



SHERIFF

Fragmented Functions



Current HQ Assessment

Vanir Construction Management, Inc.

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

Tours



And
More.....

Space Needs Methodology

Previous Studies

Employee Survey

Work Space Diagrams



Unit Interviews

Standardized Work Spaces

Site Selection Matrix

Property	Site Size	Expansion Potential	DTA - Patrol	DTA - NonPatrol	Traffic Impact	Public Access	Utilities & Infrastructure	Acoustical	Comm.	Environmental	Develop'nt Risk	Purchase Cost	Develop'nt Cost	Long Term Cost	Gross Score	Weighted Score
Weighting Factor	3	2	1	1	1	3	2	1	1	1	2	2	1	3	0	0

Notes:
 Selection criteria ranking: 1 - 5
 Weighting factor: 1 - 3

Site Criteria

Level 3

Site Size

Public Access

Purchase Cost

Development Cost

Level 2

Expansion Potential

Traffic Impact

Environmental

Long Term Cost

Development Risk

Level 1

Drive time-Patrol/Non Patrol

Utilities & Infrastructure

Communications

50 Year Project Option Estimates

Options	Cost	Rents	Efficiency	Savings	Total Cost	Comments
Do Nothing	\$3,091,586	\$28,882,348	\$0	\$0	Unknown high cost to County	Building is not habitable. Sheriff's Office unable to function.
Rent	\$0	\$72,940,805	\$0	\$0	\$72,940,805	Rental space limited. Further poor public access
Rent for All functions	N/A	N/A	N/A	N/A	N/A	Rental space not available in required area.
Replace	\$14,065,133	\$28,882,348	\$0	\$1,910,205	\$41,037,276	Does not include financing.
Build	\$52,009,240	\$0	\$4,330,383	\$50,511,444	-\$2,832,587	Does not include financing.

Savings

Rents

- 50 years: \$28,882,348

Current site value: \$1,522,500

Efficiency

- 50 years: \$4,330,383

Consequences

- At this time the cost of building materials, land, labor, and financing are relatively low. However the Sheriff's Office and Facilities staff are concerned that this state of cost will not remain stable as the economy improves.

Conclusion

- The Sheriff's Office suffers from separated functions housed in facilities that have reached life expectancy.
- The Sheriff's Office and Facilities staff have engaged in detailed studies to develop options for a replacement facility.
- Building a new facility to combine all of the Headquarters functions provides the best return to the County.

Questions?



Traditional Values into the Future