

# EDC Mental Health Lease Alternatives

LATE DISTRIBUTION

DATE 5-7-13

Golden Plaza – 670 Placerville Drive, Placerville

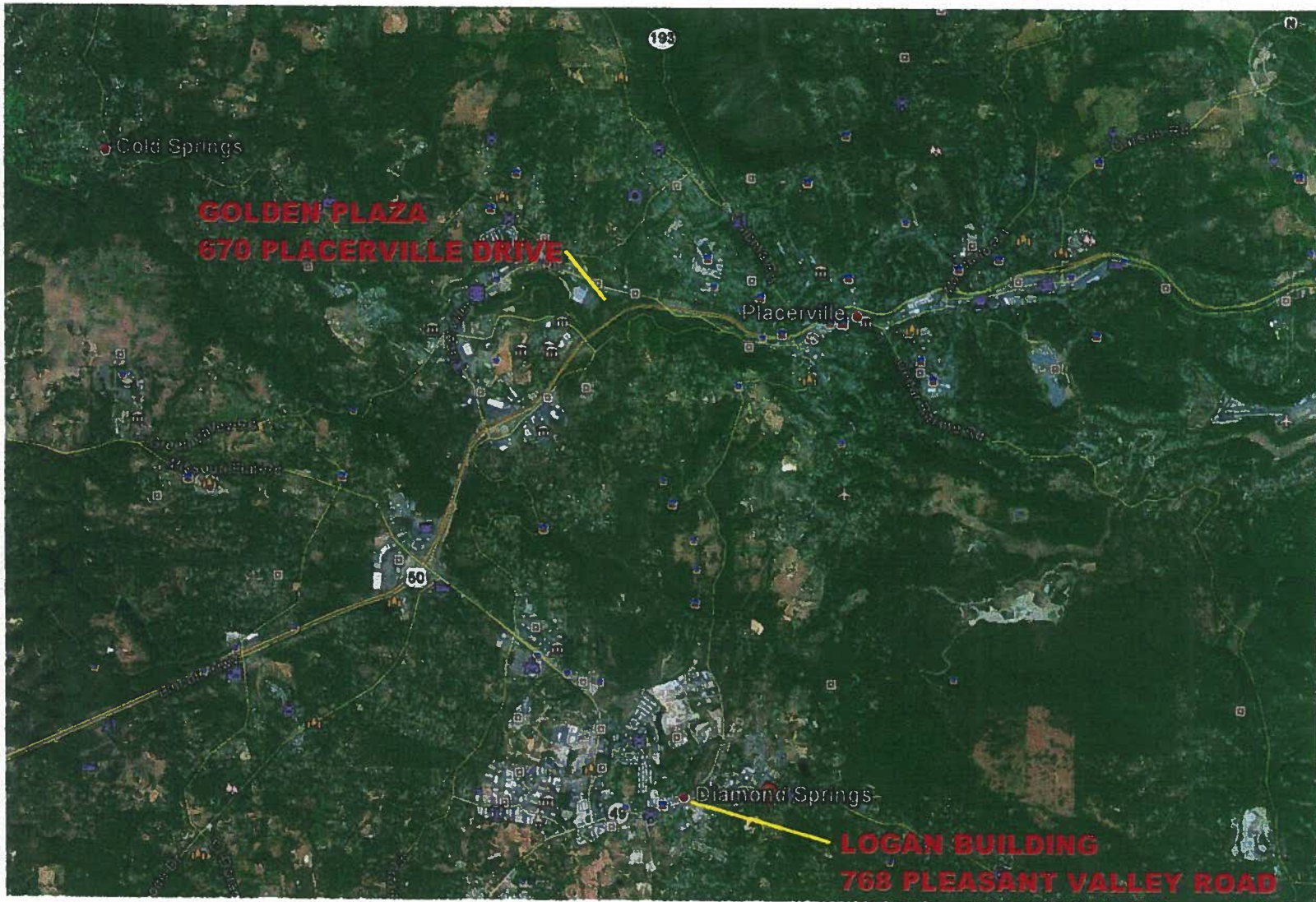
VS.

