

## PROPOSED SHERIFF'S FACILITY – PROPERTY DESCRIPTION

N.C. Brown Development, Inc., is proposing to transfer to El Dorado County Parcels 3, 4 and 5 of the Pine Hill Industrial Park for \$2,500,000. Included with the acquisition would be all plans and permits as described below. The benefit of these properties is that they are “shovel ready” and thus applicable for funding under the Federal Stimulus Package. The final map is nearing completion and recordation.

	Net Land Area	Building Square Footage
Parcel 3	67,758	23,450 (for parking)
Parcel 4	62,543	20,300
Parcel 5	<u>90,496</u>	<u>29,450</u>
	220,797	73,200

The Sheriff's Facility is estimated to be 60,000 square feet on Parcels 4 and 5. Parcel 3 will be used for parking. Included with the purchase are the following items:

### Post-Entitlement/Pre-Development Expenses

#### Post-Entitlement Engineering

Engineering Design – Roads, Onsites	\$344,211	
Planning Tasks, Trees, Wetlands, etc.	18,000	
Map Preparation	12,500	
Zone of Benefit, Subdivision Agreement, etc.	19,491	
Construction Staking – Wetlands & Clearing	<u>2,700</u>	
	\$396,902	\$396,902

#### Consultants

Building Design – GBDH (Shell & Site Work)	\$127,465	
Soils – Youngdahl	10,914	
Dry Utilities – GA Krause (95% Complete)	19,615	
Landscape Design – Land Architecture	9,672	
SWPP Design – Golden Bear	1,950	
Building Structural – Sacramento Engineering	17,900	
Wildfire Management Plan	400	
Tree Survey	4,944	
Building Steel/Roof – DG Granade Subcontractor	17,076	
Owners' Association Formation – Craig Sandberg	<u>7,253</u>	
	\$217,189	\$217,189

**Permits and Fees**

Wetland Mitigation Fee	\$49,158	
Endangered Plants, USF&WS Fee	61,800	
Permits & Fees – Other	6,616	
Subdivision Bonds	37,465	
Subdivision Bond Renewal (Account Payable)	16,814	
SWWP Permit Fees/State, Clearing & Wetlands	<u>3,919</u>	
	\$175,772	\$175,772

**Construction**

Clearing – Mountain Enterprises	\$53,863	
Wetland Fill & Erosion Control – Veerkamp	<u>6,121</u>	
	\$59,984	\$59,984

**Total Pre-Development Expenditures** **\$849,847**

In addition to the purchase price, the Seller will transfer water meters to the property at EID’s rate. (The size of the meter cannot be determined until the tenant improvement design is completed.) Seller also has cash deposits for construction inspection with both EID, \$46,000, and the County, \$25,901.

It is anticipated that the County will retain a project manager such as Vanir Construction Management. Vanir has volunteered to prepared the grant applications, pro bono, in exchange for the management contract. If the county desires, N.C. Brown Development, Inc., will manage the road construction and site preparation.

In summary, as a “shovel ready” project the project includes:

- 1) Onsite Improvements and Buildings Design – Streets,
- 2) permits (wetlands filled), Mitigation fee paid and preserve space created, U.S. Fish and Wildlife Service, Biological Opinion Letter, endangered plants transplanted and fee paid. CEQA was completed for the industrial park. (Will need to ask County Counsel if that is adequate for Sheriff’s Facility as well.) Permits – Wetland
- 3) Map ready for recordation, Owners’ Association and Maintenance District set up for drainage and road maintenance. Mapping – Final