

- SHERIFF

Fragmented Functions







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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

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Site Selection Matrix

CHRISTENSON Consulting

El Dorado County Sheriff's Headquarters Site Selection

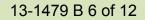
	Site Size	Expansion	DTA - Patrol	DTA -	Traffio	Public	Utilities &	Acoustical	Comm.	Environmental	Develop'nt	Purchase	Develop'nt	Long Term	Gross Soore	Weighted	6
Property		Potential		NonPatrol	Impaot	Access	Infractructure				Rick	Cost	Cost	Cost		Soore	
Weighting Factor	3	2	1	1	1	3	2	1	1	1	2	2	1	3			
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

Notes:

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

Print Date: 6/19/2013

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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

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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 υ	<i>ç, 2,3</i> (0,000	Ψ U	ψ υ	<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 20 ,002,010	ΨŪ	φ1)310) 2 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

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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

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