Logan Building – 768 Pleasant Valley Road,  
Diamond Springs

Prepared by: Golden Plaza I, LLC

2013 MAY -7 AM 8:27  
BOARD OF SUPERVISORS  
EL DORADO COUNTY

# Location Map of Two Alternatives





# Logan Building

768 Pleasant Valley Road, Diamond Springs



# **Logan Building**

768 Pleasant Valley Road, Diamond Springs

- Cost:** Rent is more expensive **\$1.35 - \$1.80 psf**
- Location:** Out of the way, inferior location, hard for clients to access, dangerous Highway 49, no sidewalk/bike lane
- Parking:** Lacks adequate parking, needs 40+ more spaces
- Public Safety:** Road situation dangerous. No sidewalks, No street lighting along Pleasant Valley. High Traffic Speed.

## **SUICIDE LANE LOCATED ON BLIND CURVE**

Employees & Patients could be hit and killed crossing busy, high speed Pleasant Valley Rd traffic.

# Logan Building

768 Pleasant Valley Road, Diamond Springs

- ADA:** Logan Building needs Elevator to be ADA compliant
- Offices:** Logan Building offers approx. 16 less office spaces
- Services:** Far away from Sheriff, Hospital, Mental Health Puff and other essential services
- Expansion:** No Capability for Expansion, Site is maxed out
- Bus Stop:** Proposed Bus Stop is Dangerous, would back traffic out onto busy Pleasant Valley Rd on a blind corner with a **SUICIDE LANE**
- History:** Logan Building has a Troubled Past (Grand Jury 3x)

# Logan Building Traffic Analysis

768 Pleasant Valley Road

- Creating a Very Dangerous & Deadly Situation
- Not Enough parking – cars park on road
- Proposed Bus Stop would back traffic onto High Speed Pleasant Valley Rd. with a **SUICIDE LANE** located on a **BLIND CURVE**
- Employees/Patients Crossing **SUICIDE LANE** due to lack of parking–**DEADLY COMBINATION**
- High Traffic Levels with High Rate of Speed
- Traffic Level of Service “F” – Worst!



# Logan Building Vicinity Map

768 Pleasant Valley Rd





# Logan Building Site Map

## 768 Pleasant Valley Road





# Golden Plaza Vicinity Map

## Central to Highway 49, 50 and 193





# Golden Plaza Building

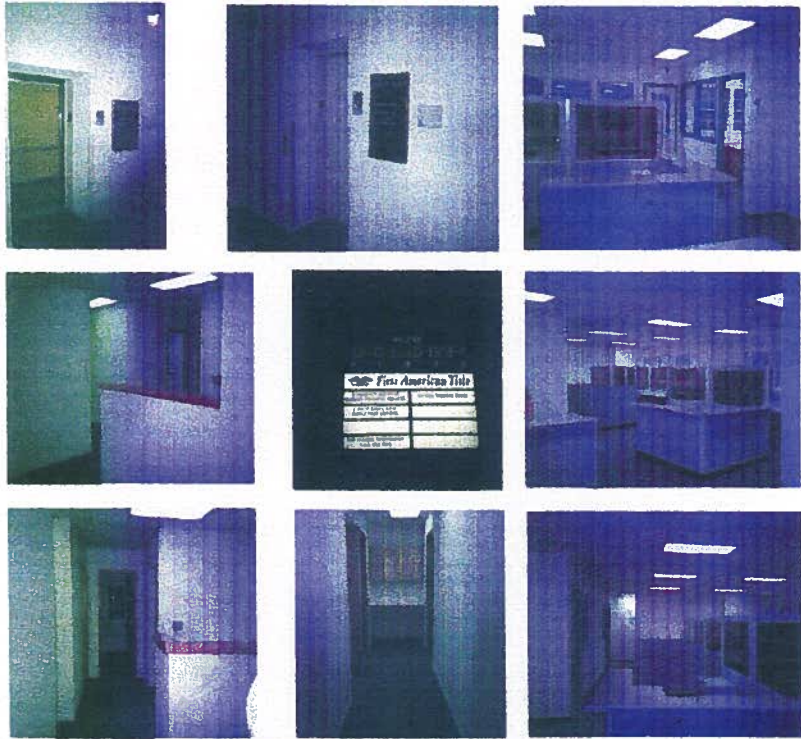
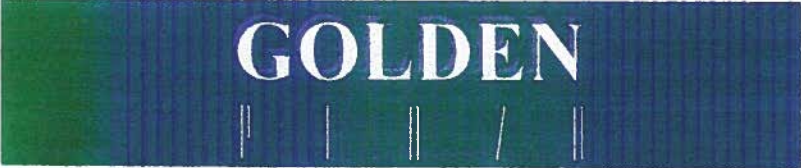
670 Placerville Drive





