



**MEMORANDUM  
FACILITIES MANAGEMENT  
CAPITAL IMPROVEMENTS DIVISION**  
County of Placer

**TO:** Honorable Board of Supervisors **DATE:** September 27, 2022  
**FROM:** Steve Newsom, Director of Facilities Management  
**BY:** Steve Newsom, Director of Facilities Management  
**SUBJECT:** Capital Improvements / Placer County Government Center Facilities Update /  
Placer County Government Center, Auburn, CA

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**ACTION REQUESTED**

Receive a progress report on the Placer County Government Center facilities improvements, including the construction of the new Health and Human Services Center and proposed relocation and consolidation of departments.

**BACKGROUND**

On April 9, 2019, the Board of Supervisors (Board) approved the Placer County Government Center (PCGC) Master Plan Update and certified the accompanying Environmental Impact Report (EIR), analyzing the master plan, at a project level for the Health and Human Services Center and Mercy Housing projects, and at a programmatic level for the full 200-acre master plan. The PCGC Master Plan serves as a long-term planning document that provides a conceptual layout to guide future growth and development of the government center campus. The conceptual layout and programmatic EIR provides flexibility for the PCGC Master Plan by defining general thresholds and required mitigation measures for all development within the project area. This in turn allows some modifications to the development strategies as governmental facility needs and market demands change over the several decades it takes to reach full project buildout.

- On November 5, 2019, the Health and Human Service Center (HHSC) Design-Build approach was reviewed and approved by the Board.
- On November 10, 2020, a Workshop was held with the Board of Supervisors to receive an update on the planned relocation and consolidation of departments at the PCGC campus.
- On May 11, 2021, a Design-Build contract with Turner Construction for the HHSC was approved by the Board. In the same month, the Memorandum of Agreement with Placer County Water Agency/Nevada Irrigation District was approved by the Board to provide water services for public and private uses at the government center campus.
- On June 8, 2021, a Consultant Agreement with Dewberry Civil Engineering for Tier 1 Infrastructure implementation outlined in the PCGC Master Plan was approved by the Board.
- On February 23, 2022, the Board participated in the groundbreaking ceremony for the HHSC, marking the start of construction for the first new County building identified in the PCGC Master Plan.

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An update on the progress of the HHSC construction and proposed relocation and consolidation of departments will be presented today. Key project updates:

**In Construction:**

- Health and Human Services Center (HHSC) - Located at Richardson Drive and B Avenue at the PCGC, this new facility will house the County's main service center for the Health and Human Services Department. The project's contractor is several months into site work construction activities, including grading/earthwork, underground utilities, retaining walls, and foundations. The next major milestone is installation of the building's structural steel. The project is slated for a Fall 2023 completion.

**Ready to Bid:**

- Tier 1 Infrastructure Improvements - These planned water, sewer, and stormwater system improvements at the PCGC were accounted for in the PCGC Master Plan EIR in conjunction with the new HHSC. Dewberry, the consulting civil engineer, has completed the project's plans and specifications ahead of a construction bid process. The plans, specifications, and request to proceed with a solicitation of bids for construction was brought to the Board on September 13, 2022. Staff has coordinated this work with the many stakeholders associated with this project, including County Engineering, Building Maintenance, Placer County Water Agency, and Nevada Irrigation District. The project is slated for a Summer/Fall 2023 completion.

**Potential Projects in Planning:**

- County Departmental Relocation and Consolidation - This planning effort is focused on County services backfilling office space in the Finance Administration Building (FAB) and Community Development Resource Center (CDRC) vacated due to the remodel of the Atherton facility and construction of the new HHSC. The planning for the consolidation of services from the Fulweiler Avenue administrative center in Auburn to the PCGC in North Auburn is underway with the collection of space programming data from the departments affected. Upcoming implementation efforts include finalizing the programming, space test fits to validate the current planning approach, and procuring an architectural consultant team to develop tenant improvement plans for the FAB and CDRC.

**ENVIRONMENTAL IMPACT**

As no Board action is being requested, there are no environmental impacts that need to be considered as part of this agenda item.

**FISCAL IMPACT**

This item is an update only and does not have a fiscal impact, pending Board of Supervisors' direction/redirection. Funding for staff labor to implement the components of the PCGC Master Plan is included in the FY 2022-23 Capital Improvements (CC12090) operating budget funded

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by the General Fund, and as individual projects are approved by the Board within the Capital  
Project (CC12018) budget.

**ATTACHMENTS**

None

