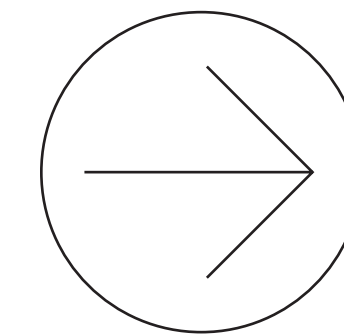




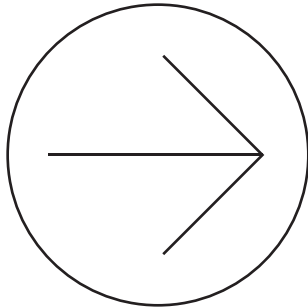
Sonoma County



**Household Hazardous
Waste Facility
Board Meeting**

coar
DESIGN GROUP

PROJECT TEAM



Matt Kingdon

COAR Design Group



Ray Gonzalez

COAR Design Group



Roseanna Jamison

COAR Design Group



AGENDA

Existing Conditions

Site Improvements

Proposed Design

- » **Hazardous Waste Facility**
- » **Zero Waste Sonoma Headquarters**

Material Reuse

Cost Estimates

Next Steps

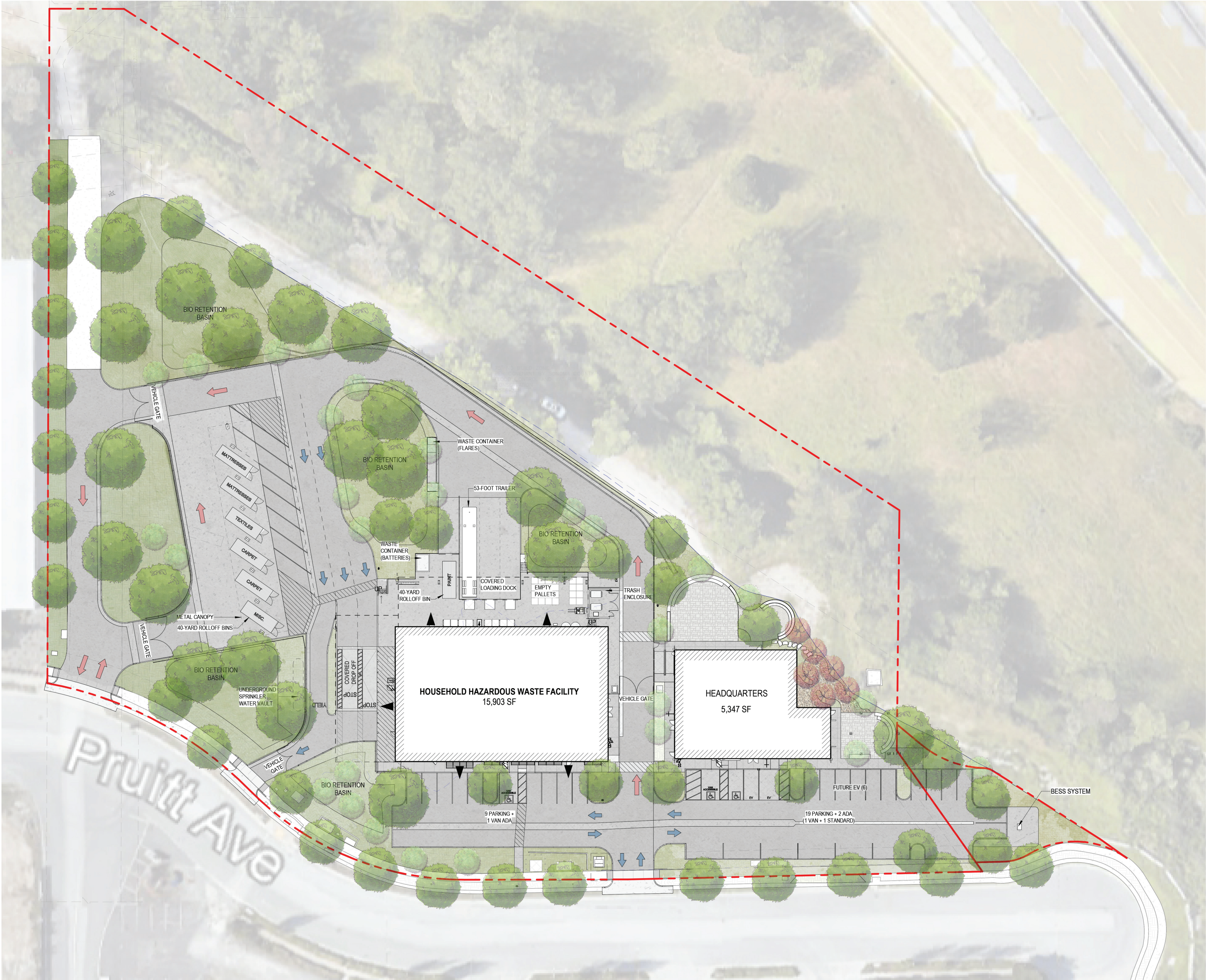
PROJECT LOCATION



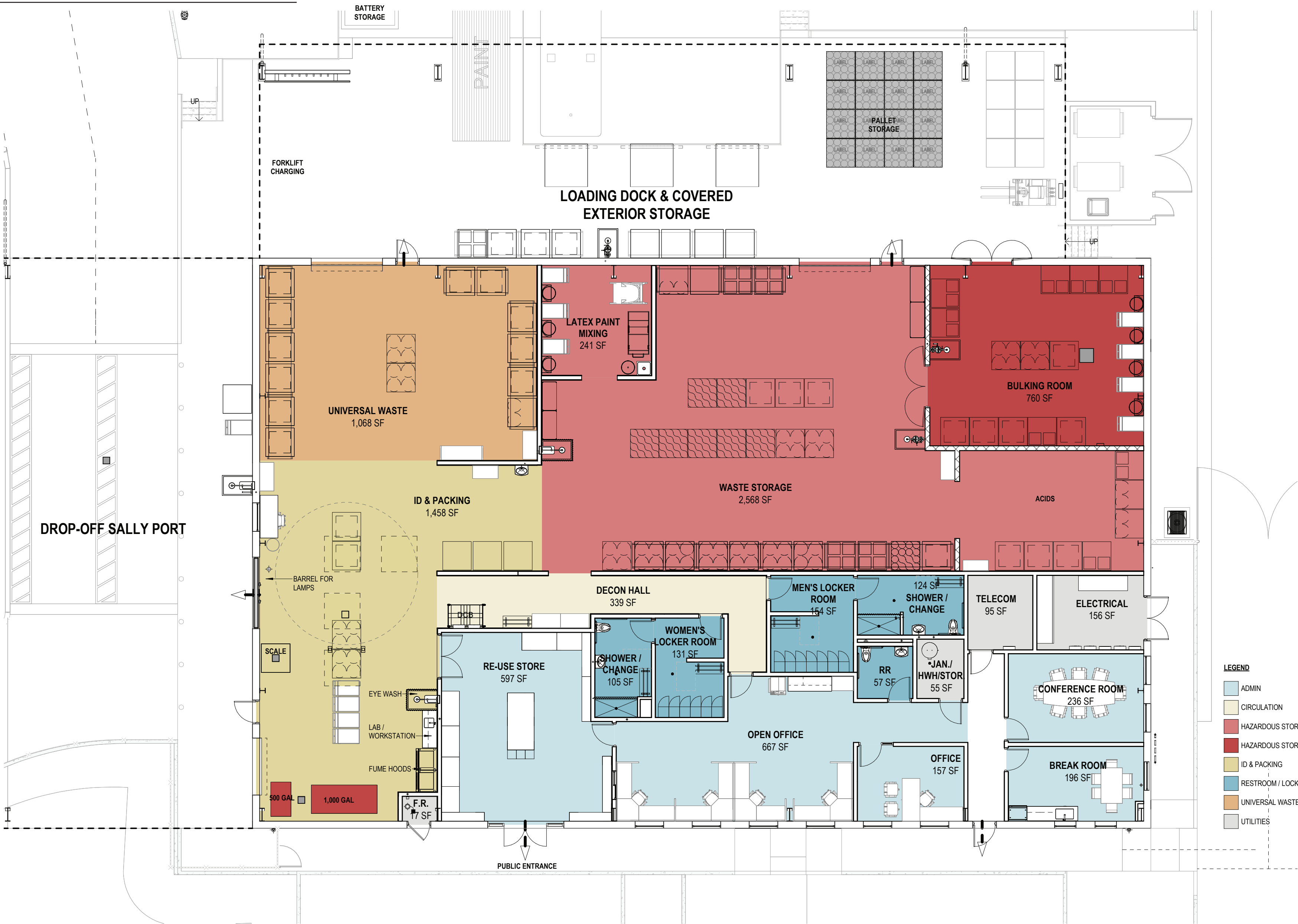
EXISTING CONDITIONS



