

# Public Safety Headquarters Facility Sheriff's Office Required Needs

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May 31, 2016



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## Public Safety Facility Project Vision Statement

The vision of the Headquarters Facility Project of the El Dorado County Sheriff's Office is to:

- Create an inviting location that welcomes the citizens of El Dorado County to interact and transact business with the Sheriff's Office.
- Create trust between the citizens of the County and the Sheriff's Office.
- Present a professional image to the public.
- Demonstrate the pride and professionalism of the members of the Sheriff's Office.
- Encourage communication and collaboration between the individual units of the Sheriff's Office in accomplishing the Sheriff's Mission and Vision statements.
- Create through the design of the facility, effective and productive systems that cause efficiencies and increased productivity in our service to the citizens.
- Provide a quality, healthy, inspiring workplace for the members of the Sheriff's Office.

## Project History

In July of 2011 Sheriff D'Agostini directed his staff to engage in long range strategic planning to identify the facility needs of the Sheriff's Office for at least the next 20 years. The current facility, which was dedicated in 1970, is currently 46 years old. According to reports, the original facility was too small for the needs of the Sheriff's Office on the day it opened. Since 1970 the County has experienced exponential growth and development with the Sheriff's Office expanding to meet this growth. In order to accommodate this growth the Sheriff's Office has been forced to move many functions into other County spaces and off site rental properties. At least one of the rental properties is older than the current headquarters. Several of the rental properties are

also showing the effects of their advanced age and are no longer able to meet the Sheriff's Office's need for modern infrastructure, security, and reliability. The Sheriff's Office has enjoyed the loan of 5,000 sq. ft. of space from the DST Corporation that has been used for training and emergency vehicle operation certification purposes. This building has recently been sold and the Sheriff's Office has vacated the premises. No replacement exists. None of the properties meet the requirements of the Building Code for essential services operations. Until recently the Sheriff's Office has occupied over 58,134 square feet of space comprised of county owned, rented and loaned properties.

Since 1989 the Sheriff's Office has conducted over 15 studies, both internal and through consultants to determine the agency's needs for the next 20 or more years. Nine of these studies have been performed since 2011. Additionally over 12 community meetings have been conducted and input from citizen organizations and social media have been gathered. Sheriff's Office and Facilities personnel also toured over 25 public safety and private headquarters facilities around the country. This effort was undertaken to ensure that this project remains within the realistic scope of the Sheriff's Office needs. In addition the El Dorado County Grand Jury issued findings in 2001 and 2008 stating that the current Sheriff's Headquarters requires replacement.

Since 1989 successive efforts have been undertaken to replace the current headquarters. In 2000 and 2006 proposals were submitted for a 48,300 square foot headquarters facility and 80,000 square foot headquarters facility respectively. A review showed these plans were inadequate for even the current needs of the Sheriff's Office.

In 2013 a facilities study by Vanir Construction Management Inc. offered a finding of:

*"County should consider replacing this facility. The cost to upgrade this facility including ADA requirements is not justified."*

Subsequently the Board of Supervisors voted to discontinue any further major maintenance or ADA corrections to the current Sheriffs Headquarters. The costs for the rental properties have now risen to approximately \$289,161 per year and are expected to increase at a rate of 2% per year in the upcoming years.

Since 2011 the Sheriff's Office has had two guiding principles for this project:

1. Reduce the construction cost while controlling future costs to the County.
2. Do the job right the first time.

With this project the Sheriff's Office intends to bring the off-site headquarters functions to one site to eliminate rental costs, open lines of communication, improve work efficiencies, allow technological expansion and improve access and service to the public. The Sheriff's Office is proposing to build less than 104,000 square feet of space in a campus setting to meet current and future professional needs of the agency.

Should the County elect to not pursue the entire project, continued rental cost increases will occur. Construction costs are estimated to be increasing at \$250,000 per month which will make future construction cost prohibitive and the current low loan interest rate is expected to rise.

