



COUNTY OF EL DORADO

PUBLIC SAFETY FACILITY PROJECT

July 11th, 2016



TODAY'S DISCUSSION

First and foremost, the County needs a new facility to meet the needs of the Sheriff's Office.

Second, addressing this need is consistent with two of our Strategic Plan Goals – Public Safety & Infrastructure.

Board actions for consideration:

- Approve one of the listed construction options
- Direct staff to move forward with interim and permanent financing
- Direct staff to complete the USDA final application (to return to the BOS with the final application on July 26th)
- Direct staff to use Design Build construction delivery method

TODAY'S DISCUSSION CONTINUED

If the Board chooses one of the construction options, depending on the scope the loan will likely be in the \$48 - \$61 million range, with annual loan payments totaling \$2.0 - \$2.6 million for up to 40 years.

Regardless of which construction option is chosen, there will be a significant impact on the budget, requiring difficult service level decisions beginning this year.

If the Board approves new construction, the CAO's recommendation is that as much year end fund balance as possible be saved over the next 3 - 4 years to reduce the overall loan amount.



COUNTY OF EL DORADO

PUBLIC SAFETY FACILITY PROJECT



HOW WE GOT HERE...

- Sheriff space Needs Assessment
- County Facilities Conditions Assessment
- BOS direction regarding replacement of current facility
- Site identification and acquisition
- Environmental Impact Report
- Design Criteria
- USDA Pre-Application

TODAY'S PRESENTERS

- Charlie Downs – Architectural Nexus
- Sheriff John D'Agostini
- Bob Christenson – Christenson Consulting
- Cathy Dominico – Capital Public Finance
Group



COUNTY OF EL DORADO PUBLIC SAFETY FACILITY PROJECT



PROJECT TEAM



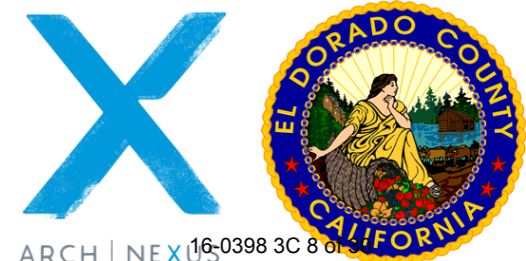
Charles D. Downs, AIA
Principal-In-Charge



Peter Moyes, AIA
Project Specialist



Jeff Davis, AIA
Design Architect



You Are Here

Next Phases

PHASE	STATUS	DESCRIPTION
1	✓	Project Initiation
2	✓	Assessment Validation and Program Compliance
3	✓	Conceptual / Schematic Design
4		Bridging Documents
5		Prequalification and Selection
6		CD Review – Design Intent Review
7		Construction Phase Support
8		Commissioning Closeout



PHASE 1

Project Initiation

- Existing Facility Tours – El Dorado County & Neighboring Counties
- Meetings with Department Heads
- Community Outreach with Each District



PHASE 2

Assessment Validation and Program Compliance

- Sheriff's Operational Assessment and Facility Study (August 30, 2013: Approx. 106,000 SF)
- Extensive User Meetings
- Complete Inventory: Approx. 117,000 SF
- Design Directive: Implement Strategies to Reduce Scope / Cost



Background

Report Sections

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El Dorado County Sheriff's Office
Operational Assessment and Facility Study
FINAL REPORT

2.1 PLACERVILLE PATROL				
Classification	Number of Items	Net Sq Ft. per Item	Net Sq. Ft. (NSF)	Remarks/Notes
Staff Offices & Work Stations				
Sheriff's Lt's	3	120	360	
Admin Sergeant	1	108	108	
Admin CSO	1	108	108	Admin CSO own office for confidentiality
Sheriff's Sergeant	11	108	1,188	Not including Admin Sgt
Deputy Sheriff's	12	0	0	workspace in Dept. Spaces
Field Training Officer	1	120	120	
Comm Svcs Officer	2	48	96	
SEO Supt. Sgt Detail	1	120	120	
Reserve Office	1	120	120	
Chaplain's Office	1	120	120	
Honor Guard Office and Storage	1	120	120	
Explorers Office and Storage	1	200	200	
Subtotal: Personnel	67		2,868	
Calculation Allowance at:	45%		1,197	
2.1.1 Total Sq Ft Staff Spaces:			3,857	To Parking, Lockers, & Property
Department Spaces				
2.1.2 Conference Room	1	400	400	
Conference Room + Storage	1	300	in space	
Patrol Interview Room - Soft	1	100	in space	
2.1.3 Report Writing Area	1	668	668	
Computer / Writing Station	14	280	in space	
Support Module	1	40	in space	
Photocopier, Medium, with Base	1	42	in space	
Storage Cabinet, 2 Door	1	14	in space	
Storage Shelving, Closed Back / Ends	1	45	in space	
Coat Rack	1	12	in space	
Workroom	1	168	in space	
File Cabinet, Lateral 4 Drawer	1	56	in space	
Storage Cabinet, 2 Door	1	56	in space	
Open Systems Workstation	1	96	in space	
Mail Sorting Station	1	98	in space	
Coffee Station	1	41	in space	
			0	
2.1.4 Briefing Room	1	1,000	1,000	
Briefing Table / Podium			in space	seats 73 patrol (not all at the same time, 4 shifts)
Storage Shelving, Closed Back / Ends			in space	
TV/VCR/DVD			in space	
			0	
2.1.5 Office Equipment Room & Storage	1	200	200	
	1	200	in space	
2.1.6 Equipment Storage	1	200	200	
	1	200	in space	
2.1.7 Restrooms	1	400	400	
	2	400	in space	
Subtotal: Department Spaces			1,800	

