

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

883



**FROM:** Executive Office

**SUBMITTAL DATE:**  
September 18, 2013

**SUBJECT:** Capital Improvement Program Update and Approval of Riverside Emergency Operations Center Project

**RECOMMENDED MOTION:** That the Board of Supervisors:

1. Approve the addition of the new Riverside Emergency Operations Center to the CIP plan, and
2. Receive and file this CIP update.

**BACKGROUND:**

**Summary**

The CIP is primarily focusing on the construction of new jail beds for the next five years or more. In addition, it is completing major general-fund projects underway. It will also continue to support projects paid for by departmental revenues.

Continued on Page 2

CHRISTOPHER M. HANS  
Chief Deputy CEO

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0	

<b>SOURCE OF FUNDS:</b>	Budget Adjustment: No
	For Fiscal Year: 13/14

**C.E.O. RECOMMENDATION:** APPROVE  
By:   
George A. Johnson  
County Executive Office Signature

**MINUTES OF THE BOARD OF SUPERVISORS**

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

Ayes: Jeffries, Tavaglione, Stone, Benoit and Ashley  
Nays: None  
Absent: None  
Date: September 23, 2013  
xc: EO

Kecia Harper-Ihem  
Clerk of the Board  
By:   
Deputy

SEP 25 10 54 AM '13  
COUNTY OF RIVERSIDE

Prev. Agn. Ref.: 3-71 of 06/18/13 | District: ALL | Agenda Number:

2-0

Departmental Concurrence

- A-30
- Positions Added
- 4/5 Vote
- Change Order

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**  
**FORM 11: Capital Improvement Program Update and Approval of Riverside Emergency Operations**  
**Center Project**

**DATE:** September 18, 2013

**PAGE:** 2 of 2

**BACKGROUND:**

**Summary (continued)**

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 Emergency Operations Center (EOC), four new courtrooms, and a parking structure. This large and complex project is still three years from completion, but progress is continuous, and the Board will be given regular reports up to the ribbon-cutting.

The Sheriff is preparing an application on behalf of the County for grant funding to expand both services and bed counts in our Smith Correctional Facility in Banning.

The County's Riverside EOC needs to be expanded, modernized and moved to a safer location. At Board direction, an architect is being selected to design the project. Although the full construction cost is unknown at this time, Board approval of the full project is recommended so that debt capacity and NCC can be reserved to cover costs. An early high end estimate is that this project could cost \$20 million to build, which would lead to an ongoing NCC burden of \$1.5 million for debt service.

Such forward planning is necessary in light of the investment size required to expand our jail bed count. Debt capacity should be reserved when possible to allow for future construction costs of additional jail beds. With construction costs, including supporting facilities, estimated at \$167,000 per bed, construction of a moderate sized expansion can exceed \$100 million. Also, with operations costs per bed estimated at \$48,500 per year, staffing and maintaining a moderate sized expansion can exceed \$25 million per year.

**Impact on Citizens and Businesses**

Development Impact Fees pay a portion of the construction of some county facilities, including jails. Most construction costs and all operations are covered by existing county revenue. The facilities themselves support a wide variety of county services from sheriff and fire protection to parks and general government administration.

MINUTES OF THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



**16-4**

10:30 a.m. being the time set for Executive Office: County 5-Year Plan and Capital Improvement Project Workshop is continued to September 10, 2013 at 9:00 a.m.

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on July 30, 2013 of Supervisors Minutes.

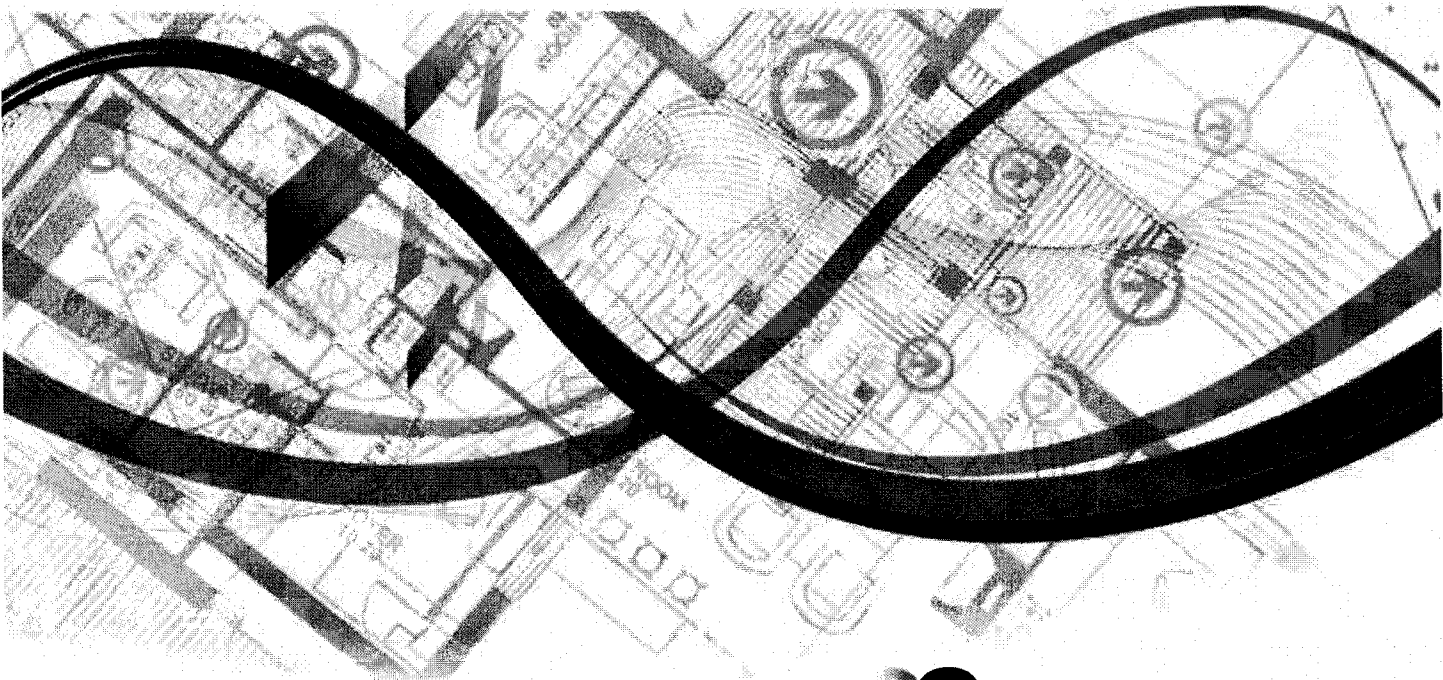
WITNESS my hand and the seal of the Board of Supervisors  
Dated: July 30, 2013  
Kecia Harper-Ihem, Clerk of the Board of Supervisors, in  
and for the County of Riverside, State of California.

(seal)

By:  Deputy

AGENDA NO.  
16-4

xc: E.O., COB



# **GIP CAPITAL PRIORITIES AND FUNDING OUTLOOK**

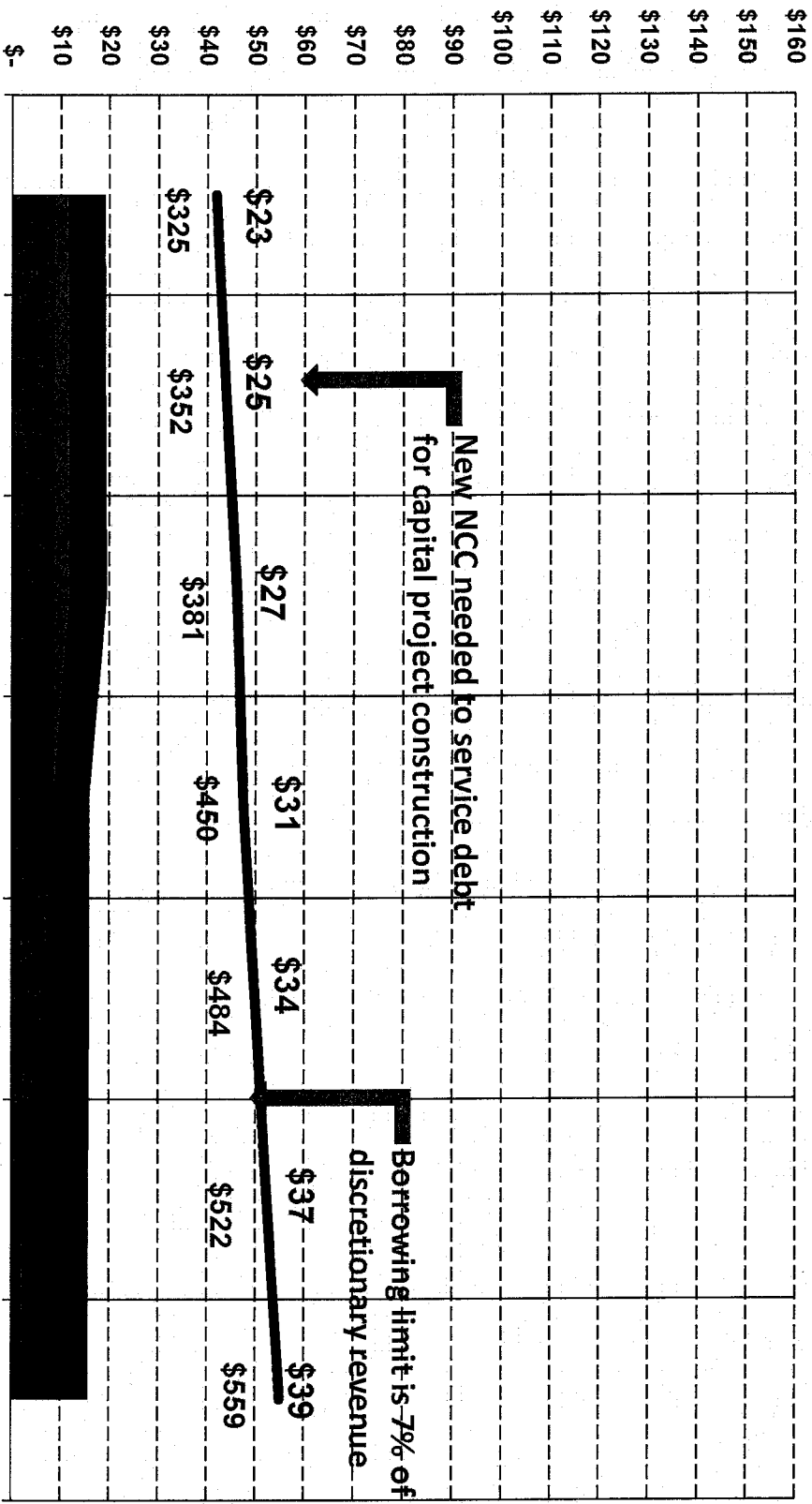
County of Riverside Capital Improvement Program

