

COMPREHENSIVE FACILITIES MASTER PLAN FOR PLACER COUNTY

The Design Partnership, Architects and Planners

in association with

The Institute for Law and Policy Planning

Volume 1: Master Plan

July, 1993

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*PLACER COUNTY
COMPREHENSIVE
FACILITIES MASTER PLAN*

ACKNOWLEDGMENTS

We would like to thank the following individuals and organizations for their contribution to the development of this master plan.

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Alex Ferriera, District 2
Mike Fluty, District 5
Susan Hogg, District 4
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PROJECT AIMS

The purpose of this master plan is to provide an analysis of County needs that will ensure that adequate space will be available for general government and courts functions through the year 2011. It is known that many existing county facilities are currently or imminently inadequate. This condition, if left unchecked, will impair government operations and as a result, compromise public service. The construction, leasing and/or acquisition of new facilities will take a substantial amount of time and require a significant commitment of County resources. The preparation of a Long Range Facilities Plan will allow the County to move forward toward meeting the need for new facilities.

This document addresses the aim of the County to have a working document that will guide the County for the next 20 years in the development of their facilities. The information provided includes:

- o How much space each department will need;
- o Where that space needs to be located;
- o How much it will cost;
- o How the development of facilities will be phased to enable the County to fund the master plan.

SCOPE OF THIS MASTER PLAN

This master plan includes the county-wide needs of General Government, and Health and Human Resources.

Criminal and justice facilities were excluded from the formal evaluation process as they are the subject of the Placer County Justice Facilities Master Plan. However, potential locations of non-correctional justice facilities and their costs were considered.

HOW THE PLAN WAS DONE

The phases of the Long Range Facilities Plan were executed in the following logical sequence:

1. Examination of the current situation.
2. Projection of future needs.
3. Identification of reasonable strategies for meeting future needs.
4. Evaluation and selection of the best strategy.
5. Development of the best strategy as the Long Range Facilities Plan.

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SITE COMPARISONS

The purpose of the master plan was to examine potential plan options utilizing properties currently owned by or available to the County (the Lincoln Landfill site belongs to the Western Regional Sanitary Landfill Authority). Based on minimum site size criteria, several sites were considered in the site analysis phase. They included:

in Auburn:	DeWitt Center	200.0	acres
	Fulweiler Campus	18.2	acres
	Juvenile Hall site	6.3	acres
in Roseville:	Fairgrounds site	63.7	acres
near Lincoln:	Landfill site	456.9	acres
	Missile site	52.0	acres

The sites were ranked according to a series of 15 criteria. The main result of the comparison was that the Lincoln Landfill and Lincoln Missile sites were determined to be inappropriate for incorporation in the development of master plan options. Based on this information a series of site analyses were carried out on the remaining four sites: DeWitt Center, Fulweiler Finance & Administrative Center, Juvenile Hall and the Roseville Fairgrounds. Data for the analyses was based on site tours, county documentation and information provided by Placer County staff.

DeWitt Center, Auburn

The 200 acre DeWitt Center site is characterized by densely clustered single- and two-story buildings and large areas of open, undeveloped space. The buildings at the DeWitt Center were originally designed for a large military hospital, and have been retrofitted to accommodate a variety of county functions. Apart from government functions, development on the site includes Bell Gardens, a low-income housing project. The lease for the apartments expires in 1995. The Auburn Athletic Club also leases property on the site, and that lease expires in 1995 as well. Retention ponds, effluent ponds, and wetlands characterize the eastern and western perimeters of the site. An abandoned water treatment plant, chlorination pond and water reservoir are located in the east. The County considers 112 acres of this site to be developable.

Fulweiler Complex, Auburn

The Financial Center and Domes are located together with the Auburn Public Library, Education Offices and Auburn Garden Theater. Of the 18.2 acres dedicated to these public functions, the piece available for future development consists of about 12 acres. The Finance Cen-

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ter and the Domes are located on these 12 acres. Some adjacent parcels, not owned by the County, are sparsely developed. However, acquisition of these parcels may not be possible. Commuter rail service is proposed for either Bowman Road (north off of I-80) or Nevada Street, adjacent to the Fulweiler site.

Juvenile Hall, Auburn

The Juvenile Hall site is 6.34 acres. Adjacent land uses include a shopping center (south) and senior and multi-family apartments (north). It is occupied by the Placer County Juvenile Hall, a barn/retail store, and Caltrans storage structure. The Criminal Justice Master Plan proposed by Lionakis-Beaumont suggests that the juvenile hall be relocated together with the juvenile ranch at the DeWitt site (near other criminal justice facilities).

Placer County Fairgrounds, Roseville

The Roseville Fairgrounds is a 63.7 acre site with access off Washington Boulevard in Roseville. The City of Roseville has a ground lease for 6.11 of these acres until the year 2020, however, Roseville has indicated that their corporation yards will be relocated by 1993. The National Guard leases 5.09 acres. Approximately 52.5 acres are available. The adjacent neighborhood is primarily single-family residential. The Sierra View Country Club is located across Washington Street to the north east, and Woodbridge Elementary School lies to the southeast.

Tahoe City

A site selection process was not undertaken for the Tahoe region of Placer County, as this is the subject of a concurrent study. For the purposes of the overall master plan described here, it was assumed that a single site would be selected that would accommodate the centralization of all activities in that region.

BUILDING ANALYSIS

Approximately 80 buildings at the following locations were included in the building evaluation:

- o The DeWitt Center. All county government buildings excluding warehouses and corporation yards.
- o The Administrative Center at Fulweiler. Buildings evaluated at this site were the Domes (County Administrative offices), the Finance Center, and the County Library.
- o The Family Support, Mental Health and Welfare Departments, Roseville.
- o The Administration Building, TART Garage, Animal Shelter, DPW Garage, Justice Center, Public Health Nursing, and Welfare Dept. in the north Lake Tahoe Area.

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- o Libraries in Kings Beach, Loomis, Clipper Gap, Colfax, Penryn, Rocklin, Tahoe City
- o Memorial Halls in Auburn, Loomis, Colfax, Forest Hill, and Lincoln
- o Museums in Auburn and Forest Hill
- o Community Center in Forest Hill
- o Visitor Information Center in Newcastle

Site visits were made in Lincoln, Colfax, Roseville, and Loomis.

The evaluations (Appendix D) are based on plan reviews and visual assessments of buildings included in the scope of the Comprehensive Facilities Master Plan. Plans were listed and indexed in the Placer County Book of Floor Plans, as published by Administrative Services, as revised in 1990. Inspections were performed in January and February, 1991. Additional information was provided by Facility Services. Evaluations are not typically included for buildings housing functions that are not included in the scope of the Comprehensive Facilities Master Plan, such as corporation yards.

CURRENT SPACE IS INADEQUATE

Currently, County departments within the scope of the Long Range Facilities Plan occupy a total of 491,527 departmental gross square feet (DGSF, which is a measure of the floor area taken up by a department, including functional use space as well as circulation and wall space). This area does not include Tahoe Judicial or South County Judicial since these departments were outside the scope of the study.

The amount of current space is inadequate for current needs. As part of the projections process, space needed for 1991 staffing and services were calculated to be 550,585 DGSF. This identifies an immediate 655,784 DGSF (or 25 percent) space shortfall. The greatest space needs are in the areas of Justice, with a 64 percent shortfall, and Agriculture & Animal Control with a 43 percent shortfall. Finance falls close behind with a 37 percent shortfall. The remainder are mostly between 30 and 33 percent shortfall.

Besides lack of space, a number of buildings are old (particularly at DeWitt), with floor plans that cannot be used efficiently for current functions, have worn out building systems, and in some cases are not in compliance with today's standards and codes, such as for accessibility to the handicapped. Corrections to these problems have been on-going where feasible.

The total county-wide building area for all functions (including corporation yards) is 1,060,000 building gross square feet. (BGSF includes exterior walls, mechanical spaces, stairs, and areas shared by departments).

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SPACE NEEDS

Space Projections Methodology Overview

Projections of future departmental space needs are the basic data needed to determine future facilities needs. In general, the demand for county services increases as county population increases, and the increase in services translates into increased staffing requirements. Historical patterns of staffing and space were examined in relation to general county population growth to form the basis for future staffing and space projections.

Space projections are developed to a level of detail adequate for general long-range planning purposes. The space projections are not intended to serve as definitive space programs for specific projects; it is unrealistic to do this for a 20 year projection. Detailed architectural programming will be required when projects are to be implemented in order to define each project's specific scope and cost.

County Population Projections

These projections were based on a variety of sources including the county Planning department's projected figures. The range of projections from these sources estimates a future population of Placer County in the year 2011 of approximately 240,000 to 320,600 people.

Projected County Population

1981	1991	1996	2001	2006	2010
120,695	175,879	204,375	237,488	275,966	320,679

Staffing Projection Methodology

Staffing projections were done for each department. For all departments except judicial, three projection methodologies were used, the results analyzed, and 1 set of staffing figures then developed (see Appendix A, Department Profiles). Note: these projections are for office staff only, field staff were not included.

The following table summarizes projected staffing, excluding Judicial staff.

**PLACER COUNTY
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Projected Staffing

	CURRENT STAFF	1996 STAFF	2001 STAFF	2006 STAFF	2011 STAFF
Gen Gov: Executive	57	64	74	81	90
Gen Gov: Financial	138	148	159	172	194
Gen Gov: Other	96	115	131	148	165
Special Service	8	10	11	12	13
Land Use	144	166	190	218	252
Health & Human Services	328	384	425	457	494
Agriculture & Animal	40	44	48	52	55
Gen Gov: Whse/Maint	6	7	8	9	11
TOTAL	817	938	1,046	1,149	1,274

Space Projection Methodology

Space projections were calculated by reviewing current space need, and then adding a factor for each additional staff member projected as well as for additional specialized space needs. Consideration was given to variations in efficiency of use between existing buildings to develop space projections applicable to both new and existing buildings. A more detailed space list methodology was used for courts, because functions, staff and resulting space needs is regularized and well-defined. A more generalized space projection methodology was used for other departments. In general, the space projections are conservative and pragmatic. The following table summarized projected space needs, excluding the current area in Tahoe which was not available.

Projected Space Needs

	CURRENT AREA	1991 AREA	1996 AREA	2001 AREA	2006 AREA	2011 AREA
Gen Gov: Executive	17,076	18,780	19,747	21,380	23,027	24,527
Gen Gov: Financial	27,851	33,920	35,534	39,154	42,227	46,133
Gen Gov: Other	29,137	32,287	35,050	38,212	40,882	43,525
Special Service	6,474	7,620	7,967	8,147	8,260	8,440
Land Use	69,993	75,808	84,183	90,466	97,726	105,544
Health & Human Services	119,577	135,795	155,882	172,107	188,845	206,724
Agriculture & Animal	15,777	20,387	22,167	24,780	27,547	30,160
Gen Gov: Whse/Maint	9,012	9,030	9,802	10,893	11,532	12,870
Judicial	196,630	322,157	415,375	454,603	480,509	537,293
TOTAL DGSF	491,527	655,784	785,707	859,742	920,555	1,015,216

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POLICY ISSUES AS THEY RELATE TO PHYSICAL MASTERPLANNING

In order to make physical masterplanning decisions, several policy issues required resolution. The background for this discussion came from the study of county budgets, staffing, programs, and facilities; and interviews with department heads, members of the Board of Supervisors, staff of the Board, and in the County Executive Office. Each master plan strategy is consistent with these policies, which are defined in more detail in *Part 4: Policy Issues*.

1. LOCATION AND CONSOLIDATION POLICY

One of the primary policy issues that must be addressed by Placer County is the issue of where facilities will be located. The County's current practice is location of most main offices in Auburn, either at the DeWitt Center, the Fulweiler site, or the courthouse. A substantial number of departments also have offices in the Tahoe area and the Roseville/South County area. *It is currently recommended by the County that consolidation occur and that new consolidated satellite facilities be located in Tahoe and South Placer.* Consultants envision the possibility of "public access" offices in Roseville and Tahoe, which would be minimally staffed but equipped with phones, computer terminals and printers, and fax machines which could access a number of departments in Auburn at no charge to the user.

Consultants also believe the cost advantages of centralization and consolidation in the above areas far outweigh benefits of any other decentralization in the face of many techniques available for remediation. Technologies develop quickly and it is likely that more powerful and less expensive techniques will become available later to further enable the County to centralize in Auburn and still provide excellent access to the public in outlying areas.

2. BELL GARDEN APARTMENTS

A related issue concerns what to do with the Bell Garden Apartments, a low-income housing project at the DeWitt Center site. The Bell Garden lease expires in 1995. There are a number of issues regarding the condition and usability of the units. *For the most part, County officials agree that the housing currently located at DeWitt Center needs to be replaced by low income housing elsewhere.* Some officials also believe that locating some housing at DeWitt Center for County employees is worth consideration. Although planning for low-income housing is outside the scope of this facility plan, site planning at DeWitt will require clarification of this policy issue. Costs for new housing have not been included in the master plan.

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3. IMAGE, DESIGN OF AND PHYSICAL ACCESS TO COUNTY FACILITIES

One assumption of facility masterplanning is that a well-planned complement of county buildings will not only increase efficiency and access to county services, but will provide a less tangible but crucial sense of "openness" to citizens seeking County services. This idea will require careful planning in Placer County, as the DeWitt Center provides distinct options from the Fulweiler site. *Consultants believe that the current county policy, which is to improve the efficiency, workability, appearance, access, and image of county facilities, is an appropriate direction.*

4. PARKING AND TRANSPORTATION

Placer County is committed to providing adequate public parking to citizens seeking to access government facilities, and to employees working at those facilities. In addition the County is committed to environmental principles that suggest policies to limit transportation in single-occupancy vehicles. This is especially necessary along Route 49, the major access road to the DeWitt Center.

Recommended approaches toward resolving this conflict are:

- o Locating closer to public transit and bus stops;
- o Providing a positive incentive for employee carpooling, such as supplying vans;
- o Providing incentives for the use of bicycles or walking;
- o Removing those functions with a large number of visitors or staff who travel during the day to less congested locations.
- o Bringing within walking distance the remote functions which need frequent interaction.

5. COUNTY GROWTH POLICY

The growth of County government is ultimately related to overall County population growth. Therefore, the need for future space for County facilities must be analyzed in terms of policies intended to control or stimulate the County's growth. Regarding how fast the County will grow, Placer County has had rapid growth for some time now. *County officials are almost uniformly of the opinion that rapid growth will continue.*

The question of whether to overbuild or underbuild interacts with phasing of the master plan. *Consultants believe the overbuild/lease strategy deserves positive consideration in Placer County.*

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6. ENVIRONMENTAL POLICY

Placer County has taken a role in environmental policy formulation. This has included attempts to limit auto use, a county energy use philosophy regarding existing inefficient, older buildings at DeWitt Center, and initiating a recycling program for county agencies. Questions thus arise in the facility master plan, regarding continuation and augmentation of these environmentally oriented policies in newly planned County facilities as well as in current facilities with new uses. *Consultants assume that any new facility will need to provide support for public transportation and parking, such as rain-sheltered bus stops with a county complex, car pool lots, etc. Also assumed is the need for all new facilities to be energy efficient, and provided with convenient and attractive space for recycling.*

7. CHILD CARE AND OTHER SPECIAL SPACE USES

Another related issue concerns whether the County will provide space for child care, and if so how, and how much. *The masterplan includes area for small child care facilities in the gross area requirements.*

8. FINANCING

Perhaps the most important policy question of all for the facility master plan is that of financing. In general, there are two policy areas directly associated with financing. The first is how to acquire and finance projects; the second is priority for funding. The alternative ways of acquiring office space are as follows.

- o New buildings can be built by the County, with construction funds coming from capital outlay or through the sale of bonds.
- o Space can be reclaimed in existing older buildings in DeWitt through rehabilitation, using the same types of funding.
- o Existing privately-owned buildings can be purchased outright.
- o Buildings can be acquired over time through lease-purchase or lease-option.
- o Space can be leased in privately-owned buildings.

A financing plan is included in Appendix I.

9. THE TAHOE AREA AND SOUTH PLACER

In the Tahoe and South Placer regions, the County currently has a number of different facilities and services, including Land Use and Health and Human Services functions. All strategies assume the same scenario for Tahoe and South Placer. *It is proposed that*

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a new site be found in each of those areas to provide for the consolidation of existing facilities and future expansion. Satellite services for those government functions with frequent public visits (e.g. planning and building departments) would be accounted for at those locations.

10. RECORDS MANAGEMENT

Consultants spoke with the former county records manager and the Director of Management Information Services, and was informed that records management is strengthening its organization. *For this reason, the space plan does not provide a great deal of inactive records storage.* Only a modest factor was added for active and semi-active records storage in the departmental forecasts due to proposed automation (e.g., in Welfare).

11. ACKNOWLEDGE NEEDS OF OTHER GOVERNMENT ENTITIES

Municipalities are directly affected by a county government center either within or adjacent to their jurisdiction. The needs of other government agencies will be taken into consideration.

MASTER PLAN STRATEGIES

Based on the building and site analyses and the policies described above, four options were under consideration in the master plan phase of the project. Each was analyzed for its cost implications, and variables were held constant to allow for a comparison. It was assumed that after an option was selected, construction costs would be re-analyzed to reflect phasing and other issues. The 4 alternatives represent a range from centralized at DeWitt (Strategy 1) to modest decentralization (Strategy 4) and were as follows:

Strategy 1: Centralized Option at DeWitt

Strategy 1 assumes that maximum consolidation will occur at the DeWitt site and that the Fulweiler and Juvenile Hall sites will be abandoned. All existing buildings at the site would be demolished except for the correctional facility and the corporation yard buildings. Total Conceptual Construction Cost: \$254,099,796

Strategy 2: Status Quo

Strategy 2 assumes status quo, with the exception of Juvenile Hall which is proposed for relocation at DeWitt as part of a Juvenile Center. Finance and Administration would expand at the Fulweiler site, and activities currently located at DeWitt (Land Use, Health & Human Services,

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Judiciary, Agriculture & Animal Control, Maintenance, Corporation yards, and Special Services) would continue to grow there. Total Conceptual Construction Cost: \$260,266,186

Strategy 3: Centralized at Fulweiler

Strategy 3 proposes intense centralization at Fulweiler. Unlike the total centralization proposed at DeWitt for strategy 1, this scheme assumes that non-office type functions occur at DeWitt (Correctional facilities, Animal Control, Maintenance, and Corporation Yards). Total Conceptual Construction Cost: \$346,846,284

Strategy 4: Decentralized Option
New Site for Health & Human Services.

Strategy 4 is a decentralized option. Although various decentralized alternatives are possible, this one assumes that Health and Human Services will be separate from other county functions, to have its own site, possibly in South Placer. All other functions are presumed to expand in their current locations, with the exception of juvenile hall which is proposed at DeWitt. While strategy 4 may be the least expensive in terms of construction costs, operationally it would be the most expensive. Total Conceptual Construction Cost: \$248,977,651.

RECOMMENDED MASTER PLAN

On June 2, 1992 the proceeding 4 alternatives were presented to the Board of Supervisors. It was determined at that time that the consolidation of services at DeWitt was the most appropriate approach for the development of County facilities. One of the principle benefits of utilizing that site was that it is large enough to allow for the consolidation of all departments including Justice. Benefits of this consolidation are:

- o enhanced relationships between county departments and Administration
- o savings on operating costs are possible due to minimal duplication of personnel
- o the strong county image proffered by a single site
- o the reduction in confusion for the public about location of services
- o the environmental benefit that results when the public only need visit one site; this "one stop shopping" reduces trip generation and consequentially improves air quality.

Other benefits of the DeWitt site are that:

- o traffic impact is more easily accommodated there than other sites, as it is less urban
- o it has direct access to public transportation
- o it is appropriate for a public facility; it fits with General Plan densities

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- o it is currently underutilized; redevelopment will be an improvement to surrounding area
- o it is adjacent to services for employees
- o phasing of construction is easily accommodated
- o there is adequate space for future expansion beyond 2011
- o the site is large enough to allow for landscaping and other amenities
- o the site is sufficiently large to minimize phasing and eliminate the need for relocation
- o the gentle topography allows for easy site development
- o DeWitt is currently recognized as a government center
- o adequate utilities for the proposed project are currently available, and
- o construction costs are lower than the Fulweiler and status quo alternatives; operation costs are lower than the decentralized alternative.

Phasing

While the immediate and urgent needs of individual departments will have to be met on an individual basis, controlled development of the site will require simultaneous construction of functionally related groups in order to maintain functionally required adjacencies. It is necessary to distribute these capital projects between 1996 and 2011, to allow for financing. Four phases have been created to allow for this, spread apart in 5 year increments. A five year span would typically allow for both design and construction of the proposed phase. As a result of this phasing, some projects will not begin until 2006 or 2011.

- o **Phase 1.** In order to vacate the Fulweiler site, and to make that property available for resale, the first phase would involve the relocation of General Government activities at Fulweiler. Also planned is the development of those Land Use activities most utilized by the public, the Building and Planning Departments. In acknowledgment of the space requirements of the satellite areas, Phase 1 addresses the non-judicial needs of Tahoe, South County and Penryn. This phase would tentatively begin in 1996. Area calculations are based on 2001 figures to provide capacity for 5 years of growth.
- o **Phase 2.** Placer County justice facilities are in great need of replacement and expansion. DA / Family Support is also experiencing a critical need for expansion. Both of these departments are proposed to be included in Phase 2. If the second phase is to occur in the year 2001, the space should be designed to accommodate growth until 2006.
- o **Phase 3.** The third phase focuses on Auburn Health and Human Services. Additionally, provision has been made for the expansion of Special Services, Agriculture and Animals, and Libraries. Assuming the third phase is to be completed in the year 2006, the space should accommodate needs projected to the year 2011.

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- o **Phase 4.** Those projects undertaken in Phases 1 and 2 did not accommodate needs projected after the years 2001 and 2006 respectively. Phase 4 accommodates these needs. In addition, several departments have yet to be addressed in previous phases. They include expansion of General Government: Warehouse, Agriculture and Animal, Parks, Public Works, and satellite judicial facilities. New space is also planned for Facility Services. Needs for Phase 4 are projected for the year 2011, only.

The implications of phasing were translated into project costs to allow for the next step. The following is a summary of the cost implications of the four phases. Costs are based on October, 1992 projections, and include construction costs as well as other project costs such as consultant fees, equipment, testing, and county staff time. It is conceptually estimated that the costs of the four phases will be as follows:

Phase 1	New General Government	\$30,740,000
Year 1996	Land Use Depts. most utilized by the public New Non-Judicial Satellite	
Phase 2	Auburn Judicial	\$58,520,000
Year 2001	Health & Human Services:DA / Family Support	
Phase 3	Health & Human Services	\$50,100,000
Year 2006	Special Services, Agriculture/Animals, Libraries	
Phase 4	Expansion of Projects from Phases 1 & 2	\$44,480,000
Year 2011	Land Use Depts. not previously addressed Satellite Judicial	

The total for all phases is \$183,840,000. This is less than was shown during the cost comparisons between the four strategies, because less new construction was recommended when the phase was examined in detail.

SUMMARY

It is the recommendation of this report that the master plan for the County of Placer focus on the consolidation of services at the DeWitt site, with the exception of those services most frequented by the public which should continue to grow at their satellite locations. The implementation of this master plan is proposed to take place in four phases, reaching completion in the year 2011.

PART 1. INTRODUCTION

PROJECT AIMS

The purpose of this master plan is to provide an analysis of County needs that will ensure that adequate space will be available for general government through the year 2011. It is known that many existing county facilities are currently or imminently inadequate. This condition, if left unchecked, will impair government operations and as a result, compromise public service. The construction, leasing and/or acquisition of new facilities will take a substantial amount of time and require a significant commitment of County resources. The preparation of a Long Range Facilities Plan will allow the County to move forward toward meeting the need for new facilities. This document addresses the aim of the County to have a working document that will guide the County for the next 20 years in the development of facilities. The information provided includes:

- o How much space each department will need;
- o Where that space needs to be located;
- o When it should be acquired/built;
- o How much it will cost;
- o How the development of facilities will be phased to fund the master plan.

SCOPE OF THIS MASTER PLAN

1. This master plan includes the county-wide needs of General Government, and Health and Human Resources.
2. This master plan excludes any study of the needs of justice facilities; however, the draft of the *Placer County Justice Facilities Master Plan* has been consulted for information about area and adjacency requirements to assess site capacity.

REPORT ORGANIZATION

The report is organized in three sections, an executive summary, which can stand alone, and summarizes the overall findings of the study, a narrative document (Volume I), which contains the bulk of the planning analysis, and an appendix (Volume II) which includes background data and detailed information processing. The main body of the report, the narrative document, is presented in the in the order in which tasks were completed, with each phase building upon the proceeding phase. The sequential organization is:

- a) a description of existing conditions (Part 2),
- b) projections of County needs (Part 3), and policy discussion (Part 4),
- c) a review of alternative master plan scenarios (Part 5), and
- d) details of the preferred master plan approach (Part 6).

EXISTING SITE & BUILDING EVALUATION

2.1 EXISTING SITE EVALUATIONS

SITE COMPARISONS

The purpose of the master plan was to examine potential plan options utilizing properties currently owned by or available to the County (the Lincoln Landfill site belongs to the Western Regional Sanitary Landfill Authority). Based on minimum site size criteria, several sites were considered in the site analysis phase. They included:

in Auburn:	DeWitt Center	200.0	acres
	Fulweiler Campus (Admin./Financial Center)	18.2	acres
	Juvenile Hall site	6.3	acres
in Roseville:	Fairgrounds site	63.7	acres
near Lincoln:	Landfill site	456.9	acres
	Missile site	52.0	acres

The sites were ranked according to a series of 15 criteria, from 0 to 10, with 10 being the highest ranking. The main result of the comparison was that the Lincoln Landfill and Lincoln Missile sites were determined to be inappropriate for incorporation in the development of master plan options. Based on this information a series of site analyses were carried out on the remaining four sites: DeWitt Center, Fulweiler Finance & Administrative Center, Juvenile Hall and the Roseville Fairgrounds. Data for the analyses was based on site tours, county documentation and an analysis by Keyser-Marston and Associates (*Real Property Assessment, Placer County, June, 1991*).

A site selection process was not undertaken for the Tahoe region of Placer County, as this is the subject of a concurrent study. For the purposes of the overall master plan described here, it was assumed that a single site would be selected that would accommodate the centralization of all activities in that region.

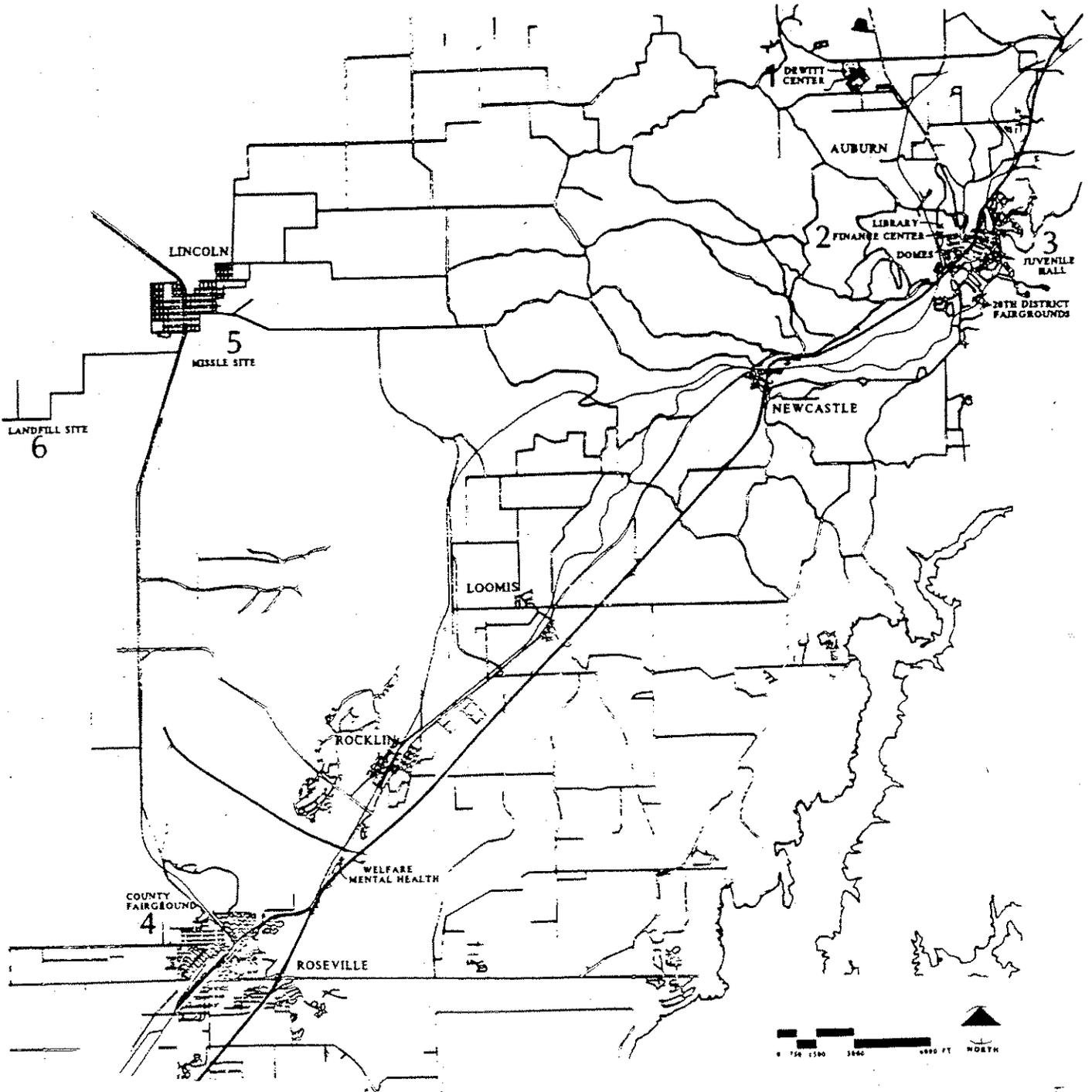
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COMPREHENSIVE FACILITIES
MASTER PLAN**

SITE RATING

SITE CRITERIA	DeWitt Center	Finance Center	Juvenile Hall	Roseville Fairgrnd	Lincoln Landfill	Lincoln Missile
ACCESS ISSUES						
1 Located centrally to users	7	9	9	8	1	1
2 Access to county depart.	10	9	7	3	1	1
3 Access to major thoroughfares	8	8	9	7	1	1
4 Adjacent to amenities for employees	9	9	10	7	0	0
5 Direct access to public transit	10	10	10	10	1	1
IMPACT ON ADJACENT SITES						
6 Appropriate for public facility	10	10	8	8	1	1
7 Appropriate to local density	10	9	9	2	1	1
8 Traffic impact easily accommodated	10	7	7	8	8	6
9 Public visibility from roadway	8	8	9	8	1	4
10 Improvement to existing site and surrounding area	10	7	9	3	5	5
DEVELOPMENT ISSUES						
11 Adequate space for expansion	10	1	2	9	10	10
12 Utilization of existing buildings	4	8	0	0	0	0
13 Appropriate topography	10	7	5	9	7	7
14 Appropriate site subclimate	10	8	7	8	7	9
15 Minimal site development cost (grading, utilities, demo., toxics)	4	8	8	9	1	1
TOTAL	130	118	109	99	45	48

PLACER COUNTY
COMPREHENSIVE
FACILITIES MASTER PLAN

EXISTING SITE & BUILDING EVALUATIONS



EXISTING SITE & BUILDING EVALUATION

SITE STUDIES: THE DEWITT CENTER

The 200 acre DeWitt Center site is characterized by densely clustered single- and two-story buildings and large areas of open, undeveloped space. (The buildings are reviewed in the "Building Evaluation" section of this chapter.) The buildings at the DeWitt Center were originally designed for a large military hospital, and have been retrofitted to accommodate a variety of county functions. Apart from government functions, development on the site includes Bell Gardens, a low-income housing project. The lease for the apartments expires in 1995. The Auburn Athletic Club also leases property on the site, and that lease expires in 1995 as well. A summary of existing spaces is as follows:

Corporation Yard	115,100 bgsf
Correctional Facilities	99,940 bgsf
Sheriff	16,990 bgsf
Bell Gardens	69,950 bgsf
Racquet Ball Club	15,600 bgsf
Animal Shelter	5,455 bgsf
General Complex	
central buildings	62,200 bgsf
buildings 15-18	29,980 bgsf
buildings 102-109	72,400 bgsf
buildings 110-118	79,400 bgsf
buildings 201-207	51,750 bgsf
buildings 211-217	63,760 bgsf
buildings 309-315	44,600 bgsf
buildings 318-324	28,140 bgsf
buildings 306-308	17,000 bgsf
Grand Total Buildings at DeWitt	772,265 bgsf

Retention ponds, effluent ponds, and wetlands characterize the eastern and western perimeters of the site. An abandoned water treatment plant, chlorination pond and water reservoir are located in the east. The County considers 112 acres of this site as developable.

Land Use Description

Jurisdiction: Unincorporated Placer County, Auburn Sphere of influence

Existing Zoning: Northern portion along Bell Road (1/3 of site) is R-2, medium density,

EXISTING SITE & BUILDING EVALUATION

residential. Just south of this is an area zoned Residential-Professional (R-P). South-central portion along Atwood Road (approx. 1/3 of site) is zoned Heavy Commercial (C-3). West portion of site and east portion zoned Farm (F). Property in Northeast region zoned Farm - Developing Residential (F-DR).

Actual Use: Medium-Density Residential along northern edge (R-P). Office Building (OB) in central portion with Commercial (C-2) interspersed throughout. Industrial (IND) along the southern edge with open space (F) along both east and west edges. Adjacent land uses include the Highway 49 commercial strip (east), the Auburn Faith Community Hospital, professional offices and residential districts (north), and underdeveloped countryside (south and east).

General Plan: Northern 1/3 of site is designated Low-Medium Residential (LMDR). Southern portion along Atwood Road (1/3 of site) is designated industrial (IND). Eastern/western extremes are designated Public (P).

Proposed Use: Office Buildings/Office Park (OB) along northern edge at Bell Road. If a link to Highway 49 frontage can be established the eastern portion of the site could be sold for commercial use and at the same time provide a direct link to County services. Industrial (IND) along the southern edge would be most effectively used for residential (either single family residential or multiple low rise apartment units). The present jail site would best be used as the judiciary hub with appropriate buffers along any potential residential developments. The extreme western portion of the site has potential for residential if the jail site is properly screened along Atwood.

Site Analysis

In the process of site analysis, the following factors were thought to contribute to the value of the site relative to county use:

- o Access to county departments. Most County departments are currently located at DeWitt. If the site were developed in phases, staging (using existing buildings to house county departments until new construction was complete) would be possible, and adjacencies between departments would be retained. The DeWitt site is within 3 miles of the the finance and county administrative offices at Fulweiler.
- o Adjacent to amenities for employees. DeWitt is adjacent to one of the fastest growing commercial areas in Auburn. Space is currently rented for a health club that is utilized

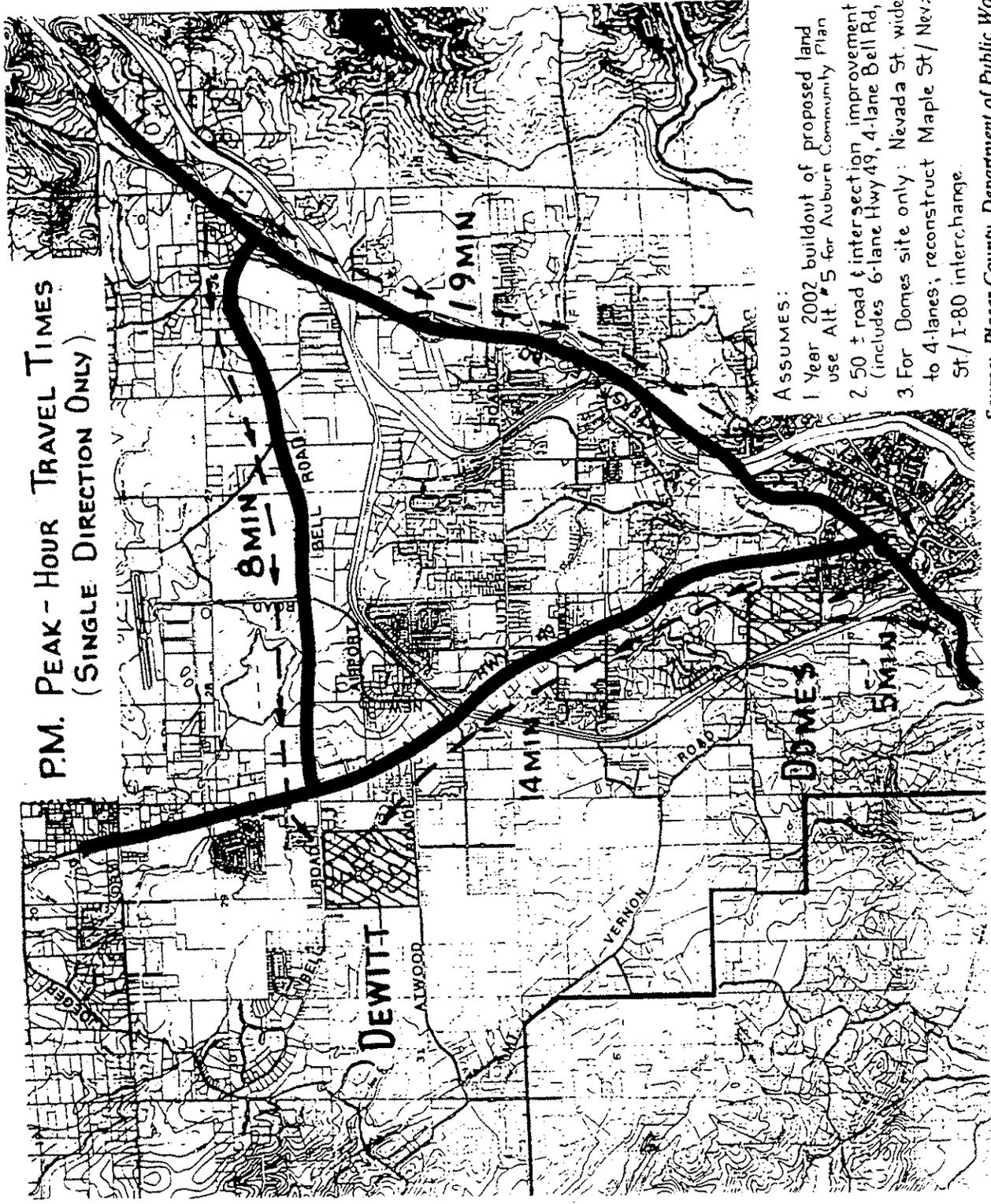
EXISTING SITE & BUILDING EVALUATION

by county employees. The Auburn regional park is less than 3/4 mile to the north and the Auburn Municipal airport is a mile east off Bell Road. A health care facility community has developed near Auburn Faith Community Hospital, potentially providing services within 1/2 mile of the DeWitt Center. The DeWitt site is near to an excellent variety of amenities, although the distance to most of these facilities is longer than what most would consider to be appropriate walking distance.

- o Direct access to public transit. Bus service is currently provided to the site. Should activity expand there, it is likely the transit service would increase the frequency of service.
- o Appropriate for public facility. To be appropriate for a public facility adjacent land uses could include other public facilities, parks or open space, service-oriented commercial development or large institutions. The DeWitt site is the current location for many County functions; it is large enough so that area can be maintained for open space, and is adjacent to a service-oriented commercial strip. Another factor that lends to the appropriateness of a public facility is its image. Image can be established through architectural character or history as a county facility. While the architecture at DeWitt is not the vernacular of a county facility, the fact that County activities have been carried out there for many years communicates the image that DeWitt is a core of County operations.
- o Appropriate to local density. Due to the large scale of the site it would be possible to develop the new County Government Center in low-rise buildings. The land adjacent to the site on the east, west, and south sides is basically undeveloped, and no scale template has been established. The commercial buildings of Highway 49, to the north, are single- and two-story structures.
- o Traffic impact accommodated. Bell Road connects with Interstate 80 east of Auburn and should be widened to handle the traffic generated by a government center. Access could be provided from Highway 49 as well. Atwood is a viable secondary access to the site, and provides for flow through the site (rather than forcing a return to Bell). Access will be enhanced if a Highway 49 bypass is constructed, as is planned. The following map provided by the County's Traffic Engineering Department illustrates the travel distances for the year 2002 assuming road improvements.
- o Public visibility from roadway. The DeWitt site slopes gently up from Highway 49. The commercial buildings on Highway 49 do not exceed two stories. It is likely that a two- or three- story building at DeWitt would be visible as one approached the site.

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**P.M. PEAK - HOUR TRAVEL TIMES
(SINGLE DIRECTION ONLY)**



ASSUMES:

- 1 Year 2002 buildout of proposed land use Alt. #5 for Auburn Community Plan
- 2 50 ± road & intersection improvements (includes 6-lane Hwy 49, 4-lane Bell Rd, ect.)
- 3 For Domes site only: Nevada St. widened to 4-lanes; reconstruct Maple St/ Nevada St / I-80 interchange.

