



Legislation Text

File #: 09-0641, Version: 3

Chief Administrative Office providing update regarding a proposal for a Sheriff's Administrative Facility in Cameron Park.

BUDGET SUMMARY:		
Total Estimated Cost -		
Funding		
Budgeted	\$ -0-	
New Funding	\$ -0-	
Savings	\$ -0-	
Other	\$ -0-	
Total Funding Available	\$ -0-	
Change To Net County Cost		\$

Background: On May 19, 2009 (Item #35), the Sheriff and CAO provided information to the Board regarding a proposal by NC Brown Development, Inc. to construct a Sheriff's Administrative Facility in Cameron Park on his property. Mr. Brown believes that this project would be eligible for funding through the American Recovery and Reinvestment Act's (ARRA) designation of funding under Homeland Security. The Homeland Security funding lists a grant of "a maximum of \$15 million for projects related to Homeland Security criteria ". Mr. Brown believes that under the criteria a Sheriff's Administrative Facility would meet the Homeland Security criteria if the facility "contains emergency operations services necessary for responding to natural or human caused disasters/emergencies". He represents his property as having all the components necessary to be considered shovel ready at the time the funding becomes available. The application process is anticipated to be a 60-90 day window with eligible projects needing to be "shovel ready" in order to meet stringent time frames. He suggests the value of his property with current permits and existing development costs to be \$2.5M. A preliminary assessment estimates a Sheriff's Administrative Facility to cost approximately \$20M+ to construct. A copy of a proposal from Mr. Brown is attached.

The project would have the County purchasing Mr. Brown's developed property, securing a project management firm and grant writer, and building the facility. There are currently no plans for the facility, only a needs assessment that was completed several years ago. Mr. Brown is evaluating the needs assessment in order to determine how his existing plans can be revised to accommodate the needs of the Sheriff. Development Services and Department of Transportation will need to assess the revised project against the current parcel map and required permits. Additionally, staff's evaluation of the Homeland Security funding through ARRA indicates that it is primarily for emergency operations facilities and question whether the Sheriff Administrative Facility project would fit the justification for the funding.

Should the project be funded at the maximum level of \$15M there would still be a need for an additional \$5-8M to fund the estimated cost. No County funds have been set aside specifically for a Sheriff's Administrative Facility. Current evaluation of the stimulus funding stream indicates that there is still very little specific information about when and how the funds will be made available to local agencies.

Reason for Recommendation: Since May 19, 2009, the County has received a non-standard Consultant Services Authorization agreement from Vanir Construction Management, Inc. to perform the following:

1. Provide budget estimating services for two separate buildings for a total gross area of 60,000 square feet.
2. Review existing needs assessment/program to verify if only one of the two buildings can be built as an essential facility
3. Provide conceptual budget estimate in system format, utilizing prevailing wage rate and current construction market conditions.
4. Assist with identifying and packaging of grant and/or loan applications.

Based on previous Board direction, Vanir Construction Management, Inc. would provide the listed services for an amount not to exceed \$6,000. In the interim, another option has been identified that would be for the Department of Transportation - Facilities Division to perform the services. They have staff that can do this work. Vanir has shared that the general per square foot cost for this type of facility would be \$300-\$350 per square foot for a total of around \$20M for the facility. Given the tight fiscal situation it seems prudent to let this estimating work be done in house and save the \$6K expense. Vanir has indicated that irregardless of whether they do the estimating or not they would be willing to help the County apply once the federal funding is available.

Staff seeks Board direction on whether to pursue a formal agreement with Vanir Construction Management, Inc or have the estimating work be done in house by DOT. CAO recommends the work be done by DOT and to save the \$6K.

Concurrence: With Board approval, prior to execution, County Counsel and Risk Management will review and approve an agreement with Vanier Construction Management, Inc.