# 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

Debt Capacity in Millions



- 2007 A PSEC & Refunding
- 2000A Southwest Justice Center
- 2009 PSEC & Woodcrest Ref
- 1985 ACES
- 2008 A SCFA CIP Project
- 2005 A Farm Law Court & CIP Ref
- 2006 Series A CIP Project
- 2008A Southwest Justice Center

# Projects Recommended for New General Fund Debt

(Estimated Costs in \$Millions)

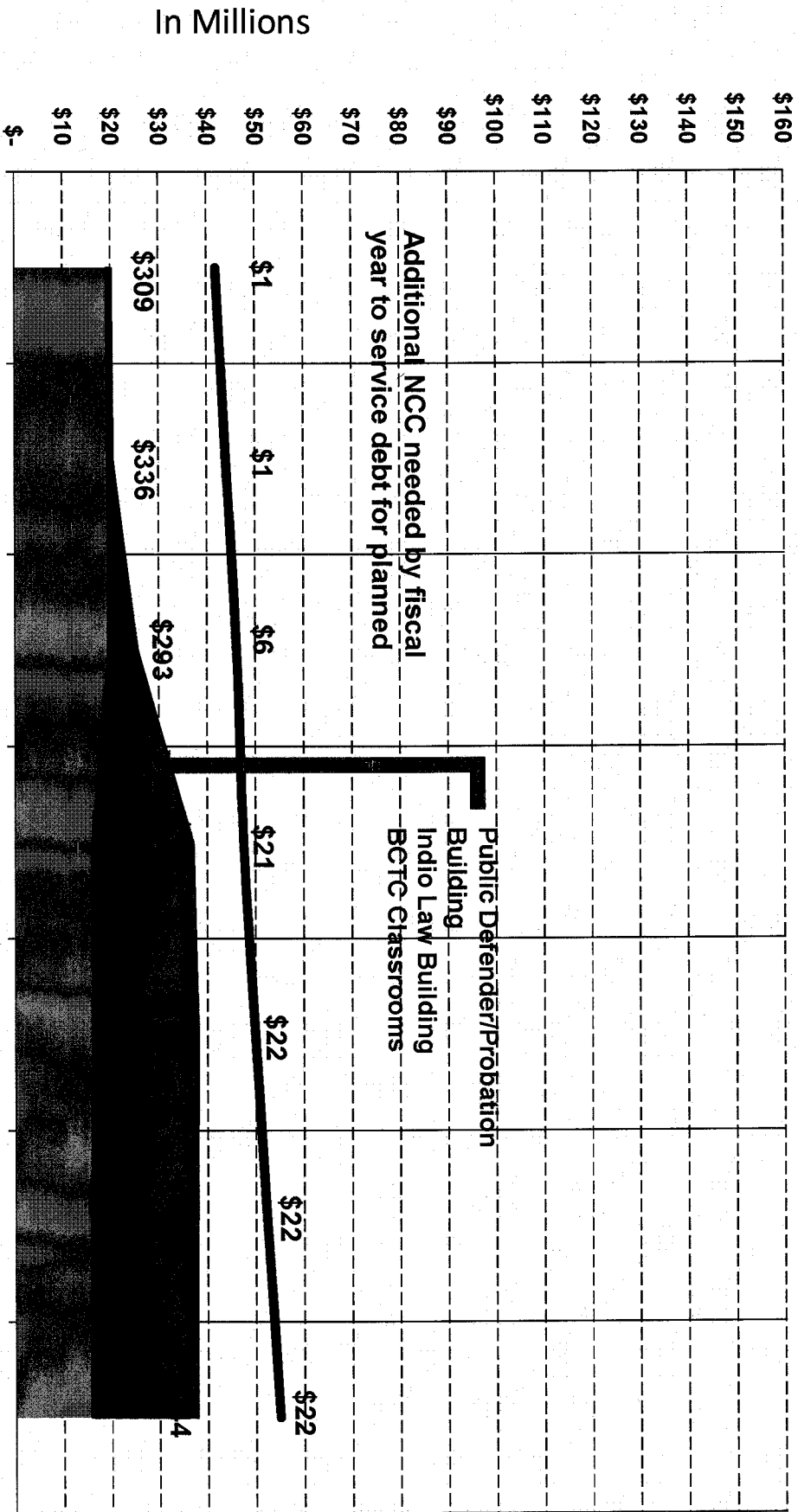
	<u>Cost (est.)</u>	<u>NCC for Debt</u>	<u>NCC for Ops.</u>
1. ECDC *	157	11.8	50.7
2. ECDC related **	47	3.5	0
3. ECDC Indio Law	45	3.4	0
4. PD/Probation remodel	19	1.3	0
5. BCTC Classrooms	<u>23</u>	<u>1.7</u>	<u>0</u>
	291	21.7	50.7

\* 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



- 2007 A PSEC & Refunding
- 2000A Southwest Justice Center
- 2009 PSEC & Woodcrest Ref
- 1985 ACES
- 2008 A SCFA CIP Project
- 2005 A Fam Law Court & CIP Ref
- 2006 Series A CIP Project
- 2008A Southwest Justice Center
- Projected ECDC and other 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**



**SUBMITTAL DATE:** June 6, 2013

**SUBJECT:** Capital Improvement Plan (CIP) June 2013 Update

**FROM:** Executive Office and EDA

**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

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

**SOURCE OF FUNDS:**

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

**APPROVE**

By: *[Signature]*  
**George A. Johnson**  
County Executive Office Signature

**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

**Prev. Agn. Ref.:**

**District:** All

**Agenda Number:**

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

Departmental Concurrence

887

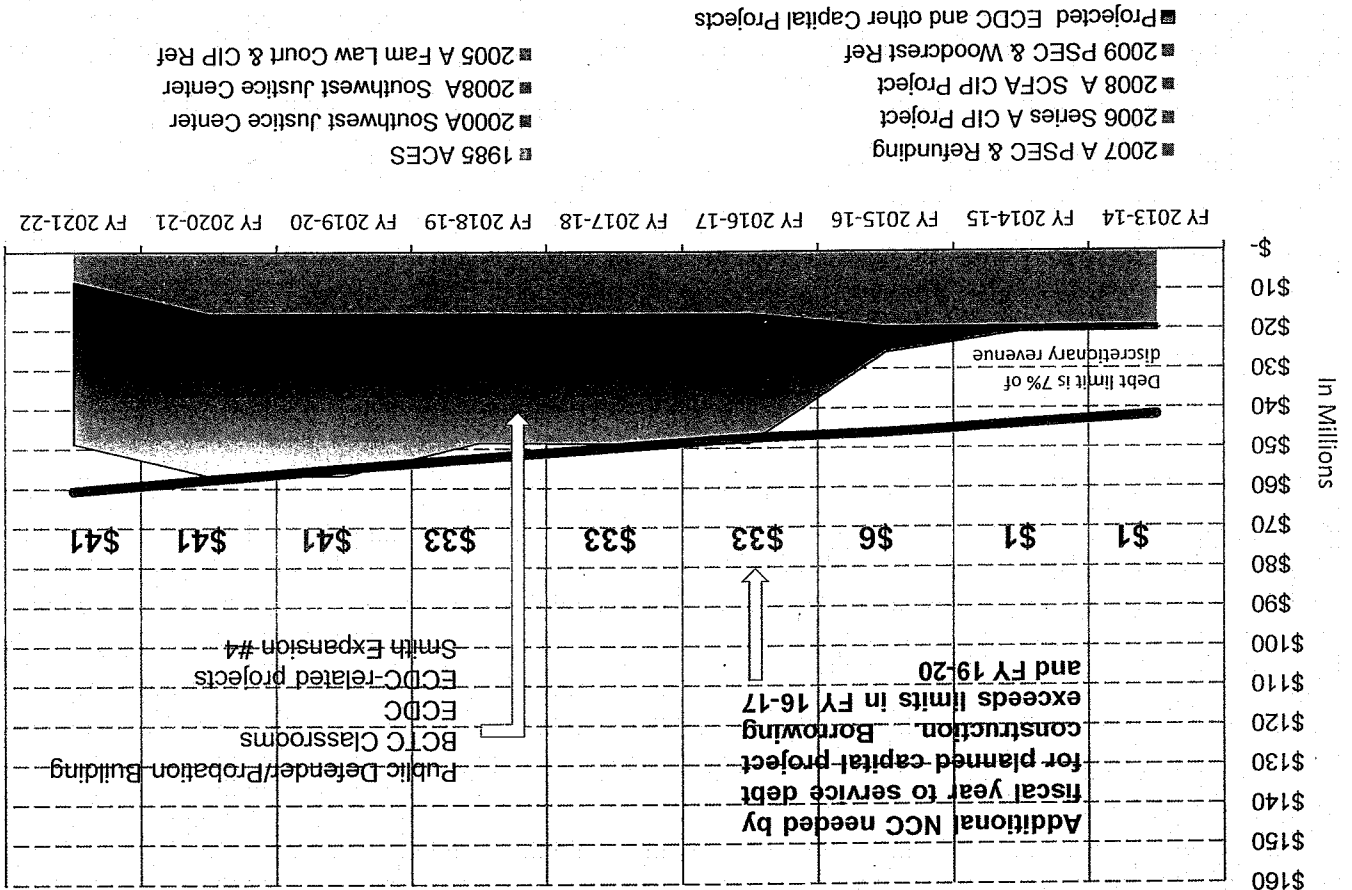
3-71  
Kecia Harper-Ithem  
Clerk of the Board  
By: *[Signature]*  
Deputy  
RECEIVED AND FILED  
JUN 13 10:05 AM '13