Source: Placer County, Department of Public Works

EXISTING SITE & BUILDING EVALUATION

- o Improvement to the existing site and surrounding area. The existing facilities at DeWitt are not totally without merit. There are several nice, tree-lined streets and a few of the buildings have been pleasantly renovated. In general, however, the repetitive layout, the quality of construction from seismic, asbestos abatement, functional and aesthetic perspectives, undermine the quality of this environment. New facilities, which would retain landscape, where possible, would represent a great improvement.
- o Adequate space for expansion. At 200 acres, DeWitt is more than twice as large as the other sites combined. Utilities are currently available. If new buildings are constructed at 2 and 3 stories, this site will serve the needs of the County into the distant future.
- o Appropriate topography. The site is flat or gently rising. Assuming a standard water table level and appropriate soil strength, conditions are good for new construction.
- o Appropriate site sub-climate. The general levelness of the site and the lack of buildings of appreciable size on adjacent lots lend to a reasonable subclimate for the site. The prevailing winds are unimpeded. Trees and ponds improve air quality.

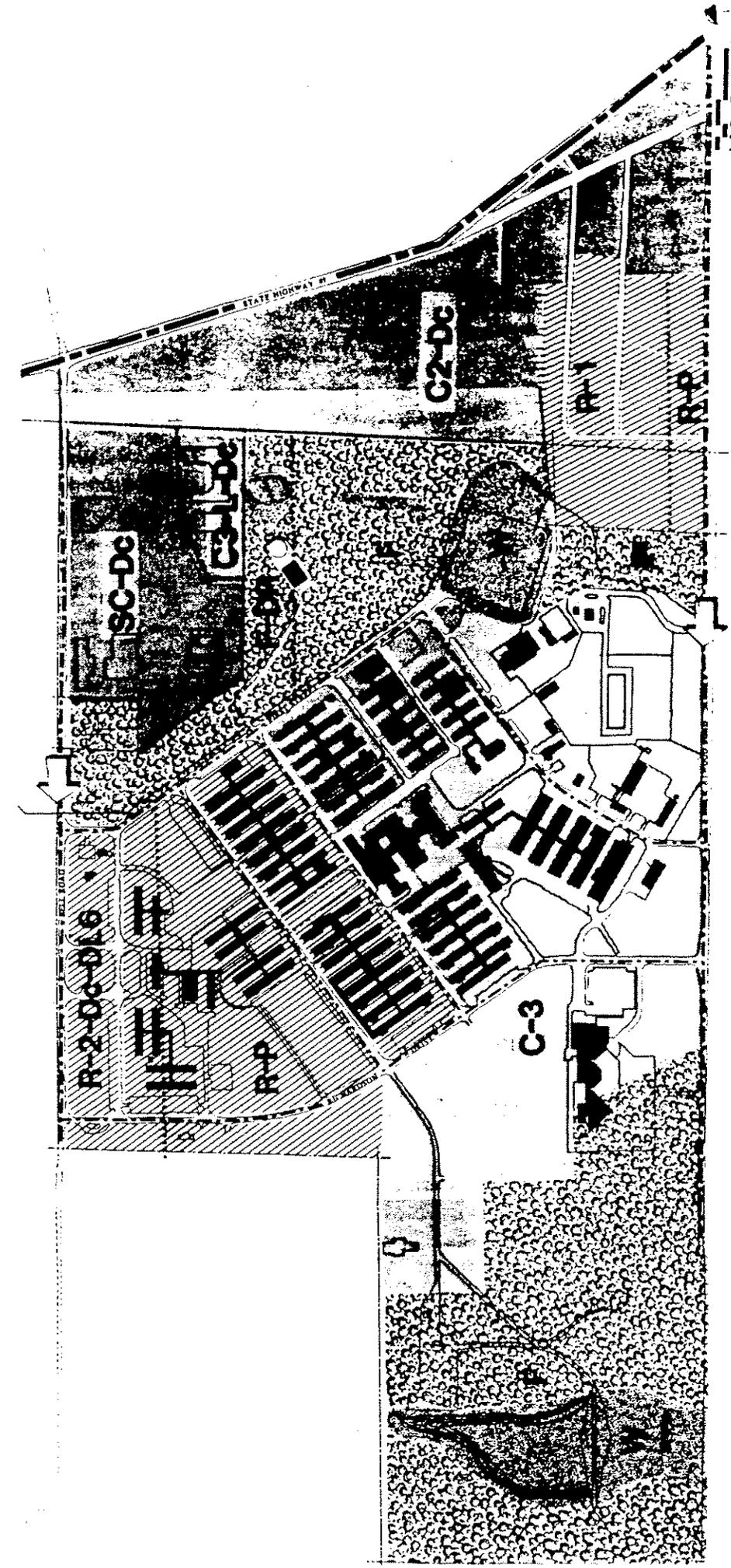
The shortcomings of the site include inadequacies of existing structures and utilities. Buildings are inefficiently laid out for office use (the facility was originally designed as a hospital), and asbestos must be abated or encapsulated when renovation occurs. Fuel tanks exist at several locations and the possibility for toxic contaminants exists. Although all utilities are available at the site, on-site infrastructure is antiquated. As a result of these factors, utilization of the existing buildings is difficult and site development costs are higher than normal. (See the following section on building analysis.) The distance from downtown Auburn (approximately 3 1/4 miles) is also perceived as a negative factor.

The following plans are an urban design analysis and county zoning plan for the DeWitt site. The zoning plan legend is as follows:

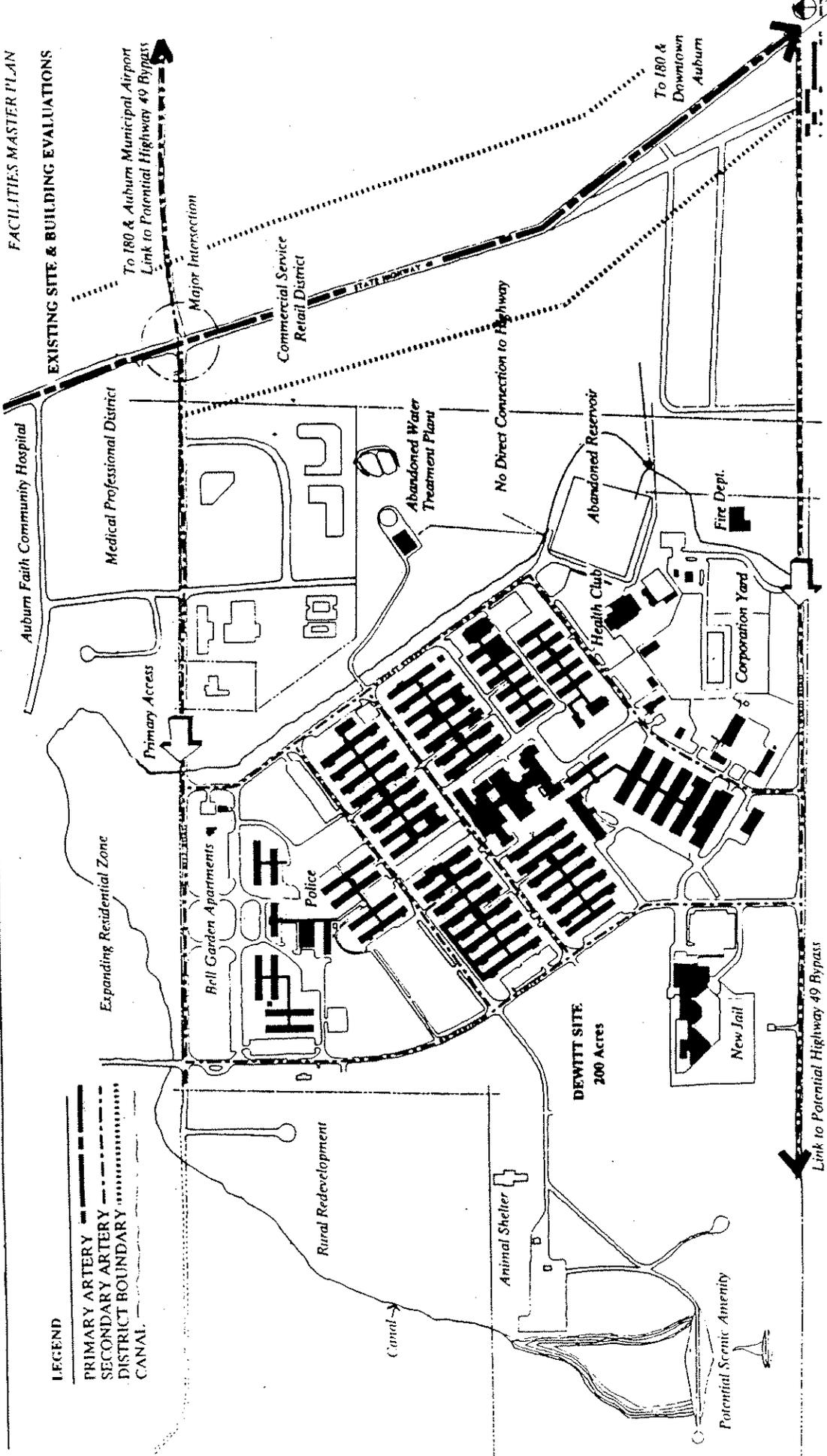
F-DR	Farm-Combining Development Reserve
F	Farm
R-P	Residential Professional
R-1	Single-Family Residential
R-2-Dc-DL6	Medium Density Multiple Residential-Combining Design Control-Combining Density Limitation
C2-Dc	General Commercial-Combining Design Control
C3	Heavy Commercial
C3-L-Dc	Heavy Commercial-Combining Limited Use-Combining Design Control
SC-Dc	Neighborhood Shopping Center-Combining Design Control
W	Wetlands and Reservoirs.

PLACER COUNTY
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EXISTING SITE & BUILDING EVALUATIONS



EXISTING SITE & BUILDING EVALUATIONS



- LEGEND**
- PRIMARY ARTERY
 - SECONDARY ARTERY
 - DISTRICT BOUNDARY
 - CANAL

DEWITT SITE
200 Acres

Secondary Access

DEWITT SITE ANALYSIS

EXISTING SITE & BUILDING EVALUATION

SITE STUDIES: THE FINANCIAL CENTER AND DOMES

The Financial Center and Domes are located together with the Auburn Public Library, Education Offices and Auburn Garden Theater. Of the 18.2 acres dedicated to these public functions, the piece available for future development consists of about 12 acres. The Finance Center and the Domes are located on these 12 acres.

Land Use Description

Jurisdiction: Auburn Municipal (if utilized)

Existing Zoning: Open Space and Conservation (OSC)

Actual Use: Office Building (OB). Adjacent land uses include a cemetery (south), the E.V. Cain School (northeast) and offices (east), a nursery (north) and light industry and retail uses (west).

General Plan: Public (P)

Site Analysis

- o Located centrally to users. One of the principal advantages of Fulweiler is its proximity to downtown Auburn. It is closer to Interstate 80 than DeWitt, and therefore more accessible to the County at large. However, access from Highway 49 is constricted along Fulweiler and Nevada Street must be widened if it is to be developed as the primary approach.
- o Access to county departments. Assuming that the Domes and the Finance Center will be retained at the site, relocating of other county facilities to Fulweiler, will enhance these relationships. The existing courthouse, the social security office and the post office are less than 1/2 mile away. Fulweiler is within a few miles of DeWitt. As the County becomes more "computerized", the need for immediate proximity diminishes.
- o Adjacent to amenities for employees. Fulweiler is located near the downtown area and is accessible to Auburn amenities. The open space on the site has been appropriately developed for passive recreational use. The library is within yards of County buildings.
- o Direct access to public transit. Bus service is currently provided to the site. The potential for a commuter train "rail head" along the adjacent rail corridor is being considered.

EXISTING SITE & BUILDING EVALUATION

- o Appropriate for public facility. To its credit, the site is pleasantly landscaped, with a small amphitheater, and together with the existing buildings, communicates a credible County seat image.
- o Appropriate to local density. The functions closest to the site, (the library and education buildings, E.L.Cain School, and the Cemetery), are all capable of absorbing the impact of new buildings, assuming they are kept at two-or three-stories. The land use across Nevada Street is light industrial/retail, and although not typically associated with a government center, are not negatively impacted by it.

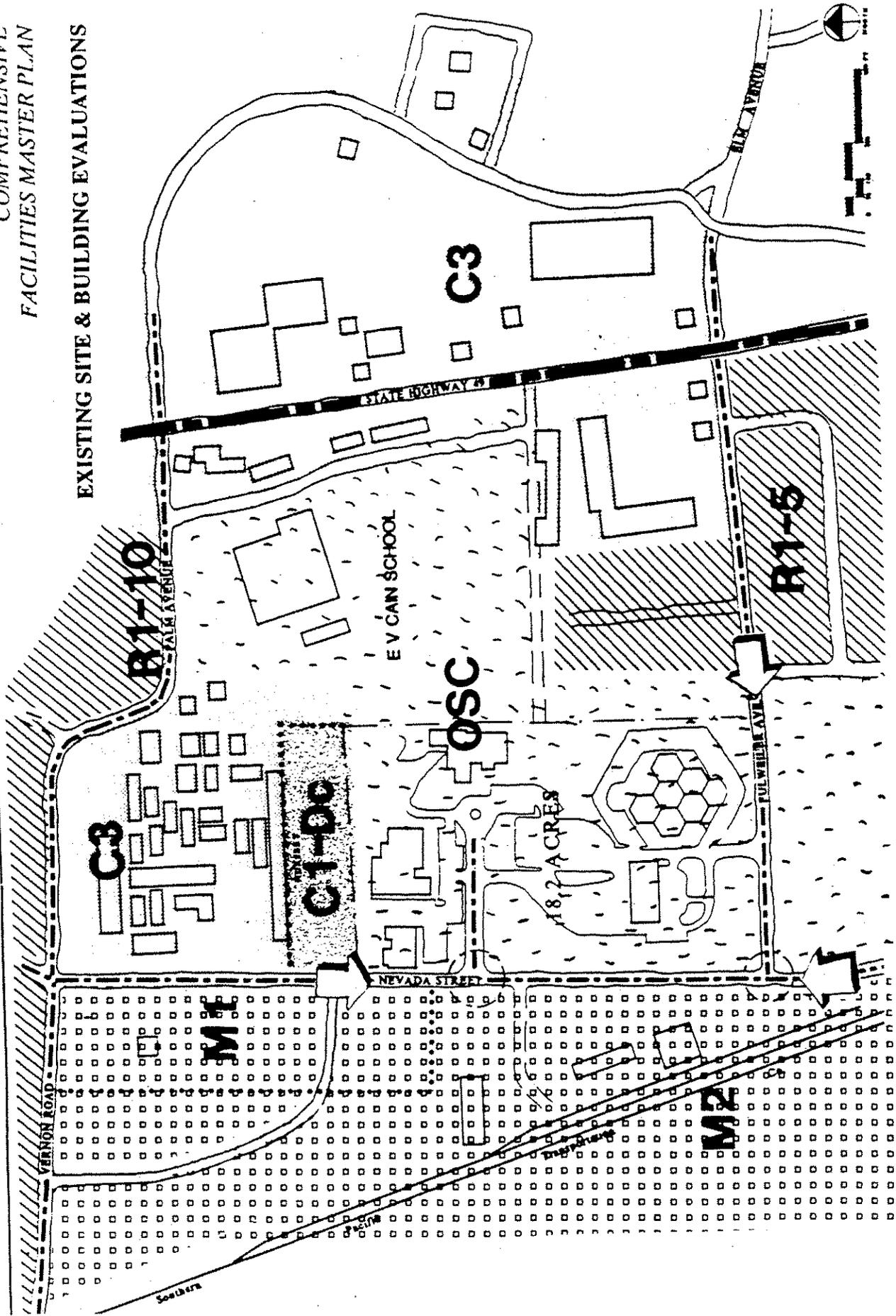
The main drawback of the site is lack of adequate space for expansion. In order accommodate the full needs of a government center, two and three-story office buildings and five and six-level parking structure would have to be developed. This massing would be inappropriate to the current scale of Auburn and the local community. A secondary draw back is the topography which rises sharply up from street level and reduces the developable area of the property.

The following plans are an urban design analysis and municipal zoning plan for the DeWitt site. The zoning plan legend is as follows:

R-1-5	Single-Family Residential (minimum 5,000 s.f. lot area)
R-1-10	Single-Family Residential (minimum 10,000 s.f. lot area)
C-1-Dc	Neighborhood Commercial-Combining Density Limitation
C-3	Regional Commercial
M-1	Industrial Park
M-2	Industrial District
OSC	Open Space and Conservation.

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EXISTING SITE & BUILDING EVALUATIONS



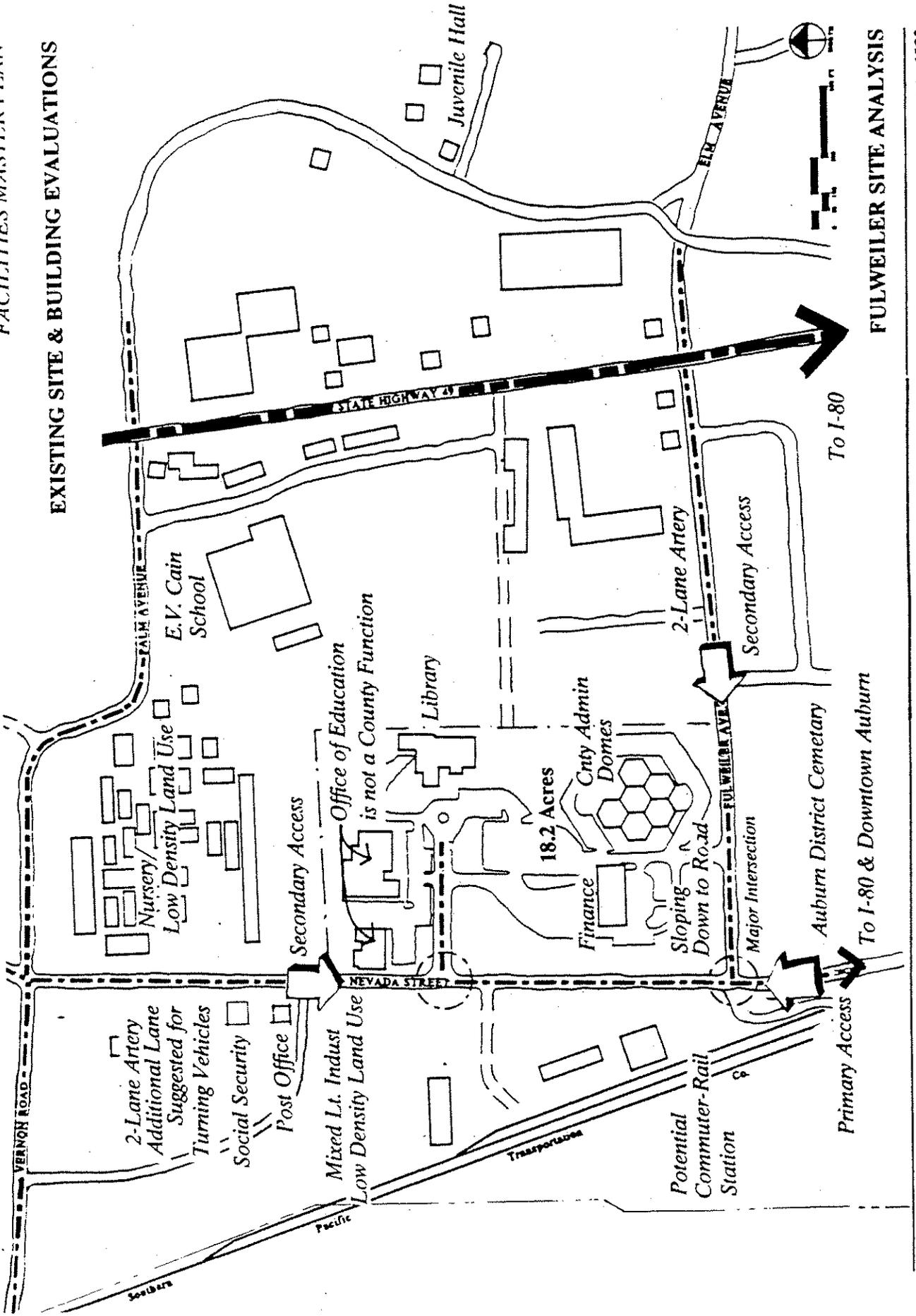
FULWILER ZONING MAP

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EXISTING SITE & BUILDING EVALUATIONS



FULWEILER SITE ANALYSIS

EXISTING SITE & BUILDING EVALUATION

SITE STUDIES: JUVENILE HALL SITE

The juvenile hall site is 6.34 acres. Adjacent land uses include a shopping center (south) and senior and multi-family apartments (north). It is occupied by the Placer County Juvenile Hall, a barn/retail store, and Caltrans storage structure.

The Criminal Justice Master Plan proposed by Lionakis Beaumont suggests that the juvenile hall be relocated together with the juvenile ranch at the DeWitt site (near other criminal justice facilities). The facility must be retained until the year 2001, as a condition of a state grant.

Land Use Description

Jurisdiction:	City of Auburn
Existing Zoning:	C-3 Regional Commercial
Actual Use:	Juvenile hall site. Warehouse/retail.
General Plan:	C Commercial

Site Analysis

- o Located centrally to users. The Juvenile Hall site is perhaps the most accessible site to the overall county of the four sites. Direct access is provided from Interstate 80, which links most of the County.
- o Access to major thoroughfares. The Elm Avenue exit leads directly to the juvenile hall site. Although near Interstate 80, access is restricted by the narrow Auburn Ravine Road approach.
- o Adjacent to amenities for employees. The juvenile hall site is within walking distance of a mid-sized shopping center at the intersection of Interstate 80.
- o Direct access to public transit. Bus service is provided at the adjacent shopping center.
- o Appropriate to local density. Due to the change in topography, a three-story structure could be built along Auburn Ravine Road and be compatible with local scale.

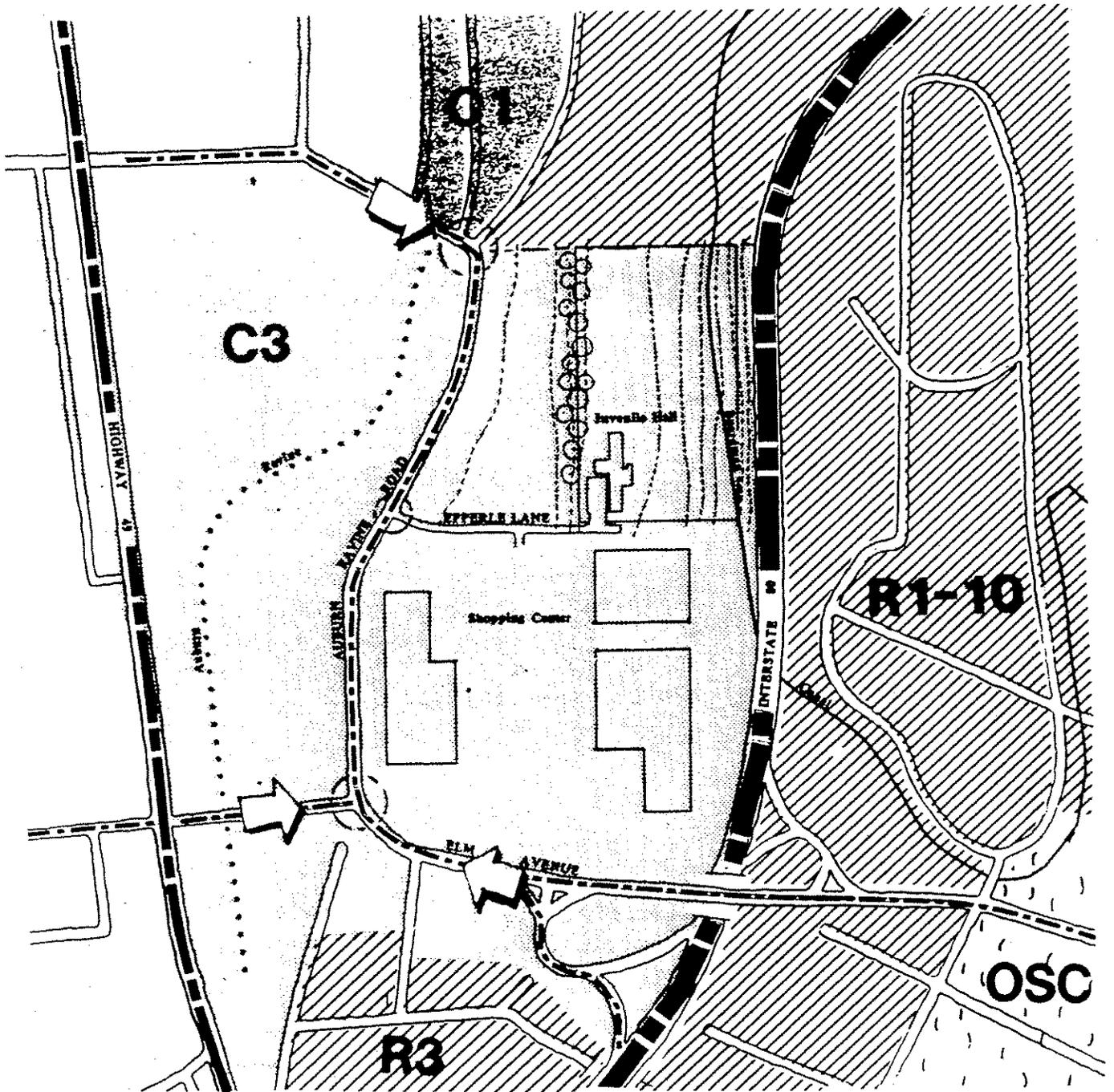
EXISTING SITE & BUILDING EVALUATION

The three most limiting factors of the site are: 1) It is small (6.34 acres) and therefore lacks opportunities for expansion. Of the 6.34 acres, 1.65 are encumbered by a Caltrans easement, and the adjacent sites are not promising regarding acquisition. 2) The existing buildings (an old juvenile hall and a warehouse outlet) lack sufficient architectural and functional integrity to merit remodeling. 3) The topography rises sharply at two locations suggesting the development of three sites, however as the top level is encumbered by a Caltrans agreement, only two levels are available for development. The steep change in grade limits the flexibility required to unify a complex of structures, but may be utilized to provide sub-structure parking.

The following plans are an urban design analysis and municipal zoning plan for the DeWitt site. The zoning plan legend is as follows:

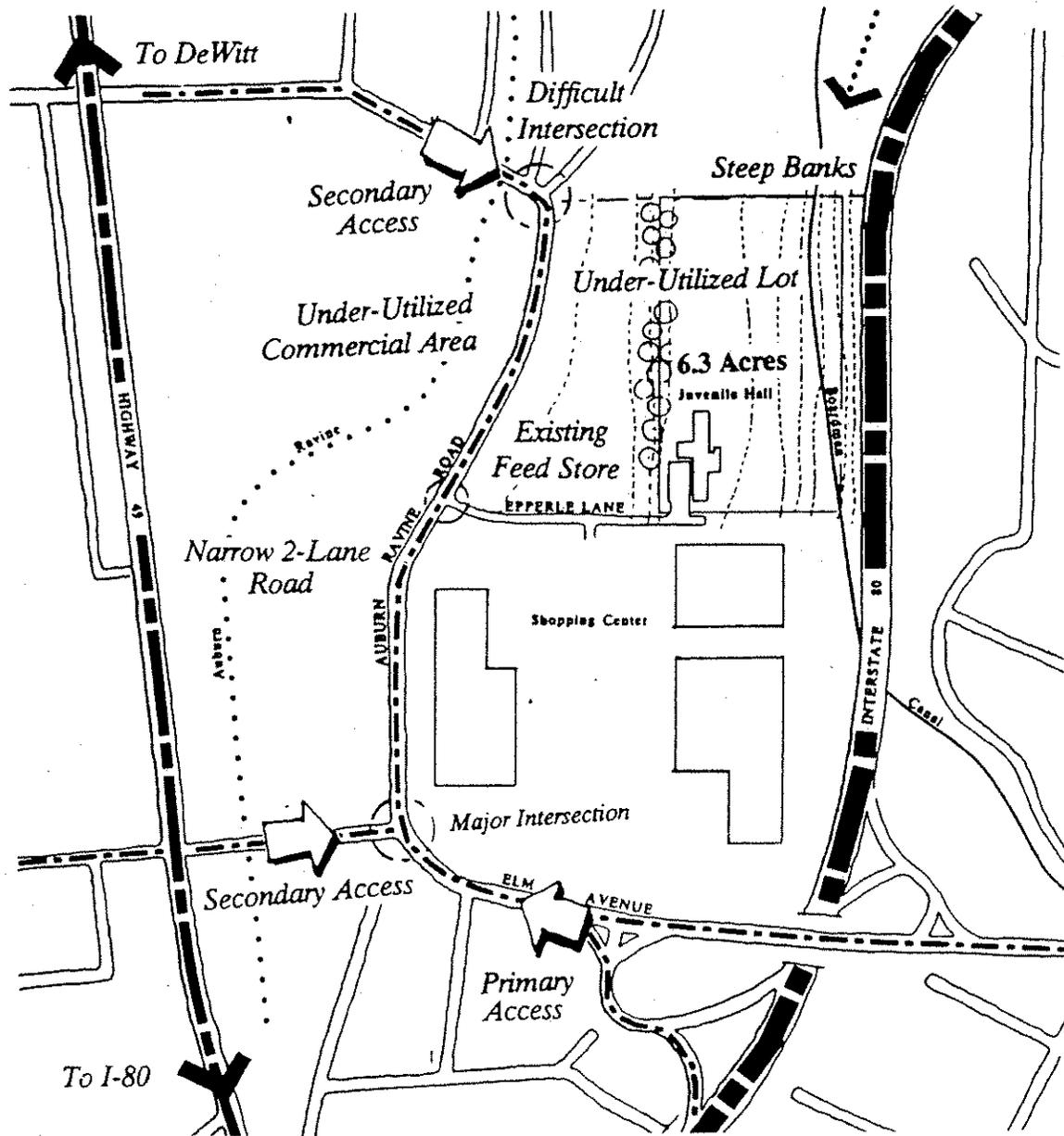
- C-1 Neighborhood Commercial
- C-3 Regional Commercial
- OSC Open Space and Conservation
- R-1-10 Single-Family Residential (minimum 10,000 s.f. lot area).
- R-3 Medium-Density Multiple-Family Residential.

EXISTING SITE & BUILDING EVALUATIONS



JUVENILE HALL ZONING MAP

EXISTING SITE & BUILDING EVALUATIONS



JUVENILE HALL SITE ANALYSIS

EXISTING SITE & BUILDING EVALUATION

SITE STUDIES: ROSEVILLE FAIRGROUNDS

The Roseville Fairgrounds is a 63.7 acre site with access off Washington Boulevard in Roseville. The City of Roseville has a ground lease for 6.11 of these acres until the year 2020, however, Roseville has indicated that the corporation yards sited there will be relocated by 1993. The National Guard leases 5.09 acres. Approximately 52.5 acres are available currently.

Land Use Description

Jurisdiction: City of Roseville
Existing Zoning: R1 Single Family Residence
Actual Use: Fairground/corporation yard, national guard.
General Plan: Public

Site Analysis

The adjacent neighborhood is primarily single-family residential. The Sierra View Country Club is located across Washington Street to the north east, and Woodbridge Elementary School lies to the south east.

- o Direct access to public transit. Bus Service is provided along Washington Boulevard.
- o Public visibility from road. The site is clearly visible from Washington Boulevard, but cannot be seen from a main highway.
- o Adequate space for expansion. The site is large enough to meet long-term expansion goals of the County.
- o Appropriate topography. While relatively flat (it slopes away from Washington Blvd.), there is a small ravine running across the southwest portion of the site. The size of the property is sufficient, however, so that this ravine could be avoided in site design.
- o Minimal site development cost. The only notable encumbrances are a few underground fuel tanks and county fair structures. The possibility of toxic contamination due to the fuel tanks and race track should be investigated.

EXISTING SITE & BUILDING EVALUATION

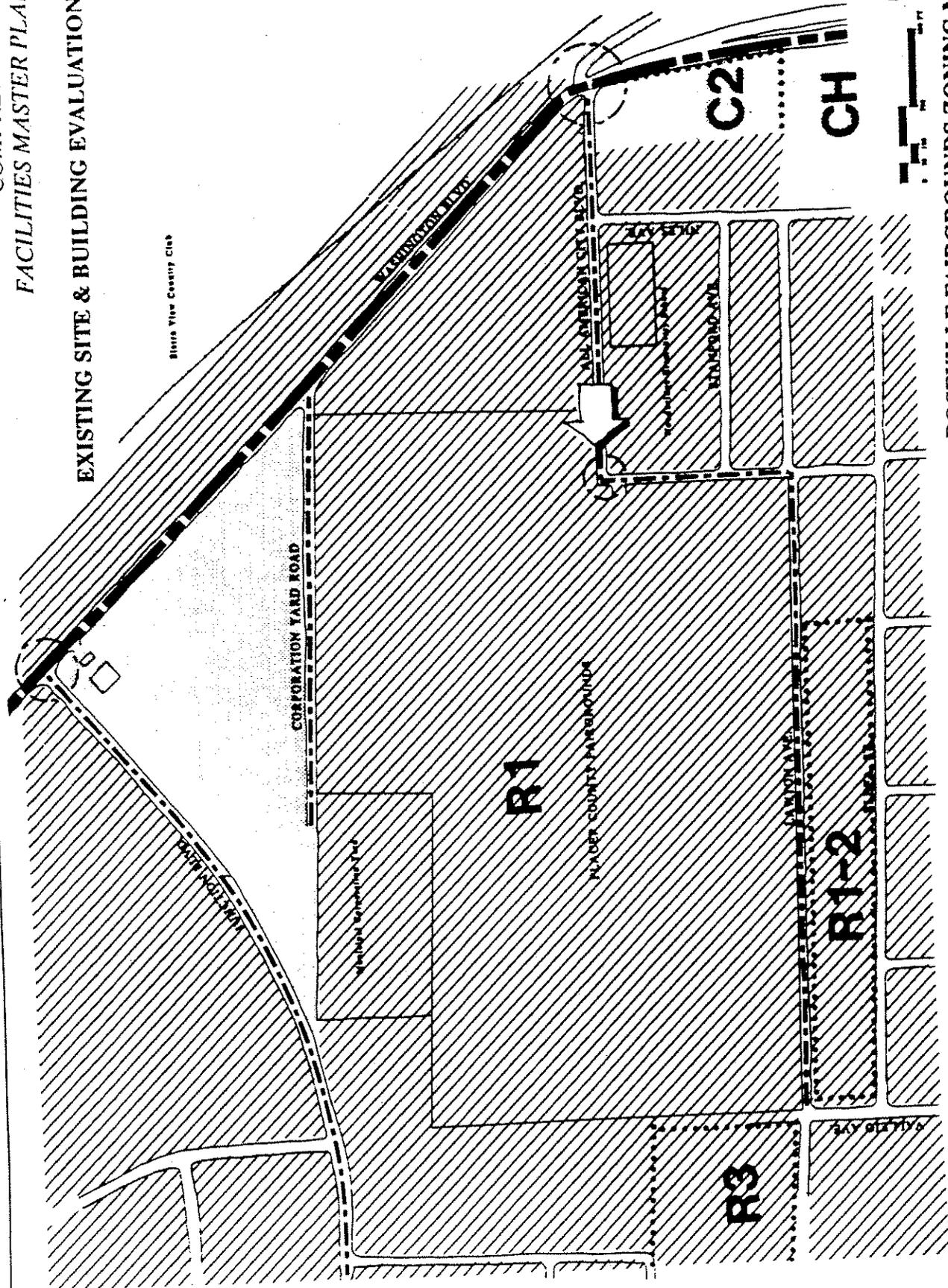
This site poses some incongruences as a potential County Government Center. 1) While located in the fast-growing South County / Roseville area, it is considerably south of the centroid of the County. It would be very difficult for Tahoe users to avail themselves of facilities located in Roseville. 2) Because the fairgrounds site is surrounded by an elementary school and a low-density residential neighborhood, a County Center might not be an appropriate adjacent land use, and it is doubtful that such expansion would be perceived by the community to be an improvement to the surrounding area. 3) The buildings on the site would be inadequate for office use and could not be reutilized.

The following plans are an urban design analysis and municipal zoning plan for the DeWitt site. The zoning plan legend is as follows:

- R-1 Single-Family Residential
- R-2 Two-Family Residential
- R-3 Neighborhood Apartment District
- CH Highway Service Commercial
- C-2 Central Business.

PLACER COUNTY
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EXISTING SITE & BUILDING EVALUATIONS



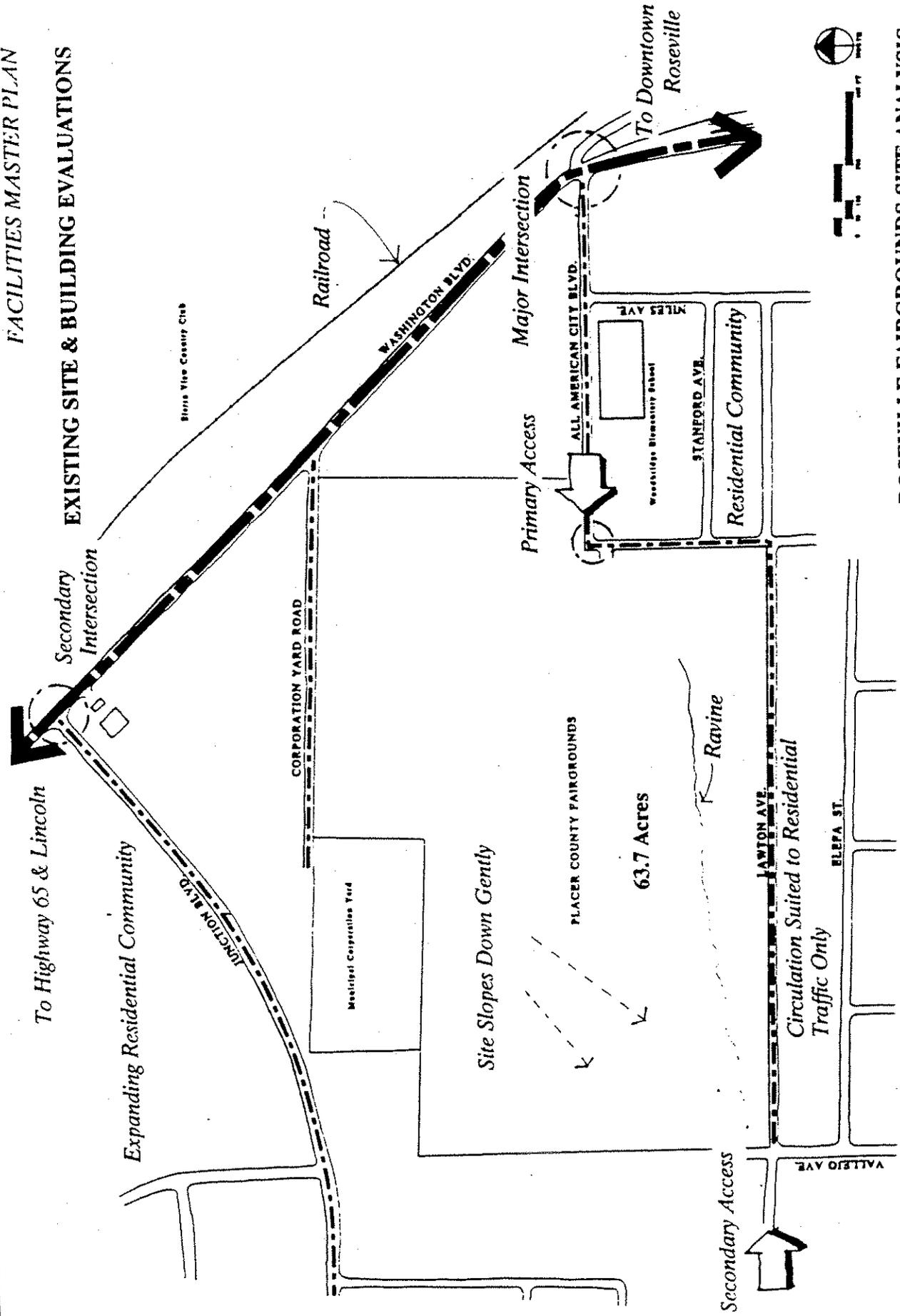
ROSEVILLE FAIRGROUNDS ZONING MAP

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ROSEVILLE FAIRGROUNDS SITE ANALYSIS

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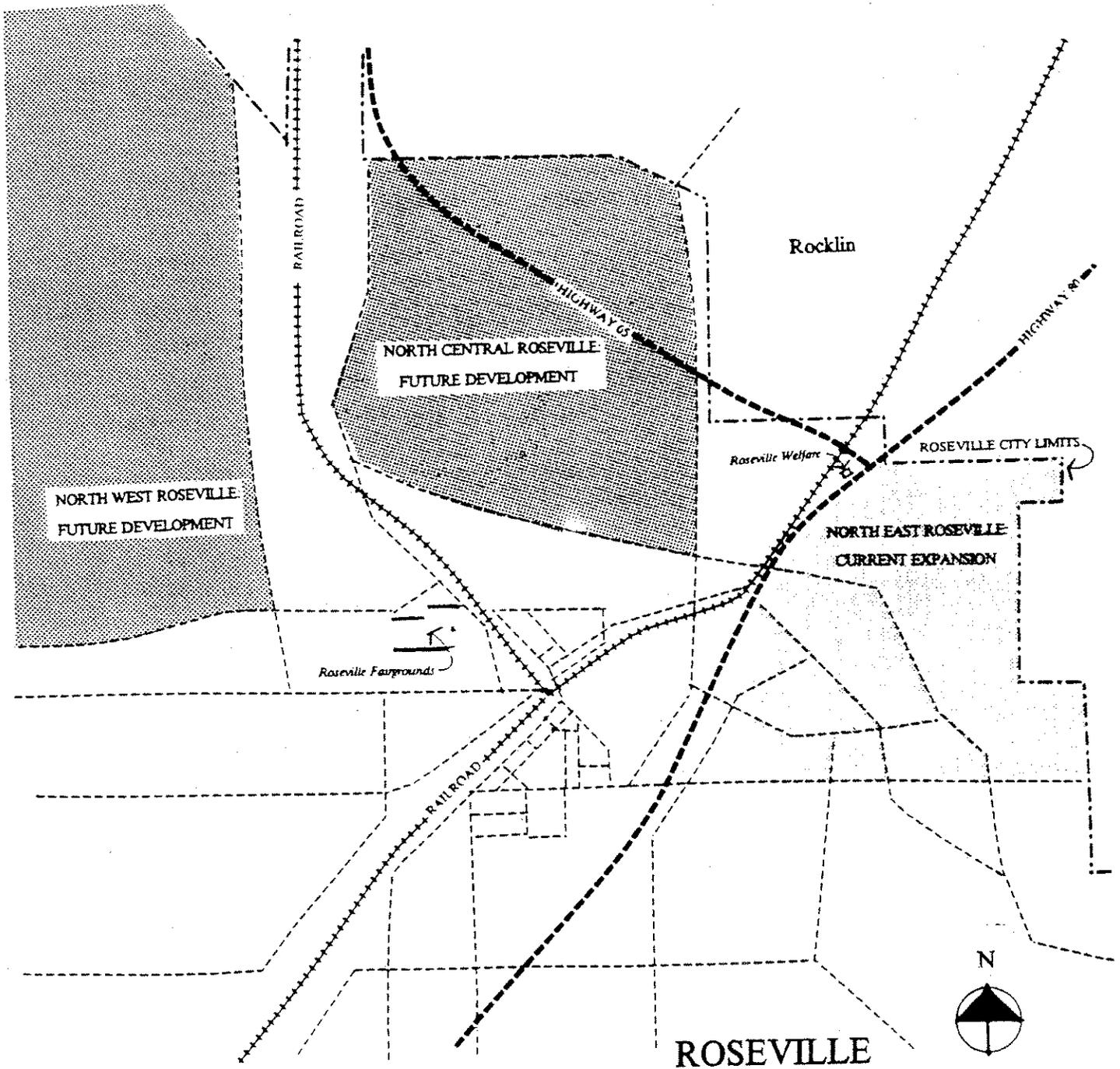
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EXISTING SITE & BUILDING EVALUATION

NON-COUNTY OWNED SITES

The potential of a group of non-County-owned sites was also briefly reviewed. This group of sites lies in the recently developed "industrial park" in the northeast Roseville area. This area, which is currently being considered for the replacement for Roseville Community Hospital, has extensive open space, an infrastructure system intact, is adjacent to Interstate 80 and provides the scale and density that is appropriate to a county complex. When compared to the County sites, it received a rating of 111. This rating placed it slightly higher than the Juvenile Hall site in spite of the fact that it is located less centrally to the County. Excluded from the evaluation list, however, was the cost of site acquisition. It might be suggested that a trade for the Roseville fairground site would be appropriate, which would mitigate site acquisition costs.

