

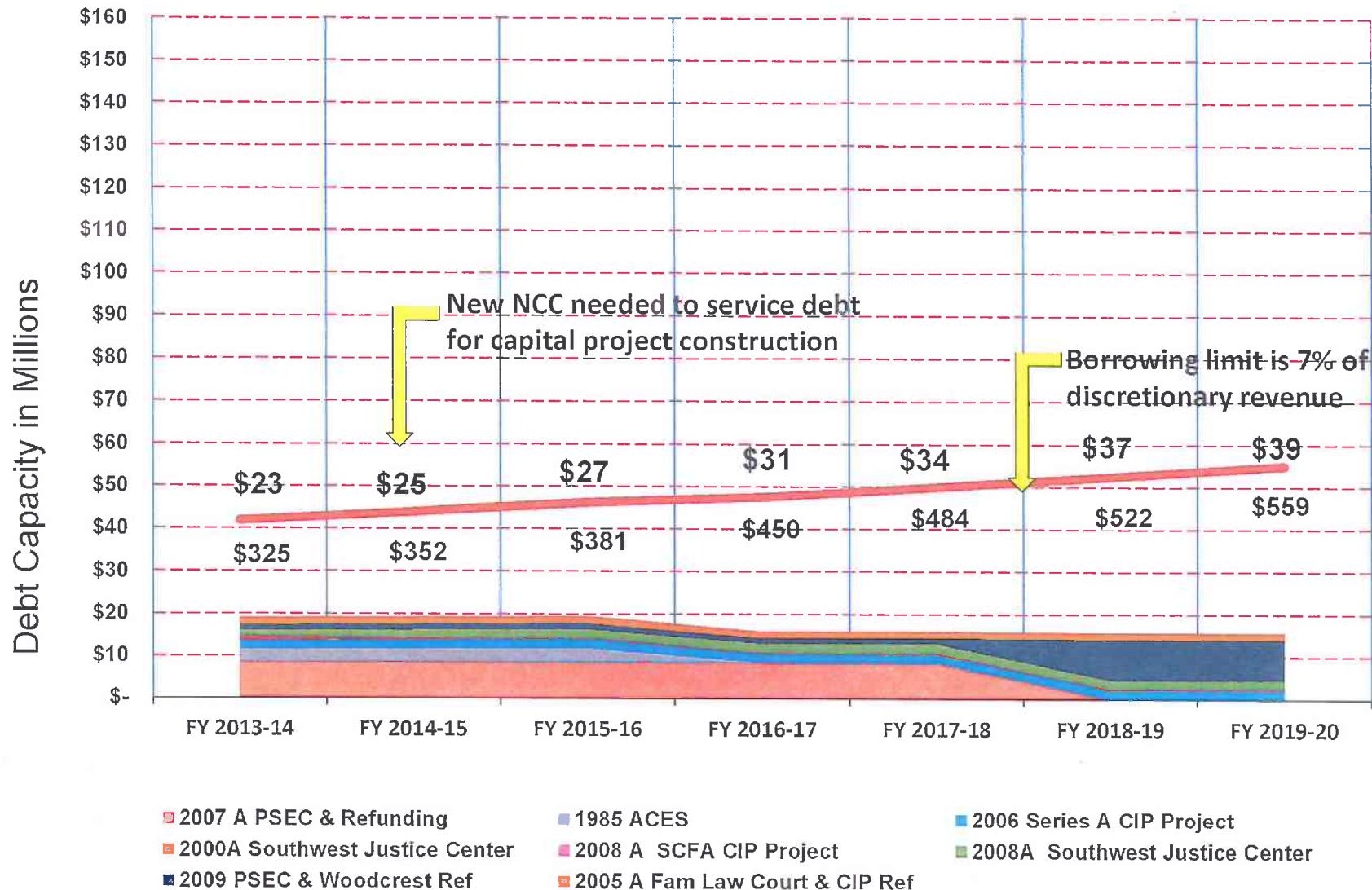
# **CIP CAPITAL PRIORITIES AND FUNDING OUTLOOK**

County of Riverside Capital Improvement Program

# CIP Project and Priority Summary

- The 2013 CIP Update is attached for your reference. It was approved by the Board on June 18, 2013
- Today's presentation includes the latest information available
- CIP Focus shifted with Economy and with AB109
  - Focus before recession: Support public safety, expansion on several fronts, provide for future growth
  - Focus recently during recession: Finish projects underway
  - Focus recommended: 1. Jail Beds; 2. Finish projects underway; 3. Prioritize the rest and wait for resources