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



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), intra-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 COURTS

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

Construction	1,692,500
Design/Consultants	338,500
Specialty Inspections/Testing	45,000
County Inspections	75,000
Real Property	4,000
Project Management	119,773
Furnishing & Equipment	45,000
Contingency	231,977
<b>TOTAL</b>	<b>\$2,551,750</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 5/16/13
  - 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

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
- 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

### BUDGET BREAKDOWN

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

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

### 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
  - To complete construction within 30 months, the new facility 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**

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
<u>Contingency</u>	<u>24,294,453</u>
<b>TOTAL</b>	<b>\$267,254,978</b>

### **PROJECT TIMELINE**

	<u>START</u>	<u>FINISH</u>
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
Closeout	Oct. 2016	Feb. 2017

### **PROJECT STATUS**

- Design Development Documents in process
- Real Estate Due Diligence
- EIR

### **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

### **BUDGET BREAKDOWN**

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	<u>722,477</u>
<b>TOTAL</b>	<b>\$7,947,250</b>

### **PROJECT TIMELINE**

	<u>DURATIONS</u>
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

### **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

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

### 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

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

Attachment B



# 2013 CIP CAPITAL PRIORITY UPDATE

County of Riverside Capital Improvement Program  
June 18, 2013

Attachment B



# GIP VISION

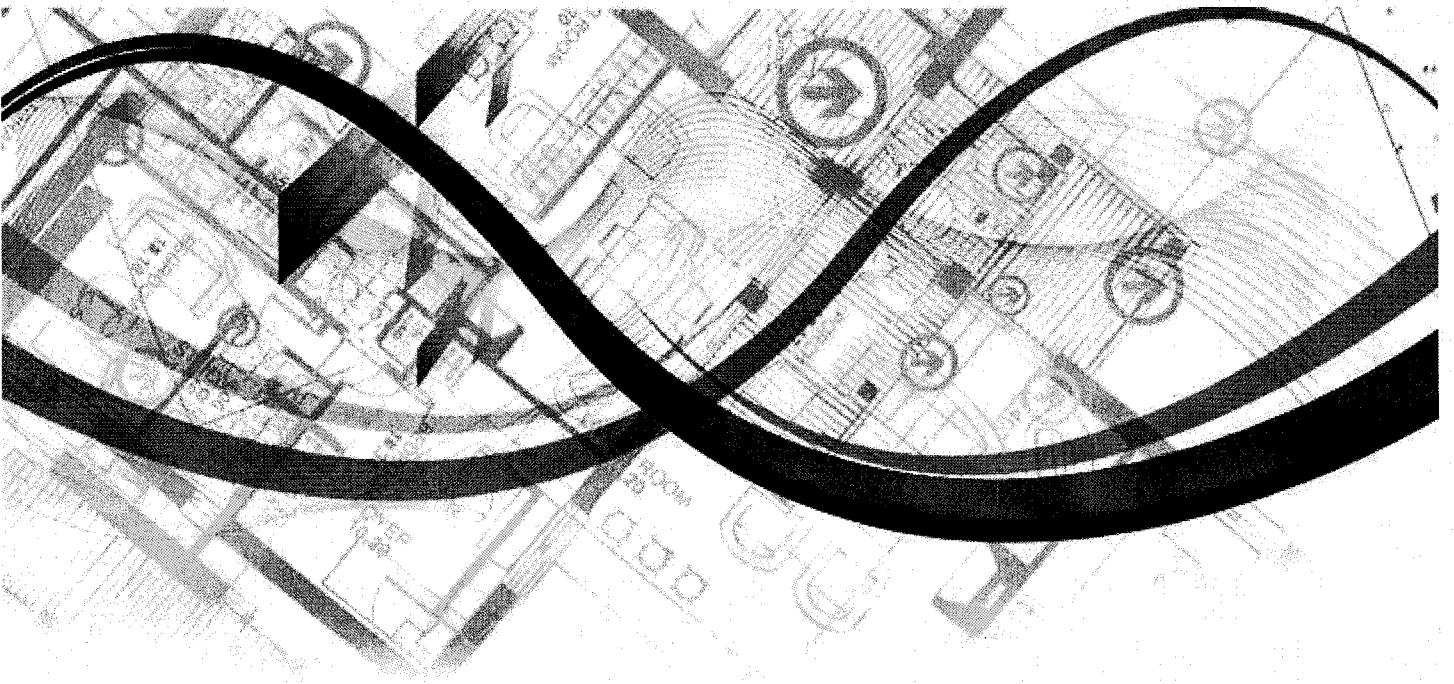
- 1) There are more worthy projects than there is debt capacity or NCC available(see page 25).
- 2) All debt capacity is reserved for jail construction and existing projects (see page 27).
- 3) New projects should be approved only if they have non-general fund revenue to pay for them.
- 4) Debt capacity and available NCC should be updated next year to see if there is room to add additional projects.





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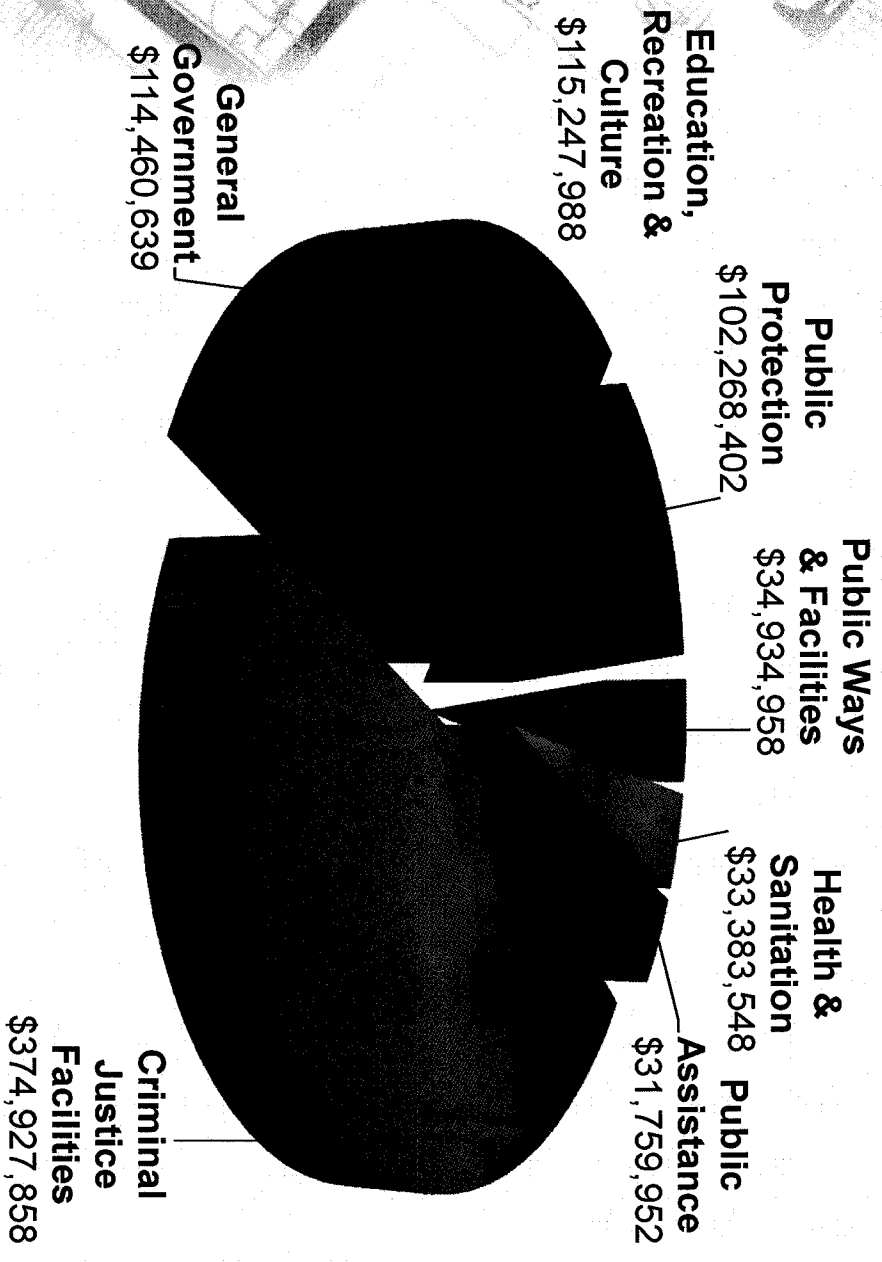
■ CIP Accomplishments	4
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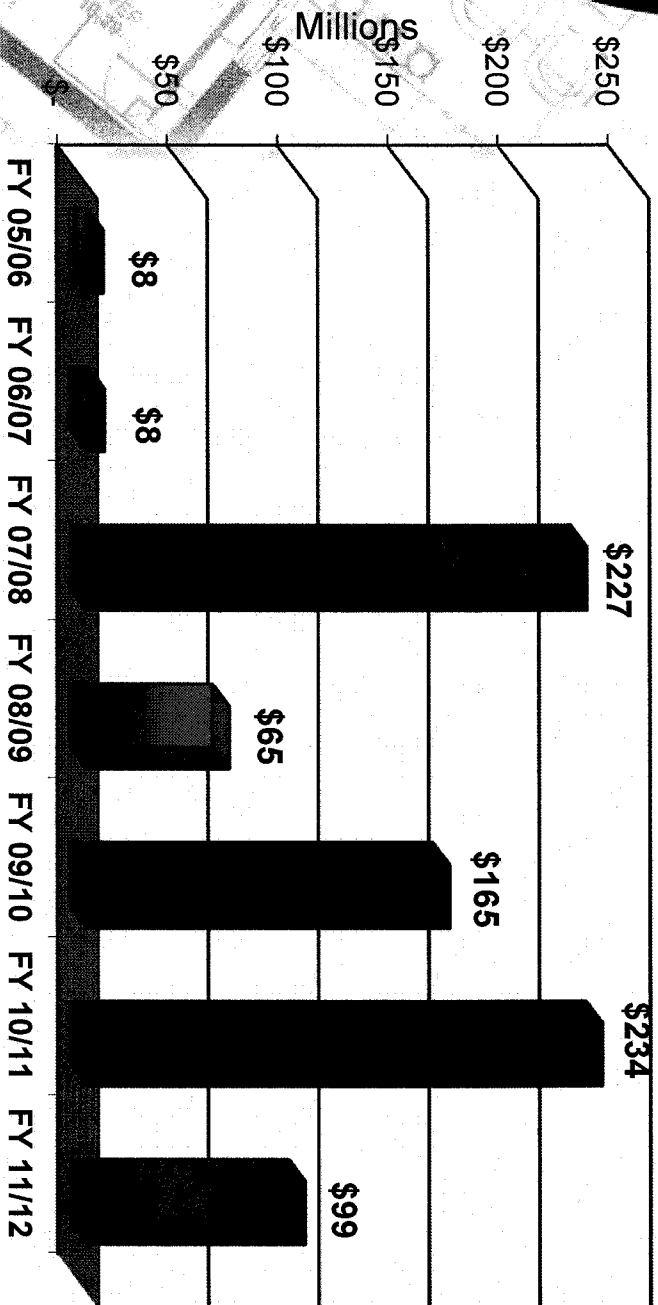
# **GIP ACCOMPLISHMENTS**