EXISTING SITE & BUILDING EVALUATIONS



EXISTING SITE & BUILDING EVALUATIONS

2.2 BUILDING & FACILITY ANALYSIS

SCOPE

Buildings at the following locations were included in the building evaluation:

- o The DeWitt Center. All county government buildings excluding warehouses and corporation yards.
- o The Administrative Center at Fulweiler. Buildings evaluated at this site were the Domes (the county administrative offices), the finance center, and the Auburn Placer County Library.
- o The Family Support, Mental Health and Welfare Departments, Roseville
- o The Administration Building, TART Garage, Animal Shelter, DPW Garage, Justice Center Public Health Nursing, and Welfare Dept. in the north Lake Tahoe area
- o Libraries in Kings Beach, Loomis, Colfax, Penryn, Rocklin, Tahoe City
- o Memorial Halls in Auburn, Loomis, Colfax, Forest Hill, and Lincoln
- o Museums in Auburn and Forest Hill
- o Community Center in Forest Hill
- o Visitor Information Center in New Castle

Criminal and justice facilities were excluded from the evaluation process, as they are the subject of the Placer County Justice Facilities Master Plan. However, potential but future locations of these facilities and costs were considered in the plan and site visits were made in Lincoln, Colfax, Roseville, and Loomis.

The evaluations (see Appendix D) are based on plan reviews and visual assessments of buildings included in the scope of the Comprehensive Facilities Master Plan. Plans were listed and indexed in the Placer County Book of Floor Plans, as published by Administrative Services, as revised in 1990. Inspections were performed in January and February, 1991. Additional infor-

EXISTING SITE & BUILDING EVALUATIONS

mation was provided by Facility Services. Evaluations are not typically included for buildings housing functions that are not included in the scope of the Comprehensive Facilities Master Plan.

In Placer County, a discussion of the efficiency and cost effectiveness of existing buildings focuses around the facilities at the DeWitt site where the majority of county departments are housed. The following information demonstrates the difficulty and expense involved in retaining these buildings for county use.

BUILDING EVALUATIONS: DEWITT CENTER, AUBURN

DeWitt Center was originally constructed by the Federal Government near the end of World War II to serve as a military hospital. It was never used as such, and passed through State hands to the County. It currently houses a wide variety of County departmental functions. The site is located about 5 miles north of Auburn west of Highway 49 between Atwood and Bell Roads. The total site area is about 200 acres.

DeWitt Center consists of a series of narrow barrack or ward-type buildings linked by perpendicular corridors in a telegraph pole plan. Each wing is typically 32 ft. x 152 ft. The wings are typically one-story. The load-bearing exterior walls are constructed of two wythes of unreinforced brick masonry supporting a 5:12 gable roof comprised of wood trusses. Floors are framed with true dimension 2 x joists. The average ceiling height is 9 ft., with many ceilings 8 ft. to 10 ft. high. Exterior brick is either painted, or has been sandblasted and waterproofed. The roofing material is typically asphalt shingles. Air conditioning has been added to a number of areas, and a steam or hot water radiator heating system is still in use.

The major areas of concern in analyzing the DeWitt buildings were:

- o functional utility
- o code compliance
- o maintenance, and
- o costs.

Functional Utility

The buildings at DeWitt are over 45 years old. They were configured for a military hospital rather than a county administrative facility. The majority of County departments housed at DeWitt are office functions. Also located at DeWitt are health and mental health clinics, main-

EXISTING SITE & BUILDING EVALUATIONS

tenance shops and utility yards, storage, laboratories, morgue, animal control, waste treatment facilities, courts and other justice agencies, sheriff's department, and adult detention facilities (the Comprehensive Facilities Master Plan excludes justice agencies and non-office County functions). Some buildings are leased to non-County operations.

The narrow linear configuration of the typical wings at DeWitt have limited functionality for office use. The typical floor plan has a central double-loaded corridor. Some wings have been remodeled with single-loaded corridors on one side (achieving somewhat larger office spaces), and a few have deleted the corridor and achieved still more openness; however, code exiting requirements have not allowed this in most cases. Many departments require more space than contained in a single wing; in these cases, 2 or more adjacent wings are used. Although DeWitt Center has a great deal of floor area, its spread-out and fragmented configuration is functionally inefficient for county staff, and disorienting for the public. More efficient accommodations would involve larger buildings with appropriately sized offices and fewer entrances. Effort has been made however, to generally upgrade facilities. Some examples are:

1. Attic and crawl space vents were installed to promote ventilation for comfort and preservation of wood construction.
2. The covered promenade added to the northwest elevations of buildings 102 to 106 has one of the few approximately code-compliant handicapped ramps of the Center. The promenade acts not only as a pedestrian walkway and handicap access but also as a much needed facade which combines the singular and repetitious building fronts into a more cohesive government center. The landscaping enhances the elevations.
3. The Multipurpose Senior Center housed in buildings 313 and 314 has been recently renovated. The Senior Center features a contemporary, flexible and well organized floor plan which meets the needs of the community's seniors. It is the only facility observed at DeWitt Center which seems to be entirely up to code and in compliance with all applicable requirements. The staff and users seem extremely happy and proud of their facility. However, the exterior wooden deck is rotted and in need of repair.
4. The Mental Health facility at buildings 110 and 111, which was renovated around 1978-9, also has a presentable and workable floor plan. The effectiveness of this layout is due to the clear statement of its entry. Another reason for the success of the plans of both the Mental Health facility and the Senior Center is the way in which they combine buildings and escape the inflexible, linear plans which characterize other departments.

EXISTING SITE & BUILDING EVALUATIONS

Various other departments have had cosmetic interior remodeling and renovations, but most remain confined to the original linear wing configurations, and are inadequate and crowded. While some areas have upgraded handicapped access, entrance to the facility on the whole is not in compliance. The improvements observed throughout the Center have not been comprehensive or consistent, and do not adequately meet the overall needs of staff and public.

Code Compliance

DeWitt Center has many antiquated structures. Despite having had a good maintenance program and numerous improvements, they possess a number of deficiencies and non-compliances to state and local codes and standards. The following summarizes observed Uniform Building Code and California Code of Regulations deficiencies and non-compliances. The major focuses in this code review were:

- o Handicapped Accessibility
- o Seismic Safety
- o Fire and Life Safety
- o Plumbing Fixtures
- o Energy, and
- o Asbestos Abatement.

1. Handicapped Accessibility Requirements. As of January 26, 1992, the Americans with Disabilities Act (ADA) Title II (Nondiscrimination in State & Local Government Services) went into effect for all new and remodeled County construction projects. Existing buildings need not remove physical barriers, such as stairs, as long as they make their programs accessible to individuals who are unable to use an inaccessible existing facility.

Should, however, a portion of a facility be remodeled, the facility and access to that space would have to be fully accessible. Although many entrances are accessible by means of ramps, almost none are in compliance with the ADA or current Title 24 standards in regards to slope, curbs, handrail height and clear space dimensions. The average cost of a ramp at DeWitt has been \$35,000. Of the approximately 73 major buildings at DeWitt, 33 are currently served by 27 ramps. With the exception of the jail, these ramps do not meet code, although some may be acceptable to the State. Assuming that 2/3 of existing ramps are acceptable, and that 1/2 of the remaining buildings are at grade, or require only minimal ramps, 29 additional ramps would have to be added (assuming only one ramp per building) which represents a cost of \$1,015,000.

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Typically, the exterior ramps are the only handicapped accessible elements on the DeWitt buildings, and many buildings that provide service to the public do not have access for the handicapped at all. Once inside, the corridor widths, clear spaces at doors, and door hardware present barriers to the handicapped and are not in compliance with current accessibility requirements of the State of California. Few restrooms are handicapped accessible. Attempts have been made to retrofit existing restrooms, but these efforts fall short of current requirements. Grab bars have been installed in at least one toilet stall in each area; however, grab bar placement, access to the stalls, stall dimensions, fixture heights, access clearance and accessories are not in compliance.

The cost to remodel a restroom to comply with accessibility codes could range between \$10,000 and \$30,000 depending on whether partitions are relocated or asbestos is encountered. It is assumed that such spaces would have to be refinished and new fixtures installed. There are approximately 45 restrooms which will need this type of retrofitting at a combined cost of \$450,000 to \$1,350,000 for complete remodeling.

Two projects which are currently being reviewed by the County due to the impact on the original budget of accessibility requirements are the Agriculture Commissioner and Community Services buildings. Apart from general accessibility upgrading, support spaces such as restrooms and corridors will have to be enlarged. These spaces will encroach on other areas such as offices and conference rooms, and the facility may have to expand into other buildings to accommodate existing needs. If, however, spaces are remodeled from conventional offices to open landscape offices, circulation space requirements will be reduced, and some restroom expansion can be accommodated.

According to the new Americans with Disabilities Act (ADA), existing structures must comply with ADA requirements when "readily achievable" effective January 26, 1992. It is recommended that a study be done of all county facilities to assess their potential for accessibility.

2. Seismic Safety. Several engineering studies have been done by the County. Those provided to Consultants are Report of Law Engineering, Inc., Survey for Asbestos-Containing Materials; and Rumberger-Haines: Structural Analysis of Buildings 110 and 111. Based on visual inspection, Consultants believe that the general findings of these reports apply typically to most of the DeWitt buildings. The following is an excerpt from the preliminary report by Rumberger-Haines, consulting civil and structural engineers concerning the structural integrity of buildings 110 and 111.

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"All exterior masonry walls and interior masonry cross walls are of 2 wythe, non-reinforced brick construction. Auburn being in Seismic Zone No. 3., automatically places these structures in non compliance with the U.B.C."

Based on this report, it can be concluded that all of the older buildings at the DeWitt Center have insufficient lateral resistance strength, and their safety in a significant seismic event is questionable. To upgrade these buildings would involve the replacement of some walls, the installation of cross bracing or other frame strengthening structure to provide lateral stability and foundation modifications to support added structure. Even so, full compliance may not be achievable.

The County has indicated that the cost to retrofit an existing building at DeWitt is about \$125,000, or \$21 per square foot. The cost consultant has recommended \$26 per square foot. (Such an upgrade would represent a significant improvement, but might not be fully compliant.) For minor remodeling, the code does not require seismic upgrades; for major remodels, the code must be addressed.

3. Fire/Life Safety. The following fire/life safety problems were noted:
- a. Sprinklers, (required for many occupancies), are provided in about 60% of the buildings. Existence of a sprinkler system did not necessarily relate to the function of the department. Some sprinkler head types and locations are not in compliance with current codes. Departments storing or using flammable liquids such as Procurement Services and Traffic signs and Safety have no sprinkler systems.
 - b. Fire alarms and emergency lighting for exiting were not observed anywhere except in the Sheriff's Department, District Attorney's offices, and Senior Center.
 - c. Smoke detectors are lacking in most areas, and some detectors were observed to be non- functioning (e.g., Welfare Department).
 - d. The following potentially hazardous conditions were noted during the building walk-through, and warrant further review for safety and code-compliance:
 - o High voltage switch board panel in the corridor passage way between buildings 104 and 105.

EXISTING SITE & BUILDING EVALUATIONS

- o Propane tanks are wedged between buildings 7 and 8. Tanks are placed approximately 6' from the buildings and close to a parking lot; no protective barriers are provided.
- o Flammable liquids are stored in non-rated rooms and corridors lacking sprinklers (examples: Procurement Services, Traffic Signs and Safety shop).
- o Poor ventilation and chemical fumes were experienced at Traffic Sign and Safety. Exposed wiring was also present.
- o Exiting. Exiting in compliance with codes has not been provided in most areas. Corridors are required to be one-hour rated and have fire-rated doors with rating labels; these provisions are typically non-existent except at the Senior Center. Exit doors typically do not have code-required hardware. Exit signs and emergency lighting are missing in most areas. Corridors are often used for storage in crowded areas. Unbraced tall file/storage shelves and unbraced shelving stacks are common in exit pathways. Many exits (especially at the corridor spine) are blocked or locked. Exit distances and locations are not code compliant.

4. Plumbing. The number of fixtures provided may be less than currently required by the Uniform Building Code and Uniform Plumbing Code. According to these codes, separate toilet facilities shall be provided for each sex according to the following:

<u>Number of Employees</u>	<u>Water Closets/Urinals</u>
1 to 15	1
16 to 35	2
36 to 55	3
56 to 80	4
81 to 110	5
111 to 150	6
over 150	1 additional for each additional 40 employees.

Assuming a departmental gross square footage of approximately 4,500 s.f. and utilizing the UBC occupancy allowance of 100 sf per occupant, approximately 45 people could occupy a building wing. This means that two restrooms (one for men, one for women) would have to be provided with a minimum of 3 water closets/urinals each. The exact number of staff in each existing building is not varies (and it is beyond the scope of this

EXISTING SITE & BUILDING EVALUATIONS

master plan to explore this on a department by department basis), however, is it clear that some buildings (Sheriff and Welfare) are densely staffed and may not have sufficient restroom facilities

5. Energy. Typically, Dewitt Center buildings do not comply with current California Code of Regulations Title 24 energy standards. The typical exterior wall construction, consisting of 2 wythes of brick, although creating a reasonable weather barrier, does not provide the required thermal insulation for Climate Zone 12. The few spot checks done in crawl and ceiling spaces indicates little or no insulation has been provided for roofs and floors. Some exterior brick walls have been finished on the inside with gypsum wall board, and it appears that insulation may have been added in these instances.

The percentage area occupied by windows on a typical elevation ranges from 10% to 15%. Many of the original wood double-hung windows on the southwest elevations have been replaced with double-glazed aluminum windows. Also, single-glazed aluminum windows have been installed in some locations. No double-glazing is evident on north-east elevations. Expanded metal screens acting as shading devices have been installed on almost all windows regardless of orientation. These screens provide effective solar shading on south-, east- and west- facing walls.

Ridge vents and eyebrow vents at roof eaves have been installed to promote natural ventilation of attic spaces, which aids in maintaining summer interior comfort.

The low pressure boiler generates an annual energy heating cost of over \$100,000. This system heats approximately 115,000 square feet including the 100 ramp, the Welfare ramp and Buildings 1 & 8, making the annual cost of heating this space \$.86 per square foot. Not included in this total are costs for the corporation yards, which are beyond the scope of this project. Total energy expenditures for the DeWitt Complex for fiscal year 1990/91 were \$176,024 for gas and \$302,751 for electricity.

6. Asbestos Abatement & Toxics

Asbestos. The presence of asbestos in a variety of forms seems ubiquitous throughout the center; as reported in the Law Engineering, Inc.

The high costs associated with the abatement of asbestos are well-documented. Asbestos is removed when it presents an imminent threat to the health of the building occupants and when planned renovations or repairs will disturb asbestos containing materials. The preponderance of abatements that take place are performed in conjunction with remodel projects. In these cases, staff and operations are moved to facilitate

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the entire project. Abatement in conjunction with demolition is less expensive than abatement done while attempting to limit the damage on an existing building. The County has indicated that based on their recent experience, a demolition/abatement may be as much as 25% less expensive than a non-destructive abatement.

In 1988, an asbestos abatement program was carried out at the Domes at a cost of \$200,000, \$13.33 per square foot. The purpose of this project was to clean up asbestos material that was left from earlier work. The access to the material was difficult, and the Domes abatement took almost two months. Flooring with asbestos was not removed and ceilings were not fully abated. In addition to the direct costs associated with the abatement were costs related to the relocation of the County operations that were impacted.

The asbestos liability at DeWitt was recently appraised by an independent consultant (Law Associates) to be \$16,000,000 to remove and dispose of the asbestos. For 672,325 square feet (not including the jail, which is reported to have minimal, if any asbestos), this represents approximately \$24 per square foot. The work at DeWitt involves abatement of surfacing materials which are quickly accessed. A wing at DeWitt that needed all of the ceiling scraped and all of the flooring removed could be completed in from one to two weeks, so relocation costs for that department would be approximately \$10,000 (see "Relocation Costs").

Facility Services currently spends an average of \$150,000 per year on small abatement projects and asbestos related maintenance. As steam and water lines continue to deteriorate, these costs will increase.

Toxics. Underground tanks are scattered throughout the site. The Army Corp of Engineers has indicated that they may undertake the removal most of these tanks. The degree to which leaks may have contaminated the adjacent soils is unknown.

Maintenance

The following is a chart summarizing recent maintenance and energy costs (the subsequent document will include a survey of trends in maintenance costs at DeWitt over the last 10 years) for existing DeWitt buildings. Apart from general maintenance, electrical, heating and plumbing maintenance account for 44% of the total expenditures. Sixty-three percent of maintenance tasks are routine.

PLACER COUNTY
COMPREHENSIVE
FACILITIES MASTER PLAN

BUILDING AND FACILITY ANALYSIS

MAINTENANCE COSTS

Fiscal Year 1990-1991

Task	County Code	DeWitt Complex	DeWitt Leased	DeWitt Co-Occupied	DeWitt Total	
					Total	% all maint.
Asbestos/Hazardous Mat.	AB/HZ	\$4,351	\$1,938	\$36,982	\$43,271	6%
Electrical	KF	\$22,674	\$2,800	\$105,124	\$130,598	17%
Fire systems	KY	\$1,773	\$81	\$1,883	\$3,737	
Heating/Cooling	KK	\$57,616	\$8,824	\$49,593	\$116,033	15%
General carpentry	KC	\$9,557	\$3,709	\$7,140	\$20,406	3%
Lock Work	KR	\$3,976	\$1,920	\$25,771	\$31,667	4%
General Maintenance	CC4/KP/H	\$20,352	\$3,558	\$174,334	\$198,244	26%
Painting	KN	\$7,181	\$233	\$33,292	\$40,706	5%
Plumbing	KH	\$26,772	\$6,778	\$57,869	\$91,419	12%
Roofing	FF	\$835	\$78	\$4,395	\$5,308	1%
Signage	FC	\$2,838	\$642	\$8,471	\$11,951	2%
Water Conservation	WCP	\$5,294	\$0	\$0	\$5,294	1%
Other	AK/A12/A FH/HK/HN/HH KT/KX/NG/FA FN/9XX/911 NS/FE/FK/NA FT/SP/AS/KW	\$16,175	\$2,934	\$45,783	\$64,892	8%
TOTAL COSTS		\$179,394	\$33,495	\$550,637	\$763,526	
Total Square Feet		245,000	245,000	245,000	245,000	
Total Cost Per Square Foot		\$.73	\$.14	\$ 2.25	\$ 3.12	
Routine		\$116,354	\$12,304	\$353,703	\$482,361	63%
Unscheduled		\$13,676	\$18,198	\$164,427	\$196,301	26%
Emergency		\$21,919	\$1,684	\$9,411	\$33,014	4%
Other		\$27,445	\$1,309	\$23,096	\$51,850	7%

Data from Placer County "Cost Account Costs by Department", Report No. ARMS-42-P FIS640.

EXISTING SITE & BUILDING EVALUATIONS

1. Mechanical/Electrical/Boiler Systems. Mechanical, plumbing, electrical systems are worn and functionally inadequate. As areas have been remodeled, systems have been partially upgraded and general improvements made to keep the systems operational. Distribution lines are typically in the crawl space underneath buildings and cannot be accessed without asbestos precautions; however, the central corridor spine typically carries exposed electrical conduits and low voltage wiring. Also in the corridor are low pressure steam pipes which are encased in hardened insulation.

Site. There are more than 30 miles of underground utilities on the DeWitt site including water, sewer, drainage and electrical (to a limited degree). Some of these lines have been underground for 45 years and need replacement. Most electrical lines are overhead with the exception of lines along Richardson and B Avenue which are less than 6 years old, and maintained by PG & E.

The water lines at Dewitt are old and many are in need of repair or replacement. During fiscal year 1990/91, Buildings and Grounds surveyed the main lines in Dewitt and repaired the leaks that were detected. Plumbing expenditures for Buildings and Grounds during 1990/91 totaled \$71,266.

Mechanical. New air conditioning units have been placed on the sloping roofs or on grade on concrete pads. Many A/C units are accessible to the general public and have been defaced and vandalized, yet are still operational. To the Consultant's knowledge, no air balance report has been performed; the air quality and air changes seem adequate in most buildings, although some were observed to have poor ventilation. HVAC expenditures for 1990-91 were \$116,033.

Electrical. The electrical wiring inside the buildings which have not been recently remodeled and in most cases there is inadequate electrical service for the occupancy of the building. Buildings and Grounds costs for electrical maintenance are primarily for installation of new circuits to augment existing service. Costs for electrical maintenance were \$130,598 in 1990/91.

Low Pressure Boiler and Steam Lines. The low pressure steam systems that heat the 100 ramp, the Welfare ramp (Buildings 15/18) and the Sheriff's Office are 45 years old and much of the small diameter (1/2 inch) piping which feeds the radiators is in need of repair or replacement. According to Maintenance, these small pipes are the most likely locations for breaks. A leak at one of these lines will require the use of asbestos controls, and the actual repair of the pipe will require disruption of service. A complete rupture at one of these small pipes (these are usually located under the buildings) would probably require the relocation of occupants in the immediate area. In the unlikely

EXISTING SITE & BUILDING EVALUATIONS

event of a boiler failure, the system could be out of service from 1 day to 2 weeks depending on the severity of the failure and the extent of the repairs needed. In such a case, it may be possible to provide temporary portable heating, rather than relocated staff.

2. Re-roofing Existing Buildings. Records concerning the age of the roofs at DeWitt are unavailable. The Maintenance division, however, has indicated that approximately half of the pitched roofs have been reroofed within the last 12 years and are in overall good condition. The rest of the pitched roofs are older, but for the most part, the roofing materials are of good quality and are still in fair to good condition. Asphalt shingle warranties range from 5 to 25 years.

The flat roofed buildings (primarily the lower 300's) vary from two to ten or more years old. The life expectancy of these roofs is shorter than that of the pitched roofs and these roofs also tend to develop many more leaks than the pitched roofs.

The roofs that are in the worst condition are the flat roofs on the corridors. These roofs have only been replaced in a few locations, and leak at the point where they attach to the wings.

During fiscal year 1990/91, Buildings and Grounds spent a total of \$4,129 on roof repairs and \$4,451 in 1989/90. This would indicate that there is little or no prevention maintenance being done, only leak repairs. Buildings and Grounds plans to spend approximately \$100,000 for reroofing projects at DeWitt this fiscal year. The cost of replacing a single pitched roof is approximately \$100 per "square" (100 square feet), and for a 9,000 square foot would be \$9,000.

3. Roads and Parking Areas. Many of the roads and parking areas at DeWitt were first built approximately 45 years ago. Many repairs have been done, however, most will require complete replacement of the pavement. The parking areas, with few exceptions have been maintained utilizing a chip and seal method, and have a probable life of two to five years. The average cost to replace a 2" asphalt concrete overlay in the 11.6 miles of roads and parking at \$50,000 per mile would be approximately \$580,000, which would be escalated due to the necessary phasing.

The DeWitt site is not designed to be easily understood by a visitor. There are multiple approaches to the site, and no clear hierarchy among the buildings, that would suggest what the function of the building is. There are many times when the public drives around the complex searching for their destination. The parking areas are not located

EXISTING SITE & BUILDING EVALUATIONS

where needed and people often park illegally to be near a specific office. The pavement on most of the roads and parking lots has exceeded it's useful life and is characterized by cracking and large pot holes.

4. Custodial and Maintenance Staff

Custodial Staff. County staff maintains approximately 245,000 square feet of space at DeWitt. Annual expenditures totaled \$412,779.12. Staffing levels fluctuate depending upon the availability of funds, however, there are usually 11 permanent custodians, 2 to 4 extra help custodians, 1 lead custodian and 1 supervising custodian at DeWitt. The average space that a custodian at DeWitt is responsible for is 22,272 square feet. The average for the State is 19,000 square feet. The Placer County average for school custodians in this area is approximately 21,000 sq. ft. As the custodians at DeWitt are responsible for a higher than average amount of space, and given that the space at DeWitt is heavily occupied and difficult to clean (due to crowded spaces and the large number of small buildings) the square footage costs are low and the service level is low. There are tasks that are routine at other facilities that the custodians at DeWitt are not able to perform. Consolidated buildings with consolidated restrooms and janitorial facilities, contemporary finishes and less intense use, would be more efficient to clean.

Maintenance Staff. The maintenance requirements for an old facility such as DeWitt differ from those of newer facilities. While old facilities need repairs and remodels, new facilities require preventative maintenance and sophisticated maintenance on complex mechanical, electronic and security systems. A decrease in staff needed per square foot may occur when a move is made to new buildings, however, the required degree of technical expertise of staff may be higher and impact salaries. An optional approach to "high tech" maintenance is to award service contracts to private firms.

The two mechanics that maintain the sprinkler system at DeWitt also maintain all of the fire-related systems all of the County's facilities, both owned and leased. This includes sprinkler systems, alarms, exit lights, fire extinguishers, etc. There are over 500 fire extinguishers County-Wide that require inspections. These mechanics are also responsible for all of the record keeping and reporting that is required by State and Local Agencies. There are approximately 200 separate swamp coolers and air conditioning units at DeWitt. Maintenance savings could certainly be realized by centralizing operations into modern facilities served by fewer individual units.

EXISTING SITE & BUILDING EVALUATIONS

Costs

1. Remodeling Cost of Existing Facilities. To place a dollar figure on fully remodeling the buildings at DeWitt is difficult without a detailed study of each building and its proposed use, but the spread sheet on the following page provides a sense of the magnitude of the expenses. However, the average cost per square foot of a typical 6,000 s.f. wing has been approximately \$45 per square foot when the building is already sprinklered (approximately 2/3's of DeWitt is sprinklered) and an open space office is planned. For the purposes of the scenario cost projections, \$30 to \$60 is used. (This is for warehouse/maintenance structures and animal control, respectively. Remodeling for offices is not included in the scenarios, new office construction is assumed, however the figure of \$45 is not uncommon for a moderate office remodel.

The remodeling projects have not typically improved the efficiency of the spaced because of building proportion constraints; the main impact is on general appearance. Offices which are overcrowded due to the inefficient space usually remain overcrowded after the removal. Most of the buildings at DeWitt are crisscrossed by numerous corridors. Such space is not useful for offices and many times is turned over to storage which frequently does not fully comply with fire codes.

Asbestos costs can vary widely, as some buildings will require minimal asbestos work while others need extensive abatements. The County has indicated that almost all crawlspace work will either require abatement work or the use of asbestos-trained trades workers. Based on the County's previous experience, it is suggested that these options will increase costs by 20% to 50% for those portions of the work. The cost of landscape partition is not factored into the \$45 figure as these costs have traditionally been borne by the using departments as fixed assets (included in project costs). Costs for partition can be estimate at approximately \$4.00 to \$7.00 per square foot. The necessity of installing sprinklers will add an additional \$5.00 per square foot.

2. Relocation Costs. The average cost to lease office space in Auburn is \$1.00 per square foot per month. The average wing at DeWitt is approximately 5,000 departmental gross square feet. This represents \$5,000 per month or \$60,000 per year. The recent experience of the County has been that having furnishings professionally moved costs approximately \$2,500 for each move (out of the space, and back into it). Adding communication systems, space planning and signage, it is estimate that operations from one wing could be relocated for one year at a cost of approximately \$75,000. The installation of extensive computer networking could escalate this cost 10%. When the Domes were renovated, the cost of moving, relocating and setting up business at a new location was approximately \$500,000, and took approximately 6 months.

EXISTING SITE & BUILDING EVALUATIONS

New Construction Costs and the Cost of Remodeling and Maintaining Existing Buildings

1. Remodeling Cost Implications. To get an understanding of the relative costs associated with new and remodeled construction, an analysis was done assuming a direct replacement of existing DeWitt space. The area figure was based on all buildings at Placer (772,265 bgsf) less the corporation yard (115,100 bgsf) and vacant or storage buildings (175,100 bgsf) leaving a total of 482,065 bgsf. A conceptual cost estimate would be:

<u>Component</u>	<u>Area (bgsf)</u>	<u>Unit Cost</u>	<u>Total</u>
general remodeling	482,065	\$45/sf	\$21,692,925
sprinklers in 1/3 of buildings lacking	160,688	\$5/sf	\$ 1,606,883
seismic upgrade	482,065	\$26/sf	\$12,533,690
handicapped upgrade	482,065	\$10/sf	\$ 4,820,650
<u>asbestos abatement</u>	<u>482,065</u>	<u>\$24/sf</u>	<u>\$11,569,560</u>
Total		\$110/sf	\$52,223,708.

Only facility costs are shown, it is assumed that the utility and road improvement costs for new construction and remodeling would be approximately equivalent. Office landscape costs are not included either, as this would be an equivalent component for either construction scenario. Also not included is relocation costs, as it is assumed that phased relocation may occur in either case.

A direct replacement for this building area would be \$115/sf or \$55,437,475. The difference between the remodeled project and new construction would be \$3,213,767, or 6% additional for new construction.

2. Maintenance/Energy Cost Implications. Other expenditures besides construction cost influence the decision to remodel or construct new buildings. Equally important is the analysis of relative maintenance costs between existing facilities and new buildings. The cost of maintaining and operating an existing county-occupied building is considerably greater than the cost of a well-designed, newly-constructed facility. Maintenance costs per square foot for a new two-story office building would be \$80 per square foot over 40 years (the assumed building life) or \$2 per square foot per year. Energy costs per square foot for a two-story office building would be \$.15 per square foot per month or \$1.80 per square foot per year. In summary, for 482,065 departmental gross square feet:

EXISTING SITE & BUILDING EVALUATIONS

	<u>Existing DeWitt</u>	<u>New Construction</u>
Maintenance Cost for 1990-91	\$ 763,526*	\$ 964,130
Maintenance Labor for 1991-1992	\$2,126,717**	
Energy Cost for 1990-1991		\$ 867,717
gas	\$ 176,024***	
<u>electricity</u>	<u>\$ 302,751***</u>	
total	\$ 478,775	
Total Energy and Maintenance	\$3,369,018	\$1,831,847.

- * From Placer County "Cost Account Costs by Department", Report No. ARMS-42-P FIS640.
- ** From Placer County "Budget Unit Financing Uses Detail", for Buildings and Grounds, 1-065. Total budget for salaries and employee benefits approved by Board of Supervisors (1991-1992) was \$2,919,101. DeWitt represents approximately 73% (772,265 bgsf) of county-wide bgsf (1,060,000 bgsf), or \$2,126,717 of \$2,919,010.
- *** From Memorandum to Larry Oddo from Jim Durfee, Dept. of Facility Services, dated 9/5/91.

Summary

A new building represents a maintenance & energy savings of approximately \$1,676,596 per year. Compared to the additional costs associated with new as opposed to remodeled construction (a difference of \$3,213,767), savings in maintenance and energy for new construction might make up the discrepancy in 3 years. While this analysis is not an all-inclusive comparison of the cost differences between remodeled and new construction, it does demonstrate the conceptual relationship. Prior to the implementation of the master plan, a detailed cost benefit analysis should be done. The ultimate approach may involve both remodeled and new facilities.

In summary, the existing buildings at DeWitt for the most part are not:

- o handicapped accessible
- o functionally efficient
- o maintenance efficient
- o energy efficient
- o seismically sound, or
- o toxic free.

Due to these shortcomings, the County is prevented from providing facilities that adequately serve the public. It is recommended that the buildings at DeWitt be fully renovated or rebuilt. For the purposes of the master plan scenarios, a new facility is proposed.

EXISTING SITE & BUILDING EVALUATIONS

BUILDING EVALUATIONS: ADMINISTRATIVE CENTER, AUBURN

The Administrative Center is located on Fulweiler Avenue and Nevada Street in Auburn. The total site area is about 18.2 acres. County buildings located in the Administrative Center included the Domes, the Finance Center, the Office of Education, Regional Occupational Project and County Library. The Domes and Financial Center portions of the site constitute 12 acres.

The Domes

The Domes, 175 Fulweiler Avenue, is a single-story structure constructed of 5 interlocking hexagonal geodesic domes. It houses the Board of Supervisors offices and chambers, County Executive Office, County Counsel, Personnel, and Data Services. Constructed in the 1960's, its design is the product of an architectural competition. The dome structures are of steel construction with an exterior membrane roof cladding. Exterior walls of stone and glass infill the arches formed by the domes. Typical interior construction is of stud partitions, with carpeted floors. Ceilings are exposed, with sprayed-on acoustic/thermal insulation. Lighting is typically fluorescent. The building is air conditioned, has smoke detectors, and exiting meets code requirements. Maintenance has been good, and the building is in good condition. Construction and building systems are of 1960's standards; lighting, building envelope and piping insulation, glazing, appliance/ equipment installation, and heating/cooling systems were not designed to meet the more restrictive current energy standards. The building is handicapped-accessible, and has toilet facilities that meet current handicapped codes.

The hexagonal planning of the building creates spaces that are difficult to use due to the triangulated shapes, and inefficient circuitous circulation. The convoluted circulation inhibits "way-finding" by the public. Flexibility to make plan adjustments for new needs is constrained, as increments cannot be made orthogonally. Expansion of the building is constrained by site limitations, and would logically have to follow the hexagonal concept. The addition of upper floors would be impossible.

The building is difficult and expensive to heat and cool, and office temperatures vary greatly during the day. The roof is a constant maintenance problem due to its design. The building is noisy due to internal mechanical units and poor acoustical insulation. The acoustics in the Board of Supervisor's Hearing room are poor. There is insufficient electrical capacity to accommodate the necessary computer and office equipment.

The Domes is a unique building which functions reasonably well for a limited program, but lacks flexibility to be modified to meet different needs or be expanded. An analysis of the needs of the current occupants is located in Part 2, "Current and Projected Space and Staffing Needs".

EXISTING SITE & BUILDING EVALUATIONS

Finance Center

The Finance Center, 145 Fulweiler Avenue, houses the Tax Collector, Auditor and Assessor offices. It is a 2 story concrete frame building of rectangular plan, constructed about 25 years ago. It has a flat built-up roof which probably is insulated, although this could not be determined. Single-glazed windows are used, with windows approximately 30 percent of the wall area on all elevations. Interior partitions are of stud construction, with spaces typically finished with painted walls, vinyl tile or carpeted floors, and acoustic ceilings (some sprayed-on). Lighting typically is fluorescent. Exiting is adequate, but some doors that should be fire rated lacked labels. Some storage of records or files was noted in exit corridors. Files and shelving are not braced against earthquake movements.

The building is used for office functions, with a mix of open and private offices, and records storage rooms. An interior courtyard on the second floor could be infilled for additional space, if needed. Handicapped access is provided, with direct on-grade entrances on each floor, but toilet facilities do not meet current handicapped codes.

In summary, the building is well maintained and serviceable, meets most current codes and could be upgraded to meet others if needed. However, it is overcrowded for its current occupants, and provides limited opportunities for more efficient space utilization. Office landscaping has been maximally utilized.

Auburn Placer County Library

The County Library, 350 Nevada Street, Auburn, is a single-story building with a partial second floor. The main floor is used for stacks, reading room, circulation desk, and a work room. The partial upper floor is used for offices, staff lounge and storage.

The building was constructed about 20 years ago, and is in good condition. It is of load-bearing concrete masonry construction with a flat built-up roof; sloping metal roofed walkways form the entry and an outdoor patio area. The building is air conditioned and uses primarily fluorescent lighting. Thermal insulation was not accessible, and it is assumed that due to the date of construction, it does not meet current code requirements. Shading is provided for south-facing windows. Single glazing is used, but is tinted for insolation control.

Interior finishes are carpeted floors, stud/plaster partitions, and acoustic lay-in ceiling. It is not overcrowded, but if more space is ever needed, it could be expanded. It does not have fire sprinklers, but exiting is adequate and in compliance with codes. The building is generally handicapped accessible, however the entry doors are narrow. Handicapped access and toilet

EXISTING SITE & BUILDING EVALUATIONS

facilities are provided, but they do not fully comply with current codes. There is no elevator access to the second-story stacks area. Book shelves are not braced against seismic movement. Full-height glass may not be tempered, which could be hazardous if broken.

The building is attractive, especially the landscaped entrance and outdoor areas, has appropriate spaces for library functions and is reasonably efficient. Shading of windows is provided for summer comfort control; an analysis of insulation may be warranted for improvements to winter energy use. Book shelves should be braced.

BUILDING EVALUATIONS: OTHER FACILITIES

Family Support, Mental Health and Welfare Departments, Roseville

The building at 100 Stonehouse Court, Roseville, is leased for the County and houses offices for Family Support, Mental Health and the Welfare Department. The building is approximately 15 years-old of wood frame construction, 1-story, air conditioned, insulated and weather-stripped. Interior construction is of stud partitions, carpeted floors and acoustic ceilings with fluorescent lighting. It is handicapped-accessible, and appears to meet current life safety construction and exiting code requirements. Fire sprinklers are not provided. The building is well maintained and in good condition, with a landscaped site which appears to have adequate parking. The building has insufficient floor area for the functions it houses. It is very crowded, with users complaining of lack of space. As a result, files and shelving have been placed in hallways.

Administration Building, Tahoe City

Located at 565 West Lake Blvd., Tahoe City, this office building is leased by the County for use by Environmental Health. This is a single-story wood frame structure of about 5,520 sq. ft. of floor area, with a concrete floor and a sloping metal roof. It has an air conditioning system, but the a/c was disconnected 6 years ago during a remodeling project and is not utilized. Because the building was originally built for Pacific Bell, it has underfloor electrical raceways which provide ample flexible power and systems wiring capabilities. Interior finishes are stud partitions, carpeted floors, and acoustic ceilings about 10 ft. high. Space is adequate for current uses. Life safety and handicapped accessibility appear to be in compliance with codes.

The building is well constructed and maintained. Insulation and weather-stripping are good for the climate. The building plan is rectangular, with the long axis aligned east-west; this orientation, along with the good insulation and sub-floor space, may make the building a candidate for the use of passive solar energy.

EXISTING SITE & BUILDING EVALUATIONS

Public Health Nursing, Dollar Point

The Public Health Nursing building, located at 3190 North Lake Blvd., Dollar Point, is in use on a 12-year lease agreement. It houses public health examinations, counseling, seminars and classes. It is a single story wood frame building on a sloping site, with outdoor access provided at 5 locations. Building systems consist of unit heaters and fluorescent lighting. Interior construction is of wood stud partitions, acoustic tile ceilings, and vinyl and carpeted floors. Insulation and weather stripping appear inadequate. There are no defined internal corridors, and exiting patterns are confusing. Exit doors are of hollow core construction and non-labeled. Handicapped accessibility to the building is possible, but toilet facilities are not. The programs and services provided in the building are scheduled. At times, when a lot of activities are taking place, the building is very crowded; at other times, it is underutilized. On a long-term basis, more suitable space should be considered for these services.