SITE PLAN



HAZARDOUS WASTE FACILITY - FLOOR PLAN



HAZARDOUS WASTE FACILTY - PERSPECTIVES



ID & PACKING



STORAGE



BULKING ROOM

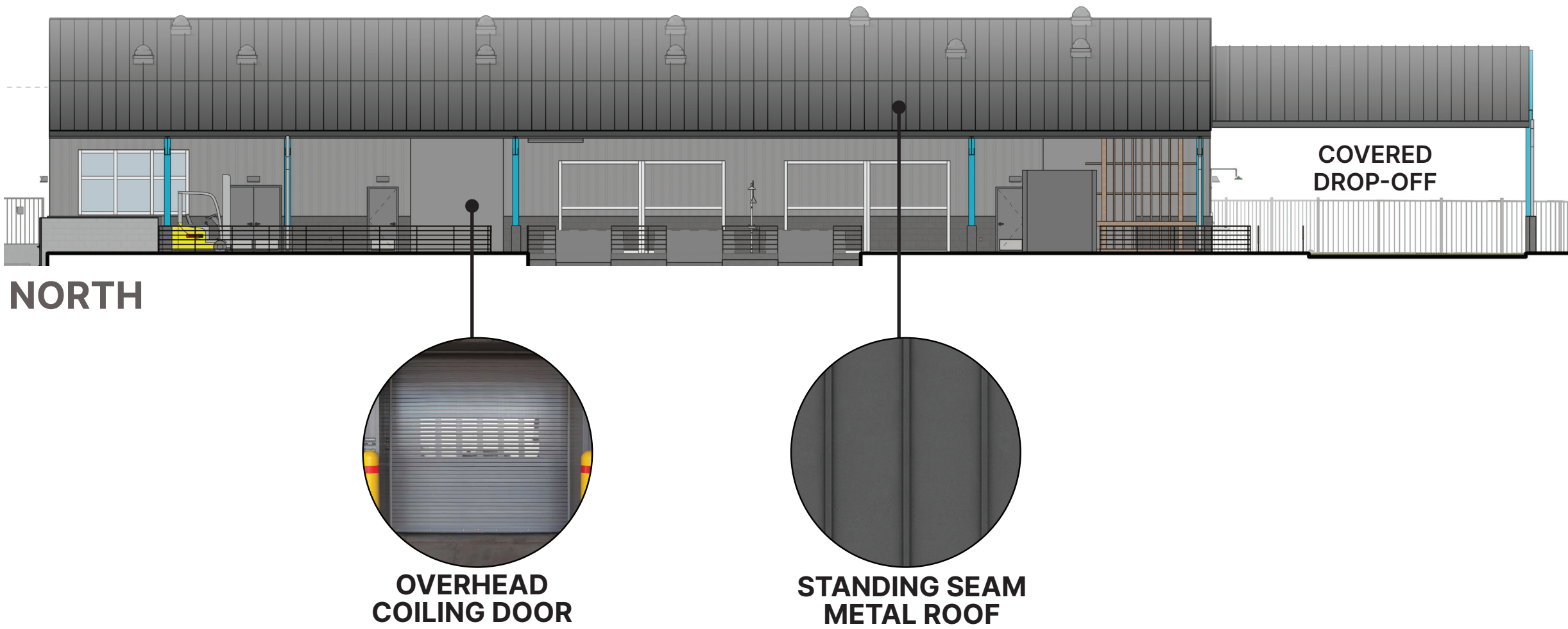
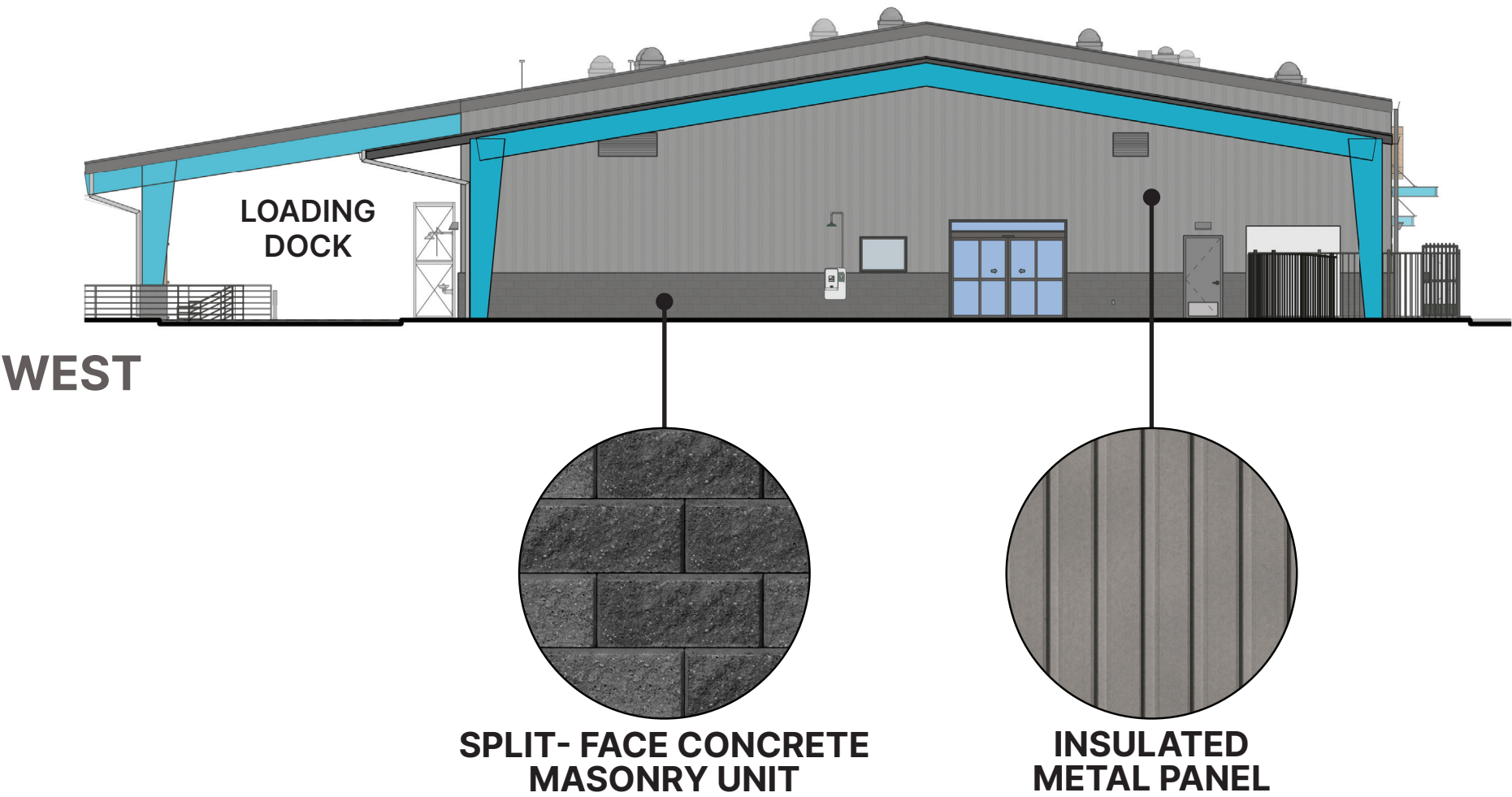
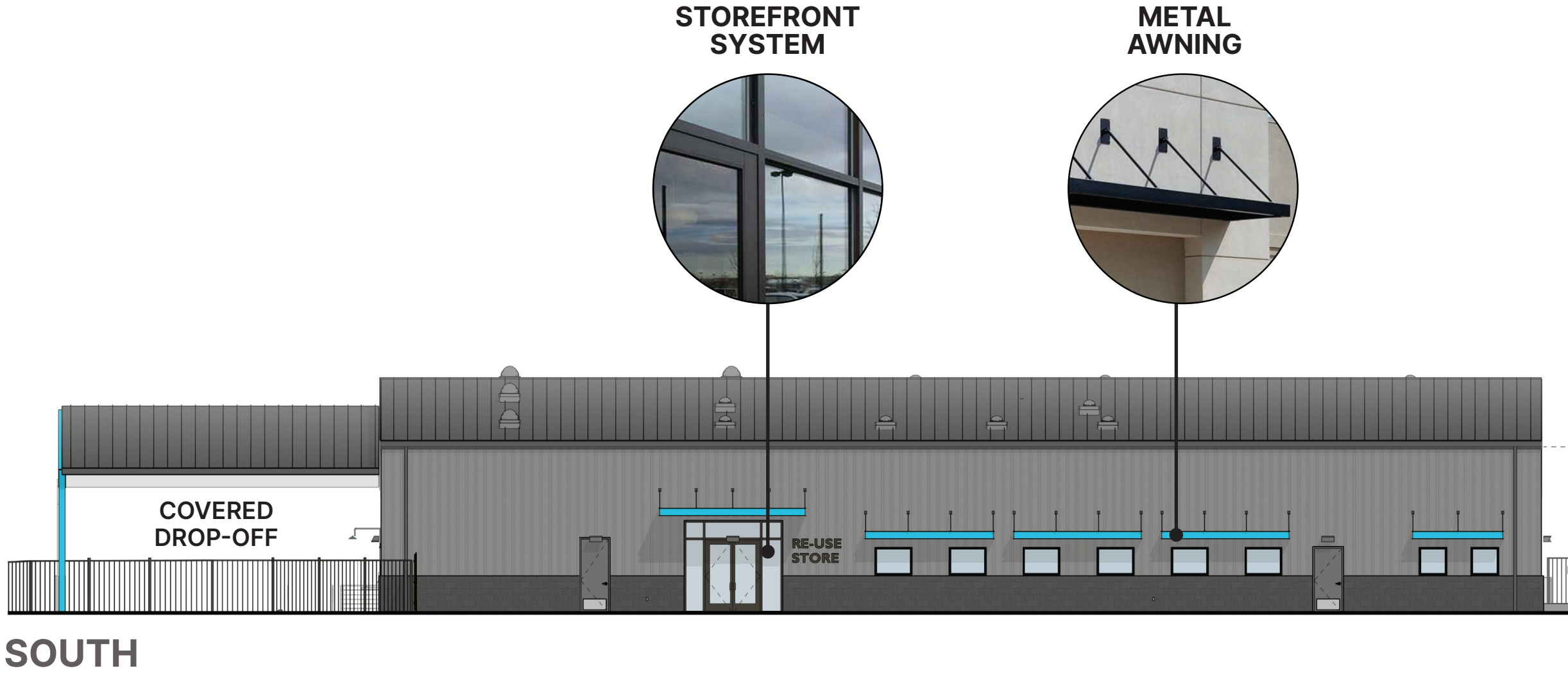
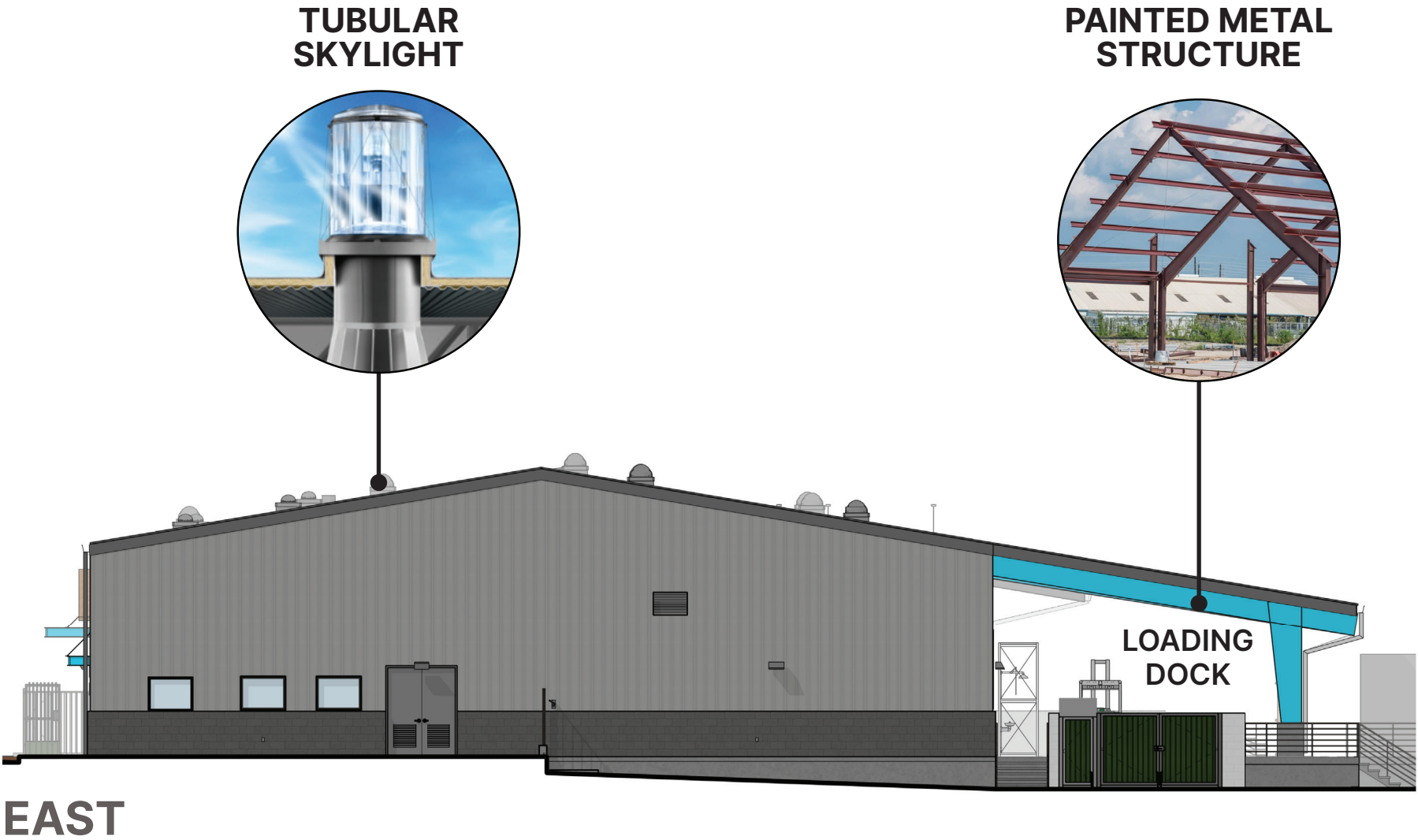