# Current Debt Service Capacity for New Capital Projects



# Projects Recommended for New General Fund Debt

(Estimated Costs in \$Millions)

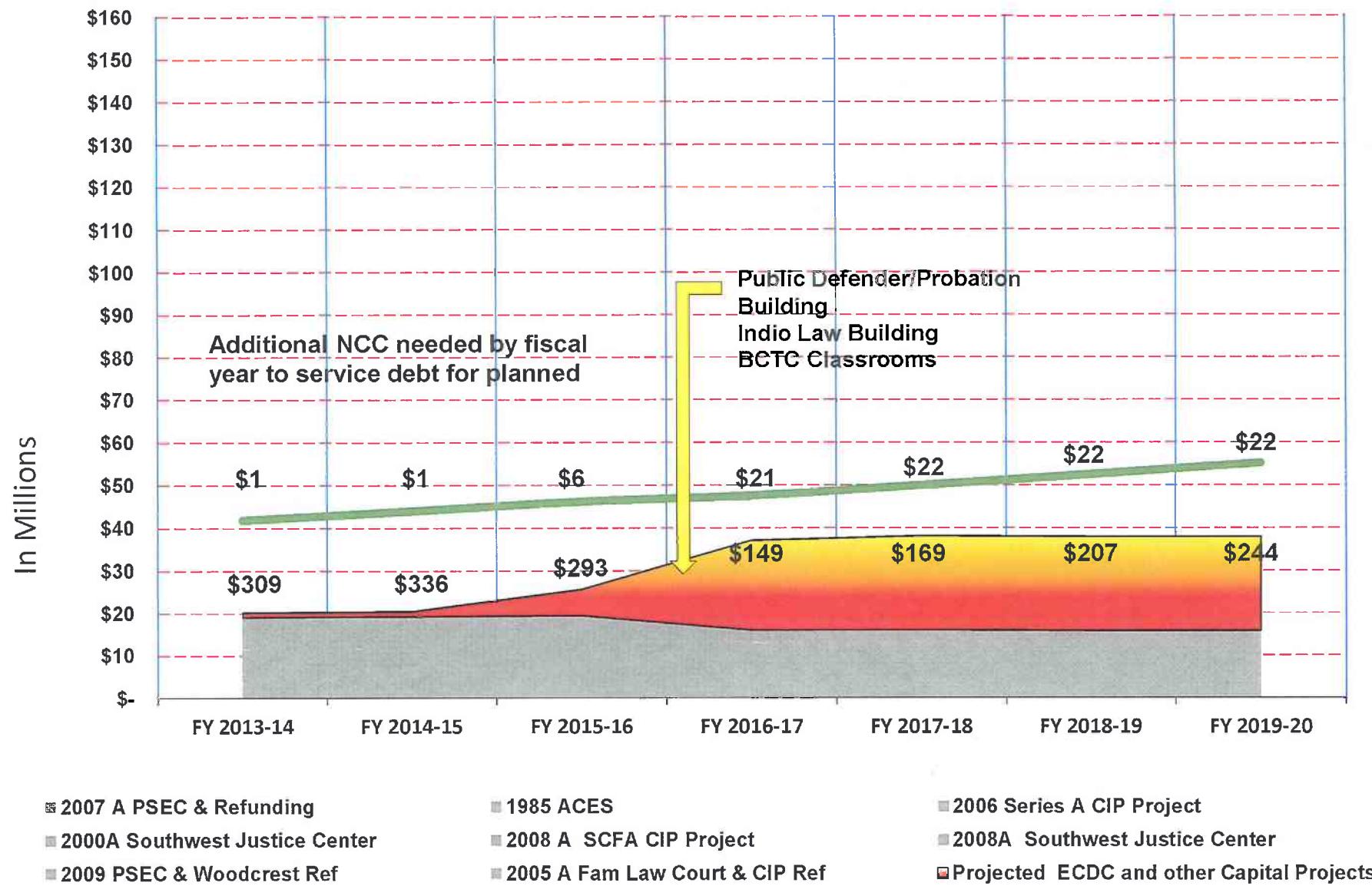
	<u>Cost (est.)</u>	<u>NCC for Debt</u>	<u>NCC for Ops.</u>
1. ECDC *	157	11.8	50.7
2. ECDC related **	47	3.5	0
3. ECDC Indio Law	45	3.4	0
4. PD/Probation remodel	19	1.3	0
5. BCTC Classrooms	<u>23</u>	<u>1.7</u>	<u>0</u>
	<u>291</u>	<u>21.7</u>	<u>50.7</u>

\* Not including \$10M matching requirement paid from GF cash

\*\* Not including \$8M moving/lease paid from GF cash

The next jail site will be added after Imprison Committee recommendations are approved.