# Golden Plaza Building

670 Placerville Drive



Tenant Improvements to Suit  
3 Stories with Elevator  
American Disabilities Act (ADA) Accessible

Professional Occupancy  
Expansive Lobbies and Waiting Areas  
High Street Exposure

# Golden Plaza Building

670 Placerville Drive, Placerville

- Cost:** Lease is less expensive, **\$1.34 - \$1.67 psf**
- Location:** Central Placerville, close to all needed amenities
- Parking:** Plenty of parking that exceeds needs, 118 spaces.  
All parking exists. Engineered, permitted & approved
- Public Safety:** Safe City street with pedestrian sidewalk, bike lanes, street lights, existing approved bus stop, safe ingress and egress with low rate of traffic speed



# **Golden Plaza Building**

670 Placerville Drive, Placerville

- ADA:** Building ADA compliant with elevator.  
Never had any ADA access complaints.
- Offices:** 16 more office spaces, 60 Total Offices
- Services:** Close to Emergency Responders, Placerville PD,  
Sheriff, Hospital, Puff Unit other services
- Expansion:** Capability for Expansion, 14,000 SF future  
building additional space available next door

# Golden Plaza Site Aerial

670 Placerville Drive

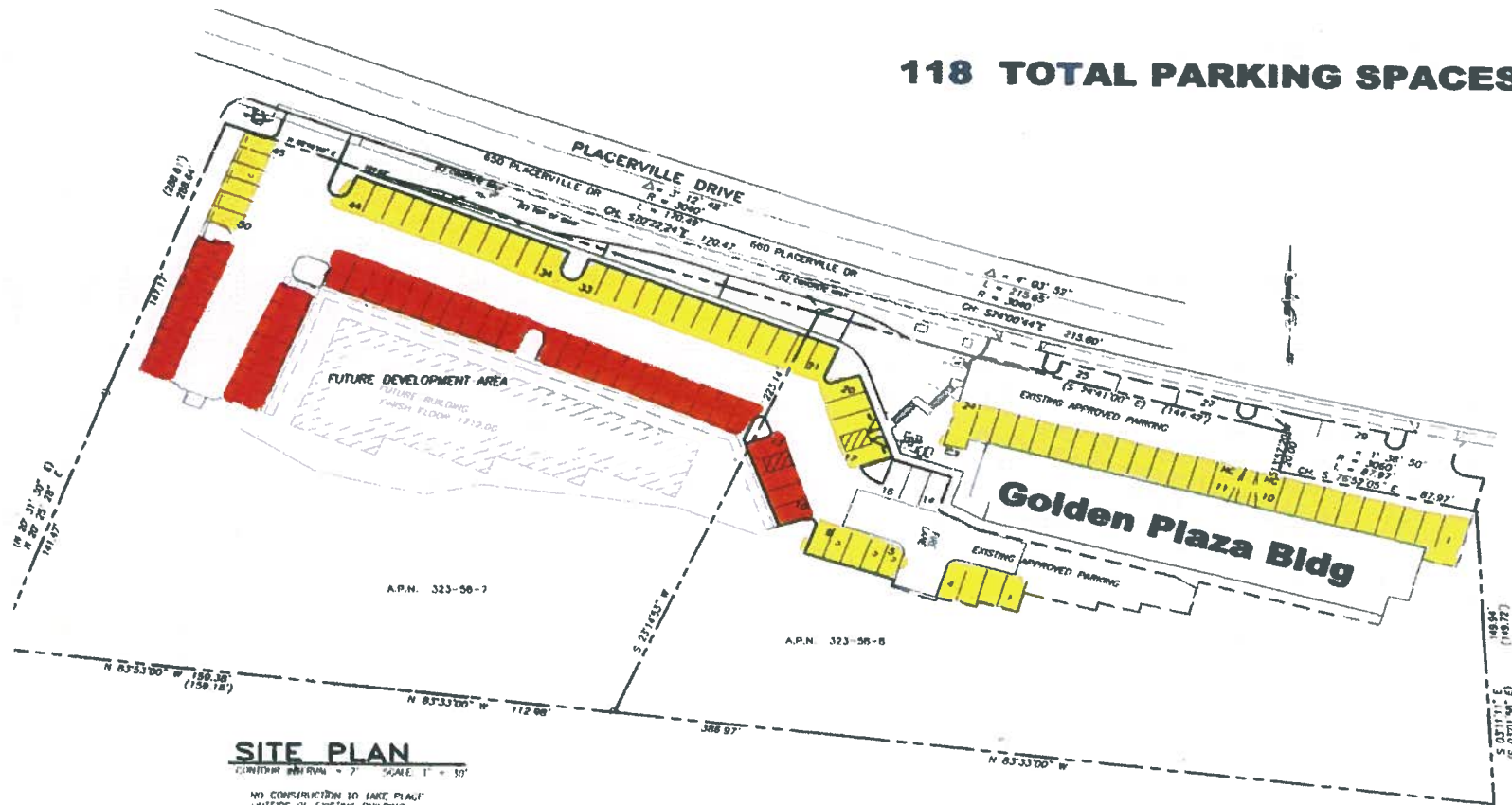




# Golden Plaza Site Plan

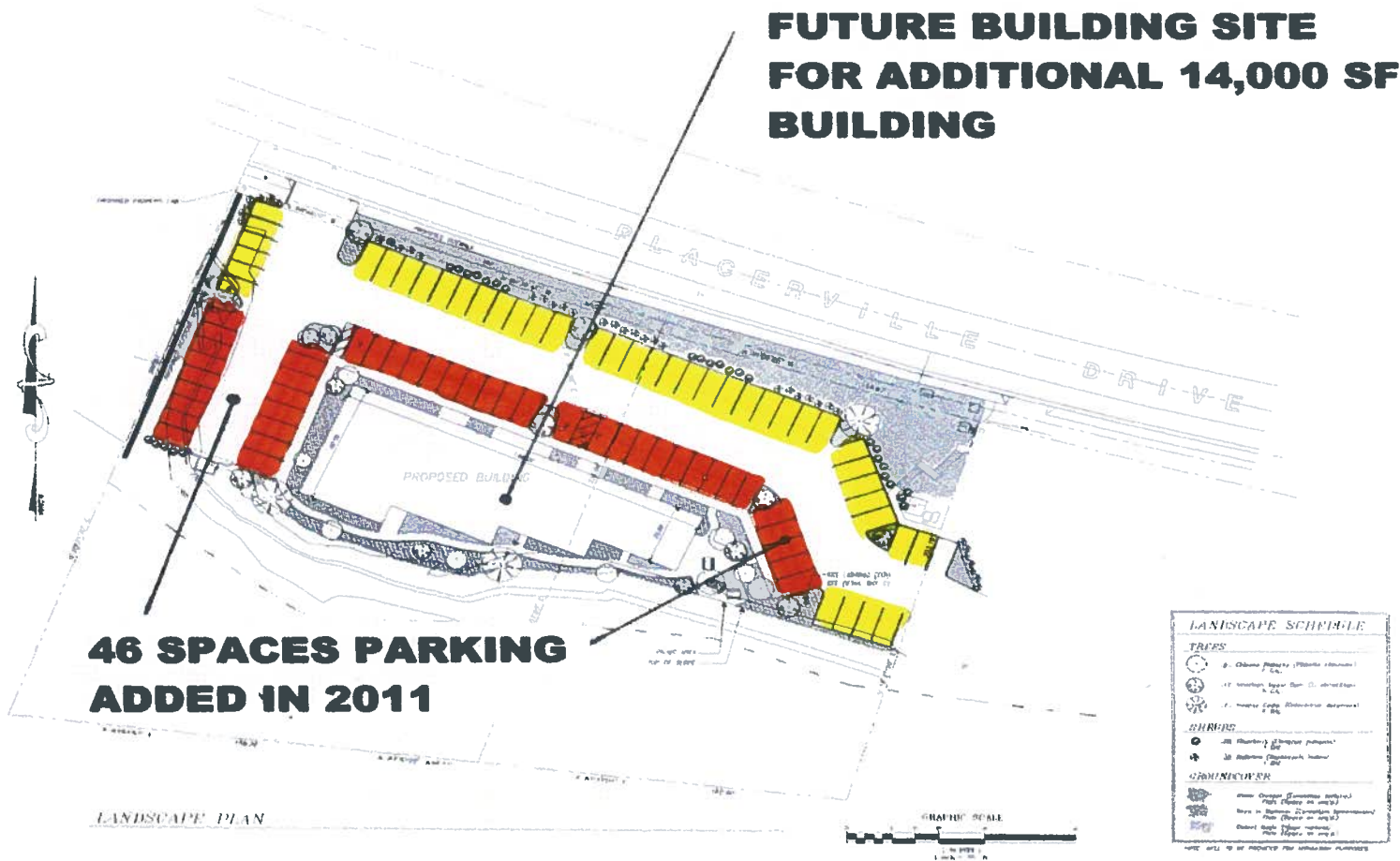
## 670 Placerville Drive

**118 TOTAL PARKING SPACES**



**SITE PLAN**  
 CONTOUR INTERVAL = 2' SCALE 1" = 50'  
 NO CONSTRUCTION TO TAKE PLACE  
 OUTSIDE OF EXISTING BUILDING

# Golden Plaza Additional Parking 670 Placerville Drive



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**LANDSCAPE PLAN**

**GOLDEN PLAZA PHASE II**  
**PLACERVILLE DRIVE**  
**PLACERVILLE, CA 95667**

**DATE:**  
JANUARY 1999

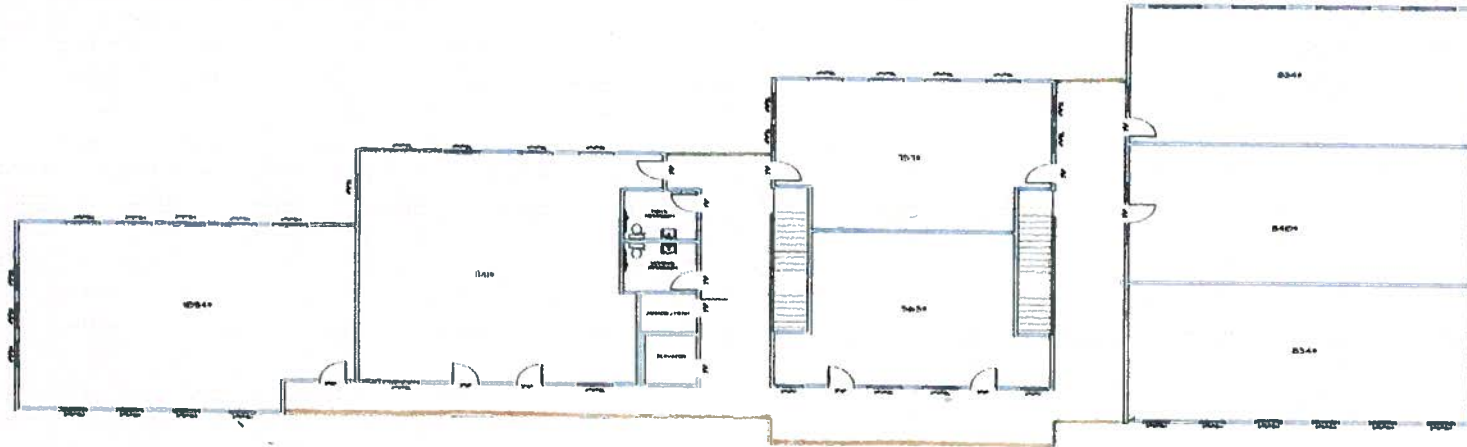
**DRAWN BY:**  
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**NO. 1**

# Future Space at Golden Plaza

## 650 Placerville Drive





# Costs Spent at Golden Plaza over 5 Years

## COSTS PAID FOR BY LESSOR (Golden Plaza)

• -Space Planning	\$ 4,700.00
• -Tenant Improvement Plans & Engineering	\$ 8,000.00
• -Plan Check Fees – Tenant Improvements	\$ 2,150.00
• -Plan Check Fees – Parking Lot Expansion	\$ 2,472.00
• -Construction Project Management	\$ 19,479.00
• -ADA Improvements - Whitman Concrete	\$ 16,082.28
• -Preliminary construction work – Kime Construction	\$ 16,702.44
• -Patio - East End – Ken Strauch, Western Sierra	\$ 4,223.33
• -Parking Lot Improvement Plans	\$ 10,080.86
• -Paving & Associated grading work –Joe Vicini	\$ 207,586.00
• -Geotechnical Report – Youngdahl Associates	\$ 1,455.00
• -Landscaping Plans - Gary Hyden	\$ 2,480.00
• -Landscaping - Interior Parking Lot	\$ 13,867.00
• -Landscaping – Corridor – Mark Barnes	\$ 16,527.50