Tahoe Welfare Department, Carnelian Bay

This building, located at 5225 North Lake Blvd., Carnelian Bay, is rented by the County from Nazarene Church, and houses Welfare Department offices. The building is of 2 story wood frame construction, approximately 2 years old, and in good condition. Access to the first floor office is on-grade, and handicapped-accessible, although toilets inside are not. Second floor space is not handicapped-accessible. Interior construction is stud partitions, lay-in acoustic ceiling, carpeted floors, with fluorescent lighting. Heating and ventilating only are provided. Insulation could not be determined, but windows are non-weatherstripped single-glazed assemblies only (but set up for storm windows); doors are weather-stripped, however. First floor space is too small for the functions housed, and quite crowded.

Other Buildings

Additional buildings including libraries, museums and memorial halls are reviewed in Appendix D.

3.1 CURRENT AND PROJECTED STAFFING AND SPACE USE

3.1.1 DEMOGRAPHIC AND ECONOMIC OUTLOOK FOR PLACER COUNTY

Although this report does not address the demographic and economic outlook for Placer County in detail, assumptions of growth trends and potential changes must be clearly stated, as these will have a direct impact on projected staffing and space use.

The information presented in this section was obtained primarily from the U.S. Census (1980, and a few 1990 figures), the County and City Data Book, 1988 (Bureau of the Census), the California County Facts Book, 1987 (California County Supervisors' Association), and the 1986 and 1990 population forecasts by the California Department of Finance, EDD's "Annual Planning Information, June 1990." The "Placer County General Plan Update Options Report, Part 2" (Placer County Planning Department and J. Laurence Mintier & Associates, 1991). Some information was also obtained in interviews with county staff.

The county Planning department reviewed projections from four different sources in preparing the "Placer County General Plan Update." These were the State Department of Finance (DOF), the Sacramento Area Council of Governments (SACOG), the National Planning Association (NPA), and the Center for the Continuing Study of the California Economy.

The range of projections from these sources estimates a future population of Placer County in the year 2010 of approximately 240,000 to 300,000 people.

Current and Projected Population

The total population of Placer County in 1990, according to the 1990 U.S. Census, was 172,796.

Placer County has experienced a rapid population growth (47.4% from 1980 to 1990), much faster than the state as a whole. Population growth has been especially rapid in the Roseville-Rocklin area; more than half of the county's growth in the last decade occurred in these two cities. If population growth were to continue at this rate, the county would double its size within 18 years.

For the purposes of the Placer County General Plan, growth projections include a recommended supply margin 25% over the projected demand. The range for the county's 2010 population is a low 274,536 to a high of 380,055 people.

Table 1. Placer County Projections Compared with Sacramento Region Growth¹

Area	Historical 1990	SACOG 1990-2010	CCSE 1990-2010	DOF 1990-2010	NPA 1990-2010
Sacramento Region	1,545,489	2,243,554	2,224,689	2,110,429	1,979,319
Placer	172,796	302,057	269,176	257,552	241,356
Sacramento Region	2.89%	1.88%	1.90%	1.64%	1.25%
Placer	3.95%	2.86%	2.30%	2.19%	1.76%

Population Distribution

The following table presents current population and holding capacity for incorporated and unincorporated areas of the county, as presented in the "Placer County General Plan Update."

Table 2. Population and Holding Capacity in All Areas of Placer County

Area	Existing Population ²	Holding Capacity
<u>Incorporated Areas</u>		
Roseville	44,685	92,000
Rocklin	19,033	79,800
Lincoln	7,248	49,000
Loomis	5,705	8,200
Auburn	10,592	17,000
Colfax	1,306	2,000
TOTAL Incorporated Areas	88,569	248,000

¹ Based on a table in the "Placer County General Plan Update: Community Plan Areas," February 26, 1991, p. 15.

² 1990 U.S. Census

Table 2. Population and Holding Capacity (cont.)

Area	Existing Population	Holding Capacity
<u>All Unincorporated Areas</u>		
Alpine Meadows		1,662
Auburn		41,163
Bowman		2,523
Colfax		40,001
Dry Creek/W. Placer		1,825
Foresthill		17,298
Granite Bay		25,252
Lake Tahoe		2,000
Loomis Basin		11,297
Martis Valley		10,000
Meadow Vista		7,882
North Tahoe (Draft)		5,400
Ophir		2,506
Sheridan		3,753
Squaw Valley		5,001
Sunset		2,192
Tahoe City (Draft)		5,035
Ward Valley		600
Weimar/Apple/Clipper		13,392
Placer West (Ag. Element)		7,267
Placer East (Ag. Element)		3,227
TOTAL Unincorporated Areas	84,227	209,276
TOTAL All Areas	172,796	457,276

The total available land supply of land designated for development within the incorporated area of Placer County can yield a population of 248,000 people.

The total holding capacity of the unincorporated area of Placer County has been determined to be 219,277 people and 87,015 dwelling units. Thus, holding capacity of the incorporated and unincorporated areas of Placer County, using areas already designated for development is 457,276 people. This number does not include urban reserve areas, and has been adjusted to reflect annual development versus theoretical capacity.

Regional Growth

Placer County development is an important part of the growth occurring in the Sacramento region. Available housing and the location of major industries here support the growth of the entire region. For the next twenty years, projections indicate that the percentage that the county contributes to regional growth will either remain constant at 14% (CSCE) or rise to as much as 18.75% (SACOG).

Factors which could result in a higher percentage of regional growth in Placer County include: continuing growth rates of 8 to 10% within Rocklin and Roseville; carrying out of major development

plans for the Lincoln area; and especially, the perception that the quality of life is better here due to the type of development, will continue to attract people to the area.

Factors which may reduce county growth include: development plans for South Sutter County, including housing for up to 160,000 people; successful implementation of the new Sacramento County General Plan, which attempts to increase traditional density of development; and the potential for El Dorado County, currently updating its General Plan, to develop large numbers of jobs and housing.

Population Projections Used in This Report

The projection used by Consultants is based on analysis and recommendations from the Placer County Planning Department and the County Executive Office.

Table 3. Placer County Population Growth, Historical and Projected

1961	1971	1981	1991	1996	2001	2006	2010
58,472	80,263	120,695	175,879	204,375	237,488	275,966	320,679

For the purposes of the county General Plan, the Placer County Planning Department has chosen to use a range of projections for its population estimates. While it is essential to recognize that the projected numbers could vary substantially, it is not practical in a master plan of this nature to present the ranges because of the complexity of the information. County population projections are the basis for staffing projections, which are the primary basis for space needs. The space needs are then used to discuss alternative scenarios and are the basis for cost estimates; this information is then used to discuss alternative financing capability. Using a range for population figures would require two entirely different sets of data to be generated.

Space implications of the higher number are more difficult to project in a general term. Consultants recommend that, as the county implements the facility master plan, population and staffing projections are continually monitored. Consultants stress that, while a reasonable projection is presented, the numbers themselves have great potential for change, and that constant monitoring and adjustment for growth is essential in the facility planning process. If the population grows significantly faster than projected, new staff will be added more quickly, and the pace of the phased projects increases. If population growth is much slower, construction of new facilities will be slowed.

Demographic Trends of the County

The population is mostly white with Hispanics being the largest minority (7% in 1980). Incomes are rather narrowly distributed; there are both fewer poor and fewer rich, proportionately, than in the state

as a whole, but median family income is very close to that of the state. The percentage of high school graduates is higher, and of college graduates lower, than for California overall. Unemployment is below the state average.

The economy of the county is changing from agricultural and forest products and railroad operation to electronics and instrument manufacturing. Recreation remains strong, especially in the mountain areas. Agricultural land is being subdivided for housing both for those working in the county's own manufacturing industries and for those commuting to the Sacramento area (a high 38% of all workers in 1979). In 1986, one fifth of all housing had been built within the last 6 years. The retail and service areas are growing to support these primary industries.

County government expenditures reflect the demographic and economic characteristics of the population. The income distribution causes the proportion of county funds expended on health and social services to be well below the statewide average. Highway and general government expenses are relatively high, probably because of geographic considerations and the rapidity of new construction. Although the crime rate is fairly low the expenditures on criminal justice are about average.

The shift of the county from a predominantly rural to suburban population may change the mix of county services. Land-related services such as planning and assessment will see an increased workload both from the volume of transactions and from the increased complexity of the regulations governing them. The demand for law enforcement will probably remain strong. If income distributions widen there will be a growth in social services, but there is no indication of such an effect at this point. Services oriented towards agriculture (except home gardeners) may not grow much; cultural and recreational activities may rise somewhat from their present low level.

Although the county's own finances appear to be under control, there are some long-term circumstances which may damage its ability to expand its activities. Foremost among these is what appears to be an endemic state budget deficit, which lowers the level of aid that the state gives to the county but does not inhibit it from mandating increased levels of service. The condition of the national economy will of course affect both the county's and the state's ability to raise revenues. Constructing and operating a new jail and improving other criminal justice facilities will also place a strain on county finances. For these reasons it can be expected that there will be a continuing competition for county funds and that not all of the indicated needs will be met, but it is impossible to predict in what direction the pattern of growth will change.

3.1.2 STAFFING PROJECTIONS

For most county programs, the forecasting of space requirements is best done by first projecting the staffing for the period under consideration. The principal reason for this indirect approach is that staffing is a direct measure of the department's workload while space merely reflects what is available to house it. As a rule, staff grows incrementally, whereas space tends to be fixed for a long period of

time and generally lags behind the need. Additionally, staffing histories are readily available; space usage is usually not.

Space needs are calculated directly from the number of staff, with allowance for special-purpose spaces which may not grow at the same rate. Certain types of department do not obey this rule so well; examples are judicial departments, where growth is primarily a function of the number of courtrooms (or of judges), and building-or equipment-based departments such as Buildings and Grounds or Public Works.

Preliminary projections are based on departmental staffing histories. Consultants have budgets from 1978-79 (from the 1980-81 budget proposal) through the 1990-91 recommendations of the County Executive Officer. During this period organizational changes have occurred, and programs or functions transferred from one department to another. Such events introduce discontinuities into a department's staffing history which do not signify actual growth trends. To avoid being misled by such changes, Consultants have rearranged the historical staffing so that it corresponds to the present organizational structure. In other words, the staffing histories shown here may not be what was actually recorded at the time; they are, as best as can be reconstructed, what the staffing would have been if the department had contained the functions that it has today. For example, some closely-related programs which fall under the same administrator have been considered as a single unit in order to reduce the number of separate projections. This is done only when it is expected that the programs will in fact share a common space.

Discussion of the Projections

Projections are based primarily on historical data, with adjustments for demographic and economic growth and change and the county's overall fiscal outlook, if known. Recent years are counted more heavily since they are a better reflection of current conditions. Expectations of department heads are also taken into account but are not necessarily used without modification since they sometimes reflect not what the department will get, but rather what it would need to get in order to do the job properly. By contrast, the historical record is a measure of how successful the directors have actually been in obtaining their demands; in the absence of other changes, that success rate is expected to continue. A particularly useful constraint on the projections is the total per capita county staffing. For those departments supported by the county general fund, staffing is close to a zero-sum game determined by overall county resources. Adding staff to one department may require denying increases to another. Not all departments are wholly dependent on the general fund, of course, especially in the very large health and human service fields. These are funded primarily by the State and Federal governments. The courts receive trial court funding, and Public Works is largely subsidized by vehicle taxes. Such departments would seem to be in competition not with the rest of Placer County but with their counterparts in other counties across California.

In addition there are still other departments (Recorder, Planning, Building Inspection, etc.) which receive much of their income through fees from the public. These would be expected to be more sensitive to the state of the private economy than to public funds.

Even though departments ought not to be subject to the same limitations as general government and justice, it can be observed, both in Placer and elsewhere, that total per capita staffing does in fact tend to be steady over the years. Perhaps this reflects a zero-sum game on a larger scale. Will these programs grow at a much different rate from county-supported departments? It seems to Consultants that neither the Federal nor the state budgets will allow rapid expansion in the areas which they support, while on the other hand political considerations will preclude any substantial diminution in their coverage. For this reason Consultants choose to retain the per capita limitation as a guide to future county staffing. All of the California counties studied by Consultants show much the same historical pattern for total per capita staffing: constant or slowly rising values up to about 1980, a short but striking period of retrenchment following Proposition 13, and gradual recovery to a lower but steady level thereafter. The actual level of staffing appears to be primarily a function of total county population.

Consultants have derived a slowly decreasing logarithmic function which fairly well expresses this dependence on population, though there are fluctuations about it which are not yet explained.

Placer County follows this pattern: per capita staffing fluctuated over the period 1980 - 1983 but has since settled to a value of about 960 per 100,000 county residents despite marked population growth.

Criminal Justice Projections

Projections for justice agencies have been done as part of a separate Justice Master Plan.

3.2 STAFFING AND SPACE NEEDS BY DEPARTMENT

This section addresses the staffing and space needs of the County by examining space use and staffing levels; projections of space need and staffing numbers through the next twenty years are also included to assess future needs. It begins with a brief analysis of the County's needs, followed by summary tables showing first space projections and then staffing projections for all County departments. A brief description of adjacency issues, projection methodologies and current county space use prefaces detailed departmental analyses. The departmental analyses represent a consolidation of the information to be found in the departmental profiles. They are addressed in the following order:

- General Government: Executive Departments
- General Government: Financial Departments
- General Government: Other Departments
- Special Services
- Land Use Departments
- Health and Human Services
- Agriculture and Animal Departments

**PLACER COUNTY
COMPREHENSIVE
FACILITIES MASTER PLAN**

SPACE PROJECTIONS

	CURRENT AREA	1991 AREA	1996 AREA	2001 AREA	2006 AREA	2011 AREA
GEN. GOV.: EXECUTIVE						
Board of Supervisors	3,792	4,300	4,527	4,793	5,020	5,360
Clerk of the Board	1,339	1,727	1,727	1,840	1,840	1,840
County Counsel	3,888	3,933	4,393	5,187	6,227	7,073
County Executive	5,479	5,527	5,807	6,153	6,533	6,847
Emergency Services	2,578	3,293	3,293	3,407	3,407	3,407
TOTAL DGSF	17,076	18,780	19,747	21,380	23,027	24,527

GEN. GOV.: FINANCIAL

Auditor/Controller	5,791	7,193	7,513	7,967	8,400	9,160
Assessor	9,277	11,980	12,373	12,920	13,200	14,260
Treasurer/Tax Collector	4,196	5,580	5,807	6,120	6,460	6,800
Recorder	6,387	6,540	6,907	8,487	9,367	10,387
TOTAL DGSF	25,651	31,293	32,600	35,494	37,427	40,607

GEN. GOV.: OTHER

Admin. Services/Support	2,291	2,600	2,893	3,433	3,840	4,080
Central Services	6,656	6,027	6,140	6,420	6,647	6,873
Communications Office	468	760	873	873	987	987
Elections	4,800	4,706	5,318	6,000	6,835	7,471
Mgmt. Info. Services	4,344	5,347	6,193	6,587	6,813	7,207
Mgmt. Info Services Annex	3,570	3,420	3,813	4,360	4,700	5,093
Personnel	2,708	4,827	5,107	5,333	5,447	5,727
Procurement	2,444	2,720	2,720	2,833	3,013	3,127
Revenue Services	1,856	1,880	1,993	2,373	2,600	2,960
TOTAL DGSF	29,137	32,287	35,050	38,212	40,882	43,525

SPECIAL SERVICES

Museum Administration	1,605	2,473	2,820	3,000	3,113	3,293
Museum Collection	4,869	5,147	5,147	5,147	5,147	5,147
TOTAL DGSF	6,474	7,620	7,967	8,147	8,260	8,440

**PLACER COUNTY
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SPACE PROJECTIONS

LAND USE DEPARTMENT	CURRENT AREA	1991 AREA	1996 AREA	2001 AREA	2006 AREA	2011 AREA
Health: Air Pollution	3,612	3,612	3,987	4,062	4,137	4,212
Building	4,560	6,707	7,513	8,220	8,800	9,293
Community Services	3,480	2,567	2,747	2,980	3,093	3,260
Planning	8,850	10,573	11,527	12,567	13,507	14,793
Pub. Works: Admin.	23,102	23,356	25,789	28,821	32,697	36,919
Fac. Svs.: Admin.	4,452	5,627	6,207	6,733	7,313	8,007
Fac. Svs.: Bldgs. & Grnds.	13,708	15,049	15,049	15,170	15,506	15,506
Parks	5,569	5,237	5,237	5,359	5,359	5,480
TOTAL DGFSF	67,333	72,728	78,056	83,912	90,412	97,470

HEALTH & HUMAN SERVICE

DA. FS.	2,077	4,873	5,713	6,027	6,473	7,033
Health Admin.	2,220	3,180	3,293	3,460	3,893	4,060
Health: Alcohol & Drug	4,320	3,287	3,400	3,655	4,223	4,424
Health: Environmental	9,740	8,593	9,220	10,247	10,947	11,460
Health: Lab	4,020	5,527	6,207	7,053	8,167	9,527
Health: Medical Clinic	4,440	5,400	5,847	6,240	6,687	7,307
Health: Child's Mental	4,488	4,833	5,000	5,167	5,280	5,447
Health: Adult Mental	21,027	22,420	26,860	30,233	33,473	36,180
Health: Public H. Nursing	14,643	16,873	17,860	19,133	19,645	21,080
Veteran's Services	1,382	1,347	1,347	1,347	1,513	1,513
Welfare	21,027	20,100	21,987	23,920	24,833	26,000
TOTAL DGFSF	89,384	96,433	106,734	116,482	125,134	134,031

AGRICULT. & ANIMAL DEPT.

Agricult: Wts & Meas.	3,715	3,407	3,520	3,520	3,620	3,620
Health: Dom. Animal Control	5,455	9,000	10,000	12,000	14,000	16,000
Farm Advisor	5,110	4,980	5,147	5,260	5,427	5,540
TOTAL DGFSF	14,280	17,387	18,667	20,780	23,047	25,160

GEN. GOV. : WAREHOUSE

Communications Shop	2,362	2,380	2,627	3,193	3,307	4,120
Elections Warehouse	2,100	2,100	2,625	3,150	3,675	4,200
Agriculture Warehouse	4,000	4,000	4,000	4,000	4,000	4,000
TOTAL DGFSF	8,462	8,480	9,252	10,343	10,982	12,320

**PLACER COUNTY
COMPREHENSIVE
FACILITIES MASTER PLAN**

SPACE PROJECTIONS

JUDICIAL	CURRENT AREA	1991 AREA	1996 AREA	2001 AREA	2006 AREA	2011 AREA
Shared Services	0	9,716	21,074	22,756	23,876	25,756
Superior Court	23,680	27,298	42,844	48,250	53,386	56,866
Municipal Court	13,110	13,262	15,100	19,318	20,748	25,900
Jury Services	0	2,230	2,230	2,230	2,248	2,338
District Attorney	10,440	10,056	12,152	13,308	14,522	16,032
Public Defender	0	5,130	5,454	6,034	7,162	7,922
Probation Department	4,640	10,694	13,688	15,046	16,672	18,282
Sheriff's Department	18,090	34,516	44,992	50,616	55,928	60,568
Law Library	1,010	3,024	3,404	3,838	4,340	4,890
Court Holding Area	560	950	950	950	950	950
Juvenile Services Center	14,300	24,149	24,141	24,149	24,141	27,674
Main Jail	68,500	124,552	128,462	133,436	134,923	142,357
TOTAL JUDICIAL DGFSF	154,330	265,577	314,491	339,931	358,896	389,536
AUBURN NON-JUDICIAL	257,797	285,008	308,073	334,750	359,171	386,080
AUBURN TOTAL	412,127	550,585	622,564	674,681	718,067	775,616

TAHOE GEN. GOV.: FINANCIAL

Assessor	1,200	1,327	1,327	1,493	1,607	1,773
TOTAL DGFSF	1,200	1,327	1,327	1,493	1,607	1,773

TAHOE LAND USE DEPT.

Building	1,480	1,753	2,033	2,147	2,427	2,707
Public Works Admin.	1,180	1,327	1,527	1,727	1,927	2,127
TOTAL DGFSF	2,660	3,080	3,560	3,874	4,354	4,834

TAHOE GEN GOV WAREHOUSE

Communications Shop	550	550	550	550	550	550
TOTAL DGFSF	550	550	550	550	550	550

Note : All Judicial information is interpolated from Lionakis-Beaumont's Criminal Justice Master Plan, October 1991

PLACER COUNTY
COMPREHENSIVE
FACILITIES MASTER PLAN

SPACE PROJECTIONS

TAHOE JUDICIAL	CURRENT AREA	1991 AREA	1996 AREA	2001 AREA	2006 AREA	2011 AREA
Shared Spaces	N/A	2,110	2,110	2,110	2,110	2,110
Justice	N/A	5,320	5,320	5,320	5,320	5,320
District Attorney	N/A	700	700	700	700	700
Public Defender	N/A	560	560	560	560	560
Probation Department	N/A	1,160	1,160	1,160	1,160	1,160
Sheriff's Dept	N/A	4,378	4,446	4,602	4,656	4,686
Detention Facility	N/A	3,340	5,010	5,010	5,010	7,030
TOTAL DGSF	N/A	17,568	19,306	19,462	19,516	21,566
TAHOE AG. & ANIMAL DEPT.						
Health: Dom Animal Control	1,497	3,000	3,500	4,000	4,500	5,000
TOTAL DGSF	1,497	3,000	3,500	4,000	4,500	5,000
TAHOE HEALTH & HUMAN SERVICES						
DA. FS.	368	653	653	653	653	653
Health: Environmental	1,000	1,580	1,720	1,980	2,120	2,380
Health: Lab	459	700	867	867	1,033	1,033
Health: Medical Clinic	2,349	2,460	2,460	2,460	2,460	2,573
Health: Mental	500	800	967	967	1,133	1,133
Public Health Nursing	2,349	3,353	3,380	3,847	3,879	4,373
Welfare	2,500	2,493	2,940	3,500	3,780	4,227
TOTAL DGSF	9,525	12,039	12,987	14,274	15,058	16,372
TAHOE NON-JUDICIAL	15,432	19,996	21,924	24,191	26,069	28,529
TAHOE JUDICIAL	N/A	17,568	19,306	19,462	19,516	21,566
TAHOE TOTAL	N/A	37,014	40,680	43,103	45,035	49,545

Note: All Judicial information is interpolated from Lionakis-Beaumont's Criminal Justice Master Plan, October 1991

**PLACER COUNTY
COMPREHENSIVE
FACILITIES MASTER PLAN**

SPACE PROJECTIONS

	CURRENT AREA	1991 AREA	1996 AREA	2001 AREA	2006 AREA	2011 AREA
SOUTH COUNTY GEN GOV						
Gen Gov. Finance: Assessor	1,000	1,300	1,607	2,167	3,193	3,753
TOTAL DGSF	1,000	1,300	1,607	2,167	3,193	3,753
SOUTH COUNTY LAND USE						
Building	0	0	2,567	2,680	2,960	3,240
TOTAL DGSF	0	0	2,567	2,680	2,960	3,240
SOUTH COUNTY HEALTH & HUMAN SERVICES						
DA.FS.	1,122	5,469	9,171	9,868	10,805	11,756
Health : Environmental	0	0	2,566	2,680	2,960	3,240
Health : Lab	0	0	805	850	895	945
Health : Mental	4,000	4,727	5,393	6,647	7,620	8,393
Welfare	12,280	13,287	14,273	17,073	21,973	27,307
TOTAL DGSF	17,402	23,483	32,208	37,118	44,253	51,641
SOUTH COUNTY JUDICIAL						
Court Holding Area	280	950	950	950	950	950
District Attorney	2,500	2,566	3,036	3,444	3,814	4,384
Jury Services	0	980	980	980	980	980
Municipal Court	8,020	12,698	14,676	18,768	20,326	25,156
Probation	0	1,692	2,378	2,690	2,778	3,218
Public Defender	300	300	2,162	2,404	2,634	3,104
Shared Services	0	4,862	5,192	5,970	6,212	7,220
Sheriff's Substation	1,130	2,462	2,764	2,836	2,922	3,032
Detention Facility	0	0	38,546	46,430	50,657	69,223
TOTAL JUDICIAL DGSF	12,230	26,510	70,684	84,472	91,273	117,267
SOUTH CO. NON-JUDICIAL	18,402	24,783	36,382	41,965	50,406	58,634
SOUTH COUNTY TOTAL	30,632	51,293	107,066	126,437	141,679	175,901

Note : All Judicial information is based on Lionakis-Beaumont's Criminal Justice Master Plan, October 1991

**PLACER COUNTY
COMPREHENSIVE
FACILITIES MASTER PLAN**

SPACE PROJECTIONS

	CURRENT AREA	1991 AREA	1996 AREA	2001 AREA	2006 AREA	2011 AREA
OTHER SATELLITE						
Welfare - Penryn	3,266	3,840	3,953	4,233	4,400	4,680
TOTAL DGFSF	3,266	3,840	3,953	4,233	4,400	4,680
OTHER JUDICIAL SATELLITE						
Colfax Municipal Court	7,400	7,400	7,400	7,400	7,400	7,400
Foresthill Municipal Court	6,240	6,240	6,240	6,240	6,240	6,240
Foresthill Sheriff's Substation	1,090	1,090	1,220	1,220	1,220	1,220
Lincoln Municipal Court	7,220	7,220	7,220	7,220	7,220	7,220
Loomis Municipal Court	8,120	8,120	8,120	8,120	8,260	8,410
TOTAL JUDICIAL DGFSF	30,070	30,070	30,200	30,200	30,340	30,490
OTHER SATELLITE TOTAL	33,336	33,910	34,153	34,433	34,740	35,170
NON-JUDICIAL TOTAL	294,897	333,627	370,332	405,139	440,046	477,923
JUDICIAL (less Tahoe)	196,630	322,157	415,375	454,603	480,509	537,293
GRAND TOTAL	491,527	655,784	785,707	859,742	920,555	1,015,216

LIBRARIES

Auburn Library	14,536	14,536	14,536	14,536	30,825	30,825
Colfax Library	1,870	1,870	1,870	1,870	4,200	4,200
Forest Hill Library	1,280	1,280	1,280	1,280	1,280	1,280
Loomis Library	3,500	3,500	3,500	3,500	3,500	3,500
Rocklin Library	5,264	5,264	5,264	5,264	5,264	5,264
Tahoe City Library	2,500	2,500	2,500	5,050	5,050	5,050
Applegate Library	1,800	1,800	6,500	6,500	6,500	6,500
Dutch Flat Library	165	250	500	500	500	500
Granite Library	1,600	6,500	14,500	14,500	14,500	14,500
Kings Beach Library	1,205	3,375	3,375	3,375	3,375	3,375
Penryn Library	500	1,900	1,900	1,900	1,900	1,900
TOTAL DGFSF	34,220	42,775	55,725	58,275	76,894	76,894
GRAND TOTAL w/ Libraries	525,747	698,559	841,432	918,017	997,449	1,092,110

Note 1: Corporation Yards and other storage not included in Grand Total

Note 2: All Judicial information is based on Lionakis-Beaumont's Criminal Justice Master Plan, October 1991

**PLACER COUNTY
COMPREHENSIVE FACILITIES
MASTER PLAN**

		Current Staff	1995-96 Staff	2000-01 Staff	2005-06 Staff	2010-11 Staff
Gen. Gov.: Executive	Board of Supervisors	11	13	15	17	20
	Clerk of the Board	7	7	8	8	8
	County Counsel	13	16	20	23	27
	County Executive	22	24	26	28	30
	Emergency Services	4	4	5	5	5
	Total	57	64	74	81	90
Gen. Gov.: Financial	Assessor	57	60	62	64	71
	Auditor/Controller	34	36	38	41	46
	Recorder	24	27	32	37	44
	Treasurer/Tax Collector	23	25	27	30	33
	Total	138	148	159	172	194
Gen. Gov.: Other	Admin. Services/Support	10	12	15	18	20
	Central Services	9	10	12	14	16
	Communications Office	3	4	4	5	5
	Elections	10	12	14	16	18
	Mgmt. Info Services Annex	13	16	18	21	24
	Mgmt. Info. Services	22	29	32	34	37
	Personnel	13	15	17	18	20
	Procurement	9	9	10	11	12
	Revenue Services	7	8	9	11	13
Total	96	115	131	148	165	
Special Services	Museum Administration	6	8	9	10	11
	Museum Collection	2	2	2	2	2
	Total	8	10	11	12	13
Land Use	Building, Auburn	28	35	39	43	47
	Community Services	7	8	9	10	11
	Fac. Svs.: Admin.	16	19	22	25	29
	Fac. Svs.: Bldgs. & Grnds.	72	76	81	88	96
	Health: Air Pollution	5	6	7	8	10
	Parks	11	11	13	14	16
	Planning	32	39	45	51	58
	Pub. Works: Admin. Aub.	96	110	125	145	168
	Total	144	166	190	218	252
Health & Human Service	DA,FS,Aub	21	27	29	32	36
	Health,Admin.	10	11	12	13	14
	Health: Adult Mental	57	75	83	91	99
	Health: Alcohol & Drug	8	9	10	12	13
	Health: Child's Mental,Aub.	17	18	19	20	21
	Health: Environmental	36	41	50	53	57
	Health: Lab	5	7	8	9	11
	Health: Medical Clinic Aub.	24	27	30	35	38
	Health: Public H. Nursing	51	56	59	62	64
	Veteran's Services	3	3	3	4	4
	Welfare,Aub.	96	110	122	128	137
	Total	328	384	425	457	494

**PLACER COUNTY
COMPREHENSIVE FACILITIES
MASTER PLAN**

		Current Staff	1995-96 Staff	2000-01 Staff	2005-06 Staff	2010-11 Staff
Agricult. & Animal Dept.	Agricult: Wts & Meas.	11	12	12	13	13
	Farm Advisors	16	17	18	19	20
	Health: Dom. Animal Control.A	13	15	18	20	22
	Total	40	44	48	52	55
Gen. Gov.: Warehouse	Communications Shop	6	7	8	9	11
	Agriculture Warehouse					
	Elections Warehouse	0	0	0	0	0
	Total	6	7	8	9	11
S. Cnty. Gen. Gov.: Finan.	Assessor.S.Cnty.	0	6	10	16	20
	Total	0	6	10	16	20
S. Cnty. Land Use	Building.SCnty	0	9	10	12	14
	Total	0	9	10	12	14
S. Cnty. HHS	DA.FS.SCnty	21	53	62	70	77
	Health: Environmental					
	Health: Lab					
	Health: Mental.SCnty	12	16	20	25	29
	Welfare.SCnty	68	76	91	122	155
Total	101	145	173	217	261	
Tahoe Gen. Gov.: Finan.	Assessor.Tahoe	6	6	7	8	9
	Total	6	6	7	8	9
Tahoe Land Use Dept.	Building.Tahoe	7	9	10	12	14
	PW.Admin.Tahoe	3	4	5	6	7
	Total	10	13	15	18	21
Tahoe Ag. & Animal Dept.	Health: Dom Animal Control	3	4	4	5	6
	Total					
Tahoe HHS	DA.FS.Tahoe	2	2	2	2	2
	Health.Lab.Tahoe	1	2	2	3	3
	Health.Med.Clinic.Tahoe	4	4	4	4	5
	Health.Mental.Tahoe	2	3	3	4	4
	Health: Environmental.Tahoe	3	4	5	6	7
	Public health nurshing.Tahoe	4	4	5	5	5
	Welfare.Tahoe	9	12	16	18	21
	Total	25	31	37	42	47
Other Health & Human Svc.	Welfare.Penryn	17	18	20	21	23
	Total	17	18	20	21	23
Total Staffing. all locations		979	1,170	1,322	1,488	1,675

GENERAL GOVERNMENT EXECUTIVE DEPARTMENTS

The Board of Supervisors, County Executive, and County Counsel are at the core of the county's internal functioning, and currently occupy space at the center of government at the Domes.

Board of Supervisors

The Supervisors' hearing room is in Dome 4, and is surrounded by the Supervisors' offices, staff, and reception. Staffing should be reasonably steady though peripheral functions (e.g. LAFCO) are added or subtracted from time to time. While existing aggregate space generally meets current needs, there are areas for improvement. A Board member is sharing an office with an aid which creates a lack of privacy. There is also a lack of meeting and conference spaces.

County Executive Officer

The County Executive Officer comprises the central executive functions (including Economic Development, LAFCO and the Public Information Officer), the Clerk of the Board, and Emergency Services. The Clerk of the Board and most of the core executive offices must be adjacent to the Supervisors. However, all departments must meet with the Executive on occasion. For this reason, and to relieve overcrowding, an annex has been opened at DeWitt. Internal coordination is thus inhibited for the sake of relations with the rest of the county.

Emergency Services is also located at DeWitt, but in a separate building adjacent to the 911 dispatch center, where there is standby power; it is a semi-autonomous function. This function requires a large amount of space for its small staff, as during an emergency dozens of specially assigned workers will be mobilized. The current space and location appear adequate. Ideally it would continue to be located near or next to the dispatch center. This service must be located in a building that meets earthquake standards. At the Domes, both overall space and records storage are limited. The department is expected to grow with county population and will not be able to expand unless someone else moves out.

County Counsel

This department requires adjacency to the Board and the CEO. As the body of laws grows, the Counsel's functions expand also, but not rapidly; probably the fastest growth is in the office library of legal publications (which could perhaps be obtained in microfilm or optical images. Records storage is also problem. Staff attorneys require private offices due to the nature of their work, but at this point there is no obvious place to add even one more such position. It is conceivable that certain functions such as those of the welfare attorneys could be moved to another location, but perhaps this would be undesirable as all the attorneys are often called upon to back each other up. The poor layout of this office compounds these problems; the current configuration creates barriers to good communication.

GENERAL GOVERNMENT FINANCIAL DEPARTMENTS

The Auditor/Controller, Assessor, and Treasurer/Tax Collector occupy a single building adjacent to the Domes. In terms of adjacency this is ideal; they are together and close to the County Executive and MIS. In addition, it is no longer large enough for its occupants. All three departments are expected to grow with the population of the county and with the increasing complexity of regulations. It will not be possible to accommodate any growth in the present facility.

Assessor

The Assessor is located on the upper story, so unlike its neighbors cannot easily add on extra space (though the roof of the Tax Collector's addition does offer some possibilities, albeit costly). The Appraisal section is unreasonably overcrowded.

The Assessor, having more public contact than the other financial offices, has opened two branch facilities in Tahoe and Roseville. The Tahoe space is shared with three other departments. Although the new Roseville space is only for field staff (no public service), part of the reason for opening this office was to relieve crowding in Auburn.

Auditor/Controller

The Auditor shares the lower floor of the building with the Treasurer/Tax Collector. A modular annex built in 1989 temporarily relieved some of the crowding but is not entirely satisfactory. Records storage is a serious problem.

Treasurer/Tax Collector

This office has basically the same problems as the Auditor. Overall space and layout are inadequate; one most peculiar feature is that the main employee entrance is through the Director's office. Other problems are records storage and reception/public workspace.

OTHER GENERAL GOVERNMENT

Administrative Services

The Administrative Services Division has been newly reorganized to include MIS, the county's central computer system and Communications (radio and telephone systems), Revenue (the county collection agency), Central Services (Printing and the mailroom), and Purchasing and Central Stores. As a large department, Administrative Services also has its own administrative support unit, which includes the fledgling records management program. The administrative portion is now located in Building 18A. This department has gone through significant changes during the course of this study. The number and location of divisions complicates departmental administration.

The computer and computer operations are located in Dome 1. They are adjacent to the Supervisors, etc., yet it is not clear that they need to be there. Everyone needs information from MIS, but this division above all others is capable of remote communications. Not much on-site growth is possible. The space could be well used by other departments, particularly the County Executive. However it would be an extremely costly process to move the computer as there must be no break in operations, which would require duplication of equipment at the new site (preparation of which would in itself be expensive).

MIS will grow with population, so space must be made available. Programmers, analysts, and even systems specialists need not actually be located with the computer, so that gradually the Domes site might be left to departmental management and to operations.

Training of other county employees in the use of the computer network is carried out at DeWitt, where most of the employees are located. The facility devoted to this appears adequate except for the training room itself, which should be larger.

Communications is primarily a workshop activity. Much of its present duties involve installing and servicing mobile radios. For this purpose its location and facility at DeWitt appear adequate, except that the division manager is located in a different building (with Emergency Services). The present manager is of the opinion that this split is undesirable and that management should be with the workshop. Secure parking is limited. Growth will be moderate.

Communications also operates a small facility at Tahoe. Staffing at this location shows a small growth rate.

Revenue Services is the county's collection agent. Its most important adjacency is to the courts, especially the Municipal and traffic courts. The effect of relocating the Superior Court from DeWitt is not yet clear but seems not to be large. Much of the division's operations are by telephone to persons

having trouble with payments. Some payments are made in person, though location is not crucial, and security for this could be improved somewhat.

Procurement and Central Services are located together. Organizationally, they used to be an autonomous department; therefore this is no longer an adjacency need. The procurement section is large enough and in fact has a larger reception area than it needs most of the time. It is poorly laid out, however; some offices are too large and some are too small. The print and mail shop is directly behind Procurement. It is a noisy environment, and the spaces devoted to desktop publishing and mail sorting are barely adequate. The rear half of the building is used for paper storage. The large reception area is used for bid openings.

Administrative Services' administrative support is located in Building 321A, and currently has adequate space. The records manager will also be located in this building.

County Clerk: Elections and Recorder

The County Recorder and Elections are divisions of the County Clerk's office. (All court services have been transferred to the Superior Court administration.)

The Recorder's Office is located in leased space in a commercial office complex very close to DeWitt. In addition to its normal functions the office contains the County's principal micrographics center. The facility is generally satisfactory. Moderate growth is expected; not much can be accommodated in the present office but there appears to be adjacent vacant space. Problems include a poor electrical layout, difficulty to public access, and inadequate parking.

Elections is extremely busy at election times but slows down in between. In the few months before elections many extra help employees are added, and on election nights there must be viewing access for the public and the press. For these reasons the space assigned is large relative to the number of permanent employees. There is inadequate parking and public access is not optimal.

Space in the central office appears to be adequate, though it does not present an attractive image to the public. (Consultants did not view it during an election period.) The elections warehouse is currently moving to a new location.

Personnel

The Personnel Department is currently located in Dome 2, near the Supervisors and County Executive. This adjacency is desirable, but not essential. Personnel also needs to be in contact with Payroll (part of the Auditor's office). For space reasons, the training function of Personnel is now located at DeWitt with the Executive Annex. Additional space is needed for an adequate training center with audio visual aids. Personnel has no room to expand at the Domes.

Facilities Services

Facilities Services contains the divisions of Buildings and Grounds and Capital Improvements, plus the Parks division. These are located in buildings at DeWitt, which are different in size and shape but not in character from the other DeWitt buildings. Parks is physically separated from the other two.

The space allocated to departmental administration and offices is adequate but does not allow for much expansion without building modification. Capital improvements staff need room for drawing tables to read and construct building plans.

The second-floor offices of the Buildings and Grounds foremen are inadequate. Most of the Buildings and Grounds shops are located in the same building and appear to meet the department's needs, though the space-intensive nature of these operations would let them expand if space were available. The wood, window, and paint shop are located some distance away. The first two facilities are adequate, but the paint booth has been closed for industrial health reasons.

Adjacent to the wood shop are two buildings used for storage of materials of sometimes questionable usefulness. These buildings may be taken over by the Sheriff's work furlough program. The department has considered relocating the wood shop to the underused space mentioned above despite a decrease in floor space and an increase in office noise.

Buildings and Grounds will grow primarily as county buildings are added such as the new jail now under construction. Shop and materials storage areas are by far the major consumers of space. Parking for heavy equipment is also needed, secure if possible, and this is not really adequate now.

SPECIAL SERVICES

Special Services includes Parks, Library and Museum functions.

Parks

Parks is a division of the Facilities Services Department. The division has obtained the space formerly used by Museums administration. Office space should be adequate for some time, but shop space tends to fill up with storage of materials which could be in a warehouse.

Libraries

The main Library (including the law library) is in the Domes area, and there are a number of branches throughout the county. As the county grows, the libraries will expand and new ones will be opened. Consultants have summarized the department's expectations, but note that in times of fiscal duress libraries are one of the first casualties. Perceived needs will almost certainly forever exceed the resources which can be made available.

Museums

These departments have most of their facilities outside of the government center areas, and as such are special issues somewhat outside of the scope of this study. The museum is located in the old courthouse. Museums also retains a building at DeWitt which is used for exhibit preparation and storage. These projections address only exhibit and administration space, not actual museum or display space. Consultants have not examined the existing museums or studied the question of opening new ones.

LAND USE DEPARTMENTS

Placer County is growing rapidly, entailing much new construction. The building permit process requires visits to Public Works, Planning, Building, Environmental Health, and Air Pollution. To expedite services to the public, as well as to facilitate internal operations, these departments need to remain located together. For these departments, the poor layout of space requires clients to travel between six buildings for some permits. There is a need for a centralized inter-agency counter and lobby. In the current layout, it is very difficult for staff to ensure adequate communication. Ideally, these departments would have a central center and lobby.

Public Works

Operating units include departmental administration, road design and maintenance, surveying, special districts (mostly waste disposal), transportation systems, and the county automobile fleet. Public Works has two very different types of space requirements. One is for ordinary office space, taking into consideration the need for drafting space and blueprint reproduction and storage. The other is workshops and corporation yards.

Office spaces are in 5 connected buildings at DeWitt. These have been extensively remodeled, but their size and layout does not very well match the needs of the various units. Each building thus does not correspond to an administrative division; staff are sometimes assigned where there is room for them rather than where they could function most effectively. Although one of the buildings is only partly full now, the staff is growing and will need more space within a few years. Adjacency to Planning, Building, and Environmental Health are highly desirable both for internal operations and to facilitate the permit process.