OPEN OFFICE

HAZARDOUS WASTE FACILITY - EXTERIOR



HAZARDOUS WASTE FACILITY - ELEVATIONS



ZWS HEADQUARTERS - FLOOR PLAN



ZWS HEADQUARTERS - PERSPECTIVES



KITCHEN



MULTIPURPOSE ROOM



OPEN OFFICE



PATIO

ZWS HEADQUARTERS - EXTERIOR

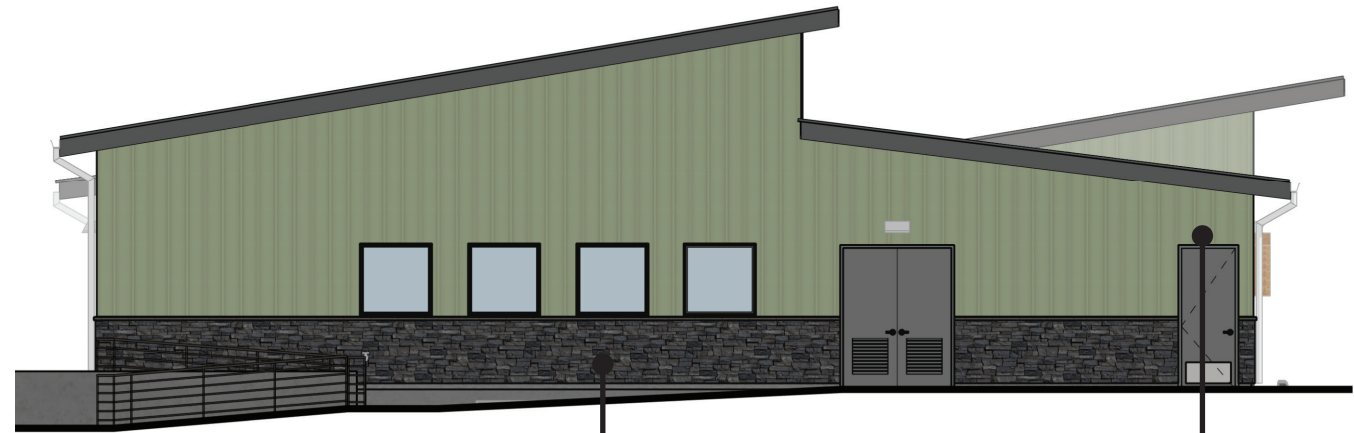


ZWS HEADQUARTERS - ELEVATIONS

FOLDING GLASS
DOOR



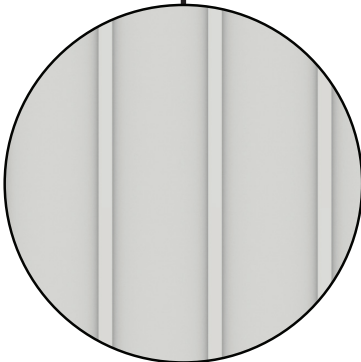
EAST



WEST



MANUFACTURED STONE
WAINSCOT



PAINTED BOARD &
BATTEN SIDING

STOREFRONT
SYSTEM



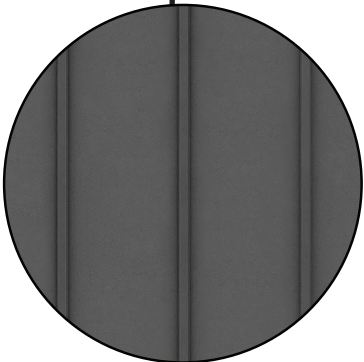
SOLAR
PANELS



SOUTH



NORTH



STANDING SEAM
METAL ROOF

BUILDING REUSE OPPORTUNITIES

CEILING TRELLIS



COLUMN BASES



CEDAR PLANKS



PERGOLA