**Sub-Total \$ 325,805.41**

## COSTS PAID FOR BY EL DORADO COUNTY (EDCMH)

• -Construction Tenant Improvements	\$ 70,844.13
• -High Speed Data Communications (Opt-E-WAN)	\$ 38,000.00
• -Data Communications wiring	\$ 50,000.00
• -Sonitrol Door Control hardware & alarm	\$ 77,000.00
• -Moving Costs	\$ ??
• -Misc Expenses	\$ 98,000.00

**Sub-Total \$333,844.13**

**Total \$659,649.54**

# MH Transportation Study

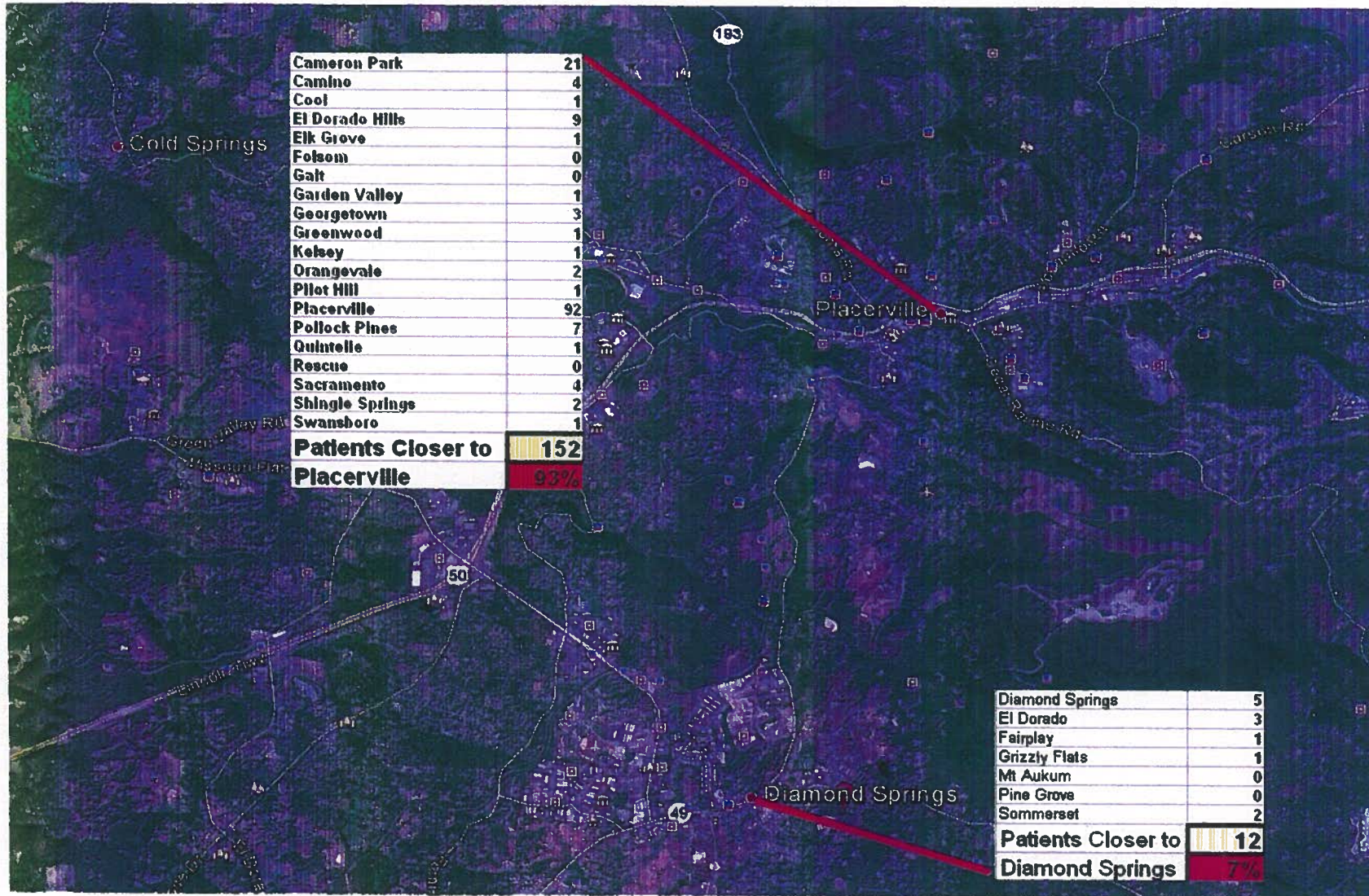
## Majority of Patients come from Placerville, Hwy 49 & 50