# Debt Service for Planned Capital Projects



# Where Do We Go From Here?

- Debt capacity should be used sparingly after considering:
  - Will enough remain to keep jail construction on schedule
  - Construction increases NCC for debt and operations
- Vet (estimate cost including operations, estimate timetable) and Prioritize Important Projects that Lack Funding
- If the Economy Continues to Improve, consider:
  - Approving projects from “On Deck” list
  - Allocating more resources to CIP Program

# **Capital Improvement Plan June 2013 Update**

Approved by the Board of Supervisors

on June 18, 2013

SUBMITTAL TO THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



887  
FROM: Executive Office and EDA

SUBMITTAL DATE:  
June 6, 2013

SUBJECT: Capital Improvement Plan (CIP) June 2013 Update

Departmental Concurrence

**RECOMMENDED MOTION:** That the Board of Supervisors receive and file the 2013 CIP Update including the ECDC Project Group attachment and the CIP Highlights attachment.

**BACKGROUND:** The return of inactive funding commitments back to the general fund approved by the Board in the Third Quarter Budget Report is part of a shift for the Capital Improvement Program (CIP). The CIP is now primarily focusing on the construction of new jail beds for the next five years or more. Second it is completing major general-fund projects underway. Third it will continue to support projects paid for by departmental revenues.

Continued on Page 2

CHRISTOPHER HANS  
Chief Deputy CEO

ROBERT FIELD  
Assistant CEO, EDA

<b>FINANCIAL DATA</b>	Current F.Y. Total Cost: Current F.Y. Net County Cost: Annual Net County Cost:	\$ N/A \$ 0 \$ 0	In Current Year Budget: Budget Adjustment: For Fiscal Year:	N/A N/A 13/14
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<b>SOURCE OF FUNDS:</b>	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input type="checkbox"/>

**C.E.O. RECOMMENDATION:**

APPROVE

George A. Johnson  
County Executive Office Signature

Policy Policy  
   
Consent Consent  
   
Recomm. Ofc.: Per Exec. Ofc.: 4ep't Recomm.:

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Ashley, seconded by Supervisor Benoit and duly carried by unanimous vote, IT WAS ORDERED that the above matter is received and filed as recommended.

Ayes: Jeffries, Tavaglione, Stone, Benoit and Ashley  
 Nays: None  
 Absent: None  
 Date: June 18, 2013  
 xc: EO, EDA

Kecia Harper-Ihem  
Clerk of the Board  
By:   
Deputy

Prev. Agn. Ref.:

District: All

Agenda Number:

3-71

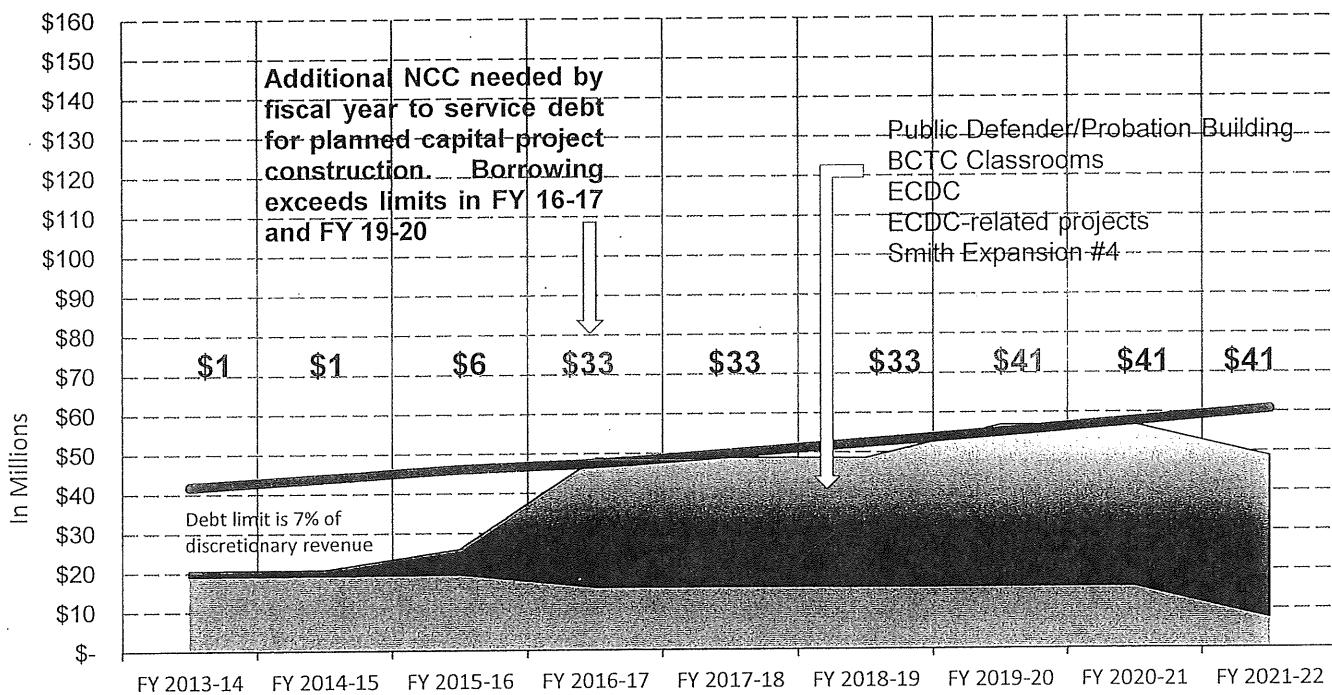
Capital Improvement Plan (CIP) June 2013 Update  
June 6, 2013  
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The Board's top capital priority is detention facility construction, best exemplified by the East County Detention Center (ECDC) group of projects beginning to take shape in Indio. These improvements include the jail expansion, a new County law building, new alternate EOC, four new courtrooms, and a parking structure. Details of all these projects are included in Attachment A.

New debt service for over \$500 million of general-fund projects under way will add about \$41 million of NCC yearly to our budget. The NCC cost is incorporated in the CEO's 5-year budget plan along with other high priorities like labor cost increases, patrol ratio, and the buildup of reserves.

The chart below shows existing debt service in grey, projected new debt service in orange, and general fund debt capacity as a red line. Debt-funded projects under way are listed at the top of the chart. Additional debt service costs are listed above the capacity line.

### Debt Service For Planned Capital Projects



- 2007 A PSEC & Refunding
- 2006 Series A CIP Project
- 2008 A SCFA CIP Project
- 2009 PSEC & Woodcrest Ref
- Projected ECDC and other Capital Projects

- 1985 ACES
- 2000A Southwest Justice Center
- 2008A Southwest Justice Center
- 2005 A Fam Law Court & CIP Ref

Capital Improvement Plan (CIP) June 2013 Update

June 6, 2013

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The financing of the new jail facility in Indio and other planned capital projects will use up our debt capacity. Without debt capacity and without available NCC, it is likely that many worthy general-fund projects will be delayed until new revenue sources are available. The unfunded, high-priority projects of departments from last year's CIP Annual Call for Projects total over \$322 million.

The construction of a new county Fire Emergency Operations Center, at an estimated \$23,000,000, is the next highest capital priority after jail construction. Additional debt service is approximately \$2,000,000 per year. The Request for Proposal has been released and the architect's contract is ready to be awarded. As soon as sources of funding become available, the project will move forward.

A list of the projects awaiting funding includes the Riverside Juvenile Hall replacement (\$166M), new Fire headquarters (\$45M), new Banning District Attorney facility (\$25M), new Banning Public Defender facility (\$21M), new Southwest District Attorney facility (\$12M), new Southwest Public Defender facility (\$10M), Hemet and Corona family care centers construction (\$19M), new Fire training facility at BCTC (\$7M), BCTC site utilities (\$5M), infra-EOC & new buildings (\$12M in total for the last 4 projects), Public Health lab expansion & remodel, video visitation Southwest Justice Center and Robert Presley Detention Center, and Simons Building Rehab.

Looking back over seven years, this Board has built over \$800 million of projects through CIP. It will push the total over \$1.5 billion in the next five years. Included with this report are many project details presented in Attachment B.

