

EL DORADO COUNTY CALIFORNIA
Chief Administrative Office

August 24, 2007

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BOARD OF SUPERVISORS
EL DORADO COUNTY CALIFORNIA

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Memo To: Board of Supervisors
From: Laura S. Gill, Chief Administrative Officer *Laura S. Gill*
Subject: Status Report On Public Safety Capital Facilities
Agenda Item #38, Board of Supervisors Meeting of August 28, 2007

I recommend that the Board of Supervisors:

- Receive and file this status report concerning public safety facilities;
- Identify the use of the Forni Road site as a Jail Facility and prepare a CEQA document for the Placerville Jail Expansion;
- Direct General Services staff to develop a Request for Proposals (RFP) for a Lease Purchase Option to construct the Sheriff's Administration Building along the U. S. 50 corridor in the El Dorado Hills/Cameron Park area; and
- Direct General Services staff to prepare plans and cost estimates to remodel the current administrative facility/ old jail facility on Fair Lane for eventual use as a Sheriff Substation. In the meantime, the facility will be retrofitted for additional locker room space and equipment storage.

Background

On January 30, 2006, the Board of Supervisors declared the expansion of the Placerville Jail and the construction of the El Dorado Hills Sheriff's substation as priorities in establishing the County's Capital Improvement Program. Since that time, staff from the General Services Department has been working with representatives from the Sheriff's Office to site, design, and construct the needed improvements. On May 15, 2007 (Item #34), I provided a status report on target dates for capital projects related to Sheriff's Department facilities.

Status:

Jail Expansion

- At its April 10 meeting, the Board of Supervisors approved a contract with Nacht and Lewis to provide architectural design services for the expansion of the existing Placerville Jail facility.

- The needs assessment is complete. The consultant is currently working on programming elements of the facility that relate to the size of the expansion, together with anticipated staffing needs. Programming is anticipated to be completed by September 30, 2007.
- Design, including preparation of construction documents, is anticipated to begin by September 1, 2007 and end by August 30, 2008.
- Staff must analyze the potential environmental impacts of the jail expansion as required by the California Environmental Quality Act (CEQA). Staff recommends that the County identify the use of this site as a Jail Facility and prepare a CEQA document for the same, as there are no immediate or conceptual plans to construct other facilities at that site. The CEQA process could begin within the next 30 days with an anticipated completion date of April 30, 2008.
- County staff continues to monitor the progress of legislation or regulations concerning funds available through AB 900, which the Governor signed on May 3, 2007. This measure provides \$7.7 billion to add 53,000 prison and jail beds throughout California. The new law provides for the construction of 13,000 new local jail beds and provides \$1.2 billion through State issued lease revenue bonds. Counties are required to provide 25% in matching funds. However, there is a provision to allow for the reduction or elimination of match requirements for those counties with a population of 200,000 or less.

Sheriff Administration Center

The needs analysis for the Sheriff's Office calls for an 80,000 square foot facility to meet the department's operational needs over the next twenty years. Initially, this facility was to be sited adjacent to the Placerville Jail. Recently, staff has concentrated efforts to site the center in the Bass Lake Area, with emphasis along the Highway 50 corridor, replacing the sheriff's substation concept for this area.

The preliminary Capital Improvement Plan called for the Administration Center to be built with tobacco settlement securitization revenues and General Fund reserves for capital projects. However, securitizing tobacco settlement revenue is no longer feasible. In the meantime, a number of interested parties have contacted the County about lease purchase options, whereby a private entity would build the facility and lease it back to the County over a number of years. Upon completion of an administrative facility, the current Sheriff's administrative building would be converted into a substation to serve the Placerville area.

I recommend that the Board direct staff within General Services to perform the following activities:

- Work with the Sheriff and County Counsel in the development of a Request for Proposals (RFP) structured around the concept of a Lease Purchase Option with private enterprise providing land located along the U. S. 50 corridor in the El Dorado Hills/Cameron Park area and all building improvements to meet the Sheriff's anticipated need.

- Work with the Sheriff in the preparation of plans and cost estimates to remodel the current administrative facility/ old jail facility on Fair Lane for its eventual use as a Sheriff Substation.

Need for Leased Space

The Sheriff is in immediate need of additional space for deputy lockers and equipment storage to support new sworn officers. In order to accommodate these needs, the Sheriff desires to relocate the administrative and fiscal operations of the department from the administrative building to leased space. The estimated cost of upfitting and leasing space and retrofitting the administrative office is \$1 million, which will be addressed in the upcoming hearings on the final FY 2007-08 budget. In the meantime, I have directed staff within General Services to work with the Sheriff in an effort to locate additional leased space.

The Sheriff, General Services staff, and I are available to answer any questions you may have concerning this update.