# 7 YEARS OF CAPITAL EXPENDITURE

## \$806,983,345

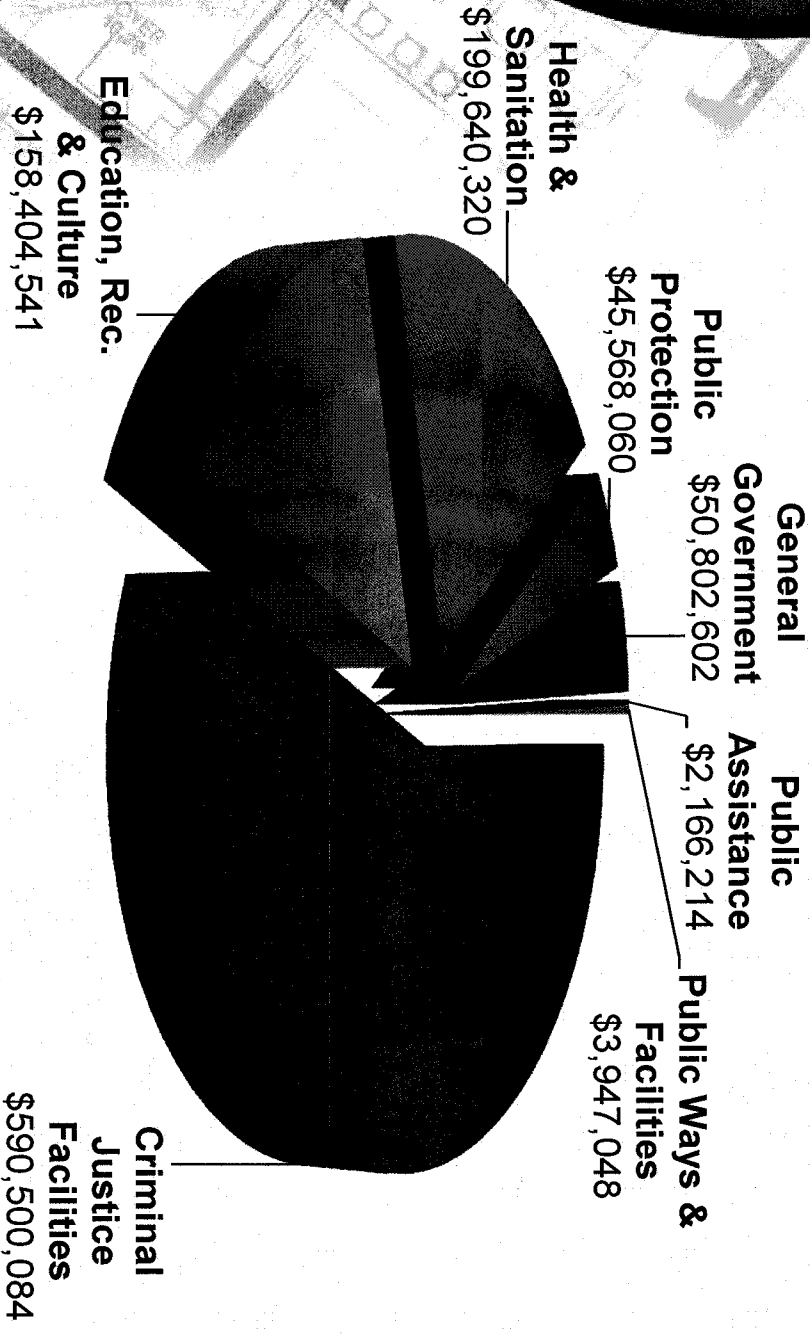


# COMPLETED PROJECTS BY FISCAL YEAR



# PROJECTS CURRENTLY UNDERWAY

## \$1,051,028,869





# JAIL EXPANSION STATUS



# EAST COUNTY DETENTION CENTER

**Budget: \$285,754,000**

\*Estimated jobs created: 1,404 direct, 2,340 indirect

**\$100 Million in funding from the State (AB900 Phase II).  
Strategically located adjacent to Larson Justice Center in Indio  
and best suited for expansion.**

**Net Jail Bed Capacity increase:**

**Current capacity 3,906**

**New Construction 1,250 East County Detention Center  
5,156 Net Jail Beds = 32% increase**

**Scope includes:**

- Update of existing facility to current standards
- Demolition of CAC, new housing units, parking structure, kitchen, laundry expansion
- Sheltered housing, medical clinic

\*Source: Economic Development Agency



# EAST COUNTY DETENTION - RELATED PROJECTS

**Budget: \$74,312,427**

- Indio Law Building
- Alternate EOC, RCIT Hub & Tower Relocation
- Indio Larson Justice Center Courtrooms
- Southwest Justice Center Courtrooms
- Relocation of Assessor Clerk-Recorder, Public Defender, District Attorney, County Counsel, Law Library, and TLMA

\*Source: Economic Development Agency



# #1 CAPITAL PROJECT PRIORITY: JAIL EXPANSION AND OPERATIONS

Summary	Estimate	Funding Identified	Balance Remaining	Staffing & Debt Service	Funding Source
East County Detention Center	285,754,000	100,000,000	185,754,000	74,400,000	State grant; future bond issuance
East County Detention - Related Projects	74,312,427	0	100,000,000	5,600,000	future bond issuance

300,000,000 80,000,000

# (FUTURE) JAIL EXPANSION AND OPERATIONS

Summary	Estimate	Funding Identified	Balance Remaining	Annual Operations	Funding Source
Smith Expansion #4 (800 beds)	110,000,000	0	110,000,000	Unknown	Future bond financing
Mid-County Expandable Jail / Regional Detention Center	159,600,000	0	159,600,000	62,400,000	Future bond financing

**Mid-County Expandable Jail Scope includes:**

- A detention center located in the central county with freeway access
- A 1,200 bed initial housing unit core expandable to up to 4,800 beds
- Support facilities include Intake, Business Office, Video Visitation, Medical/Mental Health, Kitchen, Transportation, Supply Storage, Administration, Emergency Generator, Maintenance and Central Plant

\*Based on \$133,000 per bed cost



# HIGHLIGHTS OF MAJOR PROJECTS

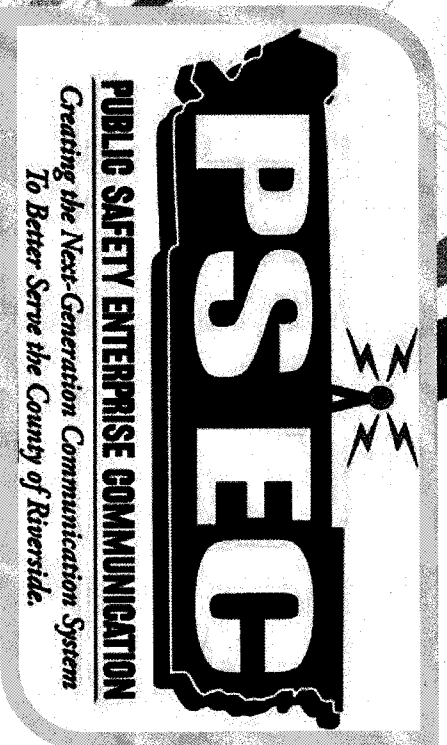


# RCIT CONSOLIDATED OFFICES

**Budget: \$45,000,000**

- Purchase of the existing five-story, 150,000 square foot Press Enterprise building at 3450 14<sup>th</sup> Street in downtown Riverside
- Consolidation of RCIT staff from three locations
- Funding for the debt service for the purchase and tenant improvements will be shifted from current leases





