

Subject: Trades Center Space Improvements and Expansion

Related Department(s): DES

FY 2027 Proposed Capital Budget

CIP Work Session

The following information is provided in response to a request made by Mr. J.D. Spain at the work session on *June 23, 2026*, regarding the following question:

What has been included in the proposed CIP to address space constraints at the Trades Center for Water Sewer Streets staff? Additionally, is staff pursuing any plans for additional building space or facility expansion at the Trades Center?

The County evaluated various alternatives to alleviate congestion at the Trades site and to provide a more permanent workspace for the Water Sewer Streets (WSS) staff. One of the alternatives considered included constructing a new building at the Trades site. While this alternative would have provided more permanent space for staff in the trailer, it ran counter to other objectives. It would have:

- Increased the County's building portfolio square footage in a time where we have vacant buildings.
- Increased maintenance costs while we are facing a larger maintenance need across existing facilities.
- Increased environmental impact from building new.
- Been more expensive than renovating existing buildings (approximate total cost of new building: \$15M).

The County is evaluating the possible use of the currently vacant Quincy 4 building to help address Trades space issues and will report back on those options in the future.