



**MEMORANDUM
FACILITIES MANAGEMENT**
County of Placer

TO: Honorable Board of Supervisors DATE: March 9, 2021
FROM: Steve Newsom, Director of Facilities Management
SUBJECT: FY 2020-21 Mid-Year Capital Improvement Plan for Facilities Update

ACTION REQUESTED

Receive a presentation on the status of FY 2020-21 Five-Year Capital Improvement Plan for Facilities.

BACKGROUND

On June 23, 2020, the FY 2020-21 Five-Year Capital Improvement Plan for Facilities (CIP) was adopted by your Board and included a multi-year expenditure and funding plan for approved new capital facilities, renovation projects, and rehabilitation projects.

Today's presentation will provide a status update of current projects underway within the FY 2020-21 CIP categories.

New Capital Facilities

New Capital Facilities are construction of new buildings or a major improvement of an existing building. The following provides a list and status of the new capital facilities being planned, under construction, or completed:

- Coroner Facility - Substantial Completion occurred on January 20, 2021, with the project on-time and on-budget. The Grand Opening event was held on January 21, 2021, and the facility is now fully occupied and operated by the Placer County Sheriff-Coroner.
- SB863 Mental Health Facility - In the planning phase pending approval from the State Department of Finance. With State approval anticipated in March 2021, County staff can release the Design-Build team Request for Proposal (RFP) for both the SB 863 and SB 844 projects and award contracts in Fall 2021. This project is expected to be complete in Summer 2023.
- SB844 Vocational Center - Like the Mental Health Jail Housing project, this project is in the planning phase pending approval from the State Department of Finance. With State approval anticipated in March 2021, the RFP for a Design-Build team for both projects will be released with award of a contract in Fall 2021. This project is expected to be complete in Summer 2023.
- Auburn Jail Housing Unit #3 Retrofit - Deemed complete with adoption of Resolution accepting the Notice of Completion being recommended to your Board as a separate item today.
- Clerk-Recorder-Elections (CRE) Building - On October 6, 2020, your Board approved the consultant services agreement for architectural services for the design and construction documents for the interior improvements for CRE's Atherton Road building in Rocklin.

This consolidated office/warehouse facility is scheduled to have interior improvements completed by Fall 2022.

- Placer County Government Center (PCGC) Health and Human Services (HHS) Facility - The Phase 2 Request for Proposals for the three competing Design-Build teams is underway. Staff will return to your Board later this Spring to request approval to award a contract to the recommended Design-Build team. Construction completion is estimated in Fall 2023.
- PCGC Infrastructure - Provides sanitary/stormwater sewer and water systems infrastructure upgrades and replacement for aged and failing infrastructure to support the new PCGC HHS Office Building and the PCGC campus. Staff has initiated an RFP for civil engineering services necessary to design and construct the utilities and site infrastructure.
- Tahoe Justice Center - Project would provide a potential new 45,000-50,000 square foot facility designed to accommodate Sheriff, Probation, District Attorney, Public Defender, and Courts in Tahoe City. This project is currently in the early planning phase. Staff has successfully received Tahoe Regional Planning Agency confirmation related to land capability and site coverage and completed geotechnical and hydrological studies necessary for preliminary planning.
- Crime Lab - The project to construct and operate a new crime lab in partnership with the California State University (CSU) system is in the preliminary planning phase. Construction is pending site identification, acquisition, entitlement, and formation of a Joint Powers Authority.

Renovation Projects

Renovation Projects are relatively significant changes to existing buildings to improve efficiency, security/safety, comfort, or customer and employee experience. The Renovation Projects funded in FY 2020-21 are listed below:

- PCGC Building 301 Agricultural Storage Expansion (\$200,000): In design phase; construction complete in Spring/Summer 2021.
- PCGC Placer County Sheriff Mobile Command Vehicle Enclosure Planning (\$50,000): Project on hold pending approval of revised scope and funding.
- Tahoe City Administrative Center CEO/Env Health/Assessor Remodel (\$500,000): In design phase; construction complete in Fall 2021.
- PCGC Building 305 Environmental Utilities Soils Lab Renovation (\$122,492): On hold pending confirmation of funding from Environmental Utilities funds.
- Ongoing Renovations:
 - Americans with Disabilities Act (ADA) Improvements (\$250,000): Accomplishing higher priority projects as identified in County's ADA Assessment.
 - Bernhard Museum Paving (\$260,000): In design phase; construction complete in Summer/Fall 2021.
 - Security and Safety Improvements.
 - Memorial Hall Contributions.

Rehabilitation Projects

Rehabilitation Projects are deferred major maintenance projects that include the periodic replacement of significant building systems or elements meant to extend the useful life of the building as informed by VFA facility condition assessment software. The following is a representative list of such Rehabilitation Projects performed or planned to be performed in FY 2020-21:

- Electrical
 - Fire Station 182 Generator Replacement (\$100,000)
 - Auburn Historic Courthouse Generator Replacement (\$75,000)
 - PCGC Building 303 Generator Replacement (\$65,000)
 - PCGC Building 210 Generator Replacement (\$31,000)
 - Auburn Jail Emergency Generator Renewal (\$680,000)
- Exterior Repairs/Painting
 - PCGC Building 210 Exterior Dry Rot and Paint (\$419,000)
 - PCGC Building 208/209/210 Window Replacement (\$160,000)
 - Auburn Jail Exterior Paint (\$242,000)
 - Foresthill Memorial Hall Exterior Refinish (\$40,000)
 - Dutch Flat Museum Exterior Stair Renewal (\$40,000)
- Flooring
 - PCGC Building 210 Carpet Replacement
 - PCGC Auburn Justice Center Flooring Replacement
- Heating, Ventilation & Air Conditioning (HVAC)
See Roofing Projects
- Roofing
 - PCGC Building 210 Roof & HVAC Replacement (\$1,641,000)
 - Auburn Library Roof & HVAC Replacement (\$800,000)
 - Auburn Jail Skylights Renewal (\$80,000)
- Safety
 - PCGC Building 111 Fire Alarm Replacement (\$50,000)
 - PCGC Building 210 Fire Life Safety Improvements (\$200,000)
 - Burton Creek Fire Alarm/ Clean Agent Systems Replacement (\$85,000)

Other CIP Projects

Other CIP Projects performed and in progress during FY 2020-21 include:

Mercy Housing Affordable Housing

Solar PV Carports

Auburn Historic Courthouse Roof Replacement

Cirby Hills HHS Adult System of Care Tenant Improvement

Countywide Planning
Countywide Parking Lot Paving
Countywide Signage
PCGC Auburn Jail Housing Unit #4 Stucco Replacement
PCGC Auburn Justice Center Envelope Repairs
Rocklin Library Literacy Office
South Placer Adult Correctional Facility Kitchen Drain Repairs
Electric Vehicle Charging Station Installation (Various County Locations)
Photovoltaic Carport Installation (Various County Locations)
Space Modifications (Various County Facilities)

ENVIRONMENTAL IMPACT

Your Board's activity of receiving a presentation on the status of FY 2020-21 Five-Year Capital Improvement Plan is exempt from review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15306 – data collection and resource evaluation activities used strictly for information gathering purposes, or a part of a study leading to an action which has not yet been approved, adopted, or funded.

FISCAL IMPACT

Funding for the projects being discussed in this update is available in the FY 2020-21 Five-year Capital Improvement Plan for Facilities, and Capital Fund budget.