VANIR



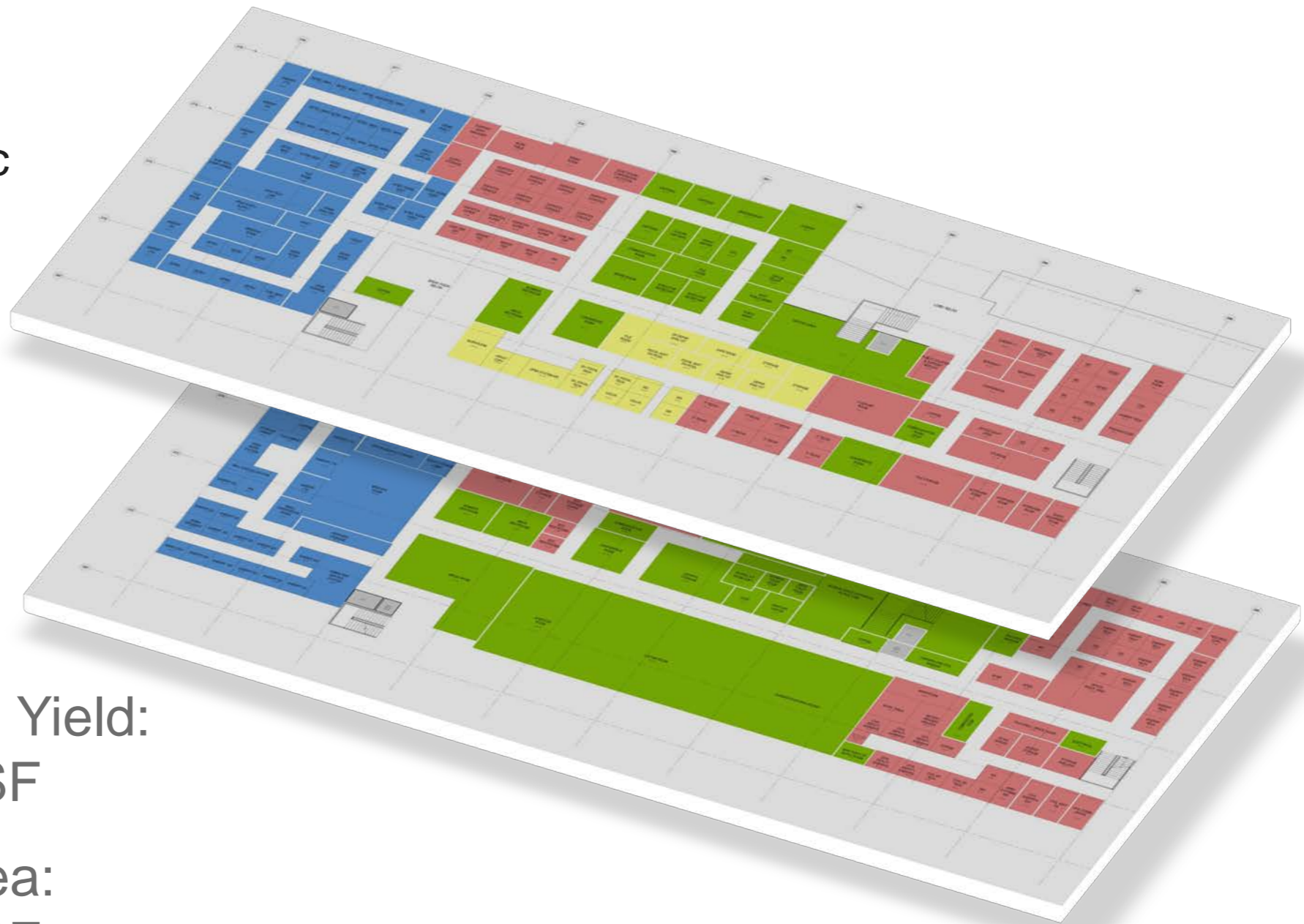
El Dorado County Sheriff's Office
Operational Assessment and Facility Study
FINAL REPORT