Perhaps understandably, the emphasis is often on general-fund projects. However other departments and agencies use their own resources primarily from fees and taxes to build housing, flood facilities, roads and bridges. The last 12 pages of Attachment B are devoted to an update of major projects either in process or planned for the near term.

## ATTACHMENT A

The East County Detention Center and other essential ancillary facilities in this year's capital improvement plan will completely change the face of Eastern County desert public safety and county justice facilities providing modern, efficient and functional space better suited to meet each department's needs and significantly improve county services in the region for decades to come.

### **County Law Building**

The new County Law Building will provide a permanent home specific to the needs of the District Attorney, Public Defender, County Counsel, and Law Library. The space will foster synergy between departments and provide enhanced security. The building, designed to meet LEED Gold certification, will feature energy efficient fixtures and equipment including a photovoltaic system.

### **AEOC**

The new Alternate Emergency Operations Center and RCIT Hub provides a redundant and expanded fully operational modern emergency operations center. The new facility will be located in a remodeled County owned building making functional use of an existing unoccupied asset.

### **FOUR NEW COURTROOMS**

Due to the demolition of the Indio CAC and ancillary buildings, County will provide the Courts four new courtrooms strategically located to better serve the needs of the Courts. The two new courtrooms at the Larsen Justice Center will alleviate the need to utilize existing criminal courtrooms for family law and community court cases and provides for a consolidated and efficient placement of courtrooms. The two new courtrooms adjacent to Southwest Juvenile Hall will provide courtrooms solely for juvenile cases where juveniles are currently being transferred and their cases held in the Southwest Justice Center's general courtrooms.

### **ECDC**

The construction of a new 1,626 bed 506,000 sf detention facility replaces an undersized aging and outdated facility. It incorporates the latest security electronics and detention equipment delivering a state of the art detention facility for the East County. The added beds are necessary to reduce the impacts of AB109 generated early inmate releases. The project construction is phased in a manner that will allow inmate bed capacity increases without impacting existing bed capacity levels. The project location reduces impacts to the environment by expanding an existing detention site.

### **NEW PARKING STRUCTURE**

The construction of a new centrally located parking structure alleviates a chronic parking shortage for many departments and users in the area.

These projects will essentially finish Indio from a County facility perspective as outlined above

## PROJECT SUMMARY REPORT

### Indio Larson Justice Center Courtrooms

June 2013

#### **PROJECT BUDGET:** \$2,551,750

#### **USER GROUP:** Administrative Office of the Courts

#### **PROJECT HIGHLIGHTS**

- Replaces two of the four courtrooms County is obligated to provide Courts presently located at the Indio ECDC site
- New courtrooms to be located in the Larson Justice Center where the Law Library was located
- Law Library temporarily relocated and will ultimately be located in the new County Law Building in Indio
- Provides a family courtroom and a community courtroom inside the Larson Justice Center
- Addition of new courtrooms alleviates the need to utilize existing criminal courtrooms
- New courtroom design resolves design deficiencies inherent inside the old courtrooms
- Jury services and screening will be consolidated into one location providing for overall efficiencies in operations

#### **PROJECT SCOPE**

- (1) Family Courtroom
- (1) Community Courtroom
- (2) Judges Chambers
- Attorney and Client Conference Rooms

#### **BUDGET BREAKDOWN**

	<u>Construction</u>	<u>Design/Consultants</u>	<u>Specialty Inspections/Testing</u>	<u>County Inspections</u>	<u>Real Property</u>	<u>Project Management</u>	<u>Furnishing &amp; Equipment</u>	<u>Contingency</u>	<u>TOTAL</u>	<u>\$2,551,750</u>

#### **PROJECT TIMELINE**

	<u>START</u>	<u>FINISH</u>
Pre-Design	May. 2012	Nov. 2012
Design	Nov. 2012	Apr. 2013
Bidding	Apr. 2013	Jun. 2013
Construction	Jul. 2013	Nov. 2013
Occupancy	Nov. 2013	Nov. 2013
Closure	Dec. 2014	Feb. 2014