# PUBLIC SAFETY ENTERPRISE COMMUNICATIONS (PSEC)

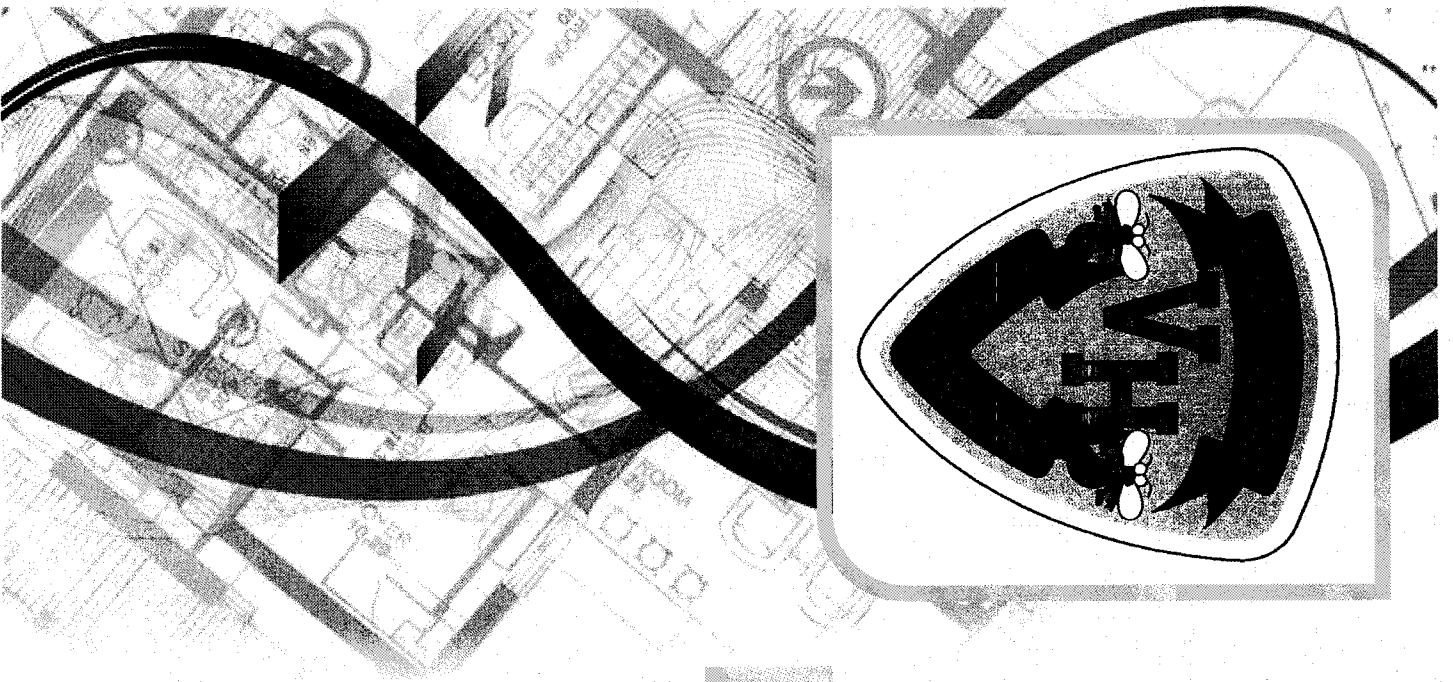
**Budget: \$148,300,000**

**\*Estimated jobs created: 890 direct; 1,483 indirect**

## **Scope includes:**

- The first system in the nation to use multiple radio frequencies (700 MHz, 800MHz, VHF).
- Acquisition / construction of 76 radio sites
- Equipment installation
- Dispatch center upgrades
- Vehicle radio installation
- Deployment during FY 13-14

\*Source: Economic Development Agency



# PROBATION DEPARTMENT SB81 YOUTHFUL OFFENDER REHABILITATIVE FACILITY

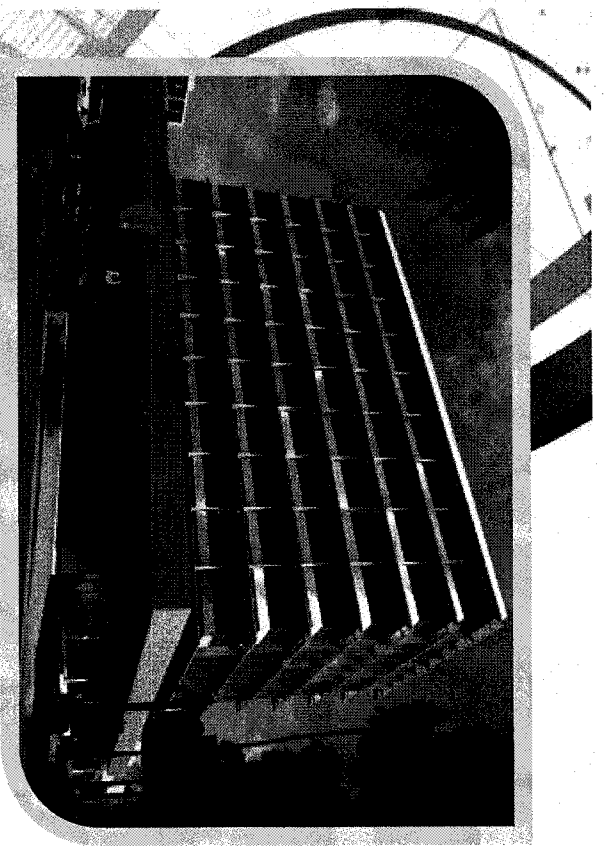
**Budget: \$38,400,000**

**\*Estimated jobs created: 198 direct; 329 indirect**

## **Scope includes:**

- **\$24,698,000 Grant from the SB81 Youthful Offender Construction Program**
- **Construction of a secure 100-bed treatment facility**
- **The facility will address housing needs of high-risk youthful offenders no longer accepted by the Division of Juvenile Justice**

**\*Source: Economic Development Agency**



# RIVERSIDE PUBLIC DEFENDER & PROBATION DEPARTMENT REMODEL

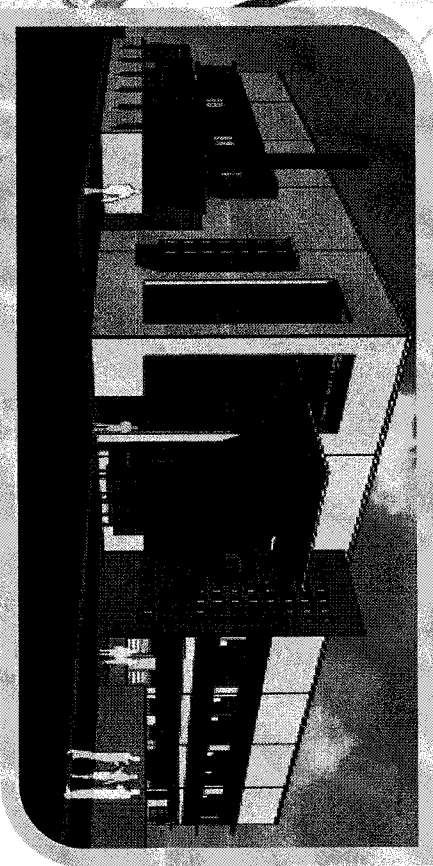
**Budget: \$19,600,000**

\*Estimated jobs created: 72 direct; 120 indirect

## Scope includes:

- Seismic retrofiting
- Remodeling of existing 67,000 SF, 8-story building
- Address long term needs
- Construction is currently underway

\*Source: Economic Development Agency



# RCRM OPERATIONS BUILDING

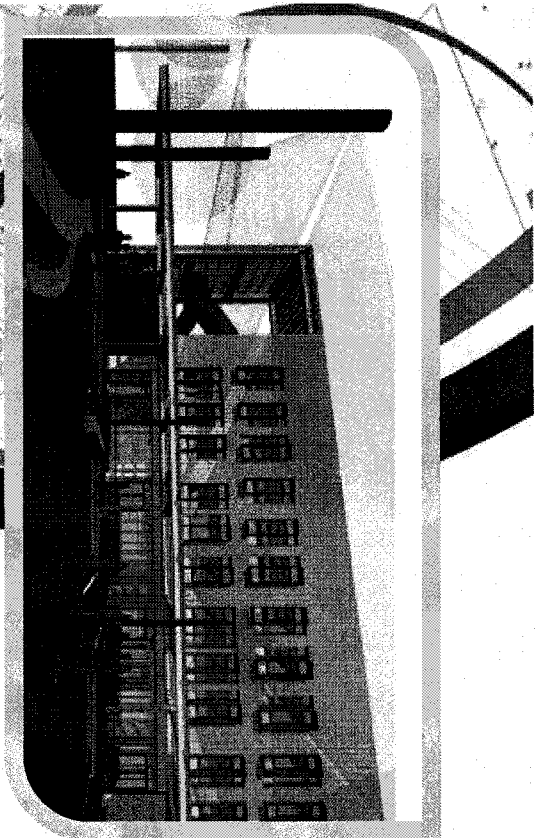
**Budget: \$16,573,000 (with data center)**

**\*Estimated jobs created: 99 direct; 166 indirect**

- Will relocate hospital functions not required to be within the hospital to allow for revenue generating programs and services
- Facility will include warehouse and office space
- Facility might include a new data center

\*Source: Economic Development Agency





# RCRMC NURSING & ALLIED HEALTH

**Budget: \$14,615,000**

\*Estimated jobs created: 88 direct; 146 indirect

## **New 35,000 SF, 3-story building**

**Crucial to allow RCRMC to partner with local medical schools to attract medical professionals and respond to specialized staff shortages. The project is under construction.**

### **Scope includes:**

- **Lecture halls**
- **Classrooms**
- **Simulation rooms**
- **Physician office space**