The Auburn roads yard, the sign shop, the County Transit office, and the auto repair and maintenance shop are located at DeWitt. Excepting the auto shop, all of these are located in old, small, and in some cases decrepit buildings. Detailed space projections for these functions have not been included. Although space projections show space needs to remain constant, these numbers do not reflect the reality of a need for more space. The automotive maintenance facility, by contrast, is not an original DeWitt building; it is newly constructed and seems very well suited to its functions (though like all shops it may someday become too small).

The department maintains an office, auto shop, and roads yard at Tahoe and four other yards throughout the county; Consultants have not evaluated any of these.

Planning

The Planning Department is located in DeWitt in proximity to Building Department and to Public Works. A branch office in Tahoe is used on a part-time basis.

The department occupies two standard DeWitt buildings; however nearly half of one building is taken up by the Planning Commission hearing room. Space projections have included a common hearing room. However, the County may wish to consider using one room for Board of Supervisors' meeting and other Commission meeting rooms. Such use would require Board chambers and the Planning Department to be located close together. CADD and drafting space is required, as well as rooms for meeting with the public. Rapid growth is expected, at least in the short term, and cannot be accommodated in the present facility. Given this, the extremely limited storage space available for records will become even more of a problem.

Building

The locational and space needs of the Building Department at DeWitt are basically similar to those of Planning except that there is no large hearing room. Growth is expected to be fairly rapid in the short term, and more space will be needed. Current square footage per employee is small, but nearly half of the staff are field inspectors who do not need as much area as those remaining in the office.

There is a Tahoe facility which is shared with related departments. Further clarification of needs and space in Tahoe are required.

Environmental Health

Although these departments are divisions of the Health Department, their operations are more similar to, and more closely coordinated with, the Planning and Building Departments, with which they should have in proximity. Environmental Health uses the Public Health Lab.

The main part of Environmental Health (Bldg. 106A) is becoming crowded, but the hazardous materials section (Bldg 106B) still has usable space. Growth is expected to be quite rapid and new space will be required within a few years. The Tahoe facility is shared with Building Department, etc.: see comments above.

Air Pollution, though part of the Health Department, works closely with the land use departments on B Avenue in DeWitt. This building is at present large enough for the division, although an increase in the state's air quality mandates could cause it to grow.

HEALTH AND WELFARE

Health and Welfare are among the largest departments in the county, both in terms of their own staff and in the numbers of the public visiting their offices. Also included here are the Family Support division of the District Attorney's office and the Veterans' Services Department. Their operations and needs, except for size, are quite similar. Since they serve a subset of the same clientele they interact frequently.

One of the issues with Health and Welfare is providing easy accessibility to clients who have difficulty obtaining services. County services are spread out without any clear rationale for doing so other than an opportunity to occupy available space.

Health services need to be located conveniently for the clientele, some of whom find it difficult to travel frequently among offices. Clients may use more than one of the health facilities, and often need access also to Welfare, Family Support, and sometimes to the courts. Finally, Health Services departmental administration would be more efficient if it had proximity between divisions.

Community Services

This small department manages the community development contracts with various private agencies. The present facility is adequate in size, and part of it has been remodeled. Growth is expected to be modest.

Family Support

The growth of Family Support should be carefully evaluated, as the department anticipates a very high growth rate.

Family support at DeWitt is adjacent to the District Attorney. The division occupies the two ends of a building, but the middle is leased to private parties. Space is becoming inadequate, and this activity is expected to grow rapidly. The reception area is not well suited to children.

The Roseville office of Family Support is a severely crowded office. Population growth in this area will intensify the demand. Some clients have already been shifted to DeWitt simply to alleviate growth pressures, even though it means longer travel for them. Acquisition of part of the adjacent Mental Health suite would allow the unit to return to less crowded working conditions, although this does not appear to be even temporarily adequate. The growth of Family Support and Welfare makes a new and larger facility necessary in the next few years.

The Tahoe office seems to have the same problems with crowding and lack of privacy as the other two offices.

Health

The Health Department has nine divisions. Environmental Health and Air Pollution, although divisions of the Health Department, are discussed with Land Use Departments. Animal control, although a division of the Health Department is discussed with Agriculture administration. The remaining divisions are: administration, public health, indigent care clinics, mental health, substance abuse, and public health lab.

Departmental administration, Public Health Nursing (e.g., family and child programs, communicable diseases) and the Public Health Lab share Bldgs. 108 and 109 (both A and B). Public Health Nursing also has an office in Tahoe and operates programs at the Veterans' Memorial Halls in Roseville, Colfax and at McBean Park in Lincoln.

Mental Health is in four adjacent buildings (110 and 111, A and B), but divisional administration and children's mental health are in Bldg. 203B. A new facility has been obtained in Roseville; consultants have no information on this.

The Alcohol, Drug, and Tobacco program is in Bldg. 112B, adjoining Mental Health.

Indigent care clinics are in building 117B and part of 117 A, several buildings away from the rest of the health conglomeration. A small clinic operates once a week in Tahoe.

All units of the Health Department are expected to grow at a moderate to rapid rate over the next few years. The Health Department also uses a number of part-time and volunteer staff who need space but are not reflected in the staffing budgets.

Each unit has its individual space problems, but they may be summed up by saying that the facilities are crowded and becoming more so; records storage is a major problem in most areas; and building layout is inconvenient and inefficient despite major remodeling. The same applies to the Tahoe offices, and the veterans' buildings are quite ill-suited to client needs.

Veterans' Services

Veterans' services occupies a small building of its own near the entrance to DeWitt and somewhat away from all the other buildings. The building is old, but large enough for this department's operations. Only slow growth is expected, and no new space should be needed for many years, especially as they implement automated recordkeeping.

Welfare

Welfare, though very large, is fairly simple in structure. Offices are located in DeWitt, Penryn (an overflow of the GAIN program from Auburn), Roseville, and Tahoe. Services in all three areas are expected to grow unrelentingly. Records storage is a major problem but may be reduced in the next few years with the introduction of the state-mandated records automation.

The DeWitt offices are crowded. The Roseville office (leased space) is well laid out but can accommodate no new staff; adjacent to it, however, is space recently vacated by Mental Health: this can be shared with Family Support. Additional space is being obtained in Tahoe.

AGRICULTURE, FARM ADVISOR (COOP EXTENSION), ANIMAL CONTROL

These departments share a building in the DeWitt complex, and each has an adjacent building for storage or industrial purposes. Since they interact considerably with each other and not too much with anyone else, this adjacency is desirable. The office building is generally adequate in size, although there is no disabled access and parking is generally poor. The Elections Warehouse had space in this building, but was relocated during the course of this study..

Animal Control

Animal control, although a division of the Health Department is discussed with Agriculture administration. In a federal government audit of the Placer County animal control facilities, both were found to be severely lacking, and the Tahoe facility was considered for closure. An extreme inadequacy of space has created unsanitary, environmentally unsafe, and generally unpleasant conditions for staff. The Auburn building is being remodeled, but the department reports that the remodeling will not solve the problem of a basic lack of space.

Agricultural Commissioner

Office space is adequate and should remain so as little growth is expected. One large room could be used more intensively should the need arise. The weights and measures/pesticides building should have more space overall and more specialized areas.

Farm Advisor

This department is unique in that the majority of its staff are not county employees but UC personnel and volunteers; thus it becomes difficult to project staffing growth. The office space is crowded, and it appears that volunteer programs will be expanded; the Farm Adviser operates many programs aimed at families and teenagers which go well beyond strictly farming. This department has specific special space needs, which include a kitchen and assembly room.

A major problem lies in the storage of mimeograph paper, used in rather large quantities apparently by this department alone. The department buys a year's supply at a time and then stores it in corridors, restrooms, etc., thereby occupying space that could be put to a much better use.

The adjoining warehouse, which was only marginally usable at best, was severely damaged by a pipe freeze in 1990 and should now be abandoned. The department would be much better served by a somewhat smaller facility built to warehouse specifications.

NON COUNTY FUNCTIONS

In addition to County departments, there are special uses that are housed in County buildings. These include child care facilities and cafeteria space. The following information presents general guidelines for these services. As the master plan is developed, these will be included in the projections.

CAFETERIA

Placer County does not currently have a cafeteria space for County employees.

In developing dining facilities in any building a number of factors must be considered. These include number of employees, number of visitors, location near other agencies, and potential income for vendors operating in a facility. The following information is provided to establish preliminary space needs in the master plans options phase. It is based on State of California standards:

- | | |
|------------------|---|
| Cafeteria: | 20% of employee population at 10-15 sf/employee = gross size (60% seating, 40% preparation) |
| Snack Bar: | Generally 2,500 sf |
| Wet/Dry Vending: | Generally 1,000-2,000 sf. |

PART 4. POLICY ISSUES

INTRODUCTION

The following section introduces the major policy issues and decisions that Placer County must address as part of the Facilities Master Plan.

In facility master planning, the ultimate product is a development strategy. It is based upon identification of need and recommends how to meet that need. Policy planning can be distinguished from the development of these projections of need even though projecting needs will often influence and be influenced by the determination of various policy questions. A policy is a principle that is generally employed in a certain area of decision making; policy planning is the analysis of various perspectives in order to choose the most appropriate or "best" policies for the future.

Policy planning is particularly useful in facility master planning because facilities have expensive and rigid long-term consequences, both positive and negative. Logically, policies lead to programs which lead to appropriate buildings. In Placer County, which is in the process of creating a 20-year facility master plan for its buildings, this long-term planning requires identification of the policy issues or questions essential to the plan.

This chapter first addresses the major general policy areas and questions of centralization and consolidation and then addresses more specific questions. The major issue is the location, and decentralization versus centralization, of county buildings. A series of related questions includes how to use the DeWitt Center site, and issues of consolidation of some functions in one complex or more (such as criminal justice, and/or health and human services). There is also the issue of which facilities should be provided in outlying or newly developing South Placer areas versus the county seat in Auburn; what to do about existing low-income housing at the DeWitt site; and how to handle the problems of traffic and access to the DeWitt Center. General questions include funding of facilities and possible liquidation of assets, integration of criminal justice functions county-wide, records management and special questions regarding siting in the sensitive Lake Tahoe area.

This discussion concentrates on identifying the major policy issues and describing their implications. Some policies will change over time; others may remain fixed in spite of changed surrounding conditions. Allowances must therefore be made for changes in the future and for the flexibility required, in case certain underlying planning assumptions are flawed or are changed.

The background for this discussion comes from our study of county budgets, staffing, programs and facilities, as well as interviews with department heads, members of the Board of Supervisors, staff of the Board, and in the County Executive Office.

4.1 LOCATION AND CONSOLIDATION POLICY

One of the primary policy issues that must be addressed by Placer County is the issue of where facilities will be located. First is the broad issue: Where will the main county presence be located in terms of geographic location? Will it remain in Auburn; will it shift to the south part of the county, or will the focus be dispersed over more than one geographic location?

After addressing the main issue with an overall policy, application of the policy to individual departments must be considered. If for reasons of space, convenience of citizens and clients, environmental implications or other more specific reasons, a department is located in more than one office and geographic region, what level of service will be provided at each location?

The county's current practice is location of most main offices in Auburn, either at the DeWitt Center, the Fulweiler site, or the courthouse. A substantial number of departments also have offices in the Tahoe area and the Roseville/south county area. A basic policy assumption of this report is that this current practice will continue.

Related issues, specific to individual sites and departments, include the issues of multiple sites in Auburn (DeWitt, Courthouse, Domes), consolidation of certain county functions into one building, or further decentralization of service delivery functions like health and human services.

Consolidation Issues

The Placer Facility Plan must deal extensively with the policies of consolidation and location. These policy areas are not identical, but they overlap and interact substantially. For this reason, they are often combined. Consolidation and location are for the most part discussed here together, but it is helpful to define them separately first, as they will be distinguished at some points.

"Location" is simply where facilities are put. "Consolidation" is the process of bringing together departments into a single geographical planning area. (Dispersion is the opposite, defined as scattered locations of departments without regard to the interaction needs.) The term "consolidation" has slightly different meanings in various contexts. While it always refers to the physical bringing together of units, it can be used at any level of organization and can be based on organizational or functional criteria.

The effects of office locational decisions can be categorized into environmental impacts, traffic and transportation impacts, economic impacts, and social impacts. Environmental and transportation impacts are closely linked, and the chief effect is on air quality. Other transportation impacts include traffic flow and congestion, parking, and the distribution of transportation among the various travel modes.

The benefits of consolidation include increased efficiency since interaction becomes easier. Consolidation allows sharing of facilities such as eating and break areas, conference rooms, lobbies, and reproduction facilities. Energy conservation can be achieved through heating and cooling plan efficiencies.

A high density of employees can result in more use of mass transit or pooled transportation modes. Consolidation will also reduce travel, which both saves staff time and reduces congestion and air pollution. If a new building is built for consolidation, financing costs can be reduced and special needs can be incorporated rather than being added on later at extra cost. Dispersing offices will have the opposite effects. Operating efficiency decreases; support facilities will be duplicated; automobile use rises and air quality is degraded.

Many of the centralization/consolidation questions initially suggest themselves to planners as quantitative questions in that one can calculate the costs of spreading service sites versus centralizing them. It is usually less expensive to centralize county buildings than to decentralize because of savings in staff, economies of scale in the physical plant, shared siting costs and efficiencies that result from proximity for agencies that must collaborate to accomplish the county's work.

There are, however, a number of qualitative perspectives on the centralization question that make simple cost analysis problematic. The chief concern is that the south portion of the county is growing rapidly while the northern portion is more sparsely populated along its length, leaving large new populations with little county service and remote populations with little or no county presence. The result is the development of access problems in obtaining county services. Another aspect counterbalancing simple cost analyses is the perceived need for some county presence outside the county seat. Lack of access is a real cost to the public.

Consolidation Pros and Cons

- Pros**
- Easier access to County Executive and Board for all departments
 - Operational savings in travel time and expenses
 - Time saved in reduced travel could delay need for additional positions
 - Reduced travel means reduced automotive expenses, longer life for vehicles, fuel savings, and less pollution
 - Fewer miles traveled equals fewer accidents
 - Consolidation would require fewer square feet of building space
 - Services would be easier for constituents to locate if centralized
 - Centralizing services would promote the use of public transit and ride sharing
 - Simplifies shuttle services to mass transit (rail)
- Cons**
- Consolidation may require an increase in satellite services to outlying areas
 - Travel distances greater for some user groups
 - Potential difficulty in acquisition of large parcel of land

Impacts of Technology on Location and Consolidation

Another variable is emerging technology that blurs the notion of physically centralized access being the only form of access. Where computers, modems, phones, fax machines, "automatic teller" type transaction machines, and other information technologies become increasingly available, the public can do immediate business with the county from remote locations without the costs of any citizen travel. This approach minimizes the tradeoffs between centralization's efficiency and loss of good access. Technology tends increasingly to make the centralization question a "closer call" in Placer County.

Obviously, much of the public's interaction with the county is of a routine nature. To the extent that this can be carried out through telecommunication, it may be possible to reduce the size of a branch office, staff it only periodically, or eliminate it entirely. The types of interaction which can most easily be automated are transfer of information, filing or receipt of forms, and routine payments. Where personal presence is required, as in most activities of the health, welfare and criminal justice sectors, technology cannot substitute.

In Placer County, the greatest demand for remote services is in the southwest corner where growth is greatest. It is not, however, a difficult drive from Roseville to Auburn, so important matters can often be attended to in person without undue hardship. The Tahoe area is smaller but far more isolated, especially in the winter, and also needs services locally. Other locations may also be considered in this context. However, new technologies should be carried first in the South Placer area and the Tahoe area, and as successful, be added to other commutes.

To be specific, the departments or functions which would benefit most by telecommunications are the land use functions (public works, planning, building, environmental health, air pollution), the assessor, the recorder, revenue, tax collector, registrar of voters, some court functions (records, payments), libraries and personnel (employment inquiries).

One possibility for further implementation of technology is a "public access" office, say in Roseville, which would be minimally staffed, but equipped with phones, computer terminals and printers, and fax machines which could access a number of departments in Auburn at no charge to the user. Staff could either have the task of simply explaining the functioning of the equipment (as well as providing security) or could have a broader role, such as assistance with filling out forms or filing documents. A locked deposit box could accept cash payments and original documents; perhaps an ATM could be used for payments. Closed-circuit, two-way video communications are more expensive but are possible if there is a need for it (this technique is widely used for arraignment of jail inmates to avoid transportation to court).

Some attempts at remote telecommunications are being made in California today. One of the most impressive examples is the CLETS system operated by the state Department of Justice; some 8,000 terminals statewide link virtually all law enforcement agencies to Sacramento. This, however, is directed toward other government agencies; the general public most definitely is not able to listen in.

More applicable to Placer's needs is what is done by, for example, the Assessor's office in Santa Cruz County. Two public access terminals allow anyone who knows either the address, owner, or parcel number to look up basic information on any parcel of land in the county. It happens that these are located at the front counter of the main office, but they could be in any secure location.

Since many users of public information are professionals in the course of their business, such as contractors, real estate and title agents, and attorneys, the county can assume both a willingness to invest in hardware and a little more sophistication in the use of it. These people can provide themselves with faxes, modems and the like and work from their own offices without needing physical access to the government at all if the communications linkages are established.

Detailing the demand for and possibilities of advanced remote communications and automation was beyond the scope of this study. Although it is likely that implementing such programs would reduce space in the main office, no provision was made for this in the staffing and space projections as the implications are hard to assess. It would appear that some sort of telecommunications facility would have to be opened up: the public cannot be expected to have the equipment in their own homes. But virtually all records could be centralized and communications to a number of offices could be combined in the same facility, allowing for a single office rather than branches of several departments.

Placer County may wish to start a project of this sort on pilot program/experimental basis. This could, for example, consist of identifying data information available now (or in the near future) through electronic means, and setting up telecommuting links to Tahoe for transmittal. Individual departments could identify functions that receive high public use and are amenable to such technologies.

Telecommuting

Telecommuting has the potential to change many locational decisions. There are two major possibilities in telecommuting. The first is a potential for individual county employees to work out of their own homes. The county may find that professionals and even some managers can work at home, on personal computers, as productively as in the main office environment. The second is for a satellite county office, where employees who live locally come to a satellite office, provide county services to local residents, and information is conveyed to the main office via electronic means.

The State of California completed its first telecommuting pilot program in January, 1990. Of the 150 study subjects, many continue to telecommute.¹ The project has received one of the Council of State Governments' annual Innovation Awards evidencing the positive impacts of telecommuting.

Results of the program concluded that a successful telecommuting plan requires support of senior management. This entails that both the telecommuters and their supervisors volunteer for such a

¹ Information on the results of the State Telecommuting Pilot Program has been excerpted from, "Supplying the Demand for State Office Space in Sacramento: An Interim Paper," prepared by the Department of General Services, Office of Project Development and Management, May, 1991.

program. And of course, "some jobs, individual workers and supervisors are not suited to telecommuting."²

The observed benefits of the state pilot show the advantages that Placer County might accrue by adopting a similar program:

- "telecommuter work effectiveness has fulfilled or exceeded expectations;
- telecommuting enhances the quality of work life for telecommuters;
- results-oriented management techniques have proven to be an effective tool for telecommuters as well as for office-based employees;
- telecommuting has been shown to have significant potential for reducing traffic congestion, air pollution and energy use;
- telecommuting reduces commute trips without resulting in an increase in nonwork trips."³

In the pilot program, 72 percent were professional, three percent were clerical support workers, three percent were managers and 18 percent were both managers and professionals. The diversity of telecommuting employees underlines the point that some functions, like inspections and permitting, do not require an office for every inspector.

The county may wish to experiment with the issues of telecommuting on an experimental pilot project given the potential for such major savings. Setting up a workable, large-scale telecommuting program, however, entails careful planning and control which have not yet been carried out.

Consultants also believe that in most cases, the cost advantages of centralization and consolidation in the above three areas far outweigh benefits of any other decentralization in the face of the many techniques available for remediation. Technologies develop quickly, and it is likely that more powerful and less expensive techniques will become available later to further enable the county to centralize in Auburn and still provide excellent access to the public in outlying areas. The county should pursue these technologies to remediate the basic direction of centralization.

Specific Location Issues

Secondary questions also arise as to whether or not one Placer site becomes the overall focus of county government. Should all general government and/or administrative offices be on a single site? Many county departments, frequently called "back offices," rarely deal with the public but often deal with one another; these can be efficiently housed together.

A resulting question concerns the "domes," a large facility in Auburn, at Fulweiler Avenue, currently used for the County Executive Office, Board of Supervisors, and related offices. Placer County has

² Ibid., p. 26.

³ Ibid.

long been aware that the "split" between "DeWitt'ees" and "dom'ies," where work is done at the DeWitt Center site and decisions are made at the Fulweiler (domes) site, is not ideal.

This is the type of policy issue instrumental to the master plan. Should the "decision making" elements of the county government be moved to the DeWitt Center site? One option is that in spite of the better freeway access of the Fulweiler "domes," the occupants move to DeWitt Center, consolidating all of Placer County's general government functions in one place. Another option is further expansion at the Fulweiler site, with continuation of current occupants.

Should there be a consolidation of health and human services agencies in a single facility or on a single site? This question is more difficult than the above noted one of where to locate and site general government because physical access is required for the clients of these service delivery programs, and the rapidly increasing need for such services in South Placer. While duplication of health and human services is labor intensive and thus, comparatively expensive, these services must be accessible to their clientele because they have clear problems in accessing them. Thus, a central or south county site may be a preferred option.

New questions will emerge over time regarding centralization and consolidation potentials. In the health area, in particular, where the roles of state and county providers are being reviewed, thoughts of future centralization must be reviewed and updated.

Another question of consolidation surrounds criminal justice. Consolidation of justice activities provides tremendous economies in transport of inmates, cooperative transactions enhanced by adjacent agency locations, and the special type of facilities required (e.g., jails, courts, interrogation rooms, and labs). Yet a tradeoff exists in that justice facilities are seen as a symbol of the county's presence. Further, remoteness may make for hardships for local populations and law enforcement agencies. Consolidation in criminal justice is dictated by the tremendous cost savings available.

Should the county duplicate all county offices in South Placer? Or should only some key functions be present in the county's fastest population growth area? This question is especially important now because of the current beginnings of proliferation of county offices in South Placer. Whatever the services ultimately selected for South Placer, should there be a county center or some sort of central complex; and/or should such a project be leased during a period of rapid growth or constructed on a permanent site?

Should the DeWitt Center continue to be the center of government facilities except where the delivery of direct services is concerned, and should "back office" operations stay at the DeWitt Center? The remaining large amount of open land at DeWitt Center, after master planning current and long-term county needs, has potential for redevelopment, perhaps with private or public joint partnerships, to maximize the county's finances and various public benefits such as a park.

Locational Criteria

A methodology for analyzing locational and consolidation needs should consider the departments and their interrelationships, current location, and requirements for future space. Among criteria for deciding on locations are the following:

1. Organizational structure
2. Linkage to executive or board activities
3. Degree of interaction among departments
4. Department size and projected growth
5. Adequacy and quality of current space
6. Economic benefits and costs
7. Population served
8. Transportation
9. Availability of sites
10. Availability of comparable leased space
11. Benefits to the local community
12. Compatibility with city and local planning

Overall, Consultants recommend a policy of centralization.

4.2 BELL GARDEN APARTMENTS

A related issue concerns what to do with the Bell Garden Apartments, a low-income housing project at the DeWitt Center site. The Bell Garden lease expires in 1995. There are a number of issues regarding the condition and usability of the units. For the most part, county officials appear to agree that the housing currently located at DeWitt Center needs to be replaced by low income housing elsewhere. Some officials also believe that locating some housing at DeWitt Center for county employees is worth consideration. Although planning for low-income housing is outside the scope of this facility plan, site planning at DeWitt will require clarification of this policy issue.

4.3 IMAGE, DESIGN OF AND PHYSICAL ACCESS TO COUNTY FACILITIES

One assumption of facility master planning is that a well-planned complement of county buildings will not only increase efficiency and access to county services, but will provide a less tangible but crucial sense of "openness" to citizens seeking county services. This idea requires careful planning in Placer County, where the DeWitt Center is spread out, as is the development pattern in South Placer.

Consultants believe that the current county policy, which is to improve the efficiency, workability, appearance, access and image of county facilities, is taking an appropriate direction.

4.4 PARKING AND TRANSPORTATION

Placer County is committed to providing adequate public parking to citizens seeking to access government facilities and to employees working at those facilities. In addition, the county is committed to environmental principles that suggest policies to limit transportation in single-occupancy vehicles. This is especially necessary along Route 49, the major access road to the DeWitt Center.

While some attempts have been instituted to remedy traffic problems and encourage car pools and other alternative commute modes, no county policy has had the kind of impact on employee commute and user parking patterns that will ultimately be required to remedy the current and future traffic congestion each morning and evening along Route 49. Other options as yet untried have some potential.

- Locating closer to public transit and bus stops.
- Providing a positive incentive for employee car pooling, such as supplying vans.
- Providing incentives for the use of bicycles or walking; providing showers, locker rooms and bicycle lockers for those who do.
- Removing those functions with a large number of visitors or staff who travel during the day to less congested locations. This however, has centralization impacts.
- Bringing within walking distance the remote functions which need frequent interaction. Planning and Building Inspection are examples of these.

Although some county officials have expressed faith in various mixes of incentives policies and practices aimed at reducing demand by encouraging use of public transportation, others are doubtful. They state that all alternatives considered, the geography of the county and the pattern of modern life combine to require more driving and thus, a major access improvement for DeWitt Center.

This plan presents an assumption about how much new parking is required. Related planning issues, such as how much demand can be reduced, how financing is passed along to employees and the public, and what the county provides in the way of alternative transportation, must remain an ongoing policy discussion in the county.

4.5 COUNTY GROWTH POLICY

The growth of county government is ultimately related to overall county population growth. Therefore, the need for future space for county facilities must be analyzed in terms of policies intended to control or stimulate the county's growth. This relationship is complex. The county must allow for certain types of growth with little impact on the demand for county services and other types of growth requiring immediate response. A well-developed response to growth is essential in the facility planning process.

Once the connection between county growth and facility planning is made, two policy issues arise. The first is, how fast will the county grow; and the second is, how far within or beyond the expected

growth of the county's population should the county plan to build its facilities? It is expensive to overbuild, but more expensive to under-plan and underbuild and then regroup and build again.

Planning assumptions on the first question, regarding how fast the county will grow, are addressed in a separate chapter. Placer County has had rapid growth for some time now, and county officials are almost uniformly of the opinion that rapid growth will continue. The question of whether to overbuild or underbuild interacts with phasing of the master plan. Obviously, the issue of what to build comes down to a financial question of ability to finance construction and/or leasing.

Underlying financial ability, however, are questions of whether to lease space to cover shortfalls (which can be more expensive than owning), and whether to overbuild in such a way as to be able to lease space out to private sector tenants in the short run. Consultants believe this overbuild/lease strategy deserves positive consideration in Placer County. The chief constraints are financing and the fact that overbuilding to accommodate future growth, with short- or mid-term leasing of surplus space, invites expanding early into county-owned space. The availability of space in county buildings might be irresistible. Nonetheless, Consultants recommend consideration of this interim approach as an answer to the growth questions.

Last, growth relates to the Facility Master Plan in terms of the precision of overall projections. Consultants have elected to rely on a simple projection because of the large number of variables involved. Trying to establish a range of projections is not useful when the projection elements themselves are based on variables and a high/low range. Instead, likely changes in actual growth, versus projected, are to be accounted for in speeding or slowing the phasing of the master plan.

4.6 ENVIRONMENTAL POLICY

As noted earlier, Placer County has taken a role in environmental policy formulation. This has included attempts to limit auto use, a county energy use philosophy regarding existing inefficient, older buildings at DeWitt Center, and initiating a recycling program for county agencies. Questions thus arise in the facility master plan regarding continuation and augmentation of these environmentally oriented policies in newly planned county facilities, as well as in current facilities with new uses.

Consultants assume that any new facility will need to provide support for public transportation and parking, such as rain-sheltered bus stops within a county complex and car pool lots. Consultants also assume the new facilities will need to be energy efficient and will require space to be allocated to recycling such that the recycling process and related activities are efficient and attractive. Consultants assume that the county places sufficient value in its recent recycling program to merit allocation of special space for an enhanced recycling effort.

4.7 CHILD CARE SPACE

Another related issue concerns whether the county will provide space for child care, and if so, how and how much. As with space for environmental programs, child care programs require space that ultimately will have to be built, even if only as replacement space.

One additional planning issue concerns the impact of child care on the tax-exempt status of bonds. If greater than 10 percent of space benefits private parties, the bonds may not be considered as public purpose, tax-exempt bonds. If cafeterias, concessions and child care facilities in the building are privately occupied, the square footage and cost need to be carefully explored.

Child care could be provided cooperatively or directly by the county; and funding for the space could be obtained by charging parents or private child care programs, or directly and without subvention, by the county. Initial standards are included in the space and staffing chapter.

4.8 FINANCING

Perhaps the most important policy question of all for the facility master plan is that of financing. Where will the money come from to build and/or remodel county facilities? To the degree that facilities or sites are recommended as assets that could be liquidated, or departments currently in leased space are moved to more economical built space, funds are made available.

In general, there are two policy areas associated with financing. The first is how to acquire and finance projects; the second is priority for funding. Both areas require specific information on size and costs of buildings before decisions are made.

Alternative Means of Acquiring Space

The alternative ways of acquiring office space are summarized below, followed by a list of advantages and disadvantages of each method. The uniqueness and variability of building and of the real estate and financing markets guarantees that there will be no single "right" choice that will cover all of Placer County's space needs. One of the most influential factors in choosing among alternatives is the financial implication. Although some of these options tend to be less expensive than others, under the right circumstances, any one of them may be the most economical choice for the county.

- New buildings can be built by the county, with construction funds coming from capital outlay or through the sale of bonds.
- Space can be reclaimed in existing older buildings at DeWitt through rehabilitation, using the same types of funding.
- Existing, privately-owned buildings can be purchased outright.

- Buildings can be acquired over time through lease-purchase or lease-option.
- Space can be leased in privately-owned buildings.

Build

Advantages:

- Building generally carries the lowest long-term costs of any option for equivalent new space. County-owned space is economical because the county has a low cost of capital, pays no property taxes, enjoys a low vacancy rate in its buildings and requires no profit margin.
- Building allows the county to select the design and location of new facilities as part of a coordinated long-term plan.
- The county has direct control over the planners, architects, contractors and maintenance. Special-use space can be incorporated into the design at the outset.
- The county also has control over office environmental quality and energy conservation.
- In Auburn, county-owned land at DeWitt or the Domes site could be available for office construction.
- The county accumulates equity in a property which can later be sold if it is no longer useful.
- Alterations and assignment of costs are simpler.
- Building is generally accompanied by consolidation, which improves operational efficiency and decreases reliance on private transportation.
- A visible permanent location can increase public identification and convenience.

Disadvantages:

- The process is lengthy and laborious.
- The county takes on responsibility for completing the projects on time and within budget constraints.
- The cost of owned space is usually higher than that of leased space for a period of time at the beginning.

Rehabilitate

Advantages:

- Rehabilitation can be less expensive than any other option. (However, adding liabilities such as asbestos abatement can alter this assumption.)
- The degree of consolidation is maintained or improved.
- Public identification remains.
- As with building, the county retains control and equity.

- Disadvantages:
- There are only a limited number of rehabilitation opportunities.
 - Only modest increases in floor area can be obtained.
 - Employees must be moved twice, out of the building temporarily and then back in again.

Purchase or Lease-Purchase

- Advantages:
- After the county obtains title, purchase or lease-purchase offer many of the same long-term advantages as construction.
 - Information on the suitability and condition of the building in its location is already available.
 - There are no moving costs.

- Disadvantages:
- The county does not have control over the building design. The building configuration may be less satisfactory than in a new building.
 - The county does not have control over the construction process.
 - In lease-purchase, the short-term cost tends to be somewhat higher than in straight lease.

Straight Lease

- Advantages:
- This is the fastest and simplest way of obtaining space.
 - The space can be inspected before occupancy.
 - The initial cost is often lower than owning.
 - Leased space is flexible: it may be the best way to accommodate the needs of departments with changing staff size.

- Disadvantages:
- In the long term, leasing tends to be the most expensive way of obtaining space.
 - As with purchased space, the county does not have control over the design or construction of the facility.
 - Leasing often leads to decentralization and dispersion, with their attendant disadvantages.
 - The county acquires no equity.
 - There are variable and sometimes unexpected costs in enforcing the terms of the lease.
 - Changes of ownership or bankruptcies cause additional problems.

Funding Priorities

Determining the priority for funding capital improvements may be one of the most difficult policy issues in a facility master plan. The priority for funding will determine what project gets built first and what projects line up after that. Factors that influence the decision include perception of immediate need, projected growth, other sources of funding, and how projects fit into the overall master plan. Phasing of other projects defined in the facility master plan may have critical ties to funding priority (i.e., will some other department move into a space vacated after a new building is constructed, or will a building then be torn down to make room for a new project?).

4.9 THE TAHOE AREA

In the Tahoe area, Placer County currently has a number of different facilities and services, including a Department of Public Works yard and jail at the Burton Creek Site, and must consider siting other county offices. Several additional sites are being considered, including the large firestone site or elsewhere. Two issues are involved here: first is the level of services provided by the county; second is the issue of land use. Little clear planning can occur in the Tahoe area without some political resolution around land use.

4.10 RECORDS MANAGEMENT

Consultants spoke with the former county records manager and with the director of Information Services and received the strong impression that the records management issue was going to come under control. For this reason, the space plan does not provide for a great deal of inactive records storage. Only a modest factor was added for active and semi-active records storage in the departmental forecasts in light of the upcoming automation of much of this (e.g., in welfare).

A detailed records management study was outside of the scope of this contract, but Consultants believe that the county is addressing this issue in an enlightened way that will avoid many of the headaches inflicted on other jurisdictions. The availability of unoccupied buildings at DeWitt should, in the short term, allow for storage until the management system is fully operable.

MASTERPLAN STRATEGIES

INTRODUCTION

This section develops specific strategies for meeting projected facility needs. The current draft Four strategies are outlined which represent reasonable alternatives for locations of services and facilities. The strategies are compared for achievement of overall master plan goals through an objective evaluation process. The strategy that best achieves County goals is described in Chapter 6.

Each strategy is developed for the same 20-year projected space needs (from 1991 through 2011). The strategy variables are locations of services. Each strategy contains the following information:

1. Building Areas and Required Parking at Each Site
 - o Assets and Constraints of the site
 - o Development Analysis (buildings, parking)
 - o Conclusion
2. Spread Sheet with Building Areas and Project Costs
 - o Subdivided by Site to give Totals in each Area
 - o Includes Demolition costs (Building,site and toxics removal)
 - o Land Acquisition & revenue from property sold
3. Site Plans of Each Development Area
 - o Shows relative building size (shadows illustrate bldg. height)
 - o Required Parking Area
 - o Possible growth patterns

Explanation of Strategy Spreadsheets

Developable Area

Each site is analyzed according to the zoning of the presiding code. The percentage of allowable building coverage is determined (i.e. building footprint); then the buildings to retain are subtracted to arrive at the maximum buildable area. This number is a reference in determining the feasibility of expanding on a particular site.

**TABLE 1.B
ESTIMATED FACILITY COSTS PER UNIT**

Facility Types	Land		Construction		Environmental/ A&E/Pm/Cont.		Furnishings & Associated Fixtures		Parking		TOTAL	
	1994	2001	1994	2001	1994	2001	1994	2001	1994	2001	1994	2001
	General Office (per bldg. sq. ft.)	\$10.00	\$11.60	\$114.53	\$149.95	\$148.89	\$194.93	\$48.25	\$68.50	\$7.00	\$7.00	\$214.14
Laboratory (per bldg. sq. ft.) (2)	\$10.00	\$11.60	\$140.00	\$167.02	\$182.00	\$217.13	n/a	n/a	\$7.00	\$7.00	\$199.00	\$236.80
Clinic (per bldg. sq. ft.) (2)	\$10.00	\$11.60	\$140.00	\$167.02	\$182.00	\$217.13	n/a	n/a	\$7.00	\$7.00	\$199.00	\$236.80
Judicial (per sq. ft.) (7)	\$10.00	\$11.60	\$160.00	\$184.73	\$208.00	\$240.15	\$24.00	\$27.70	\$7.00	\$7.00	\$249.00	\$287.53
Agriculture and Animal Control Office (per sq. ft.)	\$10.00	\$11.60	\$110.00	\$131.23	\$143.00	\$170.60	n/a	n/a	n/a	n/a	\$153.00	\$182.20
Animal Control Barns/Storage (per sq. ft.)	\$10.00	\$11.60	\$45.00	\$53.69	\$58.50	\$69.79	n/a	n/a	n/a	n/a	\$68.50	\$81.39
Warehouse/Record Storage (per sq. ft.)	\$10.00	\$11.60	\$50.00	\$59.65	\$65.00	\$77.55	n/a	n/a	\$1.40	\$1.40	\$76.40	\$90.76
Archive Space (per sq. ft.) (3)	\$10.00	\$11.60	\$60.00	\$71.58	\$78.00	\$93.05	n/a	n/a	\$1.40	\$1.40	\$89.40	\$106.27
Library (per sq. ft.) (4)	\$10.00	\$11.60	\$166.00	\$198.04	\$215.80	\$257.45	\$23.00	\$26.54	\$7.00	\$7.00	\$255.80	\$303.67
Morgue (per sq. ft.) (5)	\$10.00	\$11.60	\$115.00	\$137.20	\$149.50	\$178.35	\$20.00	\$23.08	\$3.50	\$3.50	\$183.00	\$217.07
Correctional Kitchen (per sq. ft.) (6)	n/a	\$11.60	n/a	\$307.94	n/a	\$400.32	n/a	inc.	n/a	n/a	n/a	\$411.92
Jails (per bed) (7)	inc.	inc.	\$91,000.00	\$108,787.69	n/a	\$141,424.00	inc.	inc.	inc.	inc.	\$91,000.00	\$141,424.00
Juvenile Detention (per bed) (7)	inc.	inc.	\$96,000.00	\$100,494.62	n/a	\$130,643.01	inc.	inc.	inc.	inc.	\$96,000.00	\$130,643.01

1. Land costs per gross square foot of bldg., (i.e., net divided by a F.A.R. of 0.30)

2. Clinic and laboratory furnishings and equipment were calculated separately (based on the existing investment at the time in those facilities) in the 1994 study.

3. In 1994, archive space was defined as differing from warehouse/storage space in that it is temperature controlled.

4. In 1994 the construction cost for library space included soft costs such as contingency and administration costs.

5. Morgue space costs were based on archive space (i.e., temperature controlled space) plus special equipment in 1994.

6. Correctional Kitchen Construction Costs based on actual 1994 Construction Costs adjusted to 2001 Dollars.

7. Judicial, Adult Detention and Juvenile Detention Construction Costs based on 1998 costs provided by Jay Farbstein & Associates.

MASTERPLAN STRATEGIES

Demolition

In each strategy the amount of demolition varies depending on which areas are to be developed or sold for revenue. The demolition costs are based on \$3 per square foot of gross building area. Toxics removal (asbestos) is estimated to cost \$20 per square foot. The site demolition is 1.5 times the building area to be demolished and is estimated to cost \$.10 per square foot.

Cost Summary

At the top of each strategy spreadsheet is a project cost summary. In all four strategies the Satellite Services (Tahoe, South Placer, and the remaining locations grouped as "Other") remain the same; the break down of these figures is only shown once and is placed *after* the four strategies. Among the project costs are site acquisition costs and potential revenues from sold properties, based on information provided by Keyser-Marston's "Real Property Assessment, Placer County", June 1991. In the case of DeWitt, these parcels vary with each strategy. A spread sheet summarizes the parcels to sell for each strategy with plans of DeWitt to illustrate these areas. This piece of information is located at the very end of this section following the Satellite Services spread sheet.