#### **PROJECT STATUS**

- Bids received on 5/16/13
- Construction contract on 6/18/13 BOS Agenda

#### **REAL PROPERTY SCOPE OF WORK**

- Temporary relocation of Law Library from LJC

## PROJECT SUMMARY REPORT

### Alternate EOC, RCIT Hub and Tower Relocation

June 2013

**PROJECT BUDGET:** \$10,818,752

**USER GROUP:** EOC, FIRE DEPT., RCIT AND PSEC

#### **PROJECT HIGHLIGHTS**

- Relocates, upgrades, and expands the Alternate EOC
  - Relocates from the constricted basement of the CAC to its own facility
  - Upgrades communications systems to support the most up to date emergency response equipment
  - Adds space for an operational command center and additional space for emergency response teams
  - Relocates, upgrades, and expands the RCIT Hub and tower
- Relocates from the CAC site
- Tower upgraded to include antennae for emergency support departments located within the EOC
- Upgrades to provide redundancy in back-up systems
- Provides for new dedicated generator for a 7-day emergency runtime
- Utility services upgraded to the new facility and provides all new energy efficient HVAC equipment
- Site access and parking at the new location better serves the EOC in the event of an emergency

#### **PROJECT SCOPE**

- Remodel for Emergency Operations Center, RCIT telecommunication hub and a PSEC tower
  - Approx. 14,000 s.f. of county owned building space to be remodeled with a new PSEC tower

#### **BUDGET BREAKDOWN**

	<u>START</u>	<u>FINISH</u>
Construction	8,688,123	
Design/Consultants	147,750	
Specialty Inspections/Testing	65,000	
County Inspections	75,000	
Project Management	119,773	
Furnishing & Equipment	565,000	
Contingency	973,079	
<b>TOTAL</b>	<b>\$10,818,752</b>	

#### **PROJECT TIMELINE**

	<u>START</u>	<u>FINISH</u>
Pre-Design	May. 2012	Nov. 2012
Design	Nov. 2012	Apr. 2013
Bidding	Apr. 2013	Jun. 2013
Construction	Jul. 2013	Nov. 2013
Occupancy	Nov. 2013	Nov. 2013
Closeout	Dec. 2014	Feb. 2014

#### **PROJECT STATUS**

- Bids received on 5/20/13
  - Construction contract targeted for 6/25/13
- BOS Agenda

#### **REAL PROPERTY SCOPE OF WORK**

- Minimal

## PROJECT SUMMARY REPORT

### Indio CAC Campus Demolition for ECDC

June 2013

**PROJECT BUDGET:** \$3,500,000

**USER GROUP:** Sheriff's Department

#### **PROJECT SCOPE AND COMPLEXITIES**

- Existing CAC tenants must be relocated
- Existing jail must remain operational; the following alterations are necessary:
  - Power and data must be rerouted
  - A temporary chiller must be engineered and installed
  - Modify intake sallyport to be functional and operational through new jail construction
  - Create a new delivery and staging zone
  - CAC demolition activities include the following:
    - Hazardous materials abatement of buildings to be demolished
    - Demolition of existing buildings
    - Removal of all abandoned sub-grade site utility lines
    - Soil remediation required
    - Site grading to prepare site for new construction
    - Excavation of basement including shoring adjacent to existing jail

<b>BUDGET BREAKDOWN</b>	
Construction	3,181,818
Contingency	318,182
<b>TOTAL</b>	<b>\$3,500,000</b>

**Note:** soft costs are included in the ECDC budget

#### **PROJECT TIMELINE**

	<b>START</b>	<b>FINISH</b>
Pre-Design	Mar. 2012	Oct. 2012
Design	Oct. 2012	Sept. 2013
Bidding	Sept. 2013	Nov. 2013
Construction/Demo	Dec. 2013	May 2014

- The demolition accelerates the ECDC construction schedule by completing pre-construction work while in design
- Completing demolition early assists designers in addressing unforeseen conditions by exposing underground obstructions

#### **PROJECT STATUS**

- Demolition plans being developed

#### **REAL PROPERTY SCOPE OF WORK**

- Minimal

## PROJECT SUMMARY REPORT

### New County Parking Structure in Indio

June 2013

#### **PROJECT BUDGET: \$11,000,000**

**USER GROUP:** Sheriff's Department and other County Agencies

#### **PROJECT HIGHLIGHTS**

- New centrally located parking structure will service the following users:
  - New ECDC staff, vendors, and visitors
  - Jury parking for Larson Justice Center
  - Supplemental fairground parking needs
  - County Law Building overflow
- Alleviates a parking shortage supporting the area
- Provides a source of revenue for the County through parking fees
- Building the parking structure across the street from ECDC rather than on site resolves the following constraints:
  - Allows ECDC to be built in 1 phase thereby meeting the AB900 construction schedule
  - Reduces congestion and access problems on the ECDC site saving construction costs
  - Allows a larger parking structure to service more potential users in the area
- The proposed parking structure will increase the efficiency and parking capacity of the existing surface parking lot
- The roof of the parking structure will have the ability to support solar panels for efficient energy use and reducing electricity costs