During the week of July 3, 2012 through July 9, 2012, a Transportation Survey was conducted with all Adult Clients who received services at 670 Placerville Drive. The purpose of the Transportation Survey was to ascertain the different modes of transportation that was being utilized by the clients based on location. A total of 164 clients participated in this survey and the results are as follows:

Location	Bus	Bicycle	County Driver	Dropped Off	Drove Self	Walked	Total
Cameron Park	6	0	1	7	7	0	21
Camino	2	0	0	0	2	0	4
Cool	0	0	0	0	1	0	1
Diamond Springs	0	0	4	1	0	0	5
El Dorado	1	0	0	1	1	0	3
El Dorado Hills	0	0	0	7	2	0	9
Eik Grove	0	0	0	0	1	0	1
Fairplay	0	0	0	1	0	0	1
Folsom	0	0	0	0	0	0	0
Galt	0	0	0	0	0	0	0
Garden Valley	0	0	0	0	1	0	1
Georgetown	0	0	0	0	3	0	3
Greenwood	0	0	0	1	0	0	1
Grizzly Flats	0	0	0	0	1	0	1
Kelsey	0	0	0	1	0	0	1
Mt Aukum	0	0	0	0	0	0	0
Orangevale	0	0	2	0	0	0	2
Pilot Hill	0	0	0	1	0	0	1
Pine Grove	0	0	0	0	0	0	0
Placerville	13	0	22	16	36	5	92
Pollock Pines	5	0	0	2	0	0	7
Quintelle	0	0	0	0	1	0	1
Rescue	0	0	0	0	0	0	0
Sacramento	0	0	4	0	0	0	4
Shingle Springs	0	0	1	0	1	0	2
Summerset	0	0	0	2	0	0	2
Swansboro	0	0	0	1	0	0	1
<b>Total</b>	<b>27</b>	<b>0</b>	<b>34</b>	<b>41</b>	<b>57</b>	<b>5</b>	<b>164</b>
<b>Percentage</b>	<b>16%</b>	<b>0%</b>	<b>21%</b>	<b>25%</b>	<b>35%</b>	<b>3%</b>	<b>100%</b>



# 93% Patients Closer to Placerville



# Rental Rate Comparison

## Golden Plaza Rate

670 PLACERVILLE DRIVE

Year 1	\$1.34 psf	<- Lower Start Rent
Year 2	\$1.37 psf	
Year 3	\$1.41 psf	
Year 4	\$1.44 psf	
Year 5	\$1.48 psf	
Year 6	\$1.52 psf	
Year 7	\$1.55 psf	
Year 8	\$1.59 psf	
Year 9	\$1.63 psf	
Year 10	\$1.67 psf	<-End Rent Lower

Total Rent for Lease      \$2,522,285  
Rent + \$0.31 County      \$3,043,122

Golden Plaza has Cheaper Rent and a Better Location.

## Logan Building Rate

768 PLEASANT VALLEY

Year 1	\$1.35 psf	<-Higher Start Rent
Year 2	\$1.40 psf	
Year 3	\$1.45 psf	
Year 4	\$1.50 psf	
Year 5	\$1.55 psf	
Year 6	\$1.60 psf	
Year 7	\$1.65 psf	
Year 8	\$1.70 psf	
Year 9	\$1.75 psf	
Year 10	\$1.80 psf	<-Higher End Rent

Total Rent for Lease      \$2,602,524  
Rent + \$0.31 County      \$3,276,907  
Rent & Additional Costs   \$4,021,907

Logan Building has More Expensive Rent, Inferior Location, Lack of Parking And Dangerous Ingress/Egress.