\*Source: Economic Development Agency



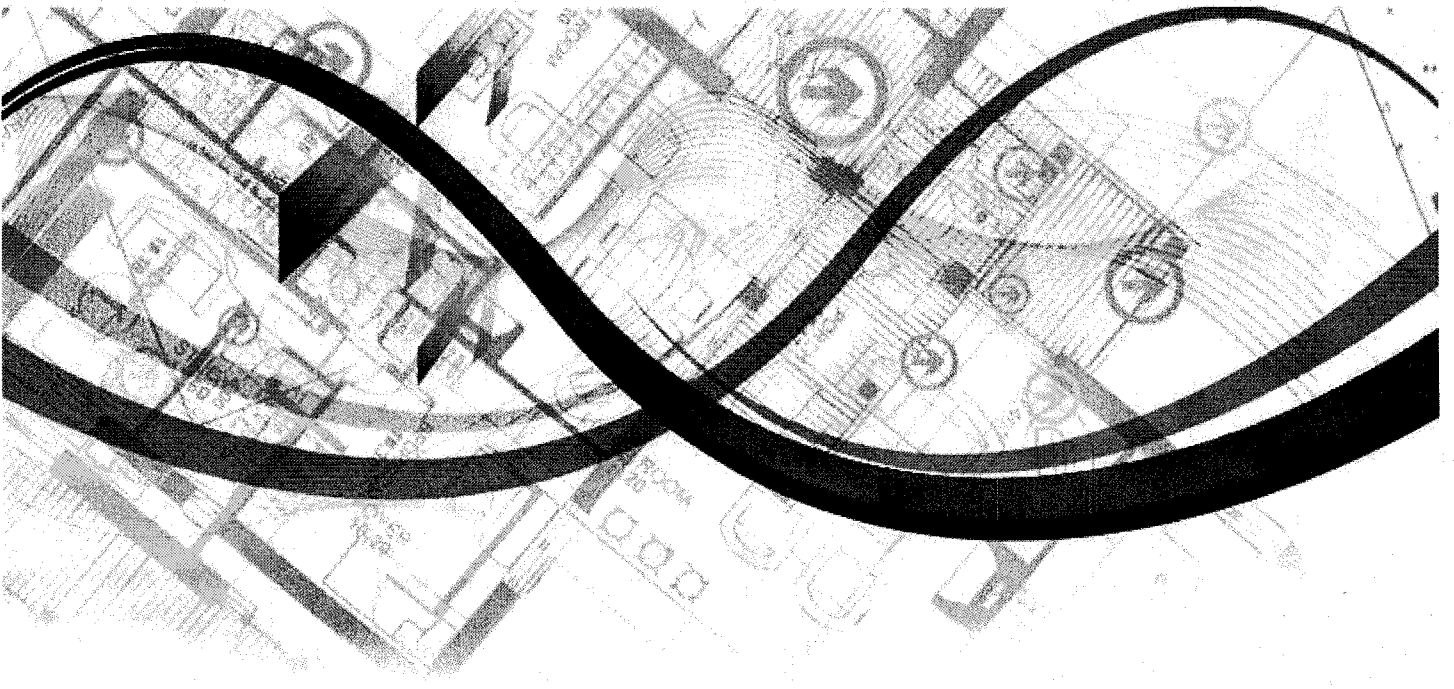
# **OTHER PROJECTS UNDERWAY**

**11th Street Jail Demolition**  
**911 Communications Electrical Service**  
**Cabazon Civic Center**  
**Coachella Valley Volunteers in Medicine Clinic**  
**Temescal Valley Regional Sports Park**  
**Desert Hot Springs Family Care Center**  
**El Cerrito Road Beautification and Channel Improvements**  
**FATCO Mental Health TI's**  
**Glen Oaks Fire Station**  
**HOJ and LJC Security Upgrades**  
**Idyllwild Community Library Renovation**  
**Jurupa Valley Sheriff Evidence Warehouse**  
**Jurupa Valley Sheriff Front Lobby Remodel**  
**Mead Valley Community Center**  
**Mead Valley Library**  
**Mecca Fire Station**  
**Mental Health 3075 Myers Street TI's Phase II**  
**Mental Health 3125 Myers Street TI's Phase II**  
**Mental Health Indio Milestones Building Renovation**  
**Mission Plaza**



## **OTHER PROJECTS UNDERWAY**

**Palm Desert Library Renovation**  
**RCRM ETS Facility Expansion Phase I**  
**Perris / Menifee Aquatic Center**  
**Remodel Smith Correctional Facility Site-B**  
**Riverside Centre 2nd Floor TI's for U.S. Attorney**  
**Riverside Law Library TI's for Courts**  
**Rubidoux Child Development Center**  
**SCF Phase 3 Expansion: Convert 1 cell into 2 Safety cells**  
**Thermal Fire Station**  
**US District Court Lease Agreement Replacement**  
**Alessandro 9-1-1 Upgrade Phase I and II**



# CAPITAL PRIORITY UPDATE

# PROPOSED DEPARTMENT FUNDED PROJECTS

## CAPITAL PROJECT PRIORITY

Summary		Estimate	Funding Identified	Balance Remaining	Funding Source
Sheriff	BCTC Campus Expansion Phase I	22,000,000	1,650,000 (debt service)	0	facility use revenues
Transportation	Transportation Main Yard Relocation	22,000,000	22,000,000	0	Gas Tax, HUTA, Dept revenue
DPSS	Perris Self Sufficiency Regional Office	7,245,614	7,060,851	184,763	State & Federal funds
DPSS	Hemet Regional Office Lobby Remodel	3,586,293	3,479,781	106,512	State & Federal funds
DA - IT Project	Replace Case Management System	1,500,000	1,500,000	0	Budget surplus FY 11-12
DPSS - IT Project	Hardware Technical Refresh	775,000	746,945	28,055	State & Federal funds
Assessor	Temecula Office Expansion & Remodel	140,000	140,000	0	Property Tax Revenue
DPSS - IT Project	Data Protection Software	150,000	144,570	5,430	State & Federal funds

\$57,396,907 \$47,072,147 \$10,324,760

# PROPOSED INTERNAL SERVICE FUND PROJECTS

## CAPITAL PROJECT PRIORITY

Internal Service Fund (ISF) Capital Projects		Estimate	Funding Identified	Balance Remaining	Funding Source
HR - IT Project	Enterprise Disaster Recovery	160,000	160,000	0	Retained earnings or ISF rates charged to county departments
HR - IT Project	Trusted System for Enterprise Systems	150,000	150,000	0	
Fleet	New Lake Elsinore Fuel & Car Wash	2,000,000	2,000,000	0	

\$2,310,000      \$2,310,000

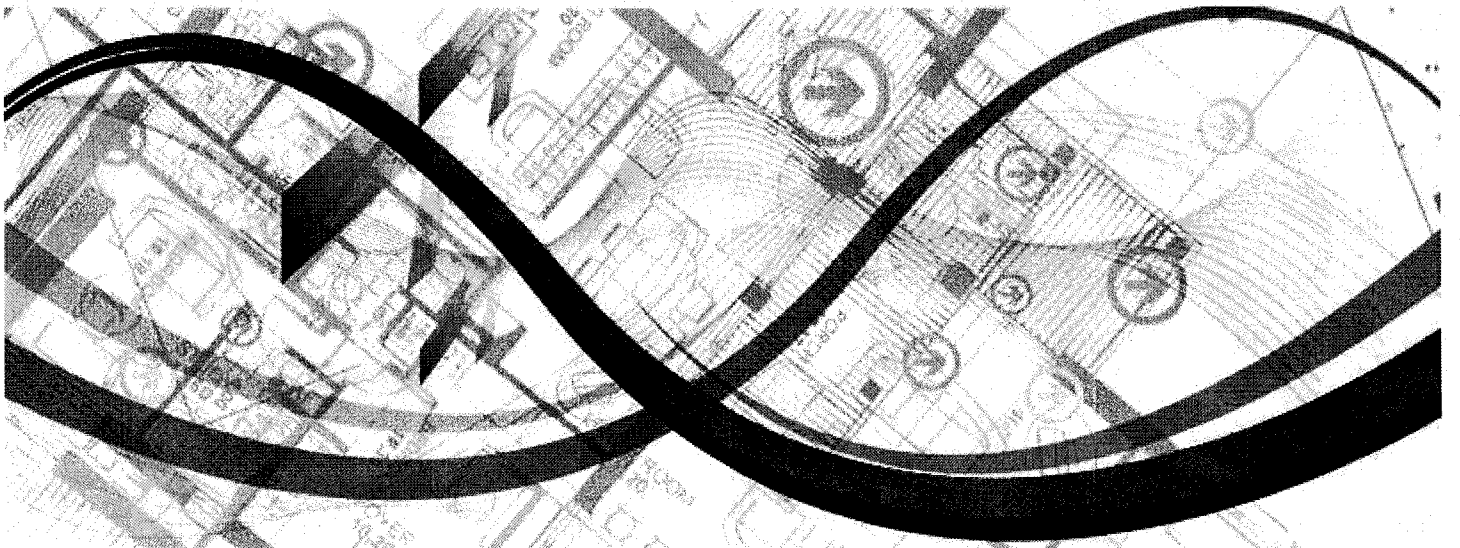
# CAPITAL PROJECT PRIORITY UNFUNDED DEPARTMENT PROJECTS

Summary		Estimate	Funding Identified	Balance Remaining	Annual Operations	Funding Source
Probation	Riverside Juvenile Hall Replacement	166,000,000	0	166,000,000	unknown	
Fire	New Fire Headquarters	45,000,000	0	45,000,000	unknown	
DA	New Banning District Attorney Facility	25,000,000	0	25,000,000	unknown	
Public Defender	New Banning Public Defender Facility	21,355,573	0	21,355,573	2,645,019	
DA	New Southwest District Attorney Facility	11,900,000	0	11,900,000	unknown	
Public Defender	New Southwest Public Defender Facility	10,196,107	0	10,196,107	1,343,420	
RRCRMC	Hemet Family Care Center Construction	9,500,000	7,182,000	2,318,000	unknown	Clinic revenue, Federal, State & local grants
RRCRMC	Corona Family Care Center Construction	9,750,000	7,182,000	2,568,000	unknown	Clinic revenue, Federal, State & local grants
Fire	New Fire Training Facility at BCTC	6,500,000	0	6,500,000	unknown	
Sheriff	BCTC Site Utilities Infra-EOC & New Bldgs	5,000,000	0	5,000,000		
Health	Public Health Lab Expansion & Remodel	4,000,000	0	4,000,000	unknown	
Sheriff	Video Visitation Southwest Justice Center	2,925,000	0	2,925,000	unknown	
Sheriff	Video Visitation Robert Presley Detention	2,700,000	0	2,700,000	unknown	
EDA	Simons Building Rehab	2,500,000	0	2,500,000		