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PHASE 3

Conceptual / Schematic Design

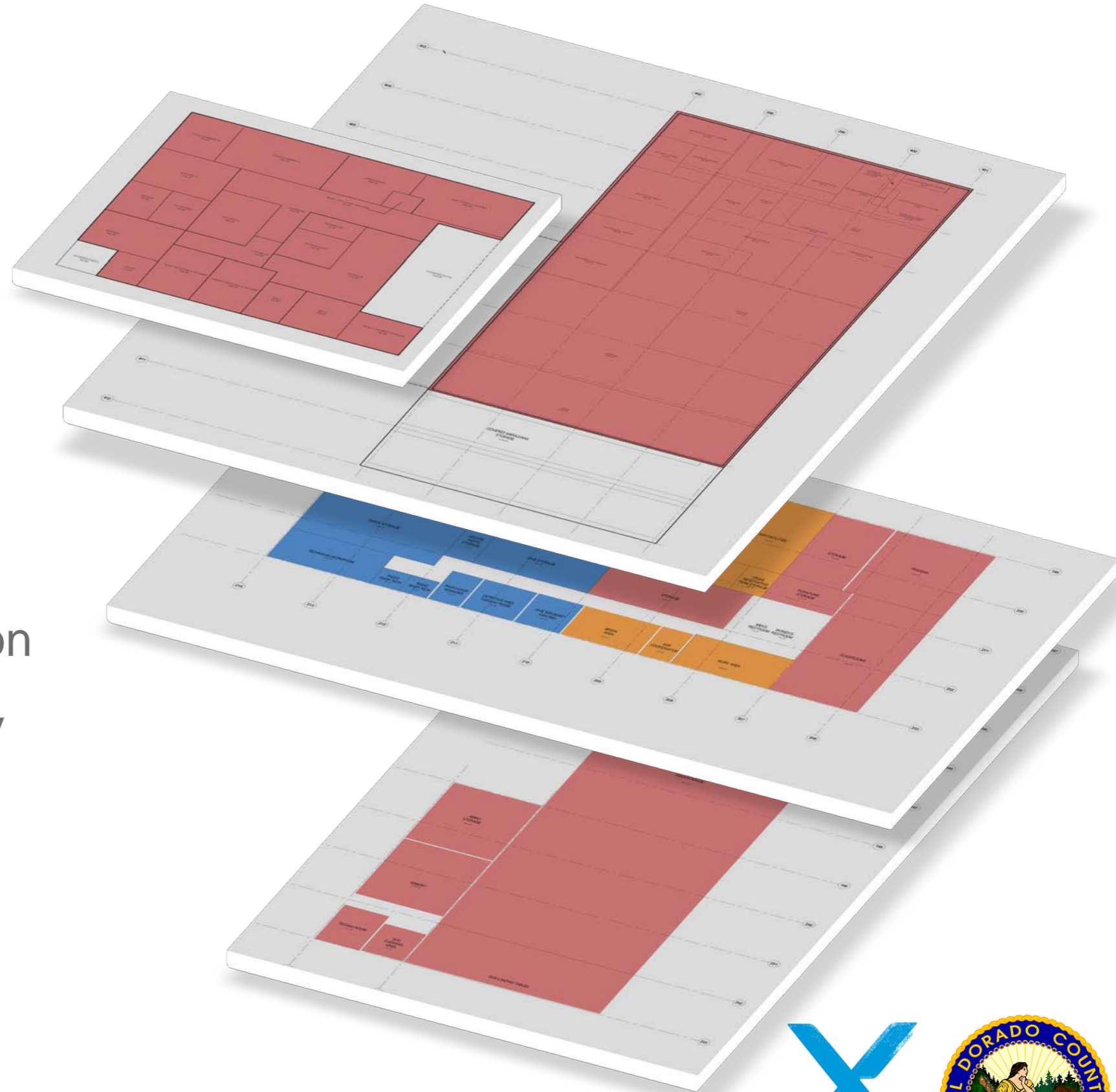
- Continued User Meetings
- Development of Conceptual Floor Plans
- Scope Reduction Yield:
Approx. 18,000 SF
- Revised Total Area:
Approx. 99,000 SF



PHASE 3

Conceptual / Schematic Design

- Implement Cost Containment Strategies
- Eliminate Duplication
- Maximize Efficiency
- Separate Essential Services
- Utilize Less Restrictive Building Types



