



**MEMORANDUM  
FACILITIES MANAGEMENT**  
County of Placer

**TO:** Honorable Board of Supervisors **DATE:** March 22, 2022  
**FROM:** Steve Newsom, Director of Facilities Management  
**SUBJECT:** Mid-Year Update for FY 2021-22 Five-Year Capital Improvement Plan for Facilities Management

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**ACTION REQUESTED**

Receive a presentation on the status of FY 2021-22 Five-Year Capital Improvement Plan for Facilities.

**BACKGROUND**

On June 22, 2021, the FY 2021-22 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 2021-22 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:

- SB863 Mental Health Facility and SB844 Vocational Center – On September 14, 2021, your Board approved the Ground Leases and other Real Estate Agreements and authorization of stipends associated with the Design-Build Request for Proposal (RFP) process and the State Department of Public Works Board approval, County staff released the RFP for both the SB863 and SB844 projects and anticipates award of contracts in Spring 2022. This project is expected to be completed in Spring 2024.
- Atherton Acquisition & Tenant Improvements – On October 12, 2021, your Board awarded the construction contract for the interior improvements to S W Allen Construction, Inc. Once improved, this facility will allow the Clerk-Recorder-Elections (CRE) Department to relocate most of its operations from Auburn to South Placer. Construction of interior improvements will be completed in late 2022 or early 2023.
- Health and Human Services Center (HHSC) – On May 11, 2021, your Board awarded a Design-Build contract to Turner Construction Company for the design and construction of the new 142,000 square foot, two-story Health and Human Services Center at the Placer County Government Center (PCGC). Groundbreaking occurred on February 23, 2022, with construction completion estimated in Fall 2023.
- PCGC Tier 1 Infrastructure - Provides sanitary/stormwater sewer and water systems infrastructure upgrades and replacement for aged and failing infrastructure to support the

new HHSC Office Building and the PCGC campus. On June 8, 2021, your Board approved a contract with Dewberry Engineers, Inc., to provide civil engineering services. The issuance of bid documents and approval of plans and specifications are scheduled to be presented to your Board by this summer with construction completed in fiscal year 2022-23.

- 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 planning phase. Staff is engaged with the Judicial Council of California for feasibility and preliminary planning for the Courts facility. The goal is to proceed with an environmental review by the end of 2022 with construction to begin Fall 2024.

### **Renovation Projects**

Renovation Projects are relatively significant changes to existing buildings to improve efficiency, security/safety, comfort, for customer and employee experience. The Renovation Projects funded in FY 2021-22 are listed below:

- Assessor Cubicles to Office (\$99,190): Preliminary design.
- Office of Emergency Services Reconfiguration (\$77,195): Complete.
- Facilities Management Restroom Plumbing Remodel (\$160,000): In design.
- Auburn Library Study Room (\$220,000): Construction underway.
- Sheriff Information Technology Office Conversion (\$177,000): Construction underway.
- District Attorney Lobby / First Floor Planning (\$100,000): Preliminary planning.
- District Attorney File System Storage Reconfiguration (\$50,000): Preliminary planning.
- HHS Veterans Services Office (\$75,000): Design phase.
- HHS Crisis Resource Center (\$190,000): Construction underway.
- Foresthill Hill Memorial Hall Counter Replacement (\$55,000): Out for bid.
- 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): Construction completed.
  - Security and Safety Improvements. Ongoing.

### **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 CIP allocates approximately \$3,000,000 each fiscal year towards deferred maintenance. The following is a representative list of such Rehabilitation Projects performed or planned to be performed in FY 2021-22:

- Electrical
  - **Completed**
    - Fire Station 182 Generator Replacement

- Auburn Historic Courthouse Generator Renewal
- PCGC Building 303 Generator Renewal
- In Process**
- PCGC Building 210 Generator Replacement
- Building 501 Generator Renewal
- Auburn Jail Emergency Generator Renewal
- Lincoln Memorial Hall Electrical Main Panel Replacement
  
- Exterior Repairs/Painting
- Completed**
- PCGC Building 210 Exterior Dry Rot Repair and Paint
- PCGC Building 208/209/210 Window Replacement
- Dutch Flat Museum Exterior Stair Renewal
- Kings Beach Center Exterior Paint
- Building 501 Exterior Paint Renewal
- In Process**
- Foresthill Memorial Hall Exterior Refinish
- Fire Station 75 Wood Siding Renewal
  
- Flooring
- Completed**
- PCGC Building 210 Carpet Replacement
- PCGC Auburn Justice Center Flooring Replacement
- Fruitvale School Flooring Replacement
  
- Heating, Ventilation & Air Conditioning (HVAC)
- Completed**
- Fire Station 100 HVAC Hot Water Heater Replacement
- Fire Station 180 HVAC Hot Water Heater Replacement
- Fire Station 182 Furnace Replacement
- BSJC Building B Boiler Replacement
- In Process**
- Finance Administration Building HVAC System Controls Renewal
- Fire Station 180 HVAC Split System Replacement
- Fire Station 77 Evaporative Cooler Replacement
  
- Roofing
- Completed**
- Auburn Library Roof & HVAC Replacement
- Auburn Jail Skylights Renewal
- In Process**
- PCGC Building 210 Roof & HVAC Replacement
- B Ave Complex Roof Replacement

- Historic Courthouse Skylights Renewal
- Safety
  - Completed**
  - PCGC Building 111 Fire Alarm Replacement
  - PCGC Building 210 Fire Life Safety Improvements
  - Burton Creek Fire Alarm/ Clean Agent Systems Replacement
  - In Process**
  - CDRC Fire Suppression Booster Pump Replacement

### **Other Projects**

Other Projects performed and in progress during FY 2021-22 include:

- PCGC Private Development - Phased mixed-use private development concept developed. Further planning is underway to address zoning changes to the PCGC Master Plan to facilitate future private development of a variety of potential uses.
- Mercy Housing North Auburn at Rock Creek - New 79-unit family-oriented apartment and townhome project at the PCGC, offering affordable rents. The project is complete this month with tenants currently moving in. Under a 99-year Ground Lease, Mercy will operate and manage this housing development.
- Auburn Historic Courthouse Roof Replacement Project included replacement of damaged flues and installation of fall protection equipment. Completed in February 2022.
- PCGC Building 301 Agricultural Storage Expansion - Relocation from Building 307 with improvements to Building 301 to provide additional interior storage, covered vehicular parking, and larger and more efficient space for equipment testing. Under construction, complete by May 2022.
- Department Moves & Space Reallocations - Furthers the “Waterfall of Moves” associated with the CRE moving out of the Finance Administration Building and HHS moving out of the Community Development Resource Center. The programming is underway.
- PCGC Warehouse and Mobile Command Vehicle Enclosure - commenced planning and selection of architectural firm for a new County warehouse and PCSO Mobile Command Vehicle storage and staff training.

### **ENVIRONMENTAL IMPACT**

Your Board’s activity of receiving a presentation on the status of FY 2021-22 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 2021-22 Five-Year Capital Improvement Plan for Facilities, and Capital Fund budget.

Honorable Board of Supervisors

March 22, 2022

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**ATTACHMENTS**

None

