

- SHERIFF

### **Fragmented Functions**







13-1479 B 2 of 12

### **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



## Space Needs Methodology

**Previous Studies** 

**Employee Survey** 

Work Space Diagrams





Unit Interviews

Standardized Work Spaces

13-1479 B 5 of 12

### Site Selection Matrix

#### CHRISTENSON Consulting

El Dorado County Sheriff's Headquarters Site Selection

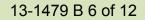
	Site Size	Expansion	DTA - Patrol	DTA -	Traffio	Public	Utilities &	Acoustical	Comm.	Environmental	Develop'nt	Purchase	Develop'nt	Long Term	Gross Soore	Weighted	6
Property		Potential		NonPatrol	Impaot	Access	Infractructure				Rick	Cost	Cost	Cost		Soore	
Weighting Factor	3	2	1	1	1	3	2	1	1	1	2	2	1	3			
																	-

Notes:

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

Print Date: 6/19/2013

C1Documents and Settings/Paratonn/My Documents/CONSULTING/EI Dorado/matrix.sts



### Site Criteria

#### Level 3

#### Site Size

Public Access

**Purchase Cost** 

Level 2

#### Level 1

**Expansion Potential** 

**Traffic Impact** 

Environmental

Drive time-Patrol/Non Patrol

**Utilities & Infrastructure** 

Communications

**Development Cost** 

Long Term Cost

**Development Risk** 

13-1479 B 7 of 12

#### 50 Year Project Option Estimates

Options	Cost	Rents	Efficiency	Savings	Total Cost	Comments	
Do Nothing	\$3,091,586	\$28,882,348	\$0	\$0	Unknown	Building is not habitable.	
	<i>\$3,031,300</i>	\$20,002,310	ŶŨ	Ψ.	high cost to	Sheriff's Office unable to	
					County	function.	
Rent	\$0	\$72,940,805	\$0	\$0	\$72,940,805	Rental space limited.	
	φ <b>υ</b>	<i>ç, 2,3</i> (0,000	Ψ <b>U</b>	ψ <b>υ</b>	<i>ç, _</i> ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	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	
	<i>\</i> 1,00031200	φ <b>20</b> ,002,010	ΨŪ	φ1)310) <b>2</b> 03	φ + <u>1</u> )007 <u>)</u> 270	financing.	
Build	\$52,009,240	\$0	\$4,330,383	\$50,511,444	-\$2,832,587	Does not include	
2010	\$02,003,210	<i>~~</i>	÷ 1,000,000	<i>\$33,311,111</i>		financing.	

### Savings

### Rents

• 50 years: \$28,882,348

### Current site value: \$1,522,500

### Efficiency • 50 years: \$4,330,383

13-1479 B 9 of 12

### 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

13-1479 B 12 of 12