Strategy Summary

Four options were considered in the master plan phase of the project. They represent a range from centralized at DeWitt (Strategy 1) to moving the node of services towards a denser environment (Strategy 3). Strategy 4 is decentralized. The alternatives considered were as follows:

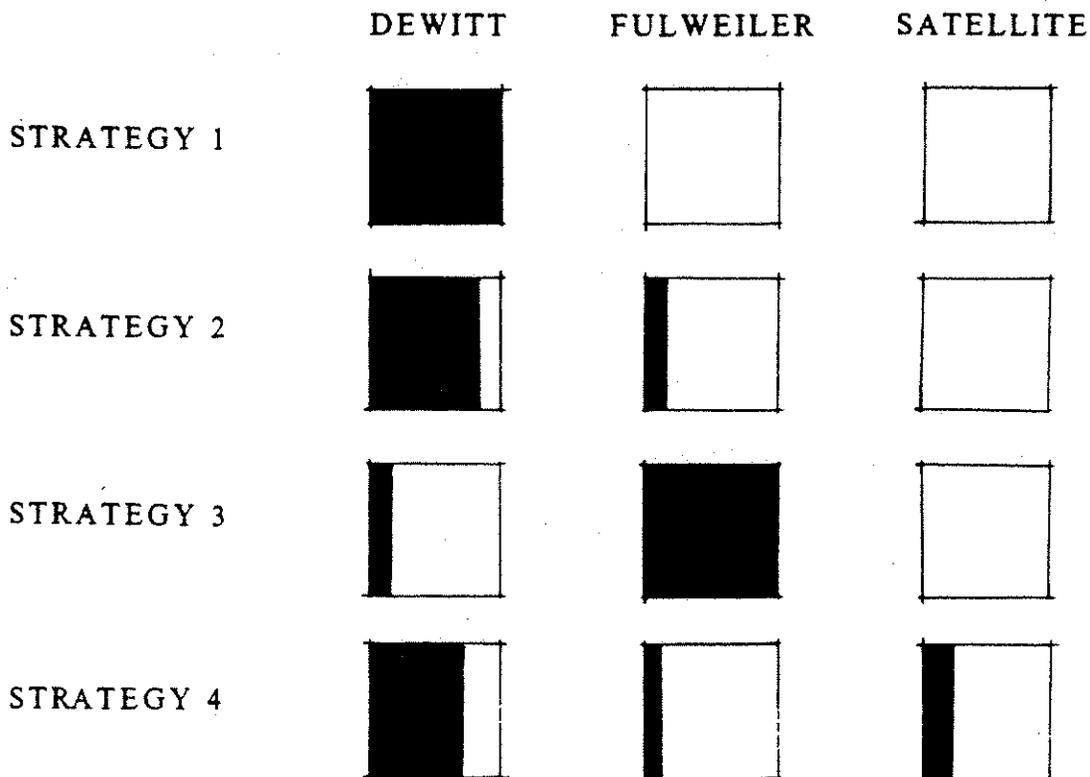
- Strategy 1 - Centralized Option**
Expansion of DeWitt Functions
Fulweiler and Juvenile Hall Sites Abandoned
- Strategy 2 - Status Quo**
Juvenile Hall Site Abandoned
- Strategy 3 - Centralized at Fulweiler**
Support at DeWitt
Juvenile Hall Site Abandoned
- Strategy 4 - Decentralized Option**
New Site for Health & Human Services
Juvenile Hall Site Abandoned

MASTERPLAN STRATEGIES

The following spreadsheet summarizes the total costs of each of these strategies. Also illustrated are the site acquisition costs (if available) and potential site revenues. Both of these figures are included in the total project cost for each strategy.

The most expensive option is Strategy 3, Centralizing at Fulweiler, because of the multi-story structures. Multi-story buildings are an estimated \$10 per square foot more expensive than low rise construction. In addition, almost all the parking is housed in garages (because of the space shortage) which is significantly more costly than on-grade parking. The least expensive alternative is Strategy 4, Decentralization. However the cost of land acquisition for the Health & Human Services Departments may vary dramatically depending on the location. For this estimate we assumed expanding at the Roseville Fairgrounds Site which is relatively inexpensive since it is in a residential community. The construction cost savings for this strategy may rapidly be mitigated by: 1) the higher operational costs associated with decentralized staff, 2) the size of the site (if it is small then a parking garage would be required), 3) the presence of toxics on site, 4) existing buildings that may have to be demolished, 5) difficulties with site acquisition.

A description of each of these strategies follows the cost summary spread sheet. Illustrated below is a diagram comparing the percentage of building areas at the various sites.



CHILD CARE FACILITIES

Placer County does not currently have any facilities for child care for employees.

The following information on two different sizes of day care facilities is included so that preliminary information on size requirements can be included in a review of master plan options. Each scenario includes the interior and exterior spatial needs, based upon the State's community day care regulations.

The following information presents two potential sizes of day care facilities using State of California standards. Actual day care size will vary according to staff demand and changed assumptions.

	Day care for 15 Children	Day care for 45 Children
Interior Space (sq. ft.)		
total net interior sq. ft.	1,246	3,368
total gross interior sq. ft.	1,657	4,479
Exterior Space (sq.ft.)		
total exterior sq. ft.	9,156	27,515
Total Sq. Ft.	10,813	31,994
approximate acreage	0.25	0.75

Calculation for amount of child care space:

In buildings with 700 or more employees, 4% of employees = number of children that will use center. (Maximum 60 child capacity)

Center size = number of children multiplied by 35 divided by 54%.

PLACER COUNTY
LONG RANGE
FACILITIES PLAN

MASTERPLAN STRATEGIES

COST STRATEGIES SUMMARY

SITE STRATEGIES	PROJECT COST	SITES	POTENTIAL SITE ACQUISITION CO	POTENTIAL SITE REVENUES
STRATEGY 1 : Centralized at DeWitt Fulweiler & Juvenile Hall Sites Abandoned	\$254,099,796	DeWitt Fulweiler Juvenile Hall South Placer Tahoe	unknown unknown	\$9,506,648 \$3,136,320 \$600,000
STRATEGY 2 : Status Quo ; Juvenile Hall Site Abandoned	\$260,266,186	DeWitt Fulweiler Juvenile Hall South Placer Tahoe	none unknown unknown	\$9,506,648 \$600,000
STRATEGY 3 : Centralized at Fulweiler; Support at DeWitt	\$346,846,284	DeWitt Fulweiler Juvenile Hall South Placer Tahoe	\$2,874,960 unknown unknown	\$14,242,181 \$600,000
STRATEGY 4 : Decentralized Option New Site for Health & Human Services	\$248,977,651	DeWitt Fulweiler Juvenile Hall South Placer Tahoe New Site	none unknown unknown \$2,433,330	\$15,884,492 \$600,000

Site acquisition and revenue dollars are conceptual estimates
Site cost data from Facility Services, Placer County

MASTERPLAN STRATEGIES

5.1 STRATEGY 1 - CENTRALIZED AT DEWITT

Satellite Services

It is assumed that these facilities will expand in their current satellite locations. Availability of space at these locations has not been confirmed.

Selected Judiciary Facilities at South County

A site has not been selected for these functions. Possibilities include the Roseville Fairground site (may not be suited for jail functions) or the newly developed area to the northeast of Roseville.

All Other Functions at DeWitt

Assets: Potential to create a major County focal point and increase property value (which parcels could then be sold for County profit)

Constraints: Acquisition of adjacent land to provide direct connection to Highway 49 (presently there is a 40 foot easement for a roadway to Highway 49). Demolition of existing buildings includes the removal of hazardous material (asbestos) and underground fuel tanks.

Development Analysis:

Buildings	<u>Disposition</u>	<u>B.G.S.F.</u>	
	existing	665,345*	
	<u>retain</u>	<u>215,040</u>	Corp. Yard (bldgs #301-305, #416-500) Correctional Facility (includes expansion)
	demolish	450,305	

*Does not include Sheriff, Bell Gardens, or Bldgs 15-18 since that parcel is to be sold; see Section: 2. "Existing Site & Building Evaluations" for areas.

MASTERPLAN STRATEGIES

Developable Area	40% of	556,280 g.s.f.(R-P)	=	226,512 g.s.f.
	100% of	4,051,080 g.s.f. (C-3)	=	4,051,080 g.s.f.
	<u>25% of</u>	<u>2,308,680 g.s.f. (F)</u>	=	<u>577,170 g.s.f.</u>
	Developable Area		=	4,854,762 g.s.f.
	<u>Less Bldgs to retain</u>		=	<u>215,040 g.s.f.</u>
	TOTAL DEVELOPABLE AREA		=	4,639,722 G.S.F.

Required Building Area (Year 2011)	Projected Area Required	=	885,996 g.s.f.
	1-story Domestic Animal Control	=	20,800 g.s.f.
	1-story Warehouse/Maintenance	=	16,016 g.s.f.
	1 & 2 story Judicial	=	300,398 g.s.f.
	<u>2-story office bldg.</u>	=	<u>215,945 g.s.f.</u>
	TOTAL BUILDING FOOTPRINT	=	553,159 G.S.F.

Required Parking Land Use, General Government offices, Special Services, and Agriculture & Animal Departments need 1 space for every 400 g.s.f.
Health & Human Services & Judicial need 1 space for every 200 g.s.f.
Warehouse & Maintenance need 1 space for every 1,500 g.s.f.

Total cars needed =	4,139
4,305 cars * 350 s.f. per car	= 1,506,750

Analysis	Total Area Required for Parking =	1,506,750 g.s.f.
	<u>Total Area Required for Building =</u>	<u>553,159 g.s.f.</u>
	TOTAL AREA REQUIRED	= 2,059,909 g.s.f.
	TOTAL AREA AVAILABLE	= 4,639,722 g.s.f.

Conclusion Expansion is easily accommodated on this site.

**PLACER COUNTY
COMPREHENSIVE
FACILITIES MASTER PLAN**

MASTERPLAN STRATEGY 1 : CENTRALIZED AT DEWITT

COST SUMMARY	DEWITT TOTAL PROJECT COST:	\$204,342,089
	TAHOE TOTAL PROJECT COST:	\$13,708,230
	SOUTH PLACER TOTAL PROJECT COST:	\$48,849,090
	OTHER TOTAL PROJECT COST:	\$3,384,128
	PROPERTY SOLD (J.V. HALL)*	\$-600,000
	PROPERTY SOLD (FULWEILER):*	\$-3,136,320
	PROPERTY SOLD (DEWITT):**	\$-9,506,648
<hr/>		
	GRAND TOTAL PROJECT COST:	\$254,099,796

	EXISTING B.G.S.F.	NEW D.G.S.F.	NEW B.G.S.F.	NEW \$/s.f.	NEW COST
TOTAL DEWITT BLDGS.		695,446	914,398	143.03	\$130,788,004
Land Use		97,470	126,711	125.00	\$15,838,875
Gen Gov : Finance		40,607	52,789	125.00	\$6,598,638
Gen Gov: Executive		24,527	31,885	125.00	\$3,985,638
Gen Gov: Other		43,525	56,583	125.00	\$7,072,813
Special Services		5,147	6,691	125.00	\$836,388
Agr. & An.: Office		9,160	11,908	125.00	\$1,488,500
Agr. & An.: Dom. Control		16,000	20,800	110.00	\$2,288,000
Health & Human Services		134,031	174,240	140.00	\$24,393,642
Judicial	99,940	312,659	(416,774)	160.00	\$66,683,912
Gen Gov: Whse/Maint		12,320	16,016	100.00	\$1,601,600
TOTAL DEWITT SITE			3,136,045	5.17	\$16,205,158
Parking			1,307,250	4.00	\$5,229,000
Site Preparation/Improvements			3,136,045	3.50	\$10,976,158
DEWITT DEMOLITION			1,100,763	9.26	\$10,193,061
Dewitt Total Bldgs***			440,305	3.00	\$1,320,915
Dewitt Total Site			660,458	.10	\$66,046
Dewitt Toxics Removal			440,305	20.00	\$8,806,100
TOTAL DEWITT CONSTRUCTION COST					\$157,186,222
TOTAL DEWITT PROJECT COST					\$204,342,089

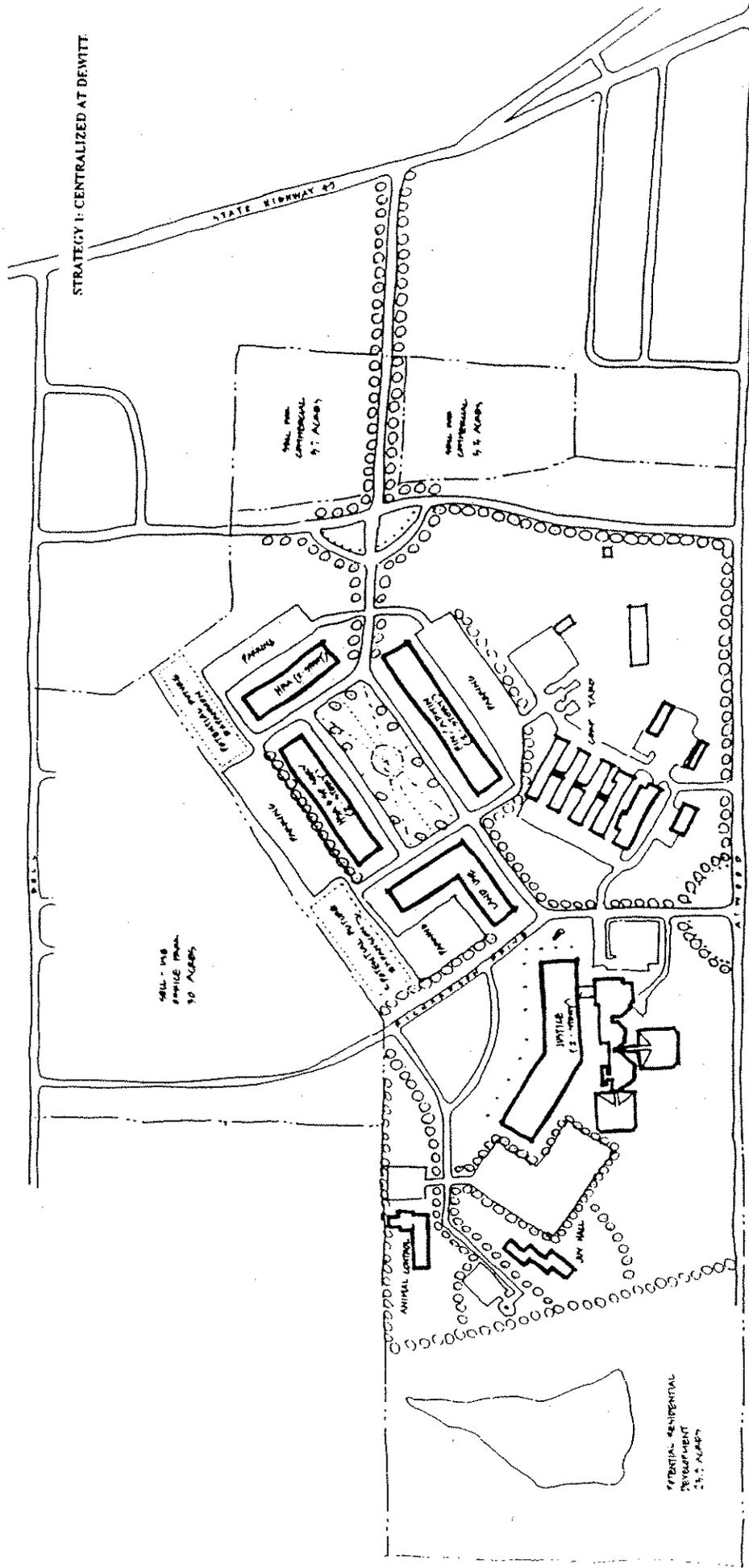
*Does not include demolition of existing buildings

**Includes \$2,733,712 in demolition and toxics removal on land to be sold

***Demolition of Bldgs 102-118, 201-217, 306-324

PLACER COUNTY
LONG RANGE
FACILITIES PLAN

STRATEGY I: CENTRALIZED AT DEWITT



MASTERPLAN STRATEGIES

5.2 STRATEGY 2 - STATUS QUO EXCEPT JUVENILE HALL

SATELLITE SERVICES

It is assumed that these facilities will expand in their current satellite locations. Availability of space at these locations has not been confirmed.

SELECTED JUDICIARY FACILITIES AT SOUTH COUNTY

A site has not been selected for these functions. Possibilities include the Roseville Fairground site (may not be suited for jail functions) or the newly developed area to the northeast of Roseville.

ALL OTHER FUNCTIONS AT DEWITT EXCEPT FINANCE & EXECUTIVE

Assets: Potential to create a County focal point and increase property value (which parcels could then be sold for County profit).

Constraints: Acquisition of adjacent land to provide direct connection to Highway 49 (presently there is a 40 foot easement for a roadway to Highway 49). Demolition of existing buildings includes the removal of hazardous material (asbestos) and underground fuel tanks.

Development Analysis:

<u>Buildings</u>	<u>Disposition</u>	<u>B.G.S.F.</u>	
	existing	665,345*	
	retain	215,040	Corporation Yard (bldgs #301-305, #416-500) Correctional Facility (incl. expansion)
	demolish	450,305	

**Does not include Sheriff, Bell Gardens, or Bldgs 15-18 since that parcel is to be sold; see section 2. "Existing Site & Building Evaluations" for areas.*

MASTERPLAN STRATEGIES

Developable Area	40% of	556,280 g.s.f.(R-P)	=	226,512 g.s.f.
	100% of	4,051,080 g.s.f. (C-3)	=	4,051,080 g.s.f.
	<u>25% of</u>	<u>2,308,680 g.s.f. (F)</u>	=	<u>577,170 g.s.f.</u>
	Developable Area		=	4,854,762 g.s.f.

<u>Less existing bldgs to retain</u>	=	<u>215,040 g.s.f.</u>
TOTAL DEVELOPABLE AREA	=	4,639,722 G.S.F.

Required Building Area (year 2011) Projected Area Required = 834,627 g.s.f.

1-story Domestic Animal Control	=	20,800 g.s.f.
1-story Warehouse/Maintenance	=	16,016 g.s.f.
1 & 2 story Judicial	=	300,398 g.s.f.
<u>2-story office bldg.</u>	=	<u>173,607 g.s.f.</u>
TOTAL BUILDING FOOTPRINT	=	510,821 G.S.F.

Required Parking Land Use, General Government offices, Special Services, and Agriculture & Animal Departments need 1 space for every 400 g.s.f.
Health & Human Services & Judicial need 1 space for every 200 g.s.f.
Warehouse & Maintenance need 1 space for every 1,500 g.s.f.

Total cars needed = 4,094

4,094 cars * 350 s.f. per car = 1,432,900

Analysis	Total Area Required for Parking =	1,432,900 g.s.f.
	<u>Total Area Required for Building =</u>	<u>510,821 g.s.f.</u>

TOTAL AREA REQUIRED	=	1,943,721 g.s.f.
TOTAL AREA AVAILABLE	=	4,639,722 g.s.f.

Conclusion: Expansion is easily accommodated on this site.

FULWEILER SITE

Assets: currently recognized as county seat
central to downtown Auburn
potential train station on Nevada St.

Constraints: limited opportunities for expansion
grade change makes some areas difficult for construction

MASTERPLAN STRATEGIES

Bldgs to Retain:
(footprint only)

Office of Education Bldgs.	=	42,600 b.g.s.f.
Financial Center	=	13,210 b.g.s.f.
<u>Library</u>	=	<u>16,660 b.g.s.f.</u>
Total Bldgs to Retain	=	72,470 b.g.s.f.

Bldgs to Demolish: Domes = 24,544 g.s.f.

Developable Area:

50% of 794,500 g.s.f.	=	397,250 g.s.f. (assuming Auburn code)
Less bldg footprints	-	74,470 g.s.f.
<u>Less existing landscape</u>	-	<u>100,000 g.s.f.</u>
Remaining building area	=	222,780 g.s.f.

Required Building Area (year 2011):

Projected area required	=	84,674 g.s.f.
<u>Less existing area</u>	=	<u>25,170 g.s.f.</u>
Required to be provided	=	59,504 g.s.f.

2-story office bldg = 29,752 g.s.f. **TOTAL BUILDING AREA**

Required Parking:

For existing space, 1 car per 300 g.s.f:	72,470/300	= 242 cars.
<u>For new space, 1 car per 400 g.s.f. of Office space:</u>	<u>59,504/400</u>	<u>= 149 cars</u>
Total cars to be accommodated:		= 391 cars

258 cars in 2-story garage	=	52,000 g.s.f.
<u>133 cars on-grade</u>	=	<u>46,550 g.s.f.</u>
TOTAL AREA REQUIRED FOR PARKING	=	98,550 g.s.f.

Analysis:

Total Area Required for Parking	=	98,550 g.s.f.
<u>Total Area Required for Building</u>	=	<u>29,752 g.s.f.</u>

TOTAL AREA REQUIRED	=	128,302 g.s.f.
TOTAL AREA AVAILABLE	=	222,780 g.s.f.

Conclusion: Expansion can be accommodated if the new building is 2-stories and a 2-level parking garage constructed. The amphitheater may also be retained.

**PLACER COUNTY
COMPREHENSIVE
FACILITIES MASTER PLAN**

MASTERPLAN STRATEGY 2 : STATUS QUO

COST SUMMARY

DEWITT TOTAL PROJECT COST:	\$189,088,546
FULWEILER TOTAL PROJECT COST:	\$15,342,840
TAHOE TOTAL PROJECT COST:	\$13,708,230
SOUTH PLACER TOTAL PROJECT COST:	\$48,849,090
OTHER TOTAL PROJECT COST:	\$3,384,128
PROPERTY SOLD (J.V. HALL)*:	\$-600,000
PROPERTY SOLD (DEWITT):**	\$-9,506,648

GRAND TOTAL PROJECT COST: \$260,266,186

	EXIST B.G.S.F.	NEW D.G.S.F.	NEW B.G.S.F.	NEW \$/s.f.	COST
TOTAL DEWITT BLDGS.		630,312	829,723	144.87	\$120,203,729
Land Use		97,470	126,711	125.00	\$15,838,875
Gen Gov: Other		43,525	56,583	125.00	\$7,072,813
Special Services		5,147	6,691	125.00	\$836,388
Agr. & An.: Office		9,160	11,908	125.00	\$1,488,500
Agr. & An.: Dom. Control		16,000	20,800	110.00	\$2,288,000
Health & Human Services		134,031	174,240	140.00	\$24,393,642
Judicial	99,940	312,659	416,774	160.00	\$66,683,912
Gen Gov: Whse/Maint		12,320	16,016	100.00	\$1,601,600
TOTAL DEWITT SITE			2,892,497	5.21	\$15,055,938
Parking			1,233,050	4.00	\$4,932,200
Site Preparation/Improvements			2,892,497	3.50	\$10,123,738
DEWITT DEMOLITION			1,100,763	9.26	\$10,193,061
Dewitt Total Bldgs			440,305	3.00	\$1,320,915
Dewitt Total Site			660,458	.10	\$66,046
Dewitt Toxics Removal			440,305	20.00	\$8,806,100
TOTAL DEWITT CONSTRUCTION COST					\$145,452,728
TOTAL DEWITT PROJECT COST					\$189,088,546
TOT. FULWEILER BLDG.		39,964	51,953	135.00	\$7,013,682
Gen Gov : Finance***	25,170	15,437	20,068	135.00	\$2,709,194
Gen Gov: Executive		24,527	31,885	135.00	\$4,304,489
TOTAL FULWEILER SITE			246,654	19.10	\$4,711,189
Parking			96,198	40.00	\$3,847,900
Site Preparation/Improv.			246,654	3.50	\$863,289
FULWEILER DEMOLITION			61,360	1.26	\$77,314
Fulweiler Total Bldgs(Domes only)			24,544	3.00	\$73,632
Fulweiler Total Site			36,816	.10	\$3,682
TOTAL FULWEILER CONSTRUCTION COST					\$11,802,184
TOTAL FULWEILER PROJECT COST					\$15,342,840

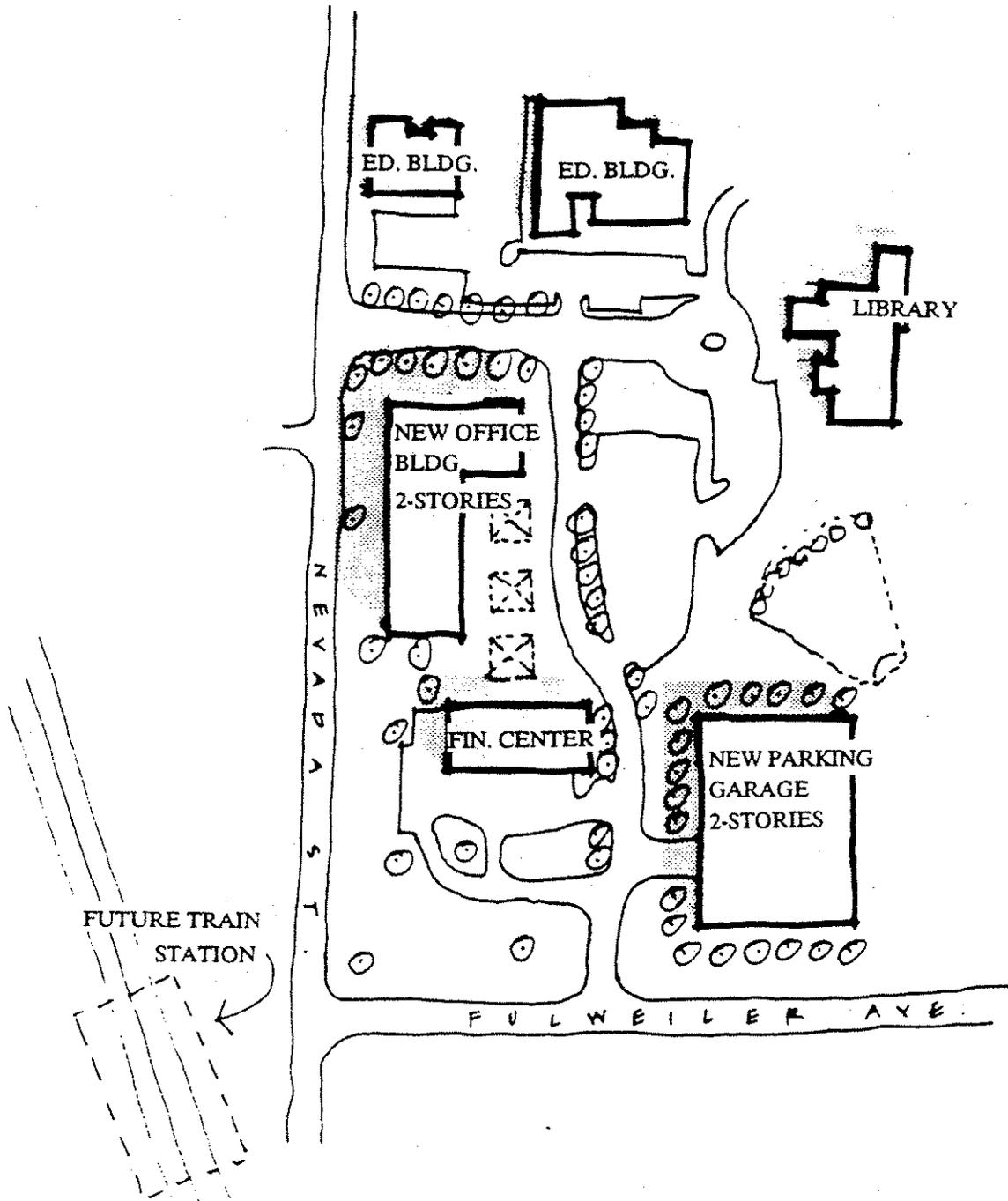
*Does not include demolition of existing buildings

**Includes \$2,733,712 in demolition and toxics removal of land to be sold

***Assumes retention of the Finance Center

PLACER COUNTY
COMPREHENSIVE FACILITIES
MASTER PLAN

STRATEGY 2 : STATUS QUO
FULWEILER



MASTERPLAN STRATEGIES

5.3 STRATEGY 3 - CENTRALIZED AT FULWEILER; SUPPORT AT DEWITT

Satellite Services

It is assumed that these facilities will expand in their current satellite locations. Availability of space at these locations has not been confirmed.

Selected Judiciary Facilities at South County

A site has not been selected for these functions. Possibilities include the Roseville Fairground site (may not be suited for jail functions) or the newly developed area to the northeast of Roseville.

Support and Criminal Justice at DeWitt

Assets: Potential to create a Correctional hub and sell of large parcels of land for County profit.

Constraints: Removal of asbestos and underground fuel tanks

Development Analysis:

Buildings	<u>Disposition</u>	<u>B.G.S.F.</u>	
	existing	215,040	
	<u>retain</u>	<u>215,040</u>	Corporation Yard (bldgs #301-305,#416-500) Correctional Facility (incl. expansion)
	demolish	0	
Developable Area	100% of	1,263,240 g.s.f.(C-3)	= 1,263,240 g.s.f.
	<u>25% of</u>	<u>609,840 g.s.f. (F)</u>	= <u>152,460 g.s.f.</u>
	Developable Area		= 1,415,700 g.s.f.
	<u>Less bldgs to retain</u>		<u>- 215,040 g.s.f</u>
	TOTAL DEVELOPABLE AREA		= 1,200,660 G.S.F.

MASTERPLAN STRATEGIES

Required Building

Area (year 2011): Projected area required = 194,812 g.s.f.

1-story Domestic Animal Control = 20,800 g.s.f.
1-story Warehouse/Maintenance = 16,016 g.s.f.
1 & 2 story Correctional = 105,330 g.s.f.
TOTAL BUILDING FOOTPRINT = 142,146 G.S.F.

Required Parking: Domestic Animal Control needs 1 space for every 400 g.s.f;
Correctional needs 1 space for every 200 g.s.f; and Warehouse &
Maintenance needs 1 space for every 1500 g.s.f.

1,326 cars * 350 = 464,100 g.s.f.

Analysis:

Total Area Required for Parking = 464,100 g.s.f.
Total Area Required for Building = 142,146 g.s.f.

TOTAL AREA REQUIRED = 606,246 g.s.f.
TOTAL AREA AVAILABLE = 1,200,660 g.s.f.

Conclusion: Expansion is easily accommodated on this site.

ALL OTHER FUNCTIONS AT THE FULWEILER SITE

Assets: currently recognized as county seat
close to downtown Auburn
potential train station on Nevada St.

Constraints: limited opportunities for expansion
grade change makes some areas difficult for construction

Bldgs to Retain: Office of Education Bldgs. = 42,600 b.g.s.f.
(footprint only) Library = 16,660 b.g.s.f.
Total Bldgs to Retain = 59,260 b.g.s.f.

Bldgs to Demolish: Domes = 24,544 g.s.f.
Financial Center = 25,170 b.g.s.f.
Total area to demolish: = 49,714 b.g.s.f.

MASTERPLAN STRATEGIES

Developable Area: 55%* of 479,160 g.s.f. = 263,538 g.s.f. (11 acres acquired)
55%* of 794,500 g.s.f. = 436,975 g.s.f.
Remaining developable area = 700,513 g.s.f

Less bldg footprints - 59,260 g.s.f.
Less existing landscape - 100,000 g.s.f.
Remaining building area = 541,253 g.s.f.

**Note: this is not within the City of Auburn's allowable percentage of development (50% is their amount for this zoned area)*

Required Building Area (year 2011):

Projected area required = 724,489 g.s.f.
2 & 3 story bldgs = 289,796 g.s.f. **TOTAL BUILDING AREA**

Required Parking:

For existing space, 1 car per 300 g.s.f.: 59,260/300 = 198 cars

For new space, 1 car per 200 g.s.f. of Judicial & Health & Human Serv.; 1 car per 400 g.s.f. of office space: = 3,177 cars

Total cars to be accommodated: = 3151 cars

102 cars park on-grade = 35,700 g.s.f.
1,194 cars in 6-level garage = 80,000 g.s.f.
930 cars in 5-level garage = 75,900 g.s.f.
465 cars in Court House basement = (187,163 g.s.f.)
486 cars in Office Bldg basement = (195,615 g.s.f.)
3177 Cars Total & Surface Area = 191,600 G.S.F.

MASTERPLAN STRATEGIES

Analysis: Total Area Required for Parking = 191,600 g.s.f.
Total Area Required for Building = 289,796 g.s.f.

TOTAL AREA REQUIRED = 481,396 g.s.f.
TOTAL AREA AVAILABLE = 541,253 g.s.f.

Conclusion: Expansion can be accommodated if the buildings are two- and three-story structures and the parking can be accommodated in five- and six-level structures with an additional level (below grade) beneath all new construction for parking. The appropriateness of this scale of structures in an "Open Space and Conservation" zoning surrounded by mostly single story structures is an issue to be discussed with the city of Auburn.

**PLACER COUNTY
COMPREHENSIVE
FACILITIES MASTER PLAN**

**MASTERPLAN STRATEGY 3 : CENTRALIZED AT FULWEILE
(SUPPORT AT DEWITT)**

COST SUMMARY

DEWITT TOTAL PROJECT COST:	\$34,683,892
FULWEILER TOTAL PROJECT COST:	\$258,188,165
TAHOE TOTAL PROJECT COST:	\$13,708,230
SOUTH PLACER TOTAL PROJECT COST:	\$48,849,090
OTHER TOTAL PROJECT COST:	\$3,384,128
PROPERTY SOLD (J.V. HALL):*	\$-600,000
PROPERTY SOLD (DEWITT):**	\$-14,242,181
LAND ACQUISITION COST (FULWEILER):	\$2,874,960
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GRAND TOTAL PROJECT COST:	\$346,846,284

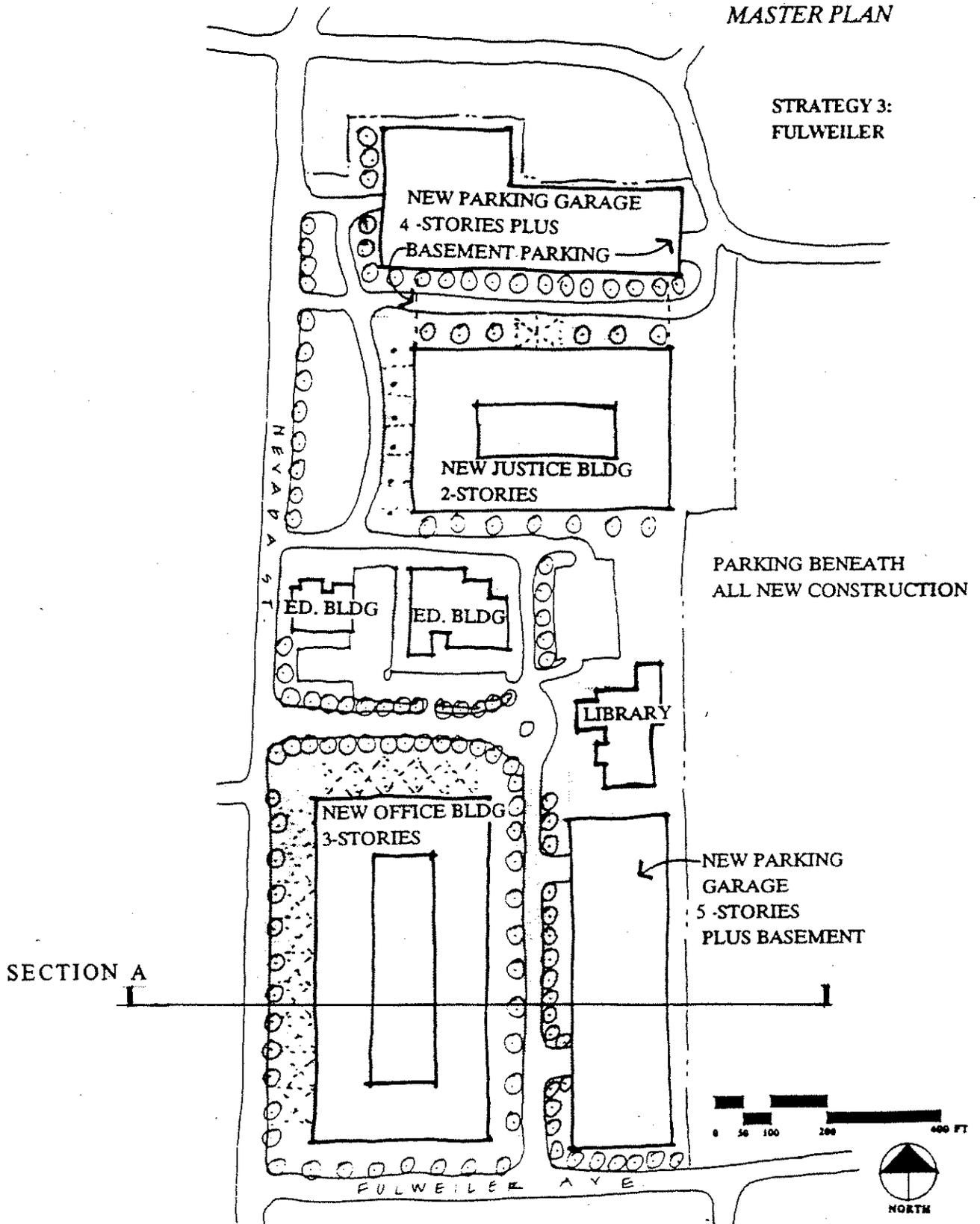
	EXIST B.G.S.F.	NEW D.G.S.F.	NEW B.G.S.F.	NEW \$/s.f.	COST
TOTAL DEWITT BLDGS.		121,474	160,990	147.57	\$23,757,485
Agr. & An.: Dom. Control		16,000	20,800	110.00	\$2,288,000
Judicial: Correctional	99,940	93,154	124,174	160.00	\$19,867,885
Gen Gov. Whse/Maint		12,320	16,016	100.00	\$1,601,600
TOTAL DEWITT SITE			561,381	5.21	\$2,922,432
Parking			239,400	4.00	\$957,600
Site Preparation/Improvements			561,381	3.50	\$1,964,832
TOTAL DEWITT CONSTRUCTION COST					\$26,679,917
TOTAL DEWITT PROJECT COST					\$34,683,892
<hr/>					
TOT. FULWEILER BLDG.		650,849	855,884	135.00	\$115,544,381
Gen Gov : Finance		40,607	52,789	135.00	\$7,126,529
Gen Gov: Executive		24,527	31,885	135.00	\$4,304,489
Land Use		97,470	126,711	135.00	\$17,105,985
Gen Gov: Other		43,525	56,583	135.00	\$7,638,638
Special Services		5,147	6,691	135.00	\$903,299
Agr. & An.: Office		9,160	11,908	135.00	\$1,607,580
Health & Human Services		134,031	174,240	150.00	\$26,136,045
Justice: Courts		296,382	395,077	160.00	\$63,212,353
TOTAL FULWEILER SITE			3,194,229	25.95	\$82,905,300
Parking			1,434,510	50.00	\$71,725,500
Site Preparation/Improv.			3,194,229	3.50	\$11,179,800
FULWEILER DEMOLITION			124,285	1.26	\$156,599
Fulweiler Total Bldgs(Domes & Fin. Center)			49,714	3.00	\$149,142
Fulweiler Total Site			74,571	.10	\$7,457
TOTAL FULWEILER CONSTRUCTION COST					\$198,606,281
TOTAL FULWEILER PROJECT COST					\$258,188,165

*Does not include demolition of existing buildings

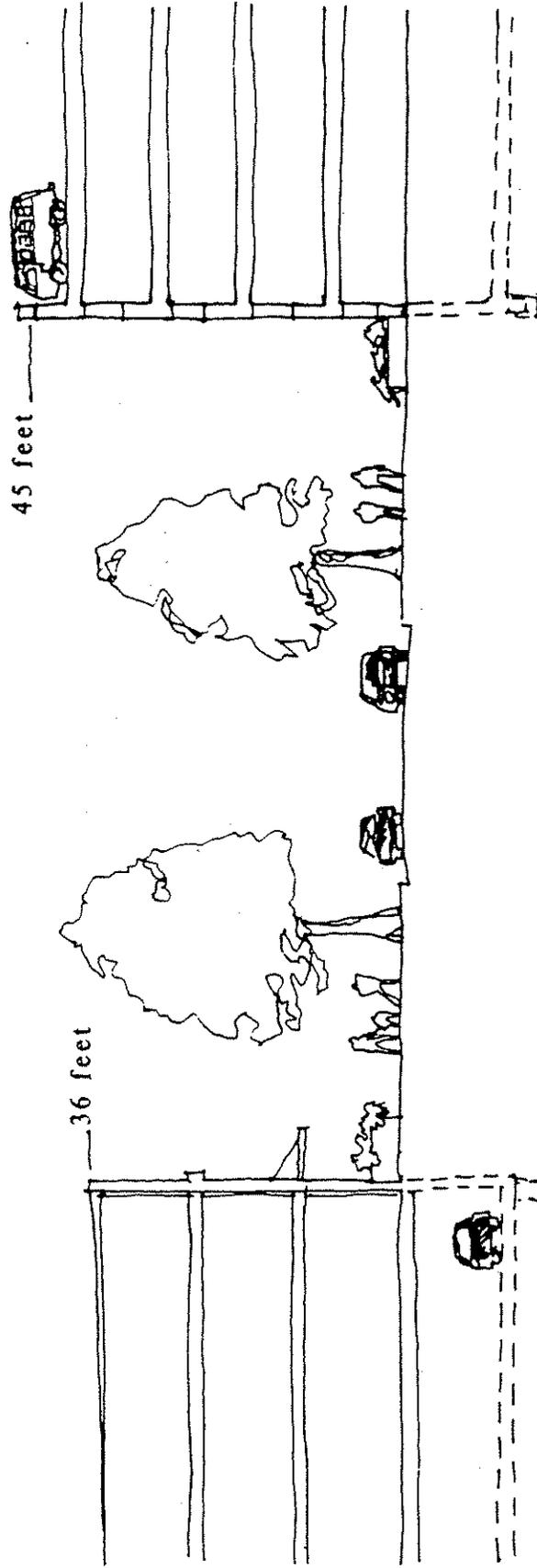
**Includes \$13,422,775 in demolition and toxics removal on land to be sold

PLACER COUNTY
COMPREHENSIVE FACILITIES
MASTER PLAN

STRATEGY 3:
FULWEILER



PLACER COUNTY
LONG RANGE
FACILITIES PLAN



SECTION A
STRATEGY 3

MASTERPLAN STRATEGIES

5.4 STRATEGY 4-DECENTRALIZED; NEW SITE FOR HEALTH & HUMAN SERVICES

Satellite Services

It is assumed that these facilities will expand in their current satellite locations. Availability of space at these locations has not been confirmed.

Selected Judiciary Facilities at South County

A site has not been selected for these functions. Possibilities include the Roseville Fairground site (may not be suited for jail functions) or the newly developed area to the northeast of Roseville.

Status Quo Functions at DeWitt Except for HSA/HRA Services

Assets: Room for future expansion; potential to sell off parcels of land for County profit

Constraints: Site access in indirect. Demolition of existing buildings includes the removal of hazardous material (asbestos) and underground fuel tanks.

