding and timeline for Courthouse remain or be delayed further?
- Demolition of the Courthouse would be expensive as would building a large enough building to accommodate needs.



## Option 2

### Current Courthouse Site

PWP ESTIMATED COST: **\$50 MILLION**

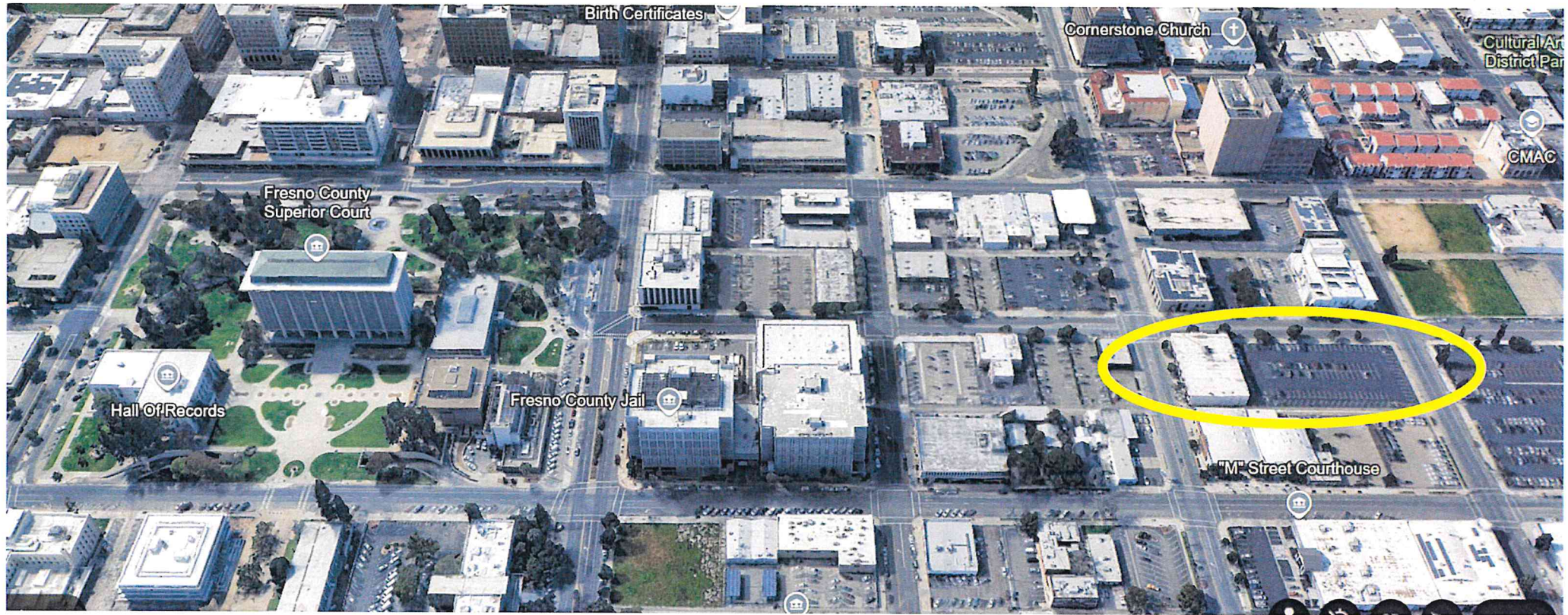


## Option 3

### L Street Site

PWP ESTIMATED COST: **\$56 MILLION (BUILDING)**











## **Multi Floor Office/Parking Facility – L Street**



**Three-Story Office/Five Levels of Parking:     \$56.3M**

**Six-Story Office/14 Levels of Parking:         \$129M**

### Advantages

- Construction does not displace any current staff & easier build
- County owned property downtown
- Address both space and parking needs

### Challenges/Obstacles

- Space is limited on this site requiring multi-story building.
- Location is not as central and accessible as Courthouse Park.
- Cost of demolition and Multi-Story Building