#### **BUDGET BREAKDOWN**

Design & Construction	10,100,000
Specialty Inspections/Testing	150,000
County Inspections	100,000
Project Management	75,000
Furnishing & Equipment	25,000
Contingency	550,000
<b>TOTAL</b>	<b>\$11,000,000</b>

#### **PROJECT TIMELINE**

	<u>START</u>	<u>FINISH</u>
RFQ Design-Build Firm	Jun. 2013	Jul. 2013
Design-Build Contract	Aug. 2013	Feb. 2014
Construction	Mar. 2014	Feb. 2015

#### **PROJECT STATUS**

- RFP preparation in process

#### **REAL PROPERTY SCOPE OF WORK**

- Minimal

## PROJECT SUMMARY REPORT

East County Detention Center

June 2013

**PROJECT BUDGET:** \$267,254,978

**USER GROUP:** Sheriff's Department

### **PROJECT HIGHLIGHTS AND COMPLEXITIES**

- Expands facility from 353 to 1,626 beds
  - Significantly reduces transportation of inmates from other county detention facilities to Larson Justice Center
  - Increases safety and reduces daily operating costs
    - Housing units include classroom space, medical office, exam rooms, and video visitation which eliminates need to move inmates through facility
  - Healthcare services normally provided at County Regional Medical Center are now provided inside facility secured areas
  - Full service kitchen onsite (meal delivery costs eliminated)
  - Tunnel connecting to Larson Justice Center increases security
- Items impacting budget adjustment from AB900 application
  - Program expanded from 458,000 sf to 506,000 sf
  - Cell bed count increased from 1,603 to 1,626 beds
  - Basement added to allow efficient and segregated transportation of meals and inmates to and from housing area, increased the size of the basement, and required building in 1 phase rather than 2
    - A single phased approach reduced the constructible area, increased the size of the basement, and eliminated the parking structure from the site

### **BUDGET BREAKDOWN**

	<b>BUDGET BREAKDOWN</b>	
Construction	212,353,946	
Design	13,151,485	
CM Services	7,852,715	
Project Management	2,766,834	
Inspections	4,000,000	
Furnishing & Equipment	2,835,545	
Contingency	24,294,453	
<b>TOTAL</b>	<b>\$267,254,978</b>	

### **PROJECT TIMELINE**

	<b>PROJECT TIMELINE</b>	
	<b>START</b>	<b>FINISH</b>
Pre-Design	Mar. 2012	Oct. 2012
Design	Oct. 2012	Jan. 2014
Bidding	Jan. 2014	May 2014
Construction	May 2014	Oct. 2016
Occupancy	Oct. 2016	Oct. 2016
Closure	Oct. 2016	Feb. 2017

### **PROJECT STATUS**

- Design Development Documents in process
  - Real Estate Due Diligence
  - EIR
- Relocation of Indio CAC Campus Tenants

### **REAL PROPERTY SCOPE OF WORK**

- Real Estate Due Diligence
- Relocation of Indio CAC Campus Tenants

## PROJECT SUMMARY REPORT

### Southwest Justice Center Courtrooms

June 2013

**PROJECT BUDGET:** \$7,947,250  
**USER GROUP:** Administrative Office of the Courts

#### **PROJECT HIGHLIGHTS**

- Replaces two of the four courtrooms County is obligated to provide
- Courts presently located at the Indio ECDC site
- Provides a delinquency and a dependency courtroom adjacent to juvenile detention facility instead of at Southwest Justice Center
  - Frees up existing SW Justice center courtrooms for general purposes that are presently used to service juvenile cases
  - Increases safety and reduces daily operating costs
  - Reduces transportation costs outside secured juvenile detention facility
  - Increases security by providing direct access to courtrooms
  - Eliminates exposure of juveniles to public
  - Adds private interview space for juveniles and attorneys