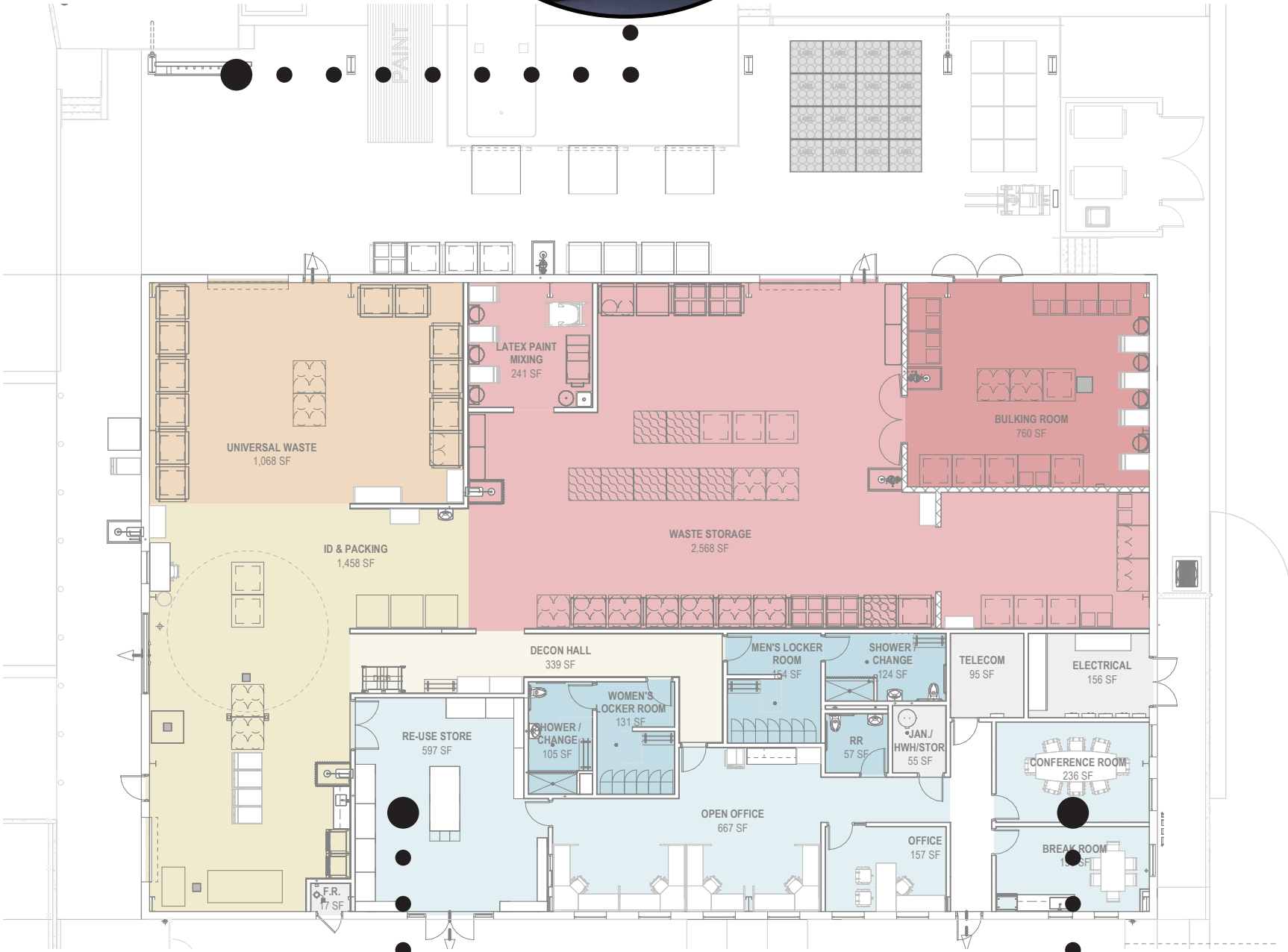
LOADING DOCK:
CEILING TRELLIS



OPEN OFFICE:
CEDAR PLANKS



PERGOLA



REUSE STORE:
COLUMN BASES



CONFERENCE ROOM:
CEDAR PLANKS



LOBBY:
CEDAR PLANKS

FULL BUILD OUT COSTS - OPTION A

SITE WORK - HHWF

~ \$6.1 million

HHWF

~ \$7.2 million

HHWF SUBTOTAL

~ \$ 13.3 million

SITE WORK - ZWS HQ

~ \$ 1.3 million

ZWS HQ

~ \$ 3.9 million

ZWS HQ SUBTOTAL

~ \$ 5.2 million

SOFT COSTS*

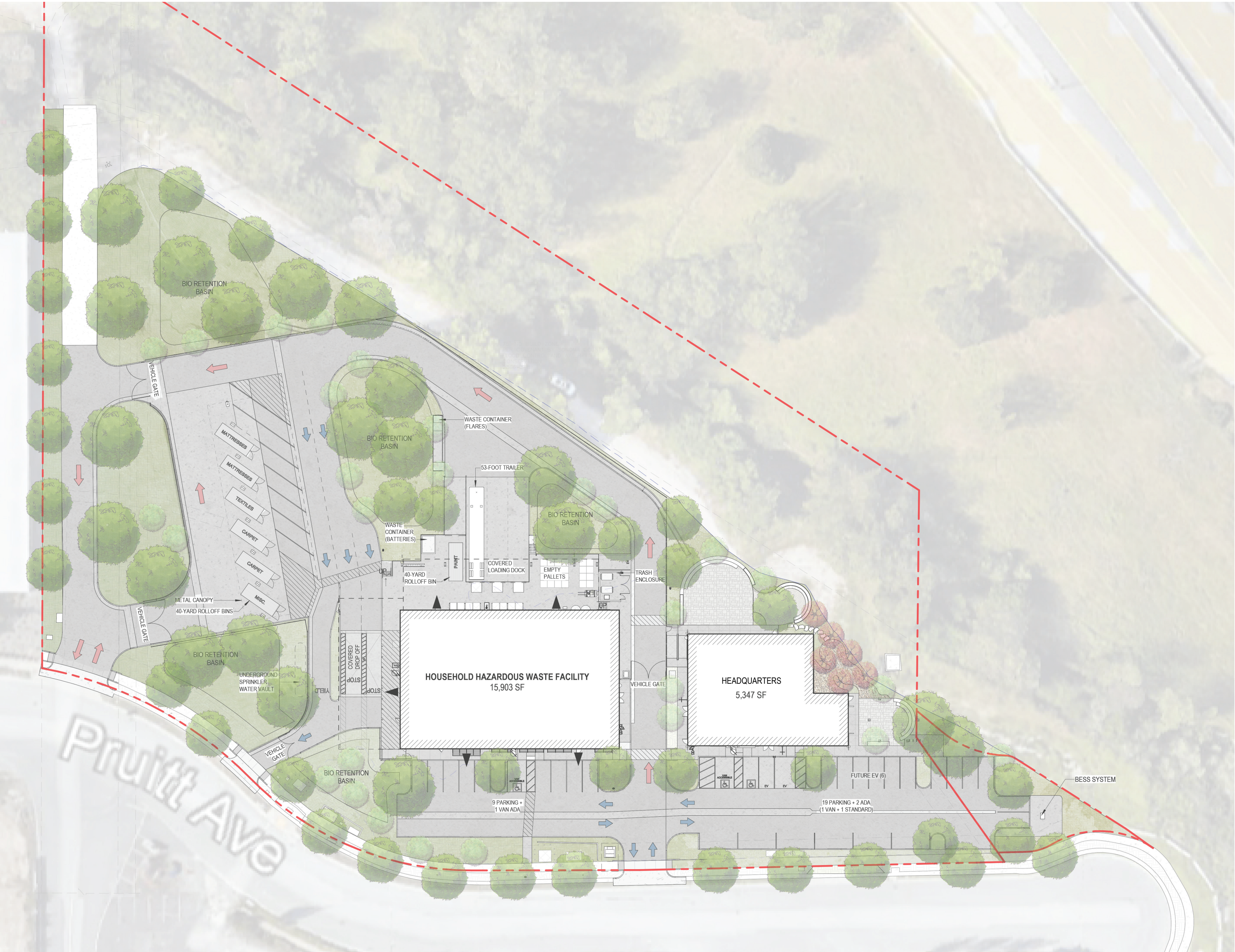
~ \$ 4.3 million

* INCLUDES PERMITS, INSPECTIONS, INSURANCE, SPI STAFF, COAR FEES, FF&E, AND 10% CONSTRUCTION CONTINGENCY

DESIGN & CONSTRUCTION

PROJECT TOTAL*

~ \$ 22.8 million



PURCHASED BUILDING - OPTION B

SITE WORK - HHWF RE-DESIGN