Development Analysis:

Buildings	Disposition	B.G.S.F.	
	existing	418,390	
	retain	<u>215,040</u>	Corporation Yard (bldgs #301-305, #416-500) Correctional Facility (incl. expansion)
	demolish	203,350	
Developable Area	40% of	304,920 g.s.f. (R-P)	= 121,968 g.s.f.
	100% of	1,655,280 g.s.f. (C-3)	= 1,655,280 g.s.f.
	<u>25% of</u>	<u>827,640 g.s.f. (E)</u>	<u>= 206,910 g.s.f.</u>
	Developable Area		= 1,984,158 g.s.f.
	<u>Less bldgs to retain</u>		<u>- 215,040 g.s.f.</u>
	TOTAL DEVELOPABLE AREA		= 1,769,118 g.s.f.

MASTERPLAN STRATEGIES

Required Building
Area (year 2011):

Projected area required = 627,082 g.s.f.
1-story Domestic Animal Control = 20,800 g.s.f.
1-story Warehouse/Maintenance = 16,016 g.s.f.
1 & 2 story Judicial = 300,398 g.s.f.
2-story office bldg = 86,488 g.s.f.
TOTAL BUILDING FOOTPRINT = 423,702 G.S.F.

Required Parking:

For Office Building requirement: 1 space for 400 g.s.f.
For Judicial: 1 space for 200 g.s.f.
Total cars needed = 3,222
3,222 * 350 s.f. per car = 1,127,700 g.s.f.

Analysis:

Total Area Required for Parking = 1,127,700 g.s.f.
Total Area Required for Building = 423,702 g.s.f.

TOTAL AREA REQUIRED = 1,551,402 g.s.f.
TOTAL AREA AVAILABLE = 1,769,118 g.s.f.

Conclusion:

Expansion is easily accommodated on this site.

Fulweiler Site

Assets:

currently recognized as county seat
near downtown Auburn
potential train station on Nevada St.

Constraints:

limited opportunities for expansion
grade change makes some areas difficult for construction

Bldgs to Retain:
(footprint only)

Office of Education Bldgs. = 42,600 b.g.s.f.
Financial Center = 13,210 b.g.s.f.
Library = 16,660 b.g.s.f.
Total Bldgs to Retain = 72,470 b.g.s.f.

Bldgs to Demolish:

Domes = 24,544 g.s.f.

MASTERPLAN STRATEGIES

(entire area)	Total area to demolish:	= 24,544 b.g.s.f.	
<u>Developable Area:</u>	50% of 794,500 g.s.f.	= 397,250 g.s.f. (assuming Auburn code)	
	<u>Less bldg footprints</u>	- 74,470 g.s.f.	
	Remaining developable area	= 322,780 g.s.f.	
	<u>Less existing landscape</u>	- 100,000 g.s.f.	
	Remaining building area	= 222,780 g.s.f.	
<u>Required Building Area (year 2011):</u>	Projected area required	= 84,674 g.s.f.	
	<u>Less existing area</u>	= 25,170 g.s.f.	
	Required to be provided	= 59,504 g.s.f.	
	2-story office bldg	= 29,752 g.s.f.	TOTAL BUILDING AREA
<u>Required Parking:</u>	For existing space, 1 car per 300 g.s.f.:	72,470/300	= 242 cars.
	For new space, 1 car per 400 g.s.f. of Office space:	59,504/400	= 149 cars
	Total cars to be accommodated:		= 391 cars
	258 cars in 2-story garage	= 52,000 g.s.f.	
	<u>133 cars on-grade</u>	= 46,550 g.s.f.	
	TOTAL AREA REQUIRED FOR PARKING		= 98,550 g.s.f.
<u>Analysis:</u>	Total Area Required for Parking	= 98,550 g.s.f.	
	<u>Total Area Required for Building</u>	= 29,752 g.s.f.	
	TOTAL AREA REQUIRED	= 128,302 g.s.f.	
	TOTAL AREA AVAILABLE	= 222,780 g.s.f.	
Conclusion:	Expansion can be accommodated if the new building is 2-stories and a 2-level parking garage constructed. The amphitheater may also be retained.		

5.4 NEW SITE FOR HEALTH & HUMAN SERVICES

<u>Required Building Area (year 2011):</u>	Projected area required	= 174,240 g.s.f.
	2-story building	= 87,120 g.s.f.
	TOTAL AREA FOR BUILDING	= 87,120

MASTERPLAN STRATEGIES

Required Parking: For Health & Human Services: 1 car space for every 200 s.f.
871 cars on-grade * 350 = 304,850 TOTAL AREA FOR PARKING

Analysis: Total Area Required for Parking = 304,850 g.s.f.
Total Area Required for Building = 87,120 g.s.f

TOTAL AREA REQUIRED = 391,970 G.S.F.
LANDSCAPING 10% = 39,197 G.S.F.

AREA FOR PURCHASE: = 431,167 G.S.F. OR 10 ACRES

Conclusion: Since the site is unknown, this is merely an estimate of the area required. As in Strategy 3, a site can be maximized if multi-story buildings and underground parking are utilized. The cost of the project reflects the density of building, therefore this site should be considered a variable in the total project cost of this strategy.

**PLACER COUNTY
COMPREHENSIVE
FACILITIES MASTER PLAN**

MASTERPLAN STRATEGY 4 :DECENTRALIZED

COST SUMMARY

DEWITT TOTAL PROJECT COST:	\$145,686,719
FULWEILER TOTAL PROJECT COST:	\$15,131,037
NEW TOTAL PROJECT COST:	\$36,269,609
TAHOE TOTAL PROJECT COST:	\$13,708,230
SOUTH PLACER TOTAL PROJECT COST:	\$48,849,090
OTHER TOTAL PROJECT COST:	\$3,384,128
PROPERTY SOLD (J.V. HALL):*	\$-600,000
PROPERTY SOLD (DEWITT):**	\$-15,884,492
LAND ACQUISITION COST:***	\$2,433,330

GRAND TOTAL PROJECT COST: \$248,977,651

	EXIST B.G.S.F.	NEW D.G.S.F.	NEW B.G.S.F.	NEW \$/s.f.	COST
TOTAL DEWITT BLDGS.		496,281	655,483	146.17	\$95,810,087
Land Use		97,470	126,711	125.00	\$15,838,875
Gen Gov: Other		43,525	56,583	125.00	\$7,072,813
Special Services		5,147	6,691	125.00	\$836,388
Agr. & An.: Office		9,160	11,908	125.00	\$1,488,500
Agr. & An.: Dom. Control		16,000	20,800	110.00	\$2,288,000
Judicial	99,940	312,659	416,774	160.00	\$66,683,912
Gen Gov: Whse/Maint		12,320	16,016	100.00	\$1,601,600
TOTAL DEWITT SITE			2,239,166	5.16	\$11,549,881
Parking			928,200	4.00	\$3,712,800
Site Preparation/Improvements			2,239,166	3.50	\$7,837,081
DEWITT DEMOLITION			500,241	9.41	\$4,706,739
Dewitt Total Bldgs****			203,350	3.00	\$610,050
Dewitt Total Site			296,891	.10	\$29,689
Dewitt Toxics Removal			203,350	20.00	\$4,067,000
TOTAL DEWITT CONSTRUCTION COST					\$112,066,707
TOTAL DEWITT PROJECT COST					\$145,686,719

*Does not include demolition of existing buildings

**Includes \$8,439,412 in demolition and toxics removal on land to be sold

***Estimated cost with that of Roseville Fairgrounds property at \$243,333 per acre based on Keyser Marston's assessment

****Demolition of Bldgs. 102-109, 201-207, 306-308, and Central Bldgs; see section 2. Existing Site & Bldg. Evaluations, page 2.4.

**PLACER COUNTY
COMPREHENSIVE
FACILITIES MASTER PLAN**

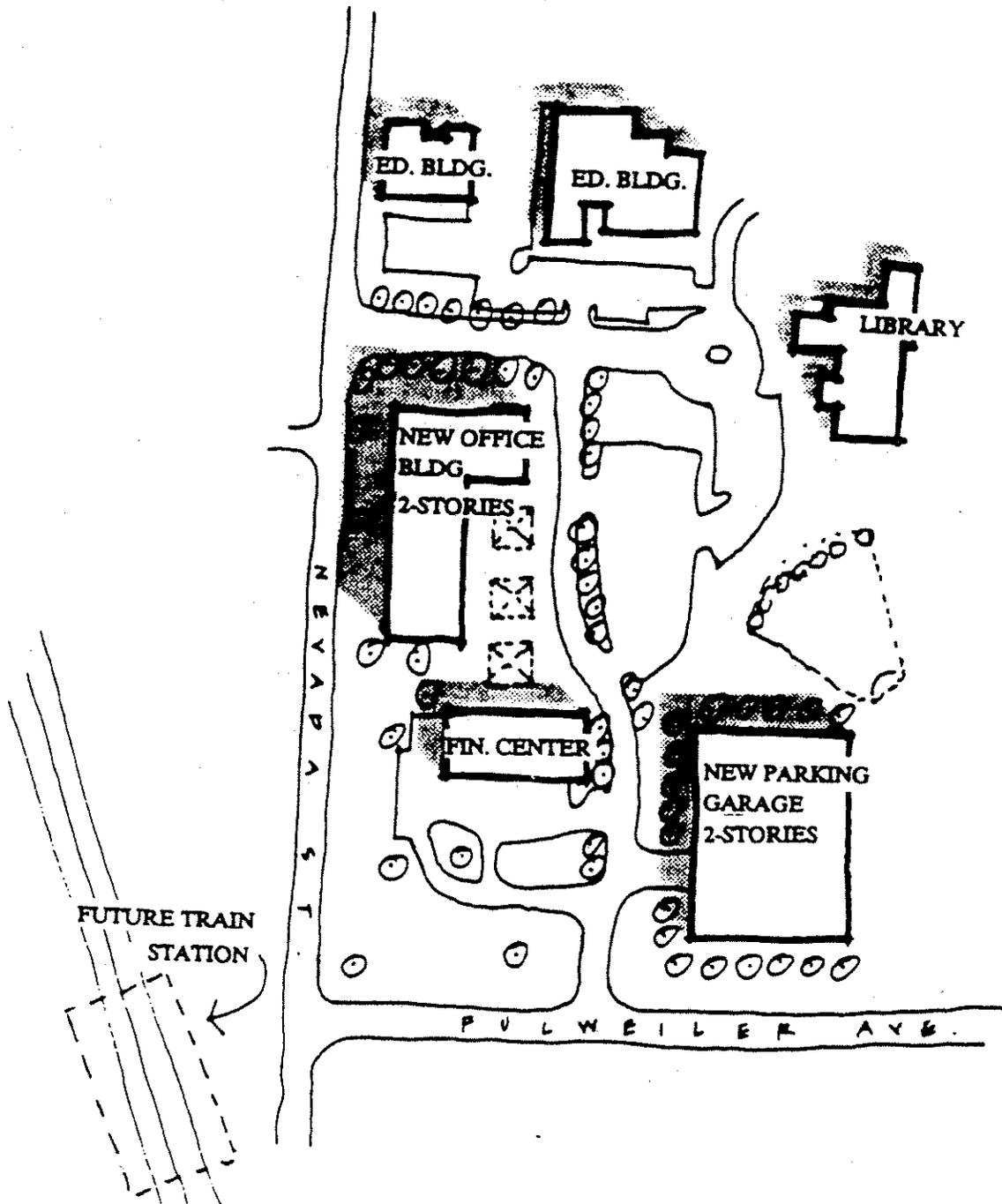
MASTERPLAN STRATEGY 4 :DECENTRALIZED

	EXIST B.G.S.F.	NEW D.G.S.F.	NEW B.G.S.F.	NEW \$/s.f.	COS
TOT. FULWEILER BLDG.		39,964	51,953	135.00	\$7,013,6
Gen Gov : Finance*	25,170	15,437	20,068	135.00	\$2,709,19
Gen Gov: Executive		24,527	31,885	135.00	\$4,304,48
TOTAL FULWEILER SITE			200,104	22.73	\$4,548,2
Parking			96,198	40.00	\$3,847,90
Site Preparation/Improv.			200,104	3.50	\$700,36
FULWEILER DEMOLITION			61,360	1.26	\$77,3
Fulweiler Total Bldgs (Domes only)			24,544	3.00	\$73,65
Fulweiler Total Site			36,816	.10	\$3,68
TOTAL FULWEILER CONSTRUCTION COST					\$11,639,2
TOTAL FULWEILER PROJECT COST					\$15,131,05
TOTAL NEW SITE		134,031	174,240	140.00	\$24,393,64
Health & Human Services		134,031	174,240	140.00	\$24,393,64
TOTAL NEW SITE			653,331	5.37	\$3,506,01
Parking			304,850	4.00	\$1,219,400
Site Preparation/Improvements			653,331	3.50	\$2,286,61
TOTAL NEW CONSTRUCTION COST					\$27,899,65
TOTAL NEW PROJECT COST					\$36,269,605

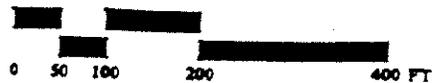
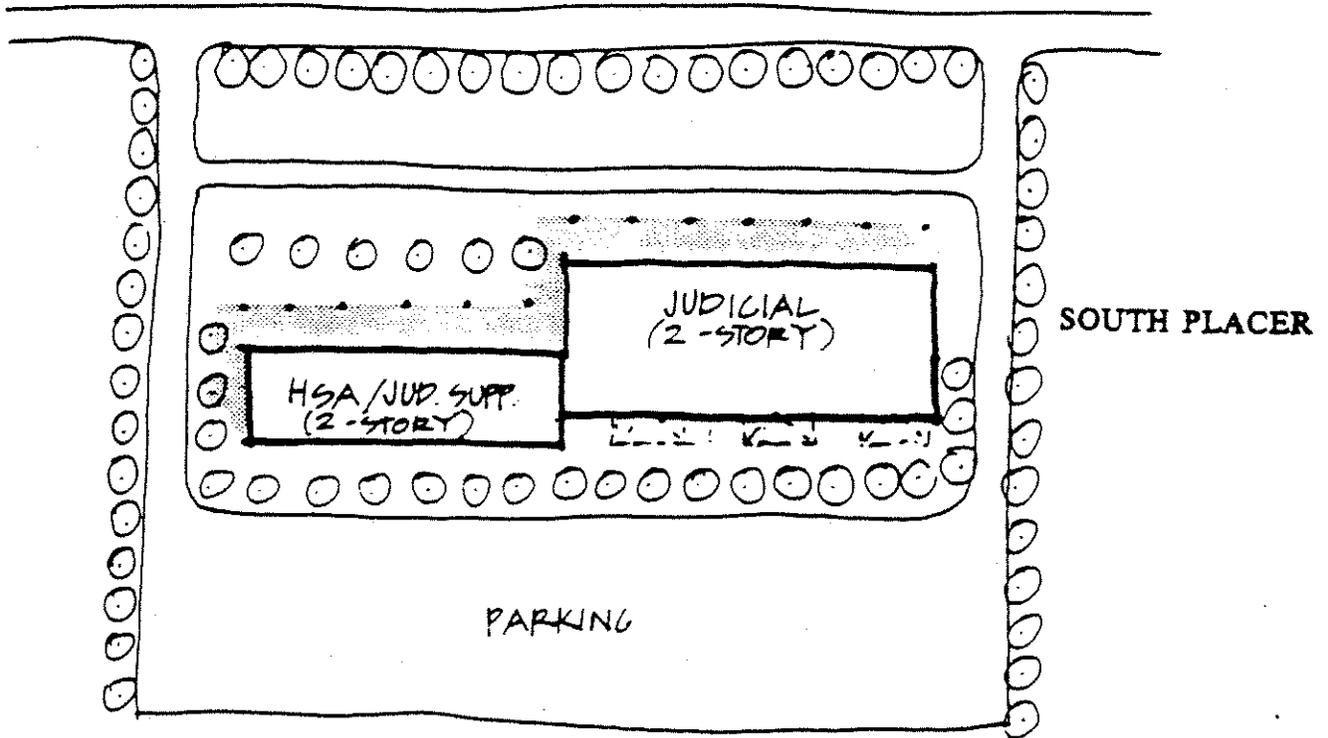
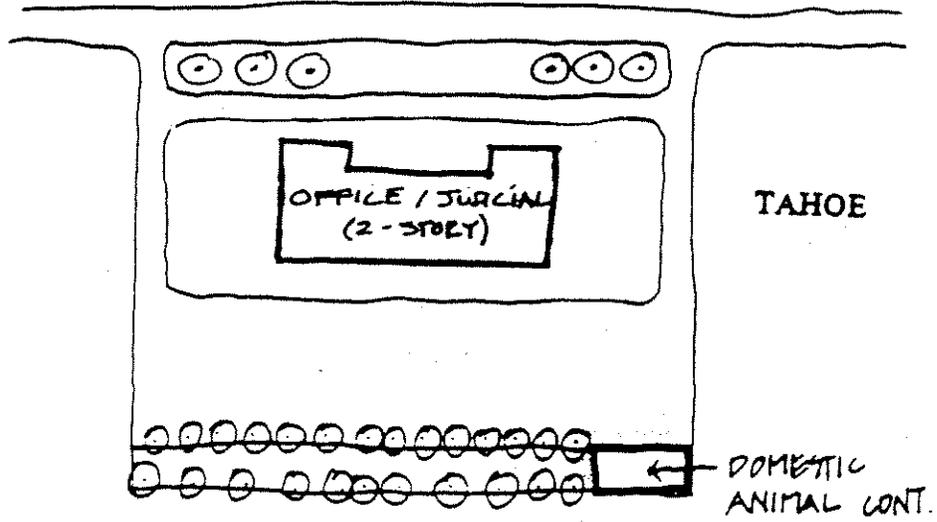
*Assumes retention of the Finance Center

PLACER COUNTY
COMPREHENSIVE FACILITIES
MASTER PLAN

STRATEGY 4 : DECENTRALIZED
FULWEILER



PLACER COUNTY
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FACILITIES MASTER PLAN



MASTERPLAN STRATEGIES

In each of the four strategies various parcels are sold at DeWitt. The following spreadsheet summarizes the parcels to sell for each strategy. Following the spreadsheet are plans of the DeWitt site illustrating the alternatives.

**PLACER COUNTY
COMPREHENSIVE FACILITIES
MASTER PLAN**

DEWITT: PARCELS TO SELL FOR STRATEGIES 1-4

**STRATEGY 1: CENTRALIZED AT DEWITT
STRATEGY 2: STATUS QUO**

	AREA (ACRES)	COST/S. \$/S.F.	USE	POTENTIAL REVENUE
PARCEL 'A'	28	3.50	HOUSING	\$4,268,880
PARCEL 'B'	30	2.55 *	HOUSING/CO	\$3,332,340
PARCEL 'C'	6	6.00	COMMERCIAL	\$1,568,160
PARCEL 'D'	5	6.00	COMMERCIAL	\$1,306,800
TOTAL REVENUE	69			\$10,476,180

STRATEGY 3: CENTRALIZED AT FULWEILER

	AREA (ACRES)	COST/S. \$/S.F.	USE	POTENTIAL REVENUE
PARCEL 'A'	28	3.50	HOUSING	\$4,268,880
PARCEL 'B'	103	2.55 *	HOUSING/CO	\$11,441,034
PARCEL 'C'	26	6.00	COMMERCIAL	\$6,795,360
TOTAL REVENUE	157			\$22,505,274

STRATEGY 4: DECENTRALIZED

	AREA (ACRES)	COST/S. \$/S.F.	USE	POTENTIAL REVENUE
PARCEL 'A'	23	3.50	HOUSING	\$3,506,580
PARCEL 'B'	87	2.55 *	HOUSING/CO	\$9,663,786
PARCEL 'C'	26	6.00	COMMERCIAL	\$6,795,360
TOTAL REVENUE	136			\$19,965,726

* These figures include demolition and toxics removal

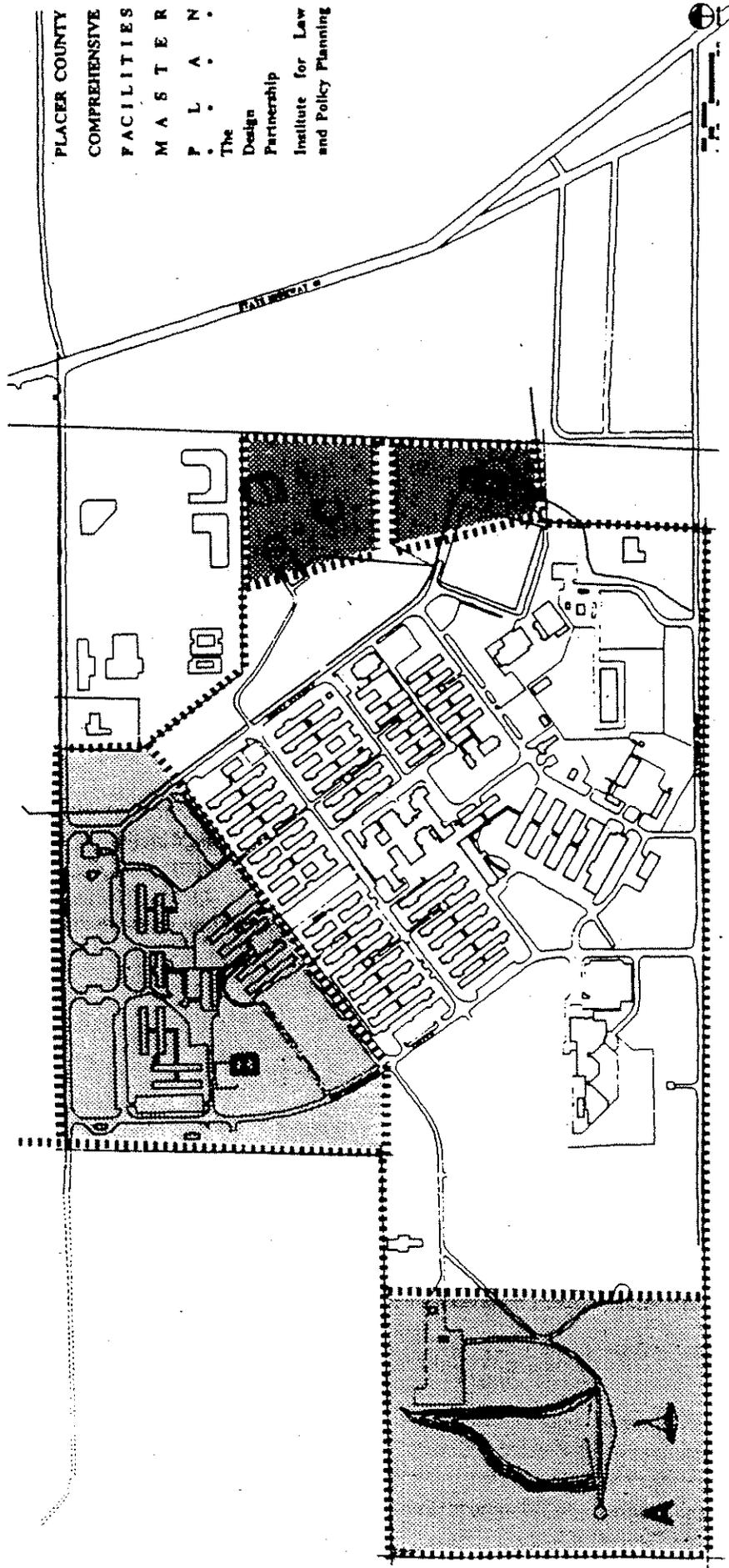
** Costs per square foot were provided by Placer County Facility Services

**PLACER COUNTY
LONG RANGE
FACILITIES PLAN**

MASTERPLAN STRATEGIES

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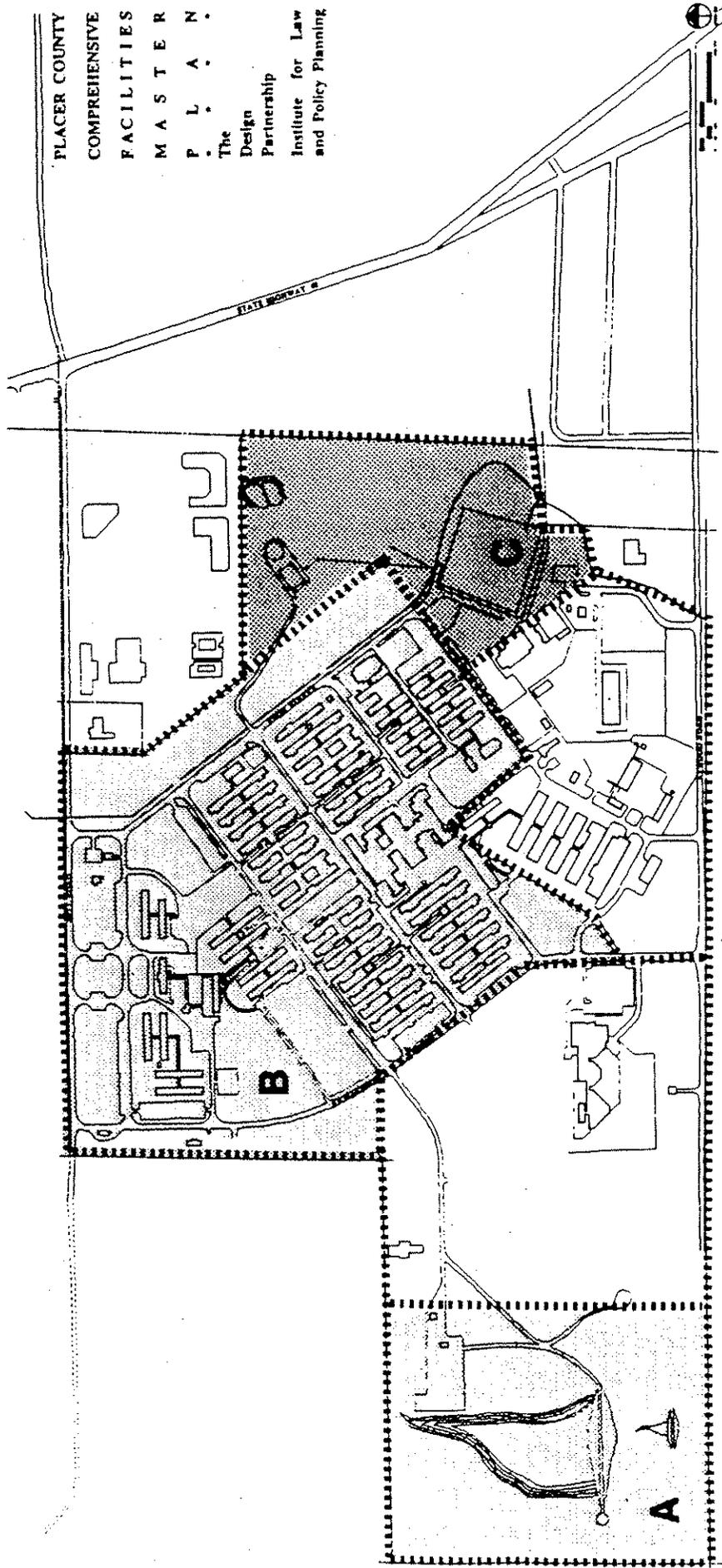


PARCELS TO SELL

**STRATEGY 1: CENTRALIZED AT DEWITT
STRATEGY 2: STATUS QUO**

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MASTERPLAN STRATEGIES



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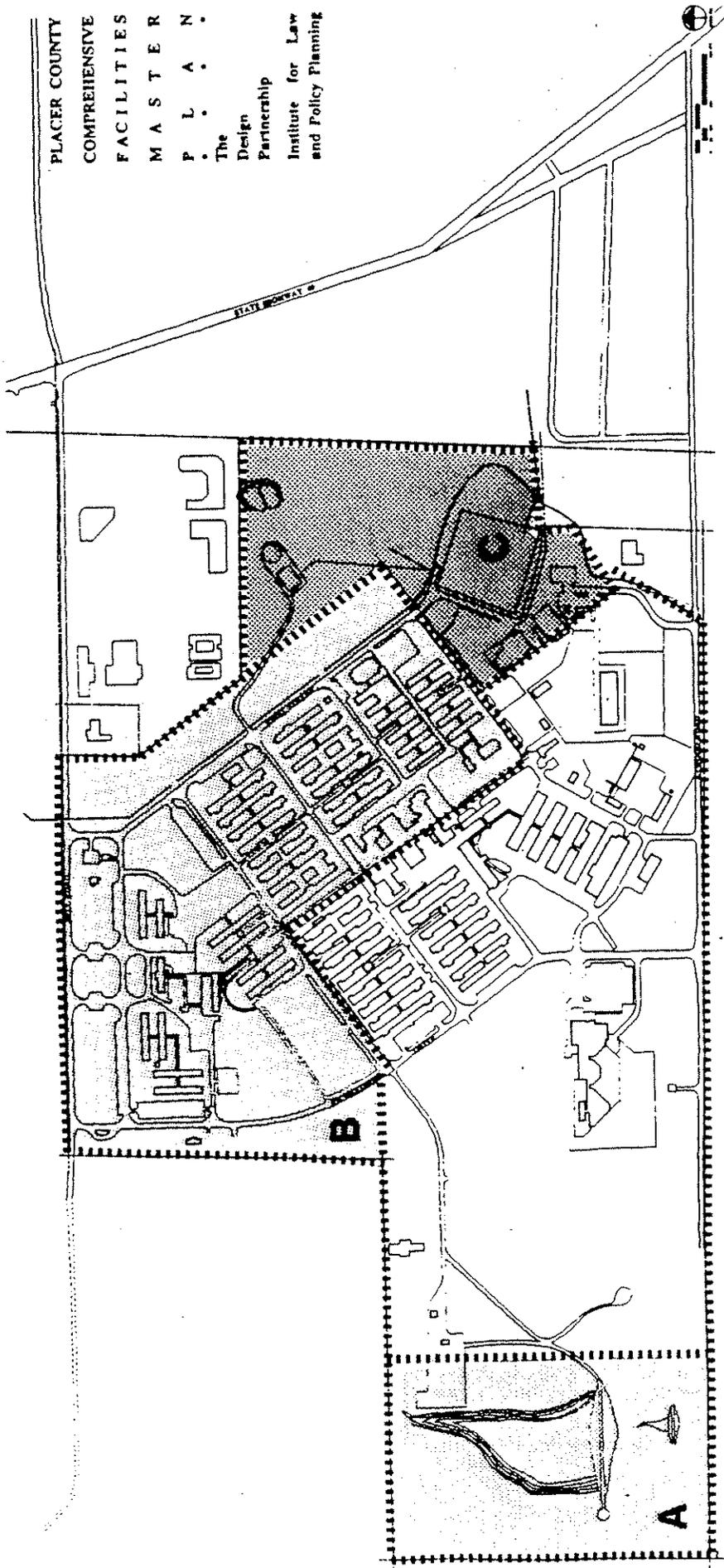
PARCELS TO SELL

STRATEGY 3: CENTRALIZED AT FULWEILER

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MASTERPLAN STRATEGIES

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**PARCELS TO SELL
STRATEGY 4: DECENTRALIZED**

PART 6. RECOMMENDED MASTER PLAN

INTRODUCTION

On June 2, 1992 the proceeding 4 alternatives (Chapter 5) were presented to the Board of Supervisors. It was determined at that time that the consolidation of services at DeWitt was the most appropriate approach for the development of County facilities. One of the principle benefits of utilizing that site was that it is large enough to allow for the consolidation of all departments including Justice. Benefits of this consolidation are:

- o enhanced relationships between county departments and Administration
- o savings on operating costs are possible due to minimal duplication of personnel
- o the strong county image proffered by a single site
- o the reduction in confusion for the public about location of services that results from a single site
- o the environmental benefit that results when the public only need visit one site; this "one stop shopping" reduces trip generation and consequentially improves air quality.

Other benefits of the DeWitt site are that:

- o traffic impact is more easily accommodated there than other sites, as it is less urban
- o it has direct access to public transportation
- o it is appropriate for a public facility; it fits with General Plan densities
- o it is currently underutilized; redevelopment will be an improvement to surrounding area
- o it is adjacent to services for employees
- o phasing of construction is easily accommodated
- o there is adequate space for future expansion beyond 2011
- o the site is large enough to allow for landscaping and other amenities
- o the site is sufficiently large to keep phasing to a minimum and eliminate the need for relocation
- o the gentle topography allows for easy site development
- o DeWitt is currently recognized as a government center
- o adequate utilities for the proposed project are currently available, and
- o construction costs are lower than the Fulweiler and status quo alternatives; operation costs are lower than the decentralized alternative.

The shortcomings of the site are few, but must be considered in evaluating the political and economic implications of consolidating buildings at DeWitt. These shortcomings relate primarily to transportation issues. Enhancement of arterial access will eventually be needed, travel distance to South County is greater than other sites, and it is not adjacent to the proposed commuter rail. Two other issues are that the site is not directly visible from a major highway, and relocating the Fulweiler functions to DeWitt will draw some employee generated income from from the downtown area.

PART 6. RECOMMENDED MASTER PLAN

OPTIONS FOR THE DEWITT SITE

Alternative zoning plans for the DeWitt site follow. Conceptual sketches that assumed that the new county facilities would be 2-stories high indicate that approximately 54 acres are needed for facility growth to the year 2011. Additionally, forty-four acres will be required for justice facilities including a new juvenile hall assuming a 3-story justice center. The Department of Public Works currently occupies 22 acres and plans showing the relocation of this facility do not include a factor for growth. It is recommended that Public Works storage and warehousing components not be expanded at the DeWitt site; the expansion of land intensive functions should occur in less urban areas. The remainder of the site has been designated for housing, commercial functions, archeological preserve, or greenbelt. These non-county functions would be available for sale, and total 76 acres (excluding the archeological preserve). All three schemes suggest selling off the land nearest Highway 49 for commercial use/office park in keeping with the current development trend.

Alternative A

Alternative "A" consolidates county functions along Bell Road. Public Works is relocated to the west of the Justice Center. The benefits of this scheme are that it clusters county and non-county functions in tangential groups, and provides a continuous link between Atwood and Bell.

Alternative B

Alternative "B" proposes the selling of the property along Bell Road, and pushes the county down along Atwood. Here again, Public Works is located west of the Justice Center. This scheme is appealing in that it utilizes the new entry off Highway 49, and defines Atwood as a county boulevard.

Alternative C

Alternative "C" is similar to Alternative "A", except Public Works remains at its current location. Leaving Public Works where it is will minimize construction costs.

Recommendation

Of the three alternatives, the recommended approach is Alternative "C" for five reasons:

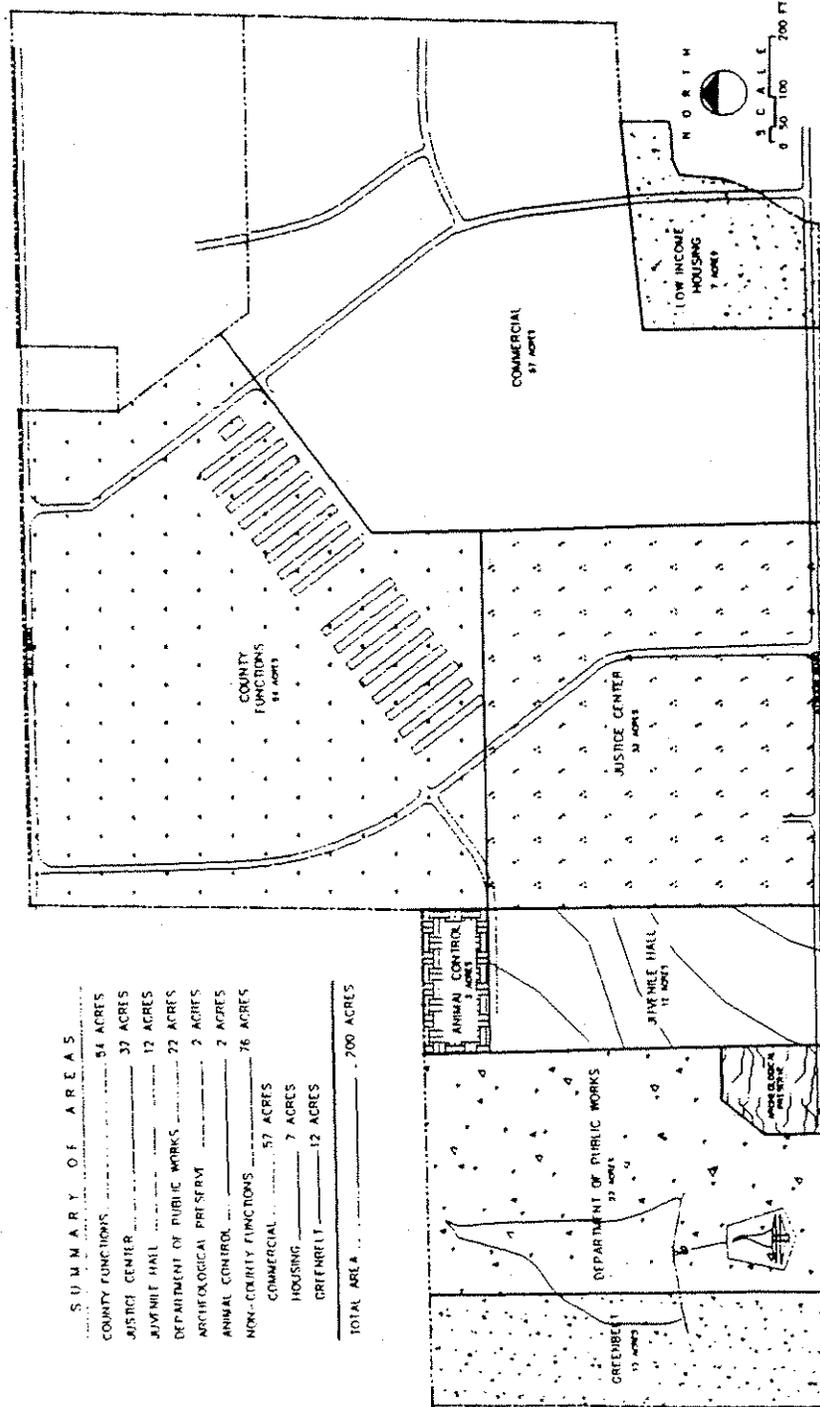
- o it is not necessary to relocate the Department of Public Works; the relocation of Public Works would be costly
- o it has frontage on both Bell and Atwood

PART 6. RECOMMENDED MASTER PLAN

- o it allows for the sale of a large contiguous commercial property, with the benefit of potential strip development between Bell and Atwood
- o the area between Avenues "B" and "C" are contained within county owned property
- o it would not require public works filling and building over the reservoir on the west end of the site; housing on the other hand could integrate this reservoir as an amenity.