## Current Facility Locations Used by the Sheriff's Office



Currently the Sheriff's headquarters function makes use of 13 locations from east of Placerville, west to central Sacramento County, and into the southern portion of El

Dorado County. These separated locations create strong inefficiencies in the operation of the Sheriff's Office, poor service delivery to our citizens, and waste of taxpayer funds to travel between the facilities.

## Site

In 2016 the County purchased 30.34 acres on Industrial Drive in Diamond Springs with the intention of using 12 acres of the site for the replacement of the current Sheriff's Headquarters and ancillary facilities. In order to contain costs and provide for future flexibility, the Sheriff's Office and County Facilities Department engaged Architectural Nexus Inc., a local architectural firm to provide preliminary scoping and cost estimation. Architectural Nexus has determined that a campus plan style will meet the needs of the Sheriff's Office and allow a significant savings to the County by housing those essential services functions together in one building and the remaining required functions to be housed in buildings able to be constructed for less cost.

## Headquarters Building

The Headquarters Building is required to be constructed as an essential services facility. The Essential Services Buildings Seismic Safety Act of 1986 includes requirements that such buildings shall be "designed and constructed to minimize fire hazards and to resist the forces of earthquakes, gravity and winds." The Sheriff's Office has determined that Patrol, Dispatch, Administration, Investigations, Records, Coroner, Civil, Office of Emergency Services, the Emergency Operations Center, Information Technology, Public Administrator, and Support Services are required to be housed in this building. These core services would be necessary for the Sheriff's Office to continue operating following a major disaster to protect the County. The remaining required functions are planned to be housed in less expensive buildings.

## Property Evidence Building

- Currently the Property Evidence section is housed in the former jail and eight rental locations.

- EDSO also stores evidence for the Probation Department.
- Storage space is severely limited and does not meet modern requirements for security, health and safety and emergency electrical generator needs.
- With changes to case law, evidence storage requirements continue to increase particularly in cases involving murder and missing persons.
- Staff efficiencies will be greatly increased by housing this function in a warehouse type building which will allow for future storage needs.
- The Public Administrator section utilizes short term rental storage for property and vehicle storage.
- The loss of the current property and evidence storage through structural failure, regulatory condemnation or court decisions could result in the release of current inmates.

## Morgue

The Sheriff serves as the elected Coroner for the County and is responsible for the investigation of all suspicious, unattended and criminal deaths.

Decedents are transported to either a mortuary on the West Slope or a mortuary in South Lake Tahoe for storage pending autopsy. For Coroner's investigations involving criminal acts up to and including murder the decedent is transported to the Sacramento County Coroner's Office for forensic autopsy. An on-site professional facility greatly reduces the opportunity for cases to be lost through allegations of improper storage of the decedent.

The Sheriff performs a public health function by detecting deaths due to disease. The public, when confronted with a public health emergency must be able to trust the findings of the Coroner and take the actions necessary upon the direction of the Public Health Officer. A professional facility provides the foundation of trust by the citizens.

- The Sheriff's Office believes that the current trends in forensic procedures will lead to a requirement that autopsies will be performed in a morgue environment



where cross contamination of evidence can be controlled and infectious diseases can be contained.

- The Sheriff's expects that the use of a mortuary to perform autopsies will end in the near future due to the reluctance by reputable vendors to use mortuaries.
- As the requirement for forensic autopsies continue to increase, the capacity of available forensic facilities is already impacted. El Dorado County cases take a lower priority at outside facilities and completion of an autopsy can be delayed. Future trends indicate a greater requirement for forensic autopsies beyond current legal requirements that will exacerbate this problem.
- Integrity of evidence is jeopardized by the use of private businesses for storage of decedents.
- The current storage and autopsy spaces are located at private businesses with no guarantee of continued availability
- The morgue could be used to perform contract autopsies for neighboring counties and potentially provide a revenue stream to the County.
- SB 1189 is currently introduced in the Legislature. This bill was amended to require all autopsies be conducted as forensic autopsies. This amendment was subsequently stricken, however the Bill has not received a full vote and could be amended further. Should this bill be enacted with this requirement, costs to meet this requirement without a local morgue could increase an estimated \$300,000 per year.