# Logan Building Additional Cost

768 Pleasant Valley Road, Diamond Springs

- **ADDITIONAL COST FOR LOGAN BUILDING NOT FACTORED**
  - \$ 185,000 est. to install ADA Compliant Elevator (could be more)
  - \$ 100,000 est. to install additional ADA compliance not mentioned in report
  - \$ 420,000 est. to Acquire & Develop (42) needed parking spaces at \$10,000 ea
  - \$ 40,000 est. for AT&T Opt-E-MAN Network installation
  - \$ 745,000 estimated additional costs not factored in County's analysis**

## **ADDITIONAL COSTS FOR LOGAN BUILDING FACTORED**

- \$ 200,000 for Cubicles and Move in
- \$ 55,080 For Network wiring and T.I. allowance
- \$ 255,080 estimated additional costs factored in County's analysis**

## **\$1,000,080 Non-Reported Potential Additional Costs at Logan Building**

- When adding the above costs to the quoted rental rate, the real cost of the Logan Building is estimated to be **\$4,021,907** over the 130 month period in light of additional costs, not the 3,276,907 as reported by the County in its analysis.
- Nor have additional County Van Pool Transportation costs been factored, nor have additional Sheriff Department weekly responses been factored.
- The real cost of the Golden Plaza Building is estimated to be much less at **\$3,043,122** over the 125 month period with no additional costs to the County.

# Parking Comparison

Spaces Available during day

## Golden Plaza Building

**118 Parking Spaces Total**

Less: 3 Handicapped

Less: 10 Spaces Other Tenants

Less: 11 County Cars & Vans

**94 Parking Spaces open  
for MH Staff & Patients**

**All Parking Exists - Engineered,  
Permitted and Approved with  
Existing Bus Stop!**

## Logan Building

**72 Parking Spaces Total**

Less: 3 Handicapped

Less: 20 Spaces Other Tenants

Less: 2 Spaces Future Deck

Less: 11 County Cars & Vans

**Only 36 Parking Spaces open  
for MH Staff & Patients**

**Not 90 Parking Spaces in Lease  
Bus Stop Plan Not Approved  
No Engineered or Approved Plan!**

# Office Space Comparison

## **Golden Plaza Building**

670 Placerville Drive

38 Individual Office

22 Cubicles

60 Total Offices

## **Logan Building**

768 Pleasant Valley

21 Individual Offices

23 Very Small Cubicles

44 Total Offices

**16 Offices Lost by  
Moving to Diamond**



# Golden Plaza Summary

- Existing Golden Plaza Location best Central Location
- Golden Plaza has a Lowest Lease Cost and **saves County \$1,000,080**
- Golden Plaza has plenty of Parking. 16 More Offices
- Golden Plaza has Elevator for ADA.
- Golden Plaza has Safe City Streets with Sidewalks, Street Lights, Bicycle Lanes
- Golden Plaza is Closer to Emergency Responders adding to safety for Staff, Patients and the Public with very quick Response Times
- Golden Plaza is Closer to other County Offices & PUFF

# Logan Building Problems

Grand Jury Reports from 1999/2000, 2000/2001, 2001/2002

## 3 Separate Grand Jury Report Findings

- Building is not convenient to EDC Government Center
- Building needs Major Renovations to be useable
- Building needs Elevator to be ADA compliant
- Building does not meet ADA Standards
- Building lacks necessary parking – **VIOLATES CEQA**
- Former County plans were unable to be implemented 2 times
- The County Board of Supervisors should consider other buildings

# Logan Building Problems

768 Pleasant Valley Road

- **More Expensive Rent, potentially \$1,080,000 more cost**
- **Remote Location. Not Central to Community**
- **No Expansion Capability – Locked in for 10 years should space needs change. Poor Building Design**
- **Not Enough Parking, lacks 40+ Parking Spaces**
- **Dangerous, Potentially Deadly Road Conditions**
- **Far Away from Emergency Responders & Hospital**
- **Public Safety Problems**
- **Excessive Travel Cost to County going back and forth and for “Busing” Clients to Diamond Springs**