#### **PROJECT HIGHLIGHTS**

<b>BUDGET BREAKDOWN</b>	
Construction	5,437,971
Design/Consultants	640,822
Specialty Inspections/Testing	250,000
County Inspections	234,000
Project Management	661,980
Furnishing & Equipment	45,000
Contingency	722,477
<b>TOTAL</b>	<b>\$7,947,250</b>

#### **PROJECT TIMELINE**

	<b>DURATIONS</b>
Pre-Design	3-4 Months
Design	6-7 Months
Bidding	3-4 Months
Construction	12-14 Months
Occupancy	2-3 Weeks
Closeout	2-3 Months

#### **PROJECT STATUS**

- Preliminary scope evaluation in process
- Evaluation of potential sites for courtrooms in process

#### **REAL PROPERTY SCOPE OF WORK**

- Evaluation of potential sites for courtrooms in process

## PROJECT SUMMARY REPORT

Larry D. Smith Correctional Facility Laundry Expansion

June 2013

**PROJECT BUDGET:** \$4,000,000

**USER GROUP:** Sheriff's Department

### **PROJECT HIGHLIGHTS**

- The project will expand and modernized the existing laundry facility at Larry D. Smith (LDS) to accommodate the laundry services needs for LDS, ECDC and other correctional facilities and to improve the efficiency in providing said services
- The expansion will keep laundry services for said facilities in a central location, allowing for shared laundry services resources, equipment and management
- The new state-of-the-art laundry equipment will replace outdated and inefficient laundry equipment

### **PROJECT SCOPE**

- Expansion of the existing laundry facility at LDS
- New automated laundry equipment system

### **BUDGET BREAKDOWN**

	<u>Construction</u>	<u>Design/Consultants</u>	<u>Specialty Inspections/Testing</u>	<u>County Inspections</u>	<u>Project Management</u>	<u>Furnishing &amp; Equipment</u>	<u>Contingency</u>	<u>TOTAL</u>
	500,000	23,364	1,000	10,000	100,000	3,00,000	363,636	\$4,000,000

### **PROJECT TIMELINE**

	<u>START</u>	<u>FINISH</u>
Pre-Design	Nov. 2014	Mar. 2015
Design	Mar. 2015	Aug. 2015
Bidding	Aug. 2015	Oct. 2015
Construction	Nov. 2015	Apr. 2016
Occupancy	Apr. 2016	Apr. 2016
Closeout	Apr. 2016	Jul. 2016

### **PROJECT STATUS**

- In pre-planning phase

### **REAL PROPERTY SCOPE OF WORK**

- Minimal

## PROJECT SUMMARY REPORT

### Real Property Relocation Costs

June 2013

**PROJECT BUDGET:** \$7,994,675

**USER GROUP:** DA, PD, County Counsel, ACR, TLMA, Law Library

#### **PROJECT HIGHLIGHTS**

- The relocation of Departments will facilitate the construction of the ECDC project in a timely manner ensuring grant compliance
- The District Attorney, Public Defender and County Counsel will be temporarily relocated from the Indio CAC and ultimately transition into the new County Law Building - Indio
- TLMA's relocation will provide for a proper downsize and refit of space at a lease rate that is affordable and provides an efficient use of space
- The Assessor will consolidate and relocate into permanent space tailored to suit their needs
- The new County Law Building will be a Class-A facility
  - Features new systems and enhanced security features
  - Building will be LEED Gold certified and features reduced operational costs by using photovoltaic and modern systems
  - Synergies created between departments
- The overall project benefits several departments by relocating and consolidating them into a permanent facility increasing efficiency and providing for a modern facility for years to come
- These facilities will meet the current and future service needs in Eastern County for years to come

#### **BUDGET BREAKDOWN**

	<u>BUDGET</u>
District Attorney Relocation	2,511,315
DA Bureau Relocation	423,820
Public Defender Relocation	886,066
County Counsel Relocation	179,937
Assessor Relocation	1,665,356
TLMA Relocation	1,054,140
Law Library Relocation	287,161
Temp. DA/PD Relocation	524,140
Temp. Parking Relocation	462,740
<b>TOTAL</b>	<b>\$7,994,675</b>

#### **PROJECT TIMELINE**

	<u>START</u>	<u>FINISH</u>
Tenant Temp. Relocation	Jan. 2013	Oct. 2013
County Law Building	Dec. 2012	Mar. 2015