## Radio Shop

- The Radio Shop is currently housed in off-site rental property creating a large inefficiency in maintaining the EDSO radio system and vehicle fleet.
- Moving the Radio Shop to the headquarters campus will create a savings of rental costs and repair/maintenance efficiency.
- Evidence is stored on the grounds of the Radio Shop and lacks proper security.
- Rental costs have significantly increased on this property due to additional space being created to store evidence.

## **Boat and Off Highway Vehicle Storage**

- The Sheriff rents off-site space for the storage of six boats and 45 Off Highway Vehicles and watercraft.
- The current rental property lacks proper storage space.
- The property lacks proper security and protection for these items
- Moving this unit to the headquarters facility will allow greater efficiency in the access to and use of these vehicles.
- The proposed structure will allow for maintenance space and the indoor storage as needed including storage for the expensive Dive Team equipment. Larger vehicles and boats will be stored outdoors in a secure area.
- Placing this storage on the Public Safety Facility site will save rental costs and reduce response times to emergencies.

## **Special Operations Storage**

Currently storage space for the Sheriff's Office is non-existent. The proposed Special Operations Storage space is designed to be a warehouse type structure that will allow for the organized secure storage for equipment used by specialty units such as SWAT, Search and Rescue, mass casualty equipment, and the Sheriff's Team of Active Retirees. The current Search and Rescue rental storage facility on Fort Jim Road is suffering structural defects requiring significant expenditures exceeding \$38,000 from the Sheriff's Office Budget to lease and repair in FY 16-17 alone.

Placing the storage facility on the Public Safety Facility site will reduce rental costs and response times to emergencies.

## Training Facility

- Currently the Sheriff's Office suffers from inadequate training facilities and has lost the use of the DST building for training.
- Additional properly equipped training space is necessary to meet the demands of this "post Ferguson" age of legally required training.
- Proper use of force training and simulator spaces is required to reduce catastrophic risk to the County.
- Appropriate classroom space is required to provide in service, and advanced training to reduce risk to the County.
- With quality spaces training could be offered to surrounding agencies and counties providing a revenue stream to the county.
- The Radio Shop, Boat and Off highway Vehicle Storage, Special Operations Storage and the Training Facility are proposed to be located in one cost effective warehouse type building.

## Range

- Currently the Sheriff's Office shares time at a range in the southern portion of the county. Limited range time is available and requires significant drive times to and from the range for Sheriff's personnel. Only the minimum range time is able to be provided.
- Ammunition is currently stored in sub-standard areas lacking smoke detectors, fire sprinklers, or adequate security. The Sheriff's office stores four tons of ammunition per year.
- With a proper storage facility the Sheriff's Office would be able to order larger bulk quantities of ammunition resulting in a cost savings.
- The current armory / repair facilities are inadequately ventilated with insufficient lighting or storage space.
- 50% of patrol time is performed at night.
- 66% of EDSO shootings occur at night or low light conditions.

- 33% of the shootings involved a patrol car as cover.
- Range training with a vehicle is not provided at the current range.
- With the current range only one night shoot per year can be conducted.
- The Sheriff's Office expects to lose the use of the current range as public demand for range time and environmental concerns increase.
- There is an increased requirement for range, active shooter training, escalation and de-escalation, movement, low light conditions and tactical training that cannot be met with the current range.
- The proposed indoor range will be of sufficient size to allow the use of a patrol vehicle inside and the use of moveable walls and windows to meet current and future training needs.
- The Sheriff's Office expects the District Attorney's Office and the Probation Department will also use the new range.

## Future Needs

The square footage requirements for this project have been factored for a 20 year expansion factor. While forecasting for twenty years is difficult due to being unable to definitively plan for changes in service delivery and technology changes, the Sheriff's Office used data from the prior twenty years for staffing changes, current and forecasted demographic statistics, proposed development changes within the County as well as a forecast of service delivery needs.

A study of suitable rental properties that would meet the needs of the Sheriff's Office was performed. No suitable properties were found.