PHASE 3

Conceptual / Schematic Design Site Overview

Gross Site Area:
30.73 Acres
(12) Acres – Sheriff
(7) Acres – Solar Farm

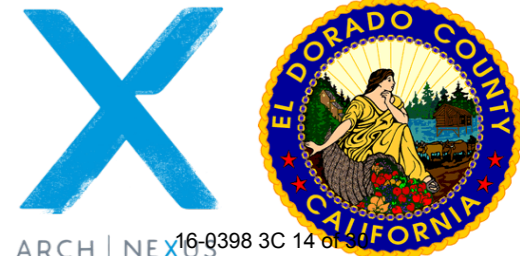


INTERPRETED PARKING NEEDS:

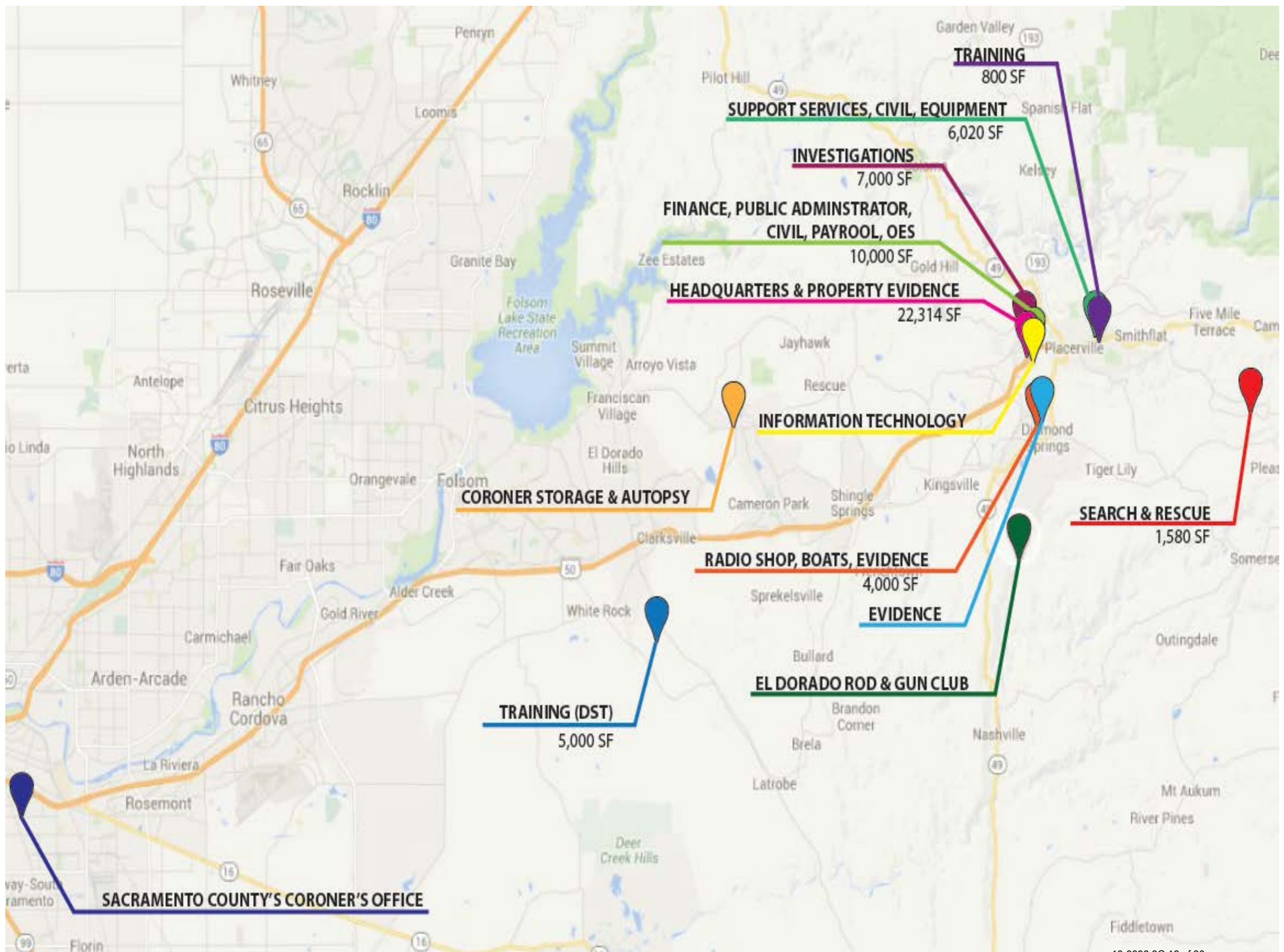
- PUBLIC:
67 SPACES (9' x 18')
- PATROL:
110 SPACES (12.5' x 18')
- STAFF/VISITING GOV'T VEHICLES:
279 SPACES (9' x 18')
- TOTAL: 456

PARKING, AS SHOWN:

- PUBLIC:
137 SPACES (9' x 18')
5 ADA SPACES
- PATROL:
126 SPACES (12.5' x 18')
- STAFF/VISITING GOV'T VEHICLES:
273 SPACES (9' x 18')
8 ADA SPACES
- TOTAL: 545
TOTAL WITH ADA STALLS: 559
- FUTURE OFFSITE PARKING:
175 SPACES (9' x 18')







TRAINING

800 SF

SUPPORT SERVICES, CIVIL, EQUIPMENT

6,020 SF

INVESTIGATIONS

7,000 SF

**FINANCE, PUBLIC ADMINSTRATOR,
CIVIL, PAYROLL, OES**

10,000 SF

HEADQUARTERS & PROPERTY EVIDENCE

22,314 SF

INFORMATION TECHNOLOGY

CORONER STORAGE & AUTOPSY

SEARCH & RESCUE

1,580 SF

RADIO SHOP, BOATS, EVIDENCE

4,000 SF

EVIDENCE

EL DORADO ROD & GUN CLUB

TRAINING (DST)

5,000 SF

SACRAMENTO COUNTY'S CORONER'S OFFICE

CURRENT vs PROPOSED BUILDING AREAS

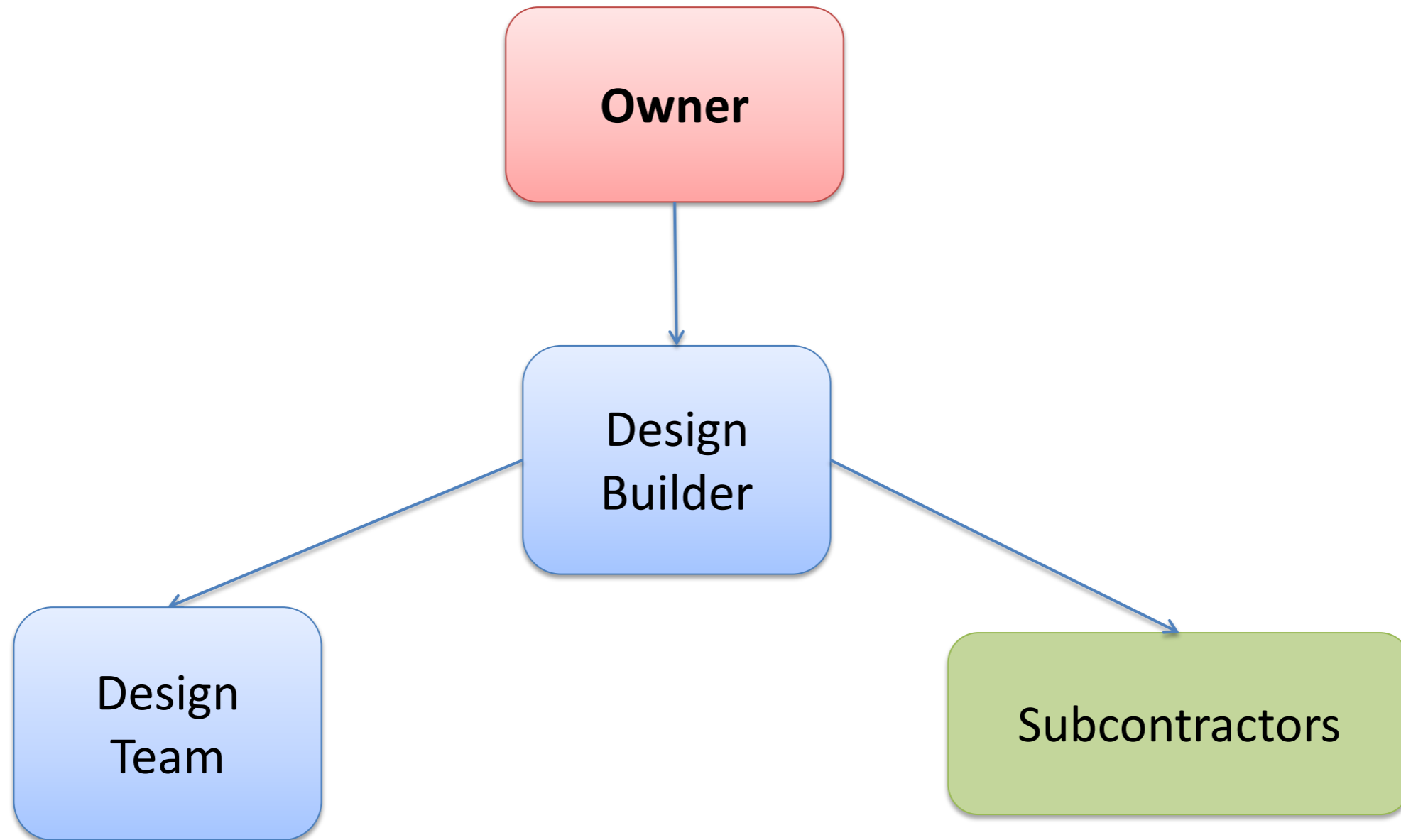
Current			
Description	Square Feet	Description	Square Feet
Administration	22,314	Headquarters	57,820
Total Current:	71,054	Total Proposed:	99,084⁰