PART 6. RECOMMENDED MASTER PLAN

DEWITT CENTER SITE PLAN A

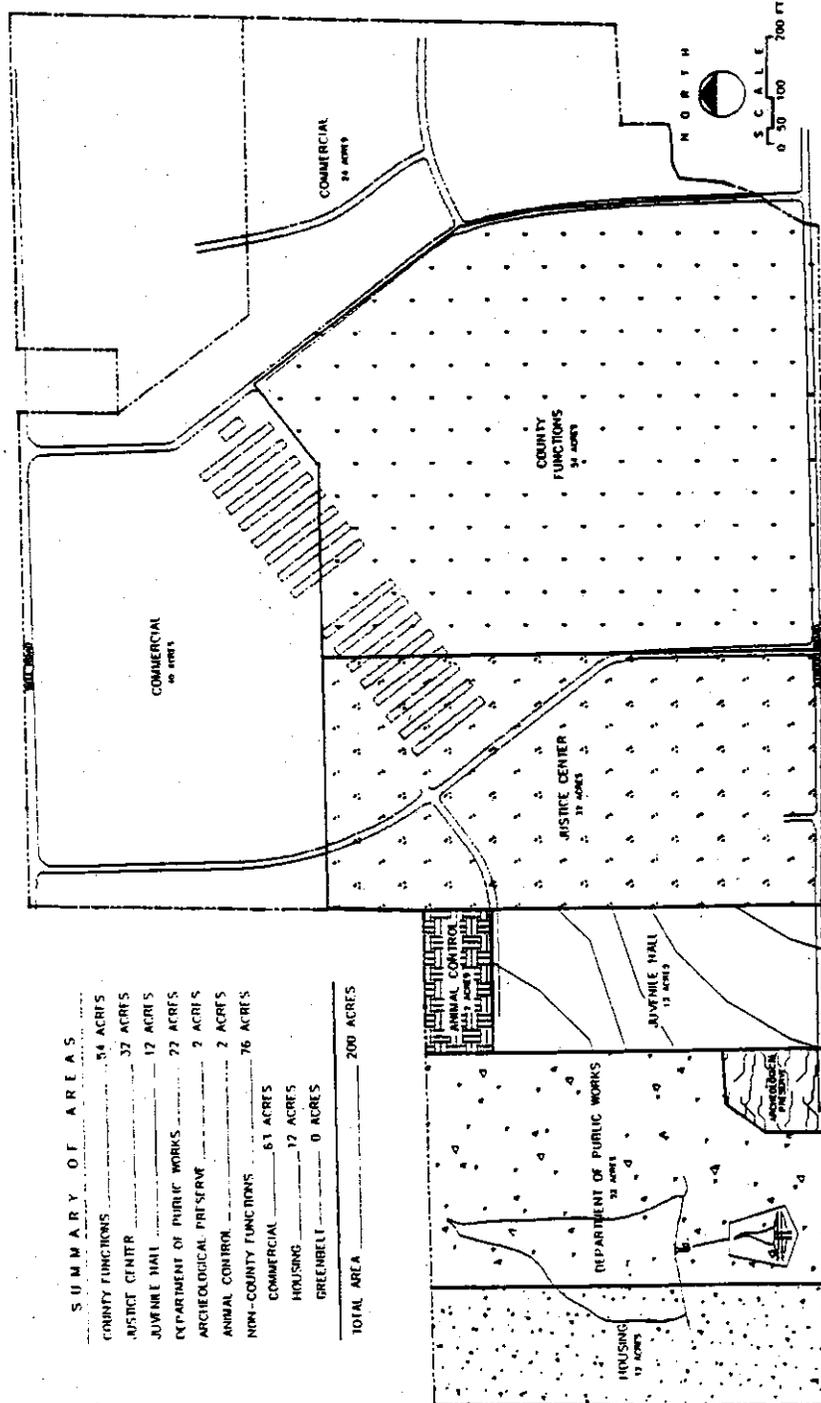


SUMMARY OF AREAS

COUNTY FUNCTIONS	54 ACRES
JUSTICE CENTER	37 ACRES
JUVENILE HALL	12 ACRES
DEPARTMENT OF PUBLIC WORKS	22 ACRES
ARCHAEOLOGICAL PRESERV	2 ACRES
ANIMAL CONTROL	2 ACRES
NON-COUNTY FUNCTIONS	76 ACRES
COMMERCIAL	57 ACRES
HOUSING	7 ACRES
GREENBELT	12 ACRES
TOTAL AREA	700 ACRES

PART 6. RECOMMENDED MASTER PLAN

DEWITT CENTER SITE PLAN B

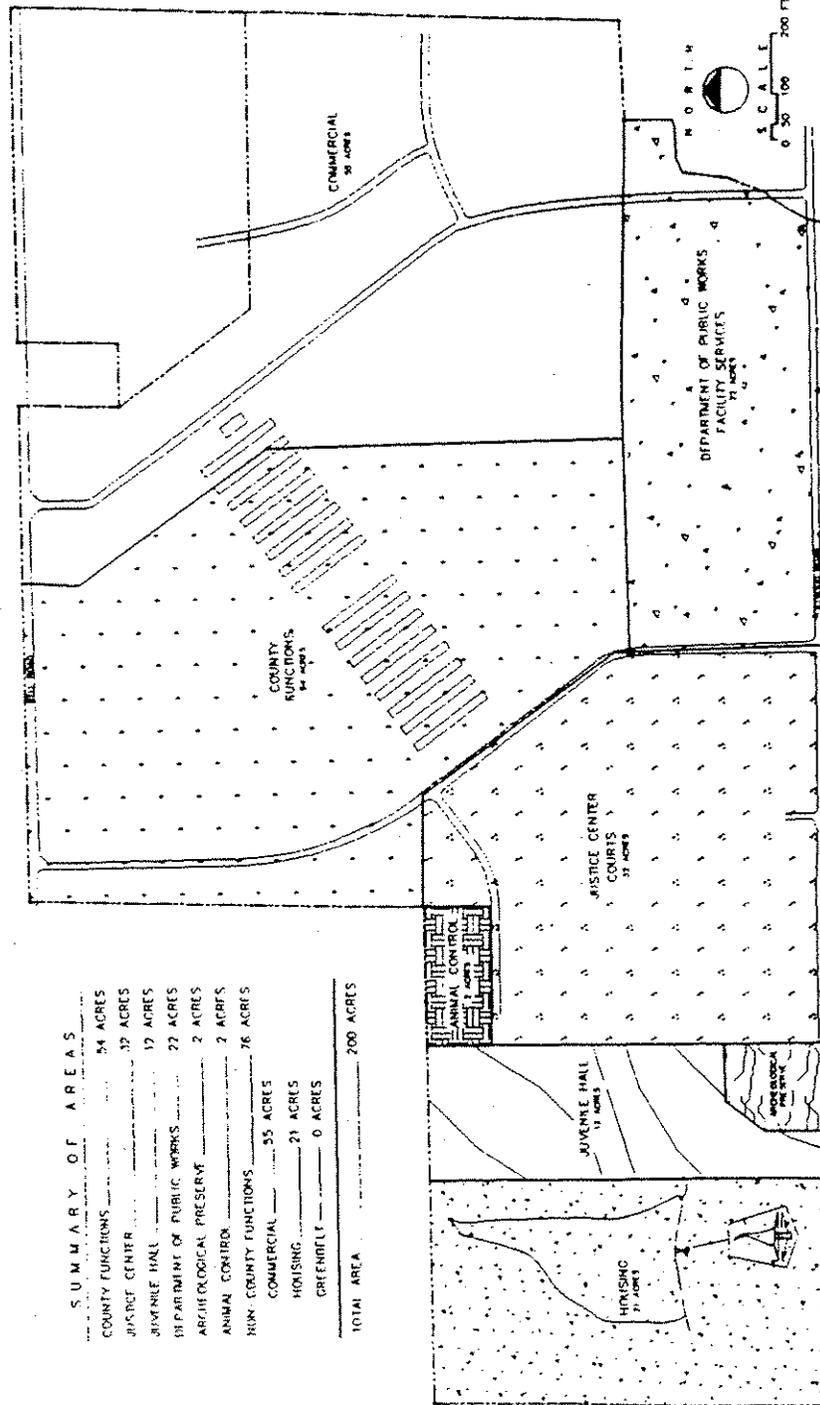


SUMMARY OF AREAS

COUNTY FUNCTIONS	37 ACRES
JUSTICE CENTER	37 ACRES
JUVENILE HALL	12 ACRES
DEPARTMENT OF PUBLIC WORKS	24 ACRES
ARCHAEOLOGICAL PRESERVE	2 ACRES
ANIMAL CONTROL	2 ACRES
NON-COUNTY FUNCTIONS	76 ACRES
COMMERCIAL	61 ACRES
HOUSING	12 ACRES
GREENBELT	0 ACRES
TOTAL AREA	200 ACRES

PART 6. RECOMMENDED MASTER PLAN

DEWITT CENTER SITE PLAN C



SUMMARY OF AREAS

COUNTY FUNCTIONS	64 ACRES
JUSTICE CENTER	31 ACRES
JUVENILE HALL	13 ACRES
DEPARTMENT OF PUBLIC WORKS	71 ACRES
ARCHAEOLOGICAL PRESERVE	2 ACRES
ANIMAL CONTROL	2 ACRES
HOUSING	21 ACRES
COMMERCIAL	30 ACRES
GREENBELT	0 ACRES
TOTAL AREA	200 ACRES

PART 6. RECOMMENDED MASTER PLAN

PHASING CONCEPT

Regardless of which of the three alternatives are selected construction will have to be phased over the next 20 years. The determination as to which departments should be replaced first was first reviewed on a department by department basis and is summarized on the following spreadsheet which indicates those departments for which considerable expansion is needed in the immediate future (1996). According to this analysis the most dramatic immediate needs are for Judicial (non-correctional) facilities, South County Health and Human Services, the Agriculture and Animal Department, and General Government: Financial. These four groupings suggest space need growths by 1996 of 126%, 85%, 30% and 27% respectively.

It is important to note that the priorities identified here represent mathematically projected space need and do not address underlying issues which might reweight the need. For example:

- o Some departments are utilizing their space as efficiently as possible, and do not have on-site options for acquiring additional space through better utilization; their actual need may be greater than another department with similar projected growth because they have exhausted their existing facility resources.
- o Judicial (non-correctional) departments show a dramatic increase in required space; this is only partially an indication of existing crowding; it is also a demonstration of the outdatedness of the types and numbers of spaces currently provided, and the lack of provision of separate circulation for staff and public.

**PLACER COUNTY
COMPREHENSIVE
FACILITIES MASTER PLAN**

SPACE PROJECTIONS

GEN. GOV.: EXECUTIVE	CURRENT AREA	1991 AREA	1996 AREA	1996 DEFICIT AREA	%
Board of Supervisors	3,792	4,300	4,527	735	
Clerk of the Board	1,339	1,727	1,727	388	
County Counsel	3,888	3,933	4,393	505	
County Executive	5,479	5,527	5,807	328	
Emergency Services	2,578	3,293	3,293	715	
TOTAL	17,076	18,780	19,747	2,671	16%

GEN. GOV.: FINANCIAL

Auditor/Controller	5,791	7,193	7,513	1,722	
Assessor	9,277	11,980	12,373	3,096	
Treasurer/Tax Collector	4,196	5,580	5,807	1,611	
Recorder	6,387	6,540	6,907	520	
TOTAL	25,651	31,293	32,600	6,949	27%

GEN. GOV.: OTHER

Admin. Services/Support	2,291	2,600	2,893	602	
Central Services	6,656	6,027	6,140	-516	
Communications Office	468	760	873	405	
Elections	4,800	4,706	5,318	518	
Mgmt. Info. Services	4,344	5,347	6,193	1,849	
Mgmt. Info Services Annex	3,570	3,420	3,813	243	
Personnel	2,708	4,827	5,107	2,399	
Procurement	2,444	2,720	2,720	276	
Revenue Services	1,856	1,880	1,993	137	
TOTAL	29,137	32,287	35,050	5,913	20%

SPECIAL SERVICES

Museum Administration	1,605	2,473	2,820	1,215	
Museum Collection	4,869	5,147	5,147	278	
TOTAL	6,474	7,620	7,967	1,493	23%

PLACER COUNTY
COMPREHENSIVE
FACILITIES MASTER PLAN

SPACE PROJECTIONS

LAND USE DEPARTMENT	CURRENT AREA	1991 AREA	1996 AREA	1996 DEFICIT AREA	%
Health: Air Pollution	3,612	3,612	3,987	375	
Building	4,560	6,707	7,513	2,953	
Community Services	3,480	2,567	2,747	-733	
Planning	8,850	10,573	11,527	2,677	
Pub. Works: Admin.	23,102	23,356	25,789	2,687	
Fac. Svs.: Admin.	4,452	5,627	6,207	1,755	
Fac. Svs.: Bldgs. & Grnds.	13,708	15,049	15,049	1,341	
Parks	5,569	5,237	5,237	-332	
TOTAL	67,333	72,728	78,056	10,723	16%

HEALTH & HUMAN SERVICE

DA. FS.	2,077	4,873	5,713	3,636	
Health Admin.	2,220	3,180	3,293	1,073	
Health: Alcohol & Drug	4,320	3,287	3,400	-920	
Health: Environmental	9,740	8,593	9,220	-520	
Health: Lab	4,020	5,527	6,207	2,187	
Health: Medical Clinic	4,440	5,400	5,847	1,407	
Health: Child's Mental	4,488	4,833	5,000	512	
Health: Adult Mental	21,027	22,420	26,860	5,833	
Health: Public H. Nursing	14,643	16,873	17,860	3,217	
Veteran's Services	1,382	1,347	1,347	-35	
Welfare	21,027	20,100	21,987	960	
TOTAL	89,384	96,433	106,734	17,350	19%

AGRICULT. & ANIMAL DEPT.

Agricult: Wts & Meas.	3,715	3,407	3,520	-195	
Health: Dom. Animal Control	5,455	9,000	10,000	4,545	
Farm Advisor	5,110	4,980	5,147	37	
TOTAL	14,280	17,387	18,667	4,387	31%

GEN. GOV. : WAREHOUSE

Communications Shop	2,362	2,380	2,627	265	
Elections Warehouse	2,100	2,100	2,625	525	
Agriculture Warehouse	4,000	4,000	4,000	0	
TOTAL	8,462	8,480	9,252	790	9%

PLACER COUNTY
COMPREHENSIVE
FACILITIES MASTER PLAN

SPACE PROJECTIONS

JUDICIAL*	CURRENT AREA	1991 AREA	1996 AREA	1996 DEFICIT AREA	%
Shared Services	0	9,716	21,074	21,074	
Superior Court	23,680	27,298	42,844	19,164	
Municipal Court	13,110	13,262	15,100	1,990	
Jury Services	0	2,230	2,230	2,230	
District Attorney	10,440	10,056	12,152	1,712	
Public Defender	0	5,130	5,454	5,454	
Probation Department	4,640	10,694	13,688	9,048	
Sheriff's Department	18,090	34,516	44,992	26,902	
Law Library	1,010	3,024	3,404	2,394	
Court Holding Area	560	950	950	390	
Juvenile Services Center	10,719	24,149	24,149	13,430	
Main Jail	51,504	124,552	128,462	76,958	
TOTAL JUDICIAL	133,753	265,577	314,499	180,746	135%
TOTAL JUDICIAL LESS CORRECTIO	71,530	116,876	161,888	90,358	126%
AUBURN GRAND TOTAL	391,550	550,585	622,572	231,022	59%

TAHOE GEN. GOV.: FINANCIAL

Assessor	1,200	1,327	1,327	127	
TOTAL	1,200	1,327	1,327	127	11%

TAHOE LAND USE DEPT.

Building	1,480	1,753	2,033	553	
Public Works Admin.	1,180	1,327	1,527	347	
TOTAL	2,660	3,080	3,560	900	34%

*These figures are interpolated from Lionakis-Beaumont's Criminal Justice Master Plan

**PLACER COUNTY
COMPREHENSIVE
FACILITIES MASTER PLAN**

SPACE PROJECTIONS

TAHOE JUDICIAL	CURRENT AREA	1991 AREA	1996 AREA	1996 DEFICIT AREA	%
Shared Spaces	N/A	2,110	2,110	N/A	
Justice	N/A	5,320	5,320	N/A	
District Attorney	N/A	700	700	N/A	
Public Defender	N/A	560	560	N/A	
Probation Department	N/A	1,160	1,160	N/A	
Sheriff's Dept	N/A	4,378	4,446	N/A	
Detention Facility	N/A	3,340	5,010	N/A	
TOTAL	N/A	17,568	19,306	N/A	
TAHOE AG. & ANIMAL DEPT.					
Health: Dom Animal Control	1,497	3,000	3,500	2,003	
TOTAL	1,497	3,000	3,500	2,003	134%
TAHOE HEALTH & HUMAN SVS.					
DA. FS.	368	653	653	285	
Health: Environmental	1,000	1,580	1,720	720	
Health: Lab	459	700	867	408	
Health: Medical Clinic	2,349	2,460	2,460	111	
Health: Mental	500	800	967	467	
Public Health Nursing	2,349	3,353	3,380	1,031	
Welfare	2,500	2,493	2,940	440	
TOTAL	9,525	12,039	12,987	3,462	36%
TAHOE GRAND TOTAL	N/A	37,014	40,680	N/A	

**PLACER COUNTY
COMPREHENSIVE
FACILITIES MASTER PLAN**

SPACE PROJECTIONS

	CURRENT AREA	1991 AREA	1996 AREA	1996 DEFICIT AREA	%
SOUTH CNTY GEN GOV: FINANCIAL					
Assessor	1,000	1,300	1,607	607	
TOTAL	1,000	1,300	1,607	607	61%
SOUTH CNTY LAND USE					
Building	0	0	2,567	2,567	
TOTAL	0	0	2,567	2,567	
SOUTH CO. HEALTH & HUMAN SVCS					
DA.FS.	1,122	5,469	9,171	8,049	
Health : Environmental	0	0	2,566	2,566	
Health : Lab	0	0	805	805	
Health : Mental	4,000	4,727	5,393	1,393	
Welfare	12,280	13,287	14,273	1,993	
TOTAL	17,402	23,483	32,208	14,806	85%
SOUTH COUNTY JUDICIAL *					
Court Holding Area	950	950	950	0	
District Attorney	2,470	2,566	3,036	566	
Jury Services	980	980	980	0	
Municipal Court	12,450	12,698	14,676	2,226	
Probation	1,540	1,692	2,378	838	
Public Defender	0	0	2,162	2,162	
Shared Services	4,840	4,862	5,192	352	
Sheriff's Substation	2,390	2,462	2,764	374	
Detention Facility	0	0	38,546	38,546	
TOTAL JUDICIAL	25,620	26,210	70,684	45,064	176%
TOTAL JUDICIAL LESS CORRECTIO	25,620	26,210	32,138	6,518	25%
SOUTH CO. GRAND TOTAL	44,022	50,993	107,066	63,044	143%

* These figures were interpreted from Lionakis-Beaumont's report

**PLACER COUNTY
COMPREHENSIVE
FACILITIES MASTER PLAN**

SPACE PROJECTIONS

OTHER HEALTH & HUMAN SVCS	CURRENT AREA	1991 AREA	1996 AREA	1996 DEFICIT AREA	%
Welfare - Penryn	3,266	3,840	3,953	687	
TOTAL	3,266	3,840	3,953	687	21%
OTHER JUDICIAL (SATELLITE)					
Colfax Municipal Court	7,400	7,400	7,400	0	
Foresthill Municipal Court	6,240	6,240	6,240	0	
Foresthill Sheriff's Substation	1,090	1,090	1,220	130	
Lincoln Municipal Court	7,220	7,220	7,220	0	
Loomis Municipal Court	8,120	8,120	8,120	0	
TOTAL	30,070	30,070	30,200	130	0%
OTHER GRAND TOTAL	33,336	33,910	34,153	817	2%
NON-JUDICIAL TOTAL	N/A	338,606	376,101	N/A	
JUDICIAL	198,968	333,896	428,370	229,402	
GRAND TOTAL	N/A	672,502	804,471	N/A	0
LIBRARIES					
Auburn Library	14,536	14,536	14,536	0	
Colfax Library	1,870	1,870	1,870	0	
Forest Hill Library	1,280	1,280	1,280	0	
Loomis Library	3,500	3,500	3,500	0	
Rocklin Library	5,264	5,264	5,264	0	
Tahoe City Library	2,500	2,500	2,500	0	
Applegate Library	1,800	1,800	6,500	4,700	
Dutch Flat Library	165	250	500	335	
Granite Library	1,600	6,500	14,500	12,900	
Kings Beach Library	1,205	3,375	3,375	2,170	
Penryn Library	500	1,900	1,900	1,400	
TOTAL	34,220	42,775	55,725	21,505	63%
GRAND TOTAL W/ LIBRARIES	N/A	715,277	860,196	N/A	

PART 6. RECOMMENDED MASTER PLAN

THE FOUR PROPOSED PHASES

While the immediate and urgent needs of individual departments will have to be met on an individual basis, the controlled development of the site will have to occur in functionally related groups. In general, phasing has been done on a department cluster basis, although individual departments within a cluster may be experiencing different degrees of need. The reason for this is to maintain functionally required adjacencies.

It is necessary to distribute these capital projects between 1996 and 2011, to allow for financing. Four phases have been created to allow for this, spread apart in 5 year increments. A five year span would typically allow for both design and construction of the proposed phase. The implications of financing these phases are discussed in Appendix I.

As a result of this phasing, some projects will not be begun until 2006 or 2011. It should not be assumed that the needs of all those departments will not be addressed until those dates. It is suggested that departments in most need be allowed to relocate to more appropriate vacated buildings as opportunities present themselves.

The area projections reflect those figures from *Part 3 : Current and Projected Staffing and Space Needs* on pages 3.9 through 3.14.

Phase 1 (1996)

In order to vacate the Fulweiler site, and to make that property available for resale, the first phase would involve the relocation of General Government activities at Fulweiler. Additionally, Finance has been identified as one of the departments in greatest need of expansion. Also planned for in Phase 1 is the development of those Land Use activities most frequently utilized by the Public, primarily the Building and Planning Departments. Facility Services, Public Works and Parks are slated for Phase 3.

To acknowledge the need of the satellite areas, Phase 1 proposes to address the non-judicial needs of Tahoe (Financial, Land Use, Agriculture and Animal, and Health and Human Services), South County (Financial, Land Use, and Health and Human Services) and Penryn (Health and Human Services). South County Health and Human Services is experiencing a particularly significant need for expansion. The Tahoe and South County proposals assume new consolidated facilities.

This phase would tentatively begin in 1996. Area calculations are based on 2001 figures to provide capacity for 5 years of growth.

PART 6. RECOMMENDED MASTER PLAN

Phase 2 (2001)

According to the Lionakis-Beaumont report, Placer County justice facilities are in great need of replacement and expansion. Related to justice, and included in the Health and Human Services cluster, DA / Family Support is also experiencing critical needs (175%). This department is, therefore, also proposed for Phase 2.

If the second phase is to occur in the year 2001, the space should be designed to accommodate growth until 2006. The main jail is not included in the total, as a program for expansion is underway.

Phase 3 (2006)

The third phase focuses on Auburn Health and Human Services. Additionally, provision has been made for the expansion of Special Services, Agriculture and Animals, and Libraries.

Assuming the third phase is to be completed in the year 2006, the space should accommodate needs projected to the year 2011.

Phase 4 (2011)

Those projects undertaken in Phases 1 and 2 did not accommodate needs projected after the years 2001 and 2006 respectively. Phase 4 accommodates these needs. In addition, several departments have yet to be addressed in previous phases. They include expansion of General Government: Warehouse, Agriculture and Animal (except Domestic Animal Control, which was included in Phase 3), Parks, Public Works, and satellite judicial facilities. New space is also planned for facility services. It is possible that some of these departments may be relocated to better facilities than they currently occupy as other departments move into their new building.

Needs for Phase 4 are projected for the year 2011, only.

**PLACER COUNTY
COMPREHENSIVE
FACILITIES MASTER PLAN**

PHASING

Phase:	PHASE 1	PHASE 2	PHASE 3	PHASE 4
Estimated Completion Date:	Year 1996	Year 2001	Year 2006	Year 2011
Year through which need is addressed:	Year 2001	Year 2006	Year 2011	Year 2011
AUBURN:				
Gen Gov: Executive	21,380			
Gen Gov: Executive (requirements after 2001)				3,147
Gen Gov: Financial	35,494			
Gen Gov: Financial (requirements after 2001)				5,113
Gen Gov: Other	38,212			
Gen Gov: Other (requirements after 2001)				5,313
Gen Gov: Warehouse, assumes expansion only				3,858
Special Services, assumes expansion only			1,966	
Land Use, except Facility Services/Parks/DPW	27,829			
Land Use, as above (requirements after 2001)				3,729
Land Use, Facility Services/Parks/Public Works				65,912
Health & Human Services, DA & Family Support		6,473		
Health & Human Services, excludes DA/Family Support			126,998	
Health & Human Services (requirements after 2006)				560
Agriculture & Animal, Domestic Animal, expansion only			10,545	
Agriculture & Animal, not Domestic Animal, expansion only				
Libraries, assumes expansion only			42,674	
Judicial (except Detention)		199,832		
Judicial, as above (requirements after 2006)				19,672
SUBTOTAL AUBURN	122,915	206,305	182,183	107,304
SATELLITE:				
Tahoe, all needs except Judicial	23,641			
Tahoe, as above (requirements after 2001)				14,536
South County, assumes new consolidated except judicial	41,965			
South County, as above (requirements after 2001)				48,044
Penryn, assumes expansion only	967			
Penryn, as above (requirements after 2001)				420
SUBTOTAL SATELLITE	66,573	0	0	63,000
GRAND TOTAL AUBURN AND SATELLITE (departmental gross square feet)	189,488	206,305	182,183	170,304

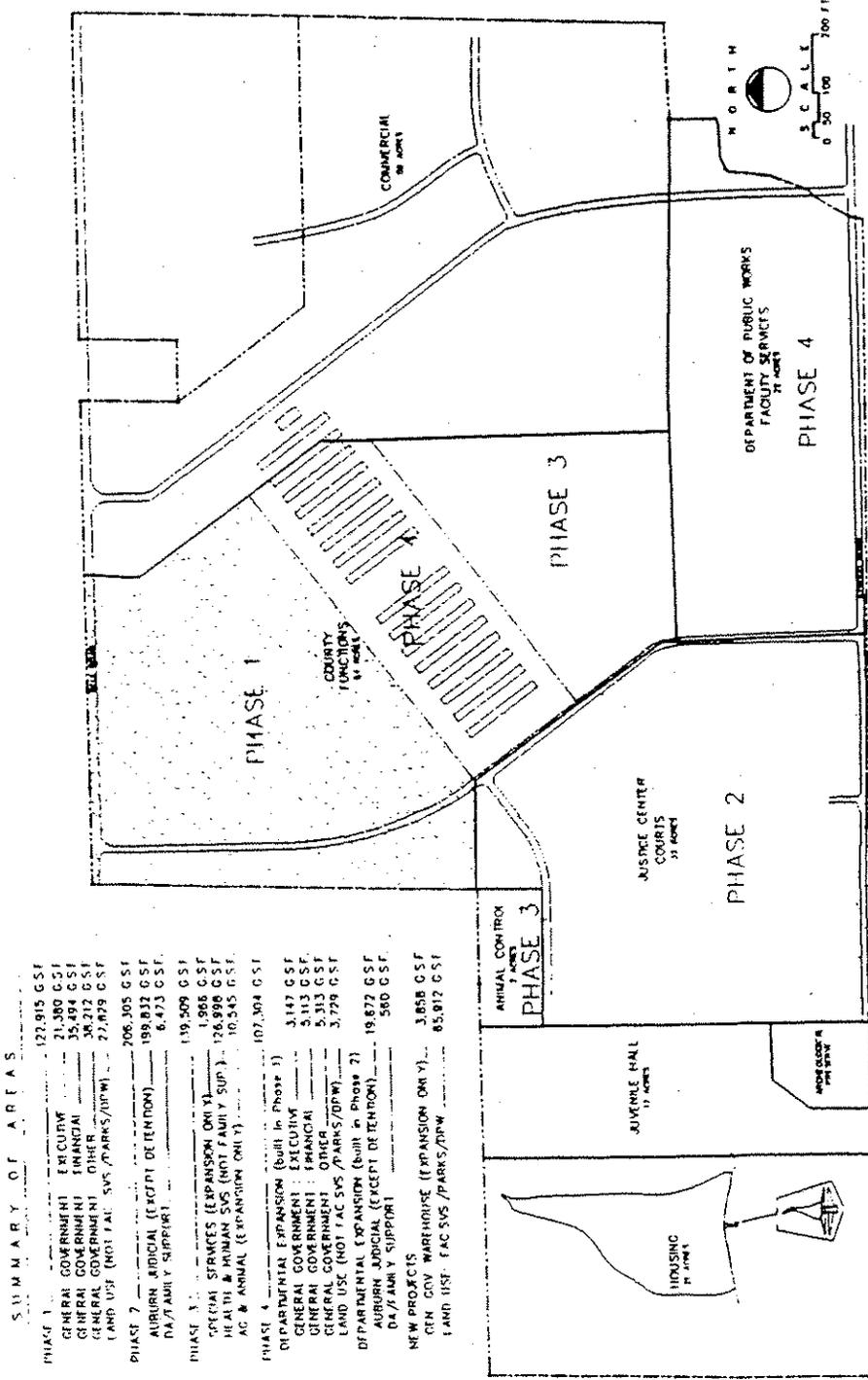
PART 6. RECOMMENDED MASTER PLAN

PHASING DIAGRAM

The following drawing graphically depicts the proposed phasing. It is assumed that the area between Avenues B and C will be retained until the last phase, and used for the staging and upgrading of those facilities waiting for construction in later phases.

PART 6. RECOMMENDED MASTER PLAN

PHASING OF MAJOR BUILDING COMPONENTS



SUMMARY OF AREAS

PHASE 1	122,915 GSF
GENERAL GOVERNMENT - EXECUTIVE	21,380 GSF
GENERAL GOVERNMENT - FINANCIAL	35,494 GSF
GENERAL GOVERNMENT - OTHER	36,212 GSF
LAND USE (HOT FAC SVS /PARKS/DPW)	22,829 GSF
PHASE 2	206,305 GSF
AURURN JUDICIAL (EXCEPT DETENTION)	199,832 GSF
DA/FAMILY SUPPORT	6,473 GSF
PHASE 3	119,509 GSF
SPECIAL STRICES (EXPANSION ONLY)	1,966 GSF
HEALTH & HUMAN SVS (HOT FAMILY SUP)	26,996 GSF
AG & ANIMAL (EXPANSION ONLY)	10,545 GSF
PHASE 4	107,384 GSF
DEPARTMENTAL EXPANSION (built in Phase 1)	3,147 GSF
GENERAL GOVERNMENT - EXECUTIVE	5,113 GSF
GENERAL GOVERNMENT - FINANCIAL	5,313 GSF
GENERAL GOVERNMENT - OTHER	3,729 GSF
LAND USE (HOT FAC SVS /PARKS/DPW)	19,872 GSF
DEPARTMENTAL EXPANSION (built in Phase 2)	580 GSF
AURURN JUDICIAL (EXCEPT DETENTION)	3,858 GSF
DA/FAMILY SUPPORT	85,912 GSF
NEW PROJECTS	
CEN GOV WAREHOUSE (EXPANSION ONLY)	3,858 GSF
LAND USE - FAC SVS /PARKS/DPW	85,912 GSF

PART 6. RECOMMENDED MASTER PLAN

COST ANALYSIS

The implications of phasing were translated into project costs to allow for the next step in this study, which was a financial feasibility study (see Appendix I). The following is a summary of the cost implications of the four phases. Costs are based on October, 1992 projections, and include construction costs as well as other project costs such as consultant fees, equipment, testing, and county staff time.

It is conceptual estimated that the costs of the four phases will be as follows:

Phase 1 Year 1996	New General Government Land Use Depts. most utilized by the public New Non-Judicial Satellite	\$30,740,000
Phase 2 Year 2001	Auburn Judicial Health & Human Svs.:DA / Family Support	\$58,520,000
Phase 3 Year 2006	Health & Human Services Special Services, Agriculture/Animals, Libraries	\$50,100,000
Phase 4 Year 2011	Expansion of Projects from Phases 1 & 2 Land Use Depts. not previously addressed Satellite Judicial	\$44,480,000

**PLACER COUNTY
COMPREHENSIVE
FACILITIES MASTER PLAN**

PHASE I - YEAR 1996

TOTAL DEWITT PROJECT COST	\$29,340,632
TOTAL SATELLITE PROJECT COST	\$14,906,634
LAND ACQUISITION IN SO. CTY.	\$2,433,330
REVENUE FROM FULWEILLER	- \$3,136,320
REVENUE FROM FAIRGROUNDS	- \$12,800,000
<hr/>	
TOTAL PHASE I COST	\$30,744,276

	NEW D.G.S.F.	NEW B.G.S.F.	NEW \$/s.f.	TOTAL COST
TOTAL DEWITT BUILDING	122,915	159,790		\$18,375,793
GEN GOV:Executive	21,380	27,794	\$115.00	\$3,196,310
GEN GOV:Finance	35,494	46,142	\$115.00	\$5,306,353
GEN GOV:Other	38,212	49,676	\$115.00	\$5,712,694
LAND USE	27,829	36,178	\$115.00	\$4,160,436
TOTAL DEWITT SITE		343,899	\$3.78	\$1,300,925
Parking		24,320	\$4.00	\$97,279
Site Preparation/Improvements		343,899	\$3.50	\$1,203,646
TOTAL DEWITT DEMOLITION				\$2,893,000
Dewitt Total Bldgs		125,000	\$3.00	\$375,000
Dewitt Total Site		180,000	\$1.10	\$18,000
Dewitt Toxics Removal		125,000	\$20.00	\$2,500,000
TOTAL DEWITT CONSTRUCTION COST				\$22,569,717
TOTAL DEWITT PROJECT COST				\$29,340,632
<hr/>				
TOTAL SATELLITE BUILDING	66,573	86,545		\$9,887,540
TAHOE (consolidated @ existing county-owned site)	23,641	30,733		\$3,998,235
Financial	1,493	1,941	\$115.00	\$223,204
Land Use	3,874	5,036	\$115.00	\$579,163
Ag. & Animal Dept.	4,000	5,200	\$115.00	\$598,000
Health & Human Svs.	14,274	18,556	\$140.00	\$2,597,868
SOUTH COUNTY (consolidated @ new site)	41,965	54,555		\$5,753,925
Financial	2,167	2,817	\$115.00	\$249,205
Land Use	2,680	3,484	\$115.00	\$308,200
Health & Human Svs.	37,118	48,253	\$140.00	\$5,196,520
PENRYN	967	1,257		\$135,380
Health & Human Svs. (expansion only)	967	1,257	\$140.00	\$135,380
TOTAL SATELLITE SITE		302,861	\$5.21	\$1,579,102
Parking		129,772	\$4.00	\$519,087
Site Preparation/Improvements		302,861	\$3.50	\$1,060,015
TOTAL SATELLITE CONSTRUCTION COST				\$11,466,641
TOTAL SATELLITE PROJECT COST				\$14,906,634

**PLACER COUNTY
COMPREHENSIVE
FACILITIES MASTER PLAN**

PHASE II - YEAR 2001

TOTAL DEWITT PROJECT COST	\$73,240,869
REVENUE FROM DEWITT, housing	- \$2,744,280
REVENUE FROM DEWITT, commer.	- \$11,979,000

TOTAL PHASE II COST	\$58,517,589
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	NEW D.G.S.F.	NEW B.G.S.F.	NEW \$/s.f.	TOTAL COST
TOTAL DEWITT BUILDING	206,305	284,183		\$45,300,992
JUDICIAL (except detention)	199,832	275,768	\$160.00	\$44,122,906
HEALTH & HUMAN SVS:(DA/Family Support)	6,473	8,415	\$140.00	\$1,178,086
TOTAL DEWITT SITE		1,065,686	\$5.37	\$5,719,184
Parking		497,320	\$4.00	\$1,989,281
Site Preparation/Improvements		1,065,686	\$3.50	\$3,729,903
TOTAL DEWITT DEMOLITION				\$5,318,954
Dewitt Total Bldgs		229,820	\$3.00	\$689,460
Dewitt Total Site		330,941	\$.10	\$33,094
Dewitt Toxics Removal		229,820	\$20.00	\$4,596,400
TOTAL DEWITT CONSTRUCTION COST				\$56,339,130
TOTAL DEWITT PROJECT COST				\$73,240,869

**PLACER COUNTY
COMPREHENSIVE
FACILITIES MASTER PLAN**

PHASE III - YEAR 2006

TOTAL DEWITT PROJECT COST \$40,825,206
TOTAL SATELLITE PROJECT COST \$9,271,807

TOTAL PHASE III COST \$50,097,013

	NEW D.G.S.F.	NEW B.G.S.F.	NEW \$/s.f.	TOTAL COST
TOTAL DEWITT BUILDING	139,509	181,519		\$25,055,664
SPECIAL SERVICES (expansion only)	1,966	2,713	\$160.00	\$434,093
HEALTH & HUMAN SVS: (except Family Serv.)	126,998	165,097	\$140.00	\$23,113,636
AG & ANIMAL: Dom.Animal Ctr.(expansion only)	10,545	13,709	\$110.00	\$1,507,935
TOTAL DEWITT SITE		654,332	\$5.28	\$3,455,341
Parking		291,294	\$4.00	\$1,165,178
Site Preparation/Improvements		654,332	\$3.50	\$2,290,163
TOTAL DEWITT DEMOLITION				\$2,893,000
Dewitt Total Bldgs		125,000	\$3.00	\$375,000
Dewitt Total Site		180,000	\$1.10	\$18,000
Dewitt Toxics Removal		125,000	\$20.00	\$2,500,000
TOTAL DEWITT CONSTRUCTION COST				\$31,404,005
TOTAL DEWITT PROJECT COST				\$40,825,206
TOTAL SATELLITE BUILDING		55,476		\$6,379,763
LIBRARIES (expansion only)	42,674	55,476	\$115.00	\$6,379,763
TOTAL SATELLITE SITE		159,494	\$4.72	\$752,396
Parking		48,542	\$4.00	\$194,167
Site Preparation/Improvements		159,494	\$3.50	\$558,229
TOTAL SATELLITE CONSTRUCTION COST				\$7,132,159
TOTAL SATELLITE PROJECT COST				\$9,271,807

**PLACER COUNTY
COMPREHENSIVE
FACILITIES MASTER PLAN**

PHASE IV - YEAR 2011

	TOTAL DEWITT PROJECT COST			\$24,805,877
	TOTAL SATELLITE PROJECT COST			\$19,677,380
	TOTAL PHASE IV COST			\$44,483,257
	NEW D.G.S.F.	NEW B.G.S.F.	NEW \$/s.f.	TOTAL COST
TOTAL DEWITT BUILDING	107,639	139,931		\$17,183,634
GEN GOV:Executive (remainder)	3,147	4,091	\$115.00	\$470,477
GEN GOV:Finance (remainder)	5,113	6,647	\$115.00	\$764,394
GEN GOV:Other (remainder)	5,313	6,907	\$115.00	\$794,294
GEN GOV:Warehse (expansion only)	3,858	5,015	\$100.00	\$501,540
AG & AN:(not Dom. An.)(expansion only)	335	436	\$110.00	\$47,905
LAND USE (not Fac. Svs./Parks/DPW) (remainder)	3,729	4,848	\$115.00	\$557,486
LAND USE:Fac. Svs./Parks/DPW	65,912	85,686	\$115.00	\$9,853,844
JUDICIAL (remainder)	19,672	25,574	\$160.00	\$4,091,776
HEALTH & HUMAN SVS: DA/Fam. (remainder)	560	728	\$140.00	\$101,920
TOTAL DEWITT SITE		402,301	\$4.72	\$1,897,810
Parking		122,439	\$4.00	\$489,757
Site Preparation/Improvements		402,301	\$3.50	\$1,408,053
TOTAL DEWITT DEMOLITION				\$2,893,000
Dewitt Total Bldgs		125,000	\$3.00	\$375,000
Dewitt Total Site		180,000	\$1.10	\$18,000
Dewitt Toxics Removal		125,000	\$20.00	\$2,500,000
TOTAL DEWITT CONSTRUCTION COST				\$19,081,444
TOTAL DEWITT PROJECT COST				\$24,805,877
TOTAL SATELLITE BUILDING	84,454	114,830		\$14,014,695
TAHOE (consolidated @ existing county-owned site)	18,874	25,699		\$3,926,265
Financial (remainder)	280	364	\$115.00	\$41,860
Land Use (remainder)	960	1,248	\$115.00	\$143,520
Ag. & Animal Dept. (remainder)	1,000	1,300	\$115.00	\$149,500
Health & Human Svs. (remainder)	2,098	2,727	\$140.00	\$381,836
Judicial (except detention)	14,536	20,060	\$160.00	\$3,209,549
SOUTH COUNTY (consolidated @ new site)	64,713	87,970		\$9,967,050
Financial (remainder)	1,586	2,062	\$115.00	\$182,390
Land Use (remainder)	560	728	\$115.00	\$64,400
Health & Human Svs. (remainder)	14,523	18,880	\$140.00	\$2,033,220
Judicial (except detention)	48,044	66,301	\$160.00	\$7,687,040
PENRYN Health & Human Svs. (remainder)	447	581	\$140.00	\$62,580
OTHER Judicial (expansion only)	420	580	\$140.00	\$58,800
TOTAL SATELLITE SITE		272,052	\$4.12	\$1,121,751
Parking		42,392	\$4.00	\$169,568
Site Preparation/Improvements		272,052	\$3.50	\$952,183
TOTAL SATELLITE CONSTRUCTION COST				\$15,136,446
TOTAL SATELLITE PROJECT COST				\$19,677,380

DEMOGRAPHICS

This section covers population, age, ethnicity, household and income information on Placer County.

POPULATION

Placer County has a 2000 population of 248,399, an increase of approximately 44 percent over the 1990 population. The rate of growth in Placer County continues to exceed that of the Greater Sacramento Area. Looking to the future, the rate of growth in Placer County is expected to increase by almost 37 percent between 2000 and 2010.

Figure 1 contains the 1990, 1995 - 2000 actual population and 2010 projected population for Placer County, selected cities in the county and unincorporated area of the county.

FIGURE 1
POPULATION AND PERCENT CHANGE

Community	1990 (Actual)	1995 (Actual)	1996 (Actual)	1997 (Actual)	1998 (Actual)	1999 (Actual)	2000 (Actual)	2010 (Projected)	Percent Change 1990-2000
Greater Sacramento Area	1,603,745	1,793,000	1,816,800	1,846,400	1,883,400	1,928,900	1,936,006	2,413,800	20.7%
Placer County	172,796	213,400	220,300	228,000	235,400	245,500	248,399	339,300	43.8%
Cities in Placer County									
Auburn	10,653	11,150	11,450	11,550	11,650	11,700	12,462	14,090	17.0%
Colfax	1,306	1,430	1,450	1,470	1,480	1,510	1,496	2,065	14.5%
Lincoln	7,248	7,800	7,975	8,200	8,300	8,825	11,205	38,350	54.6%
Loomis	5,705	5,950	6,025	6,050	6,075	6,050	6,260	8,400	9.7%
Rocklin	19,033	25,850	26,950	28,000	29,450	31,950	36,330	50,700	90.9%
Roseville	44,685	56,500	59,800	63,500	67,300	72,100	79,921	109,160	78.9%
Unincorporated Country	84,393	90,900	92,600	93,600	95,000	95,400	101,500	114,040	20.3%

Prepared by Sacramento Regional Research Institute

Source: U.S. Census Bureau 2000, Department of Finance, Population Estimates for California Cities and Counties, January 1, 2001, Report E-1, Historical City/County Population Estimates, 1991-2000, with 1990 Census Counts, Report E-4

Figure 2 shows the population growth for Placer County, the three fastest growing cities in the county and the Greater Sacramento Area. Between 1990 and 2000, Placer County grew by approximately 44 percent.

Rocklin continues to be the fastest growing city in Placer County. Between 1990 and 2000, Rocklin's population increased by approximately 91 percent. Roseville is the second fastest growing city, with approximately 79 percent growth over 1990 population. The city with the third fastest growth is Lincoln with approximately 55 percent growth between 1990 and 2000. The population of this city is projected to increase from 11,205 in 2000 to 38,350 in 2010, or by 240 percent.