Shown on the site plans, but not included in this project, are a car wash, crime lab, and a future parking area. The car wash will allow the Deputies time to be more effectively spent on patrol versus washing cars. The previous use of inmates will no longer be available to perform these duties due to the safety classification issues that have arisen due to the Criminal Justice Realignment Act of 2011(AB 109). The future crime lab will be necessary due to the State crime laboratories being

overwhelmed resulting in cases not being charged. The future parking area was also intended to replace the Emergency Vehicle Operations Course. The Sheriff's Office recommends short utility stubs be installed to these sites to reduce the costs of future expansion.

## Appendix A

### Square Footage of the existing Sheriff's Office Headquarters Facilities

<u>Location</u>	<u>Square footage</u>
Headquarters Building	22,314
Fiscal	2,139
OES	5,714
Dispatch	2,147
Support Services	6,020
Investigations	7,000
Communications / Boats	4,000
SAR	1,580
STARS	1,368
IT (Housed at the Placerville Jail)	852
DST (Loaned training facility)	<u>5,000</u>
Total	58,134

## Appendix B

### Public Input

(The following comments were received during a series of community meetings. The comments have been edited for duplication and clarity)

#### **How do you want to feel when you see or visit the new Public Safety Building?**

- Safe, welcome, environmentally comfortable
- Secure
- I would not want it to be extravagant
- A big enough parking lot
- Privacy for viewing [decedents]
- Building needs to be accessible to all
- Building needs to be adequate for expanding county
- Building needs to have good IT
- Current employees need to help position offices that work closely together for better time management. Currently great location. Public privacy when dealing with staff. I think we have the best Sheriff in modern El Dorado County.

#### **What improvements would you hope a new facility might provide?**

- An Emergency Operations Center that is large enough
- A community room with a good PA system and a large screen for videos
- Services = Consolidated. All properties
- A good place for kids to come and tour

#### **What economic issues might impact the design of the Public Safety Building? (e.g. operational costs, safety, drought, etc?)**

- Will it be solar?
- Sounds like our Sheriff has saved and done his homework with help of Veerkamp
- Project completion date – stop the delays
- Cost of materials
- Room to expand
- Changes in laws pertaining to environment or specifications
- Make sure room for growth and ample training space
- State of the art technology, security,
- Fantastic idea to bring all of the departments in under one roof

**What words describe your desired outcome with the Sheriff's Office such as trust, confidence, transparency, other words?**

- Keep doing it like it's been done since 2011
- Just keep doing the great job that is already done
- I feel better when EDCSO stays out of the news
- Trust, motivated because of the Sheriff's motivation
- Transparency in all processes
- Have a large covered parking area for staff possibly with solar panels on top
- Efficiency within the working parts of the department or county
- Consolidated, efficient services with modern, up to date technology. Improved public safety as a result of consolidated services
- More public parking and capacity to handle large public emergencies
- Indoor firing range/storage/gym

**How do you want to feel when you see or visit the new Public Safety Building?**

- Have local flare to the design (nothing too modern; more sierra)
- Proud of well spent money not wasted on frills
- Adequate parking
- Feel a sense of pride see an EDSO rep giving a press release in front of the building
- The building should harmonize efficiency, transparency, should be attractive as well as functional. Plus I would like the officers to have an attractive place to work
- I want the building to look like the County money was spent wisely
- We pay you experts to know what you need
- Ample parking, training room for community use
- Listen to the suggestions of the people working there

**Additional Comments**

- Look at other facilities for ideas
- The Sheriff has done fantastic job since 2011. Better informed public and his staff is well trained and extremely courteous
- This has been needed for 30 years. The size of the parcel will allow for future expansion of services and be a benefit for years to come
- Solar would be a huge plus
- The new facility should be built to meet the expected needs of both the Sheriff Department and public for both the present and the future. Include as many divisions as possible under one roof to maximize efficiency.
- I completely trust Sheriff D'Agostini in designing the proposed facility...I completely support the county spending our taxpayer dollars to fund the proposed facility