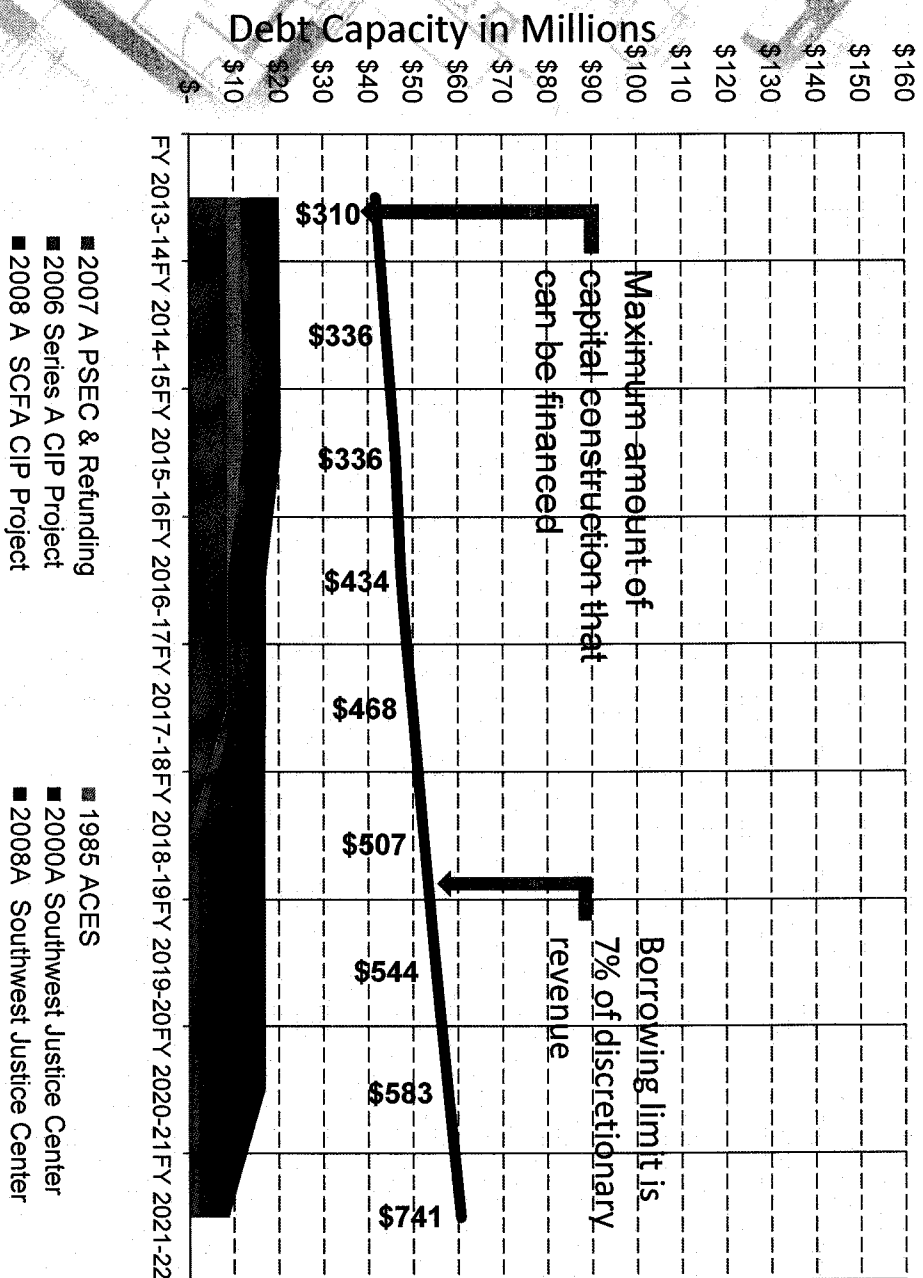
\$322,326,680

\$262,962,573

\$3,988,439

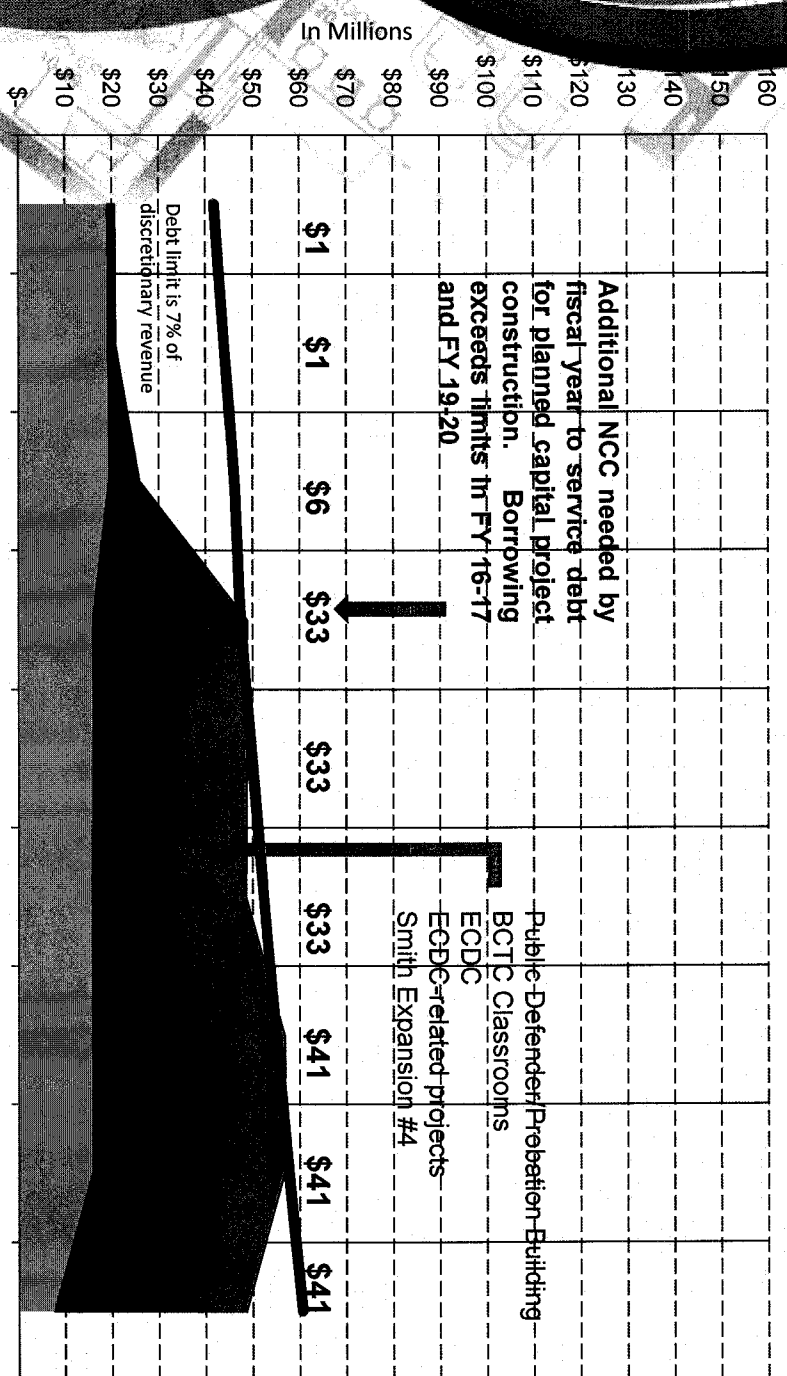


# CURRENT DEBT CAPACITY



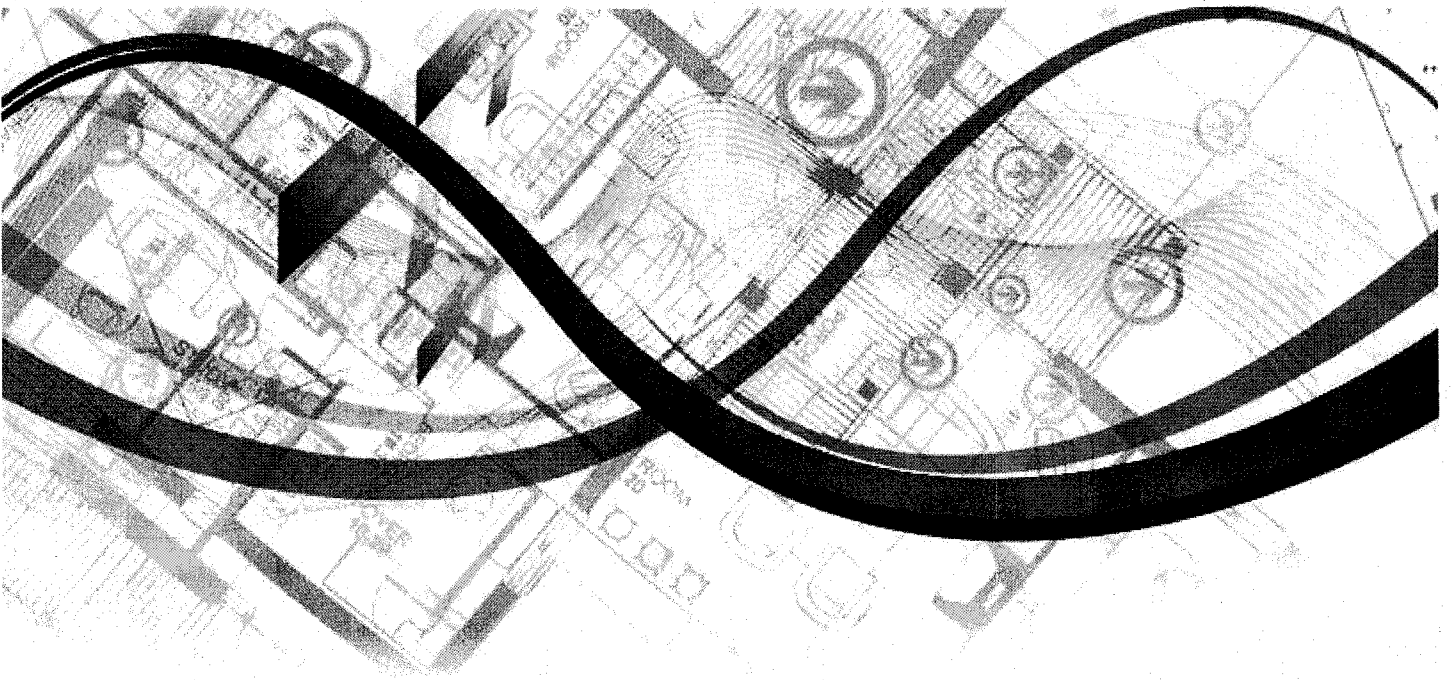


# DEBT SERVICE FOR ECDC & PLANNER CAPITAL PROJECTS



- 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



# REDEVELOPMENT CAPITAL PROJECT UPDATE

# REDEVELOPMENT NON HOUSING EXPENDITURES

Description	RDA Project Expenditures	Total Projects in Development	Jobs Created Per Year
FY 2008-2009	68,959,491	66	413 / 689
FY 2009-2010	108,623,380	75	651 / 1,086
FY 2010-2011	93,686,257	88	561 / 936
FY 2011-2012	79,071,537	82	474 / 790
<b>TOTAL</b>	<b>350,340,665</b>		

\*Direct construction jobs/\*\*Includes indirect jobs

# REDEVELOPMENT COMPLETED HOUSING PROJECTS

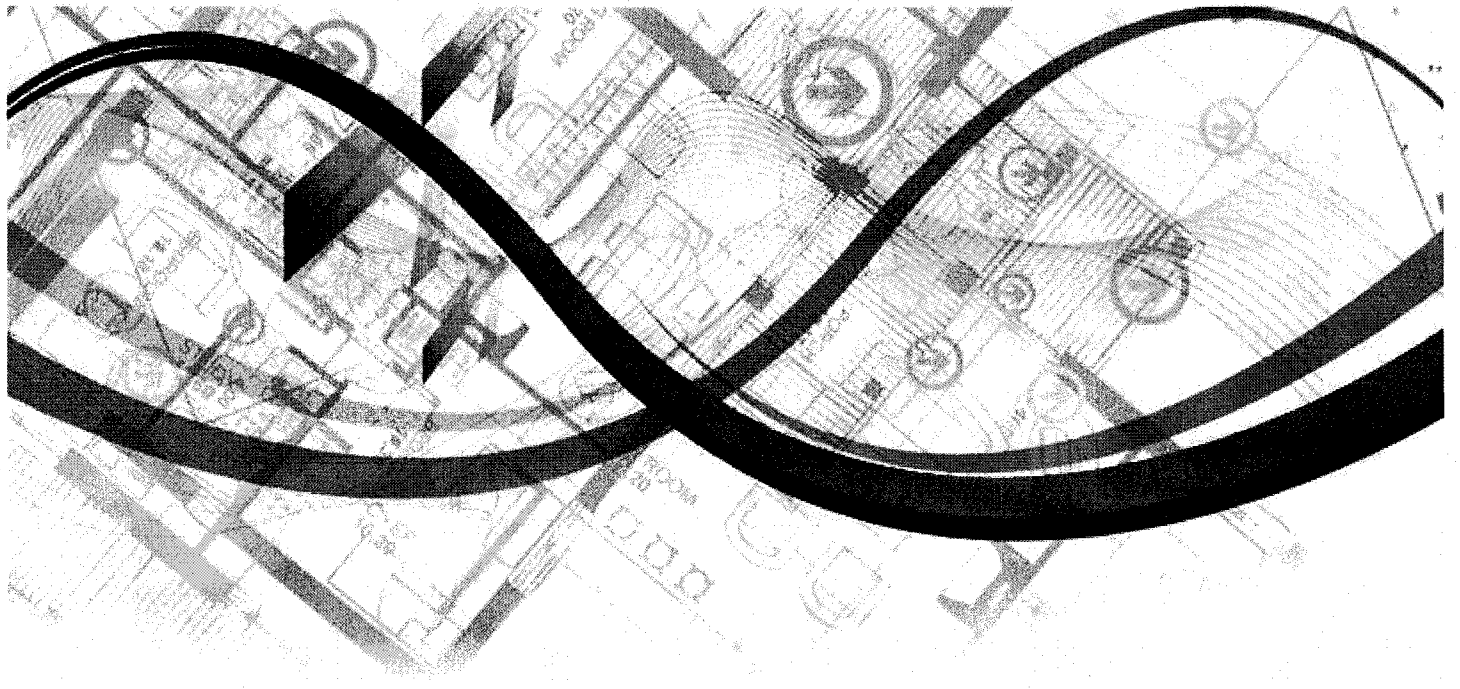