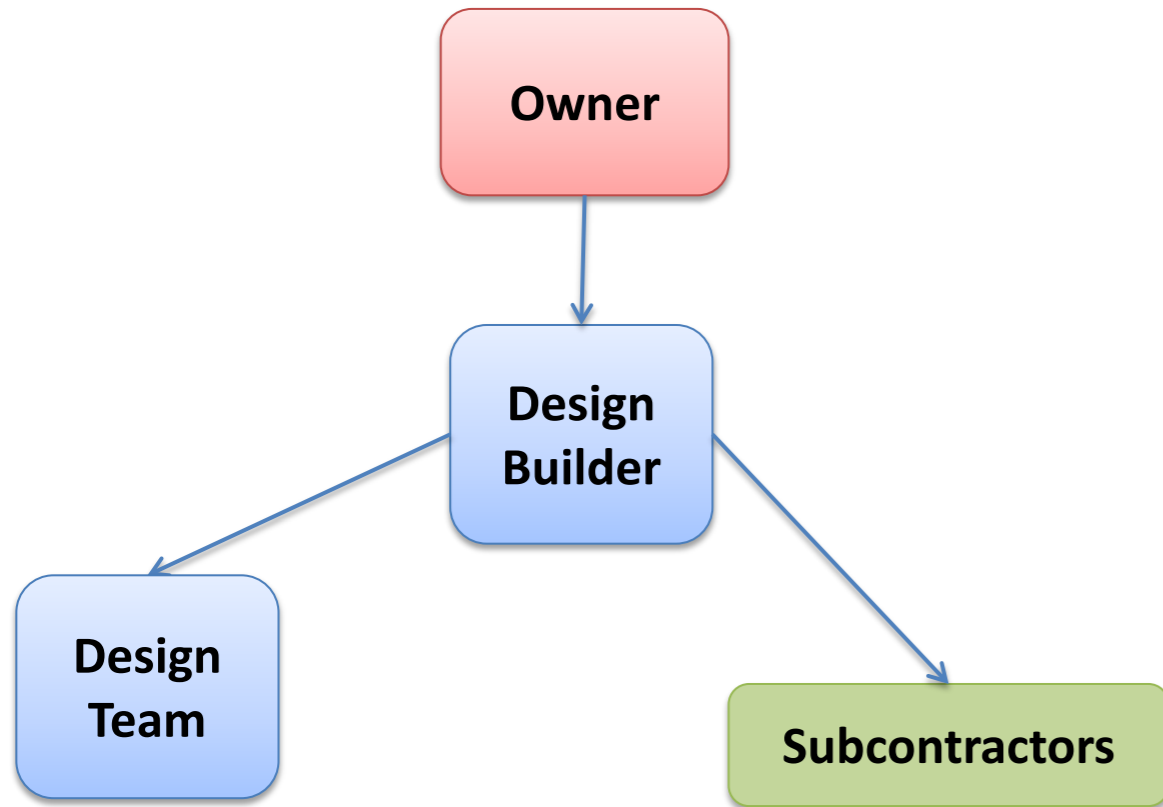
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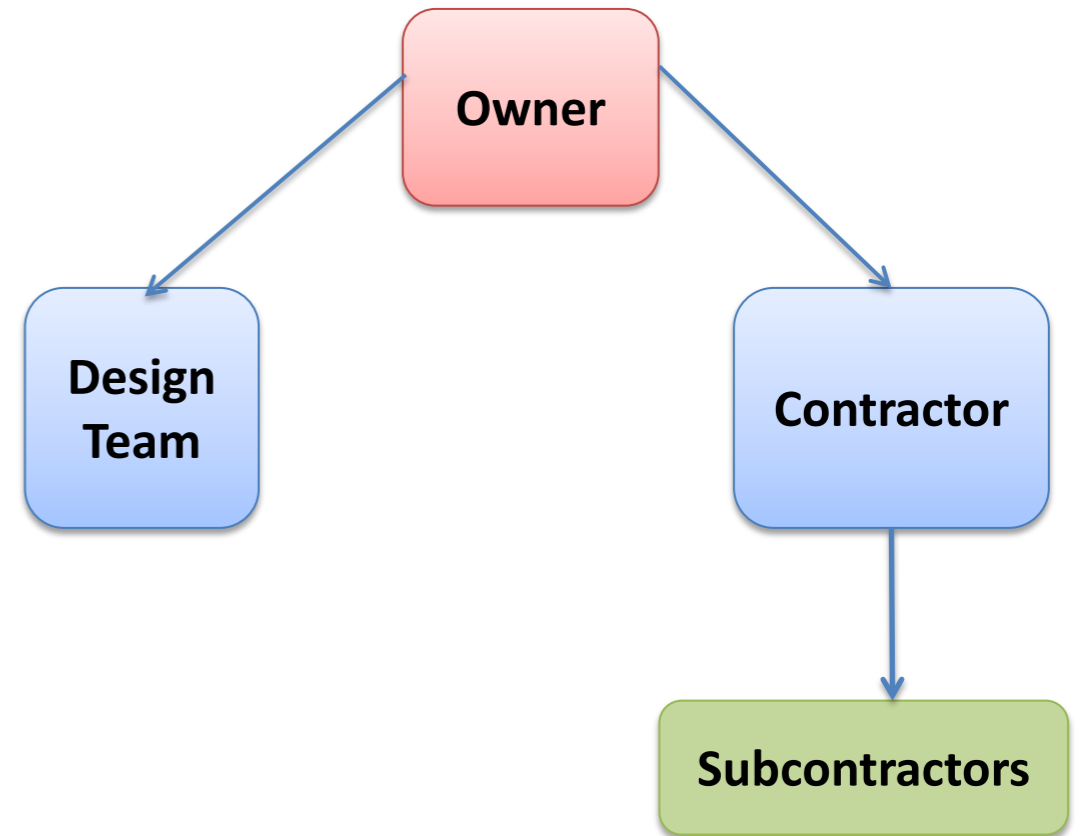
DESIGN-BUILD PROJECT DELIVERY