~ \$6.7 million

HHWF RE-DESIGN

~ \$8.0 million

HHWF SUBTOTAL

~ \$ 14.7 million

SOFT COSTS*

~ \$ 3.9 million

* INCLUDES PERMITS, INSPECTIONS, INSURANCE, SPI STAFF, COAR FEES, FF&E, AND A 10% CONSTRUCTION CONTINGENCY

DESIGN & CONSTRUCTION

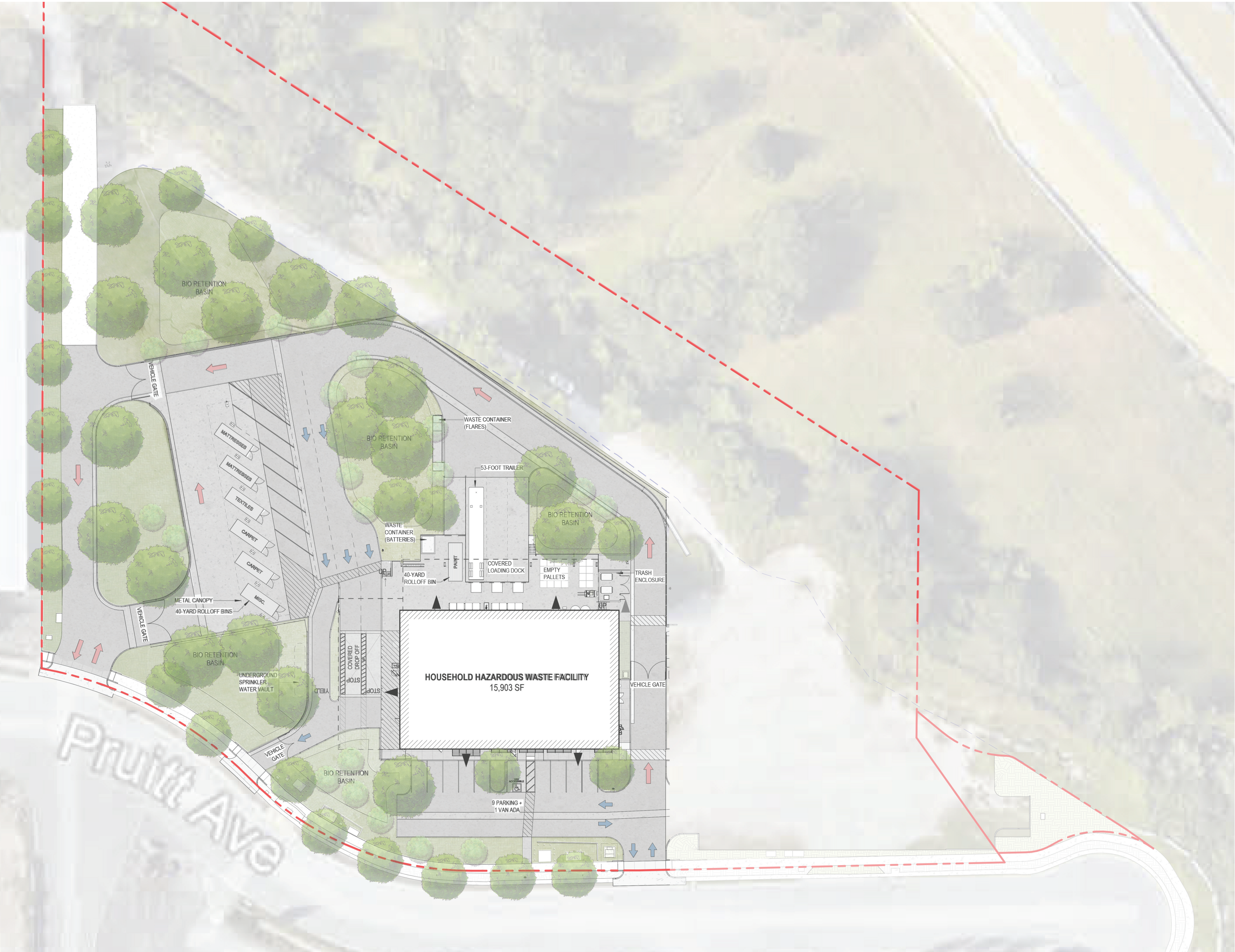
PROJECT TOTAL

~ \$ 18.6 million

PURCHASED BUILDING

ZWS HQ

~ \$ 1.4 - 2.8 million



LEASED BUILDING - OPTION C

SITE WORK - HHWF RE-DESIGN

~ \$6.7 million

HHWF RE-DESIGN

~ \$8.0 million

HHWF SUBTOTAL

~ \$ 14.7 million

SOFT COSTS*

~ \$ 3.9 million

*** INCLUDES PERMITS, INSPECTIONS,
INSURANCE, SPI STAFF, COAR FEES, FF&E,
10% CONSTRUCTION CONTINGENCY,
DESIGN CONTINGENCY & ESCALATION**