Description / Project	RDA Funds	Total Development Cost (TDC)	Total Units	Jobs Created
FY 2009-2010	\$1,354,700	\$1,060,830	16	8 / 13
FY 2010-2011	\$17,018,400	\$50,792,663	240	102 / 170
Inland Empire Rescue Mission - RDA2	\$996,000	\$996,000	4	6 / 10
S L Imperial - RDA1	\$1,100,441	\$1,100,441	6	6 / 11
Orange Blossom Lane	\$6,588,934	\$8,768,934	45	40 / 66
Pontiac St - Habitat for Humanity	\$55,000	\$434,220	2	1 / 1
FY 2011-2012	\$8,740,375	\$11,299,595	57	52 / 87
<b>TOTAL</b>	<b>\$27,113,475</b>	<b>\$63,153,088</b>	<b>313</b>	<b>215 / 358</b>

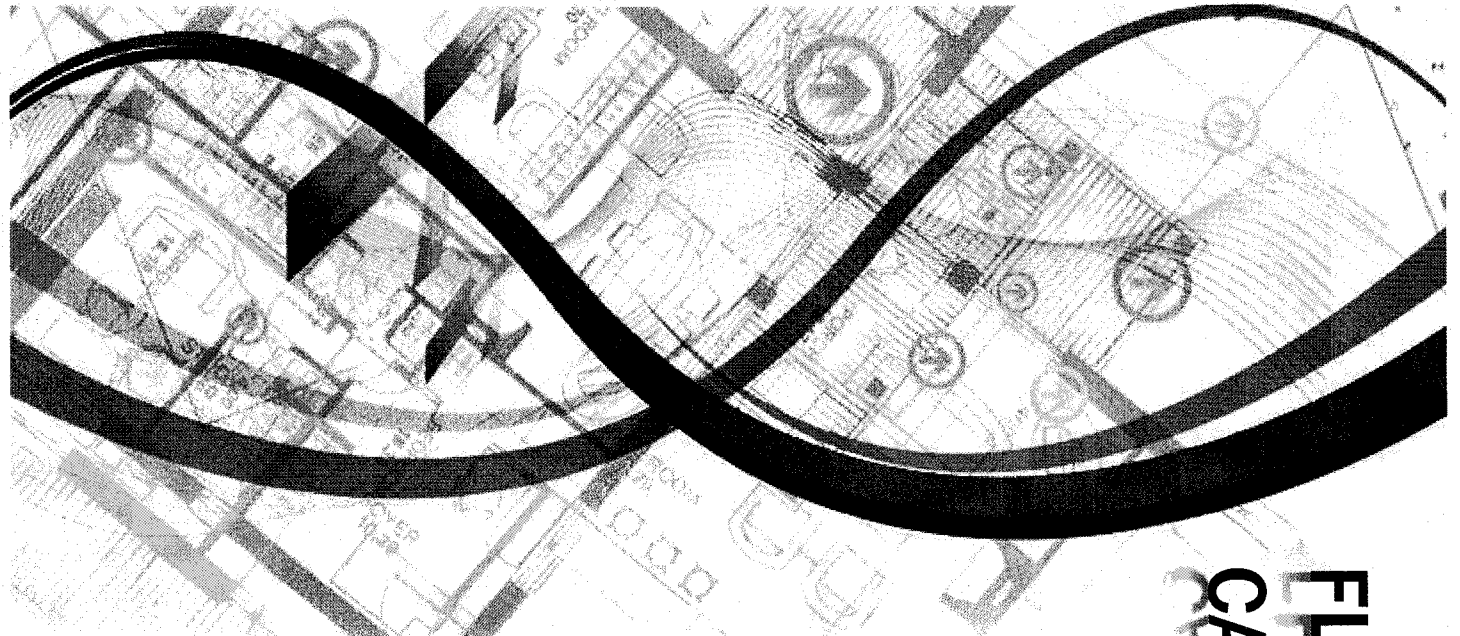
\*Direct construction jobs/\*\*Includes indirect jobs

# REDEVELOPMENT HOUSING PROJECTS UNDERWAY

Project	RDA Funds	Total Development Cost (TDC)	Total Units
Traci Green/MHRP	44,600	44,600	1
Date Palm MHP/Desert Meadows Apartments	7,900,