PROJECT DELIVERY METHODS



Design-Build



Design-Bid-Build

DESIGN-BUILD

ADVANTAGES

- Increased collaboration
- Better communication
- Fewer constructability problems
- Increased value to County
- Faster delivery
- Decreased costs
- One point of responsibility for County
- Reduction in change orders and claims

PROJECT COST ESTIMATE

Direct Construction Costs

On-Site Improvements	12,010,000	
Headquarters Building	24,070,000	
Evidence Building	3,160,000	
Morgue Building	2,650,000	
Training / Special Ops Building	3,120,000	
Indoor Gun Range	4,990,000	
Total Site & Buildings	50,000,000	
Furnishings, fixtures & equipment	2,130,000	
Off-Site Improvements	1,120,000	
Total Direct Construction Costs		53,250,000

Soft Costs* 4,810,000

Contingency - 5% 2,640,000

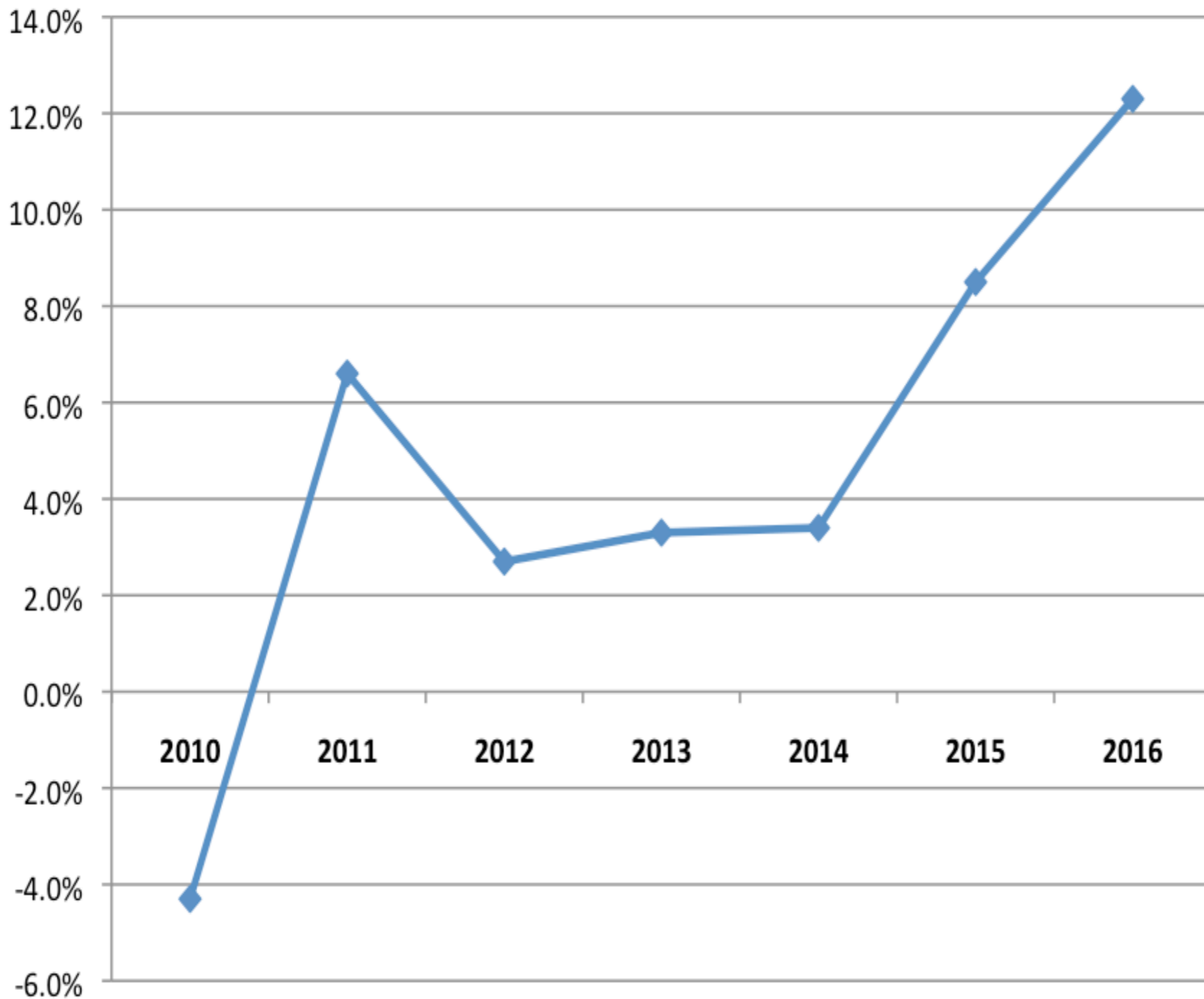
Total Public Safety Facility Costs

* Excluding construction period interest 60,700,000

PHASING OPTIONS

Options		Loan Amount
1	All Buildings	\$60,700,000
2	All Buildings - Less the morgue	\$57,500,000
3	All Buildings - Less the morgue & range	\$51,900,000
4	All Buildings - Less the morgue, range & training/special ops	\$48,200,000

Construction Cost Index % Change from Prior Year



IMPACTS OF PROJECT PHASING

Pros:

- Reduced initial cost

Cons:

- Inflationary cost increase: 28% in 5 years
- Continued cost of leasing space
- Operational inefficiencies
- Increased cost of borrowing
- Increased cost due to regulatory and code changes
- Increases in permits and fees
- Loss of efficiencies of scale
- Remobilization of resources
- Disruption of on-going operations during construction

Total cost of phasing approach: 47% increase

COST OF PHASING

	<u>Today's Cost</u>	<u>5 Year Cost*</u>	<u>10 Year Cost*</u>
On-site improvements	\$14,300,000		
Headquarters	\$29,900,000		
Evidence Building	\$4,000,000		