## Option 3 L Street Site

PWP ESTIMATED COST: **\$56 MILLION (BUILDING)**



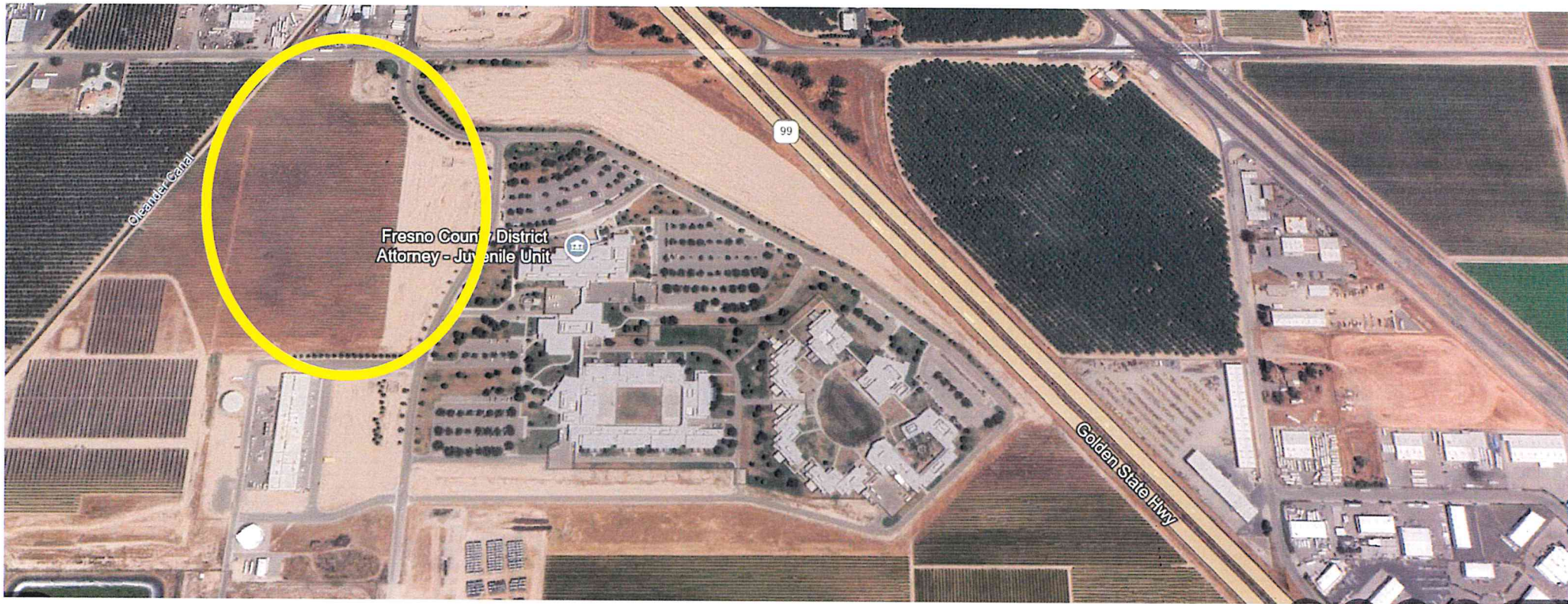


## Option 4

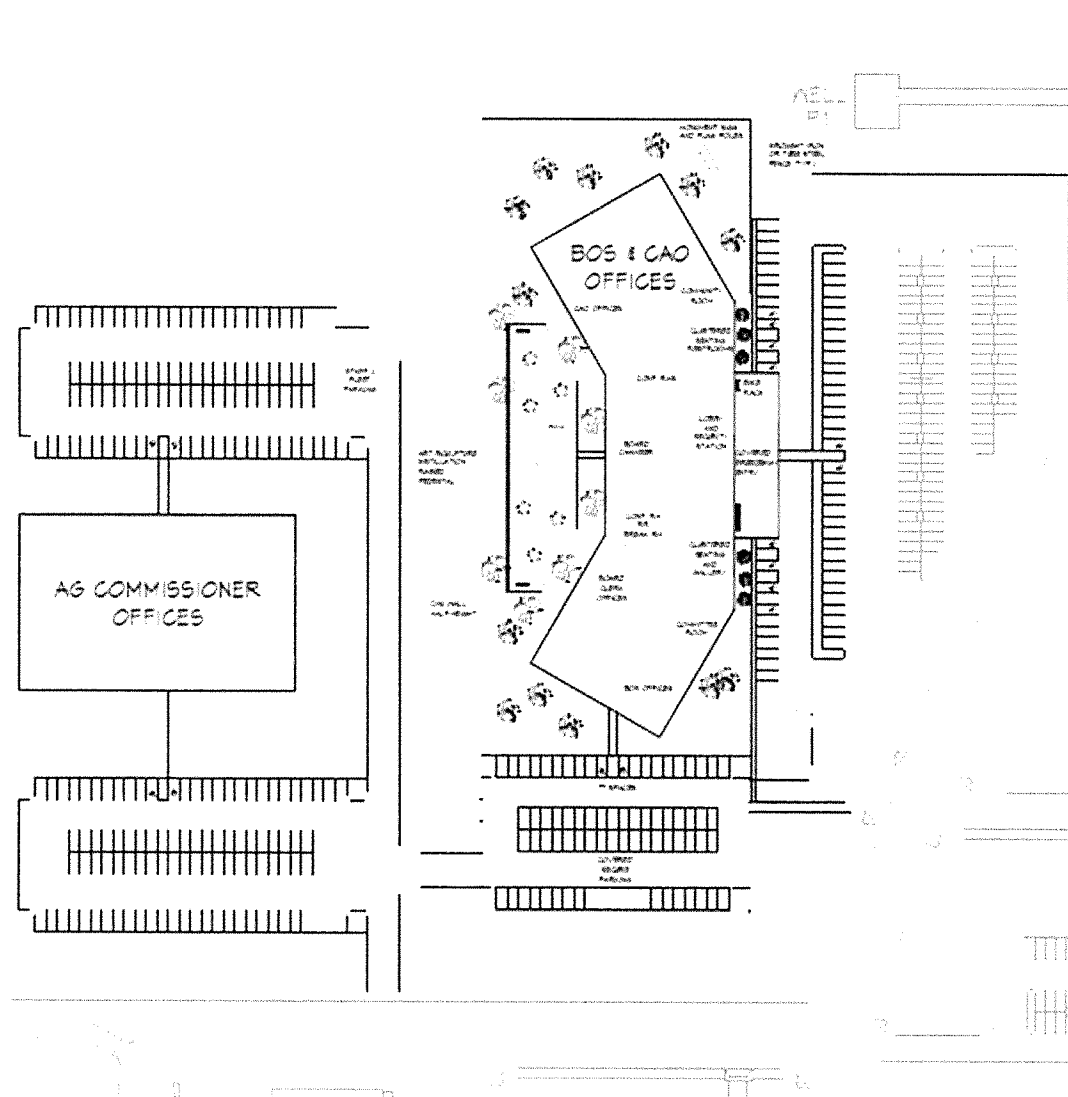
### JJC Site

PWP ESTIMATED COST: \$46 MILLION (\$43M BUILDING \$3M PARKING - 400 STALLS)









### Advantages

- Construction does not displace any current staff
- Space is not limited – building and parking needs are addressed
- County owned property and near new Agriculture Department Facility

### Challenges/Obstacles

- Location is not central to the City of Fresno; however, it is central to the County of Fresno.
- Limited food venues nearby.
- No current public transportation routes



## Option 4 JJC Site

PWP ESTIMATED COST: \$46 MILLION (\$43M BUILDING \$3M PARKING - 400 STALLS)





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