DESIGN & CONSTRUCTION

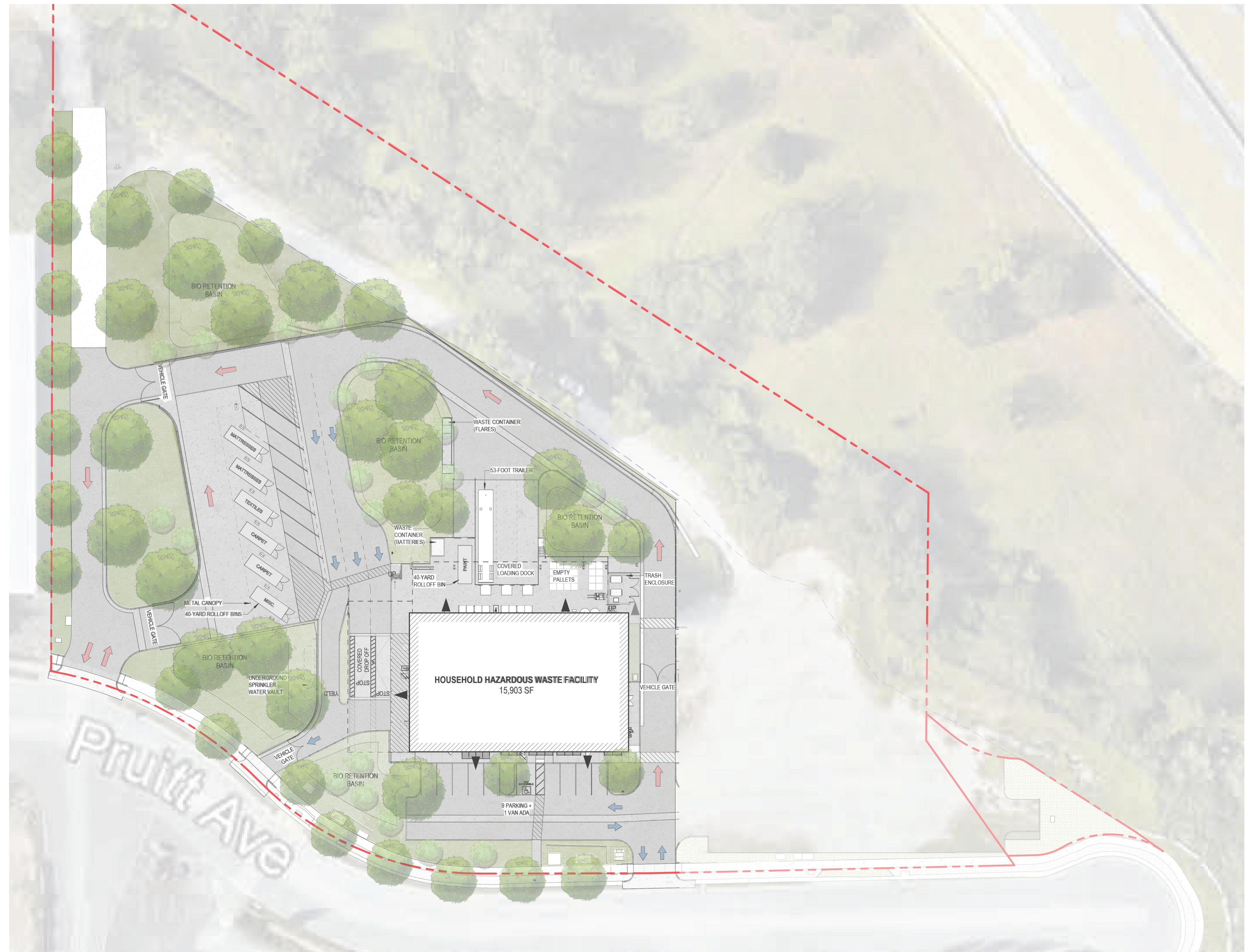
PROJECT TOTAL

~ \$ 18.6 million

LEASED BUILDING

ZWS HQ

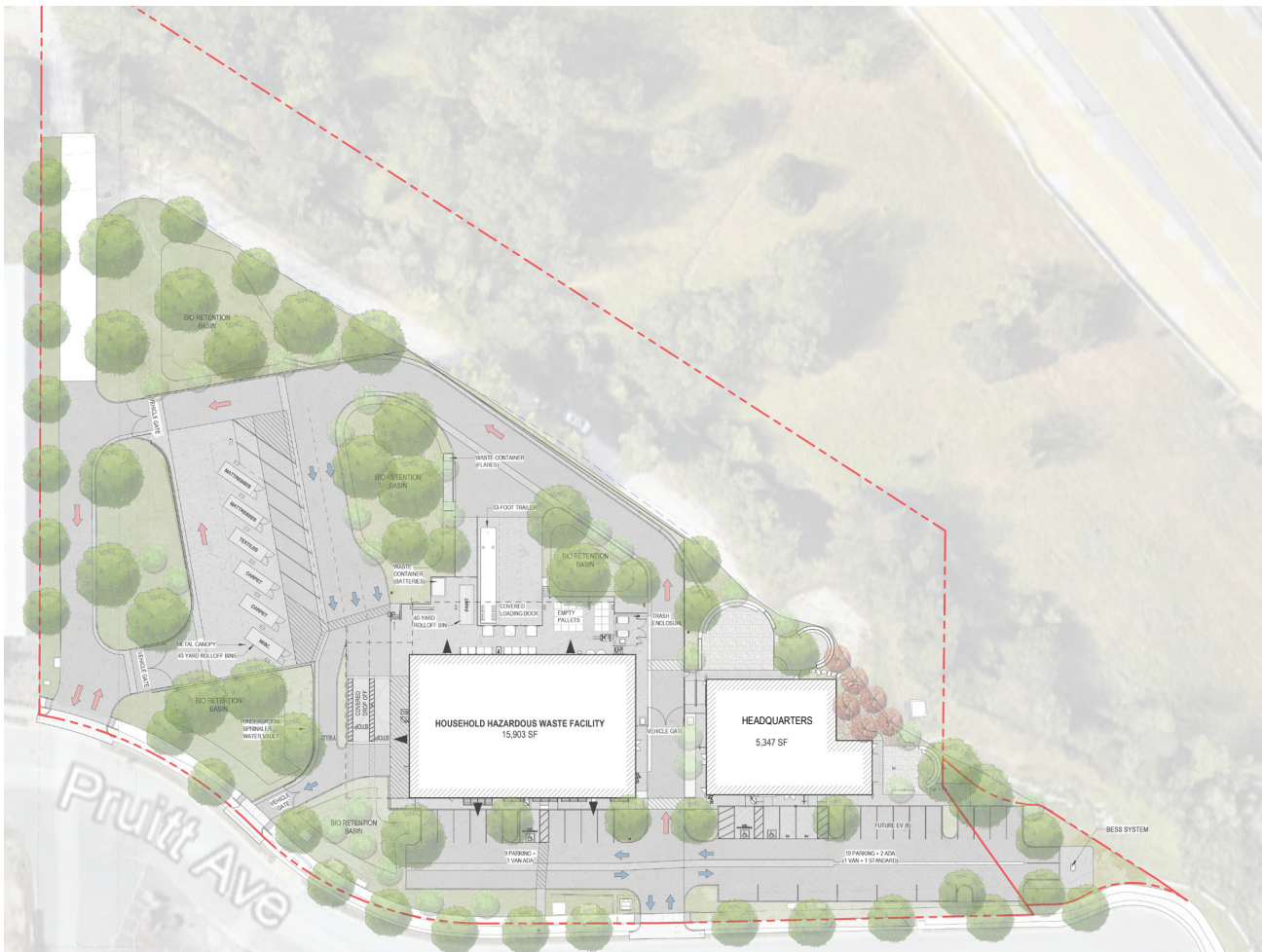
~ \$.15 - .2 million per year



COST SUMMARY

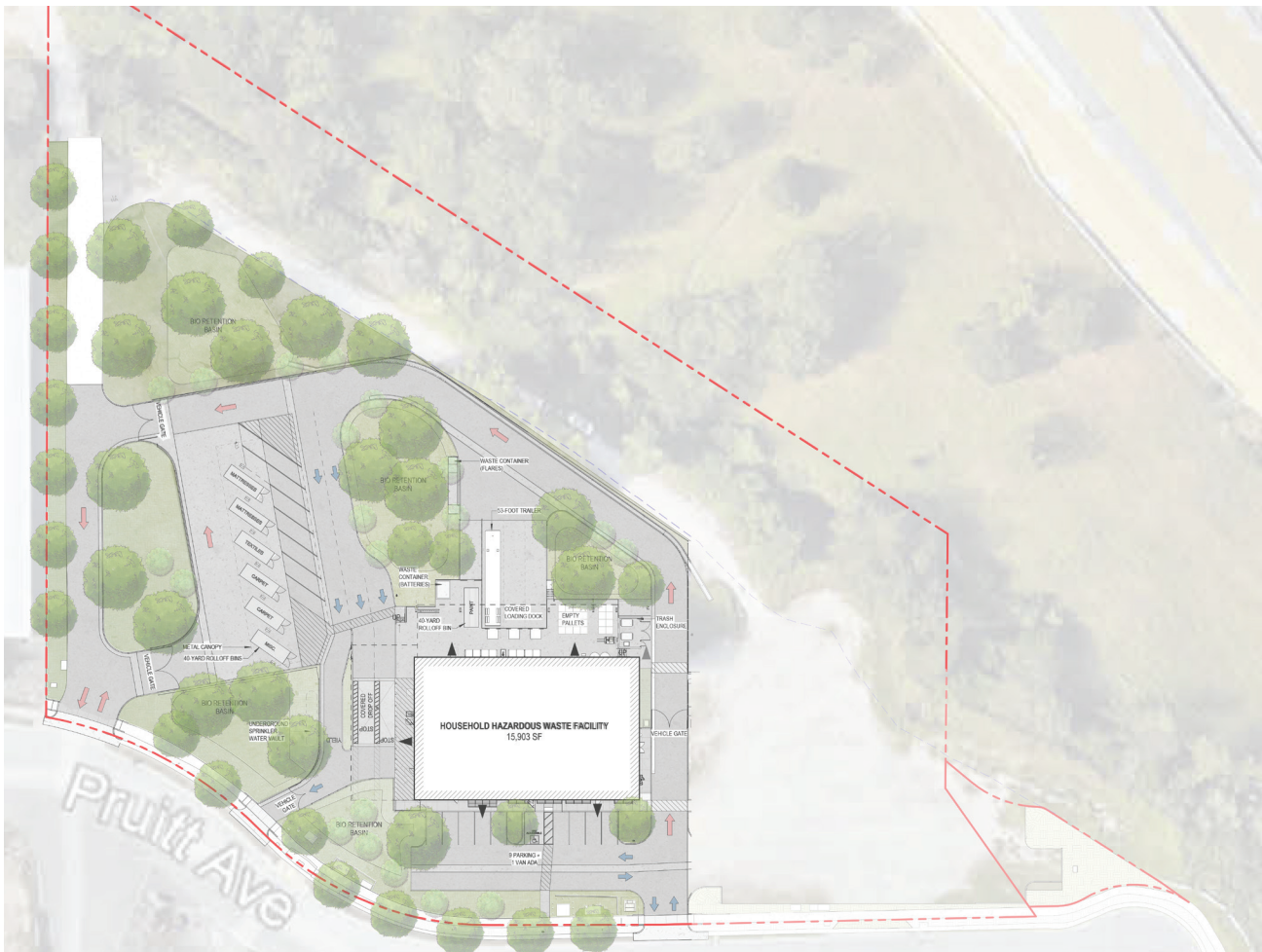
OPTION A

- ONSITE HHWF BUILDING
- ONSITE HQ BUILDING
- ~ \$ 4.3 MILLION ADDITIONAL SOFT COSTS
- TOTAL DESIGN & CONSTRUCTION COST ESTIMATE: ~ \$ 22.8 MILLION



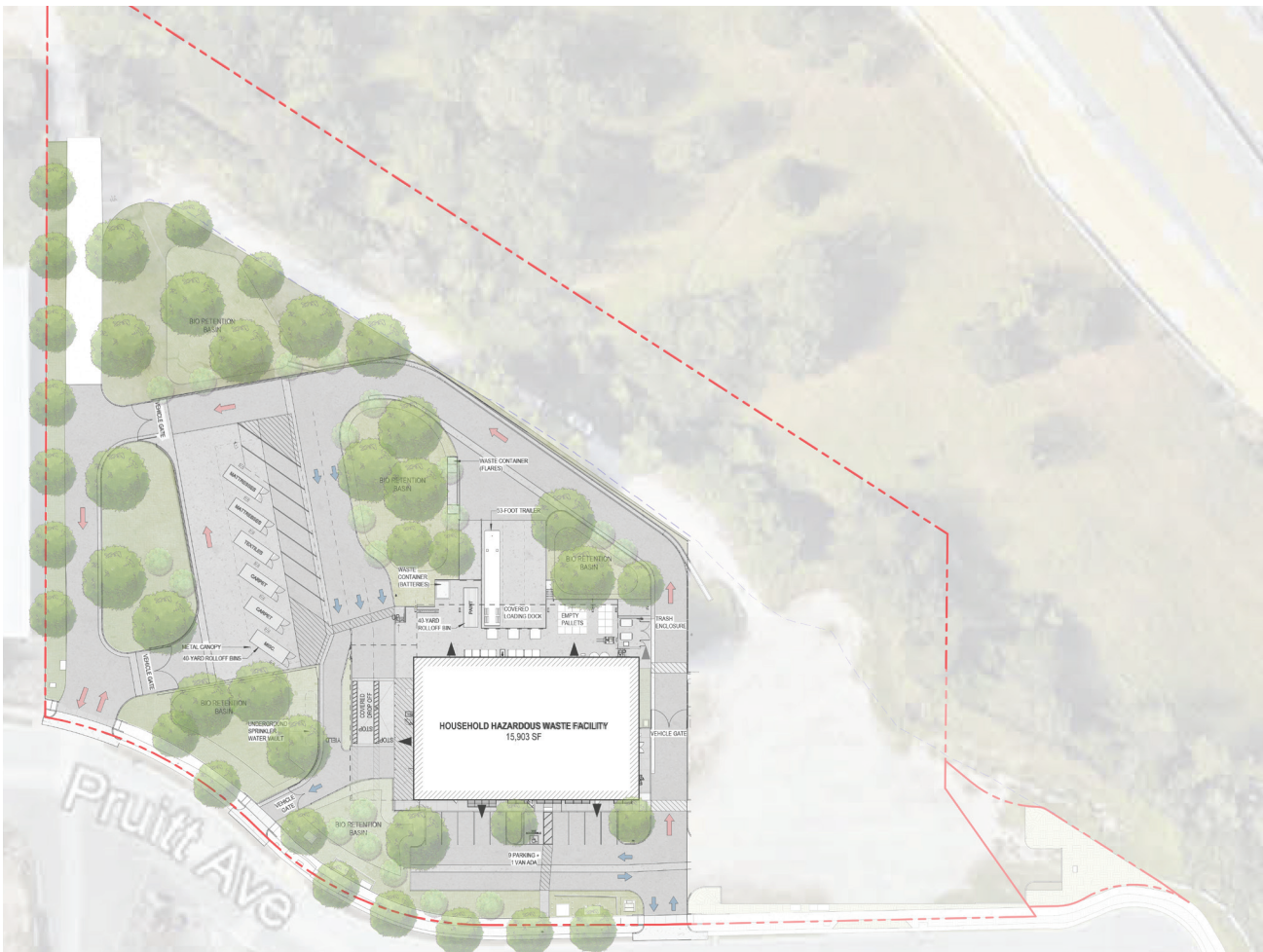
OPTION B

- RE-DESIGNED ONSITE HHWF BUILDING
- RE-DESIGN OF SITE
- OFF-SITE PURCHASED HQ BUILDING
- ~ \$ 3.9 MILLION ADDITIONAL SOFT COSTS
- TOTAL DESIGN & CONSTRUCTION COST ESTIMATE: ~ \$ 18.6 MILLION



OPTION C

- RE-DESIGNED ONSITE HHWF BUILDING
- RE-DESIGN OF SITE
- OFF-SITE LEASED HQ BUILDING
- ~ \$ 3.9 MILLION ADDITIONAL SOFT COSTS
- TOTAL DESIGN & CONSTRUCTION COST ESTIMATE: ~ \$ 18.6 MILLION



NEXT STEPS

- » Confirm choice of Option A, B, or C.
- » Proceed with Design Development Phase for HHWF and Headquarters Building if included in scope
- » Coordinate with the County to develop an RFP for CMAR Delivery Method
- » Throughout the Design Development Phase cost estimates will be updated and potential funding sources, and cost reduction options if necessary, will be evaluated to keep the project on budget.
- » The project would then proceed into construction documents, permitting, final building and construction.



OVERALL - EXTERIOR RENDERING



Thank You.