Training/Special Ops	\$3,700,000	\$5,436,514	\$7,988,022
Indoor Gun Range	\$5,600,000	\$8,228,237	\$12,089,980
Morgue Building	<u>\$3,200,000</u>	\$4,701,850	\$6,908,560
	\$60,700,000		

*Includes an 8% inflation factor for rising construction costs and other factors such as remobilization, financing, etc.



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FINANCING

Option	Project Fund Deposit		Estimated 40 Year USDA Loan
1	\$60,700,000	Avg. Annual Loan Payment	\$2,630,000
		Total Loan Repayment	\$105,200,000
		Debt Repayment Ratio	1.73:1
2	\$57,500,000	Avg. Annual Loan Payment	\$2,490,000
		Total Loan Repayment	\$99,600,000
		Debt Repayment Ratio	1.73:1
3	\$51,900,000	Avg. Annual Loan Payment	\$2,250,000
		Total Loan Repayment	\$90,000,000
		Debt Repayment Ratio	1.73:1
4	\$48,200,000	Avg. Annual Loan Payment	\$2,090,000
		Total Loan Repayment	\$83,600,000
		Debt Repayment Ratio	1.73:1

Note: Assumes 3% interest rate and a 40 year loan term. The USDA loan rate for Q3 2016 is 2.75%.

PROJECT SCHEDULE

ANTICIPATED KEY DATES

BOS approves project.....	July 11, 2016
BOS approves loan application....	July 26, 2016
Bridging documents complete....	October 2016
USDA loan approval.....	October 2016
Design-Builder selection.....	Sept. 2016 - Feb. 2017
Design-Build contract awarded....	March 2017
Construction.....	Aug. 2017 – Feb. 2019
Occupancy.....	March 2019

BOARD ACTION FOR CONSIDERATION

- Approve one of the listed construction options
 - 1) All Buildings
 - 2) All Buildings less the morgue
 - 3) All Buildings, less the morgue and gun range
 - 4) All Buildings, less the morgue, range & training/special ops
- Direct staff to move forward with interim and permanent financing
- Direct staff to complete the USDA final application (to return to the BOS with the final application on July 26th)
- Direct staff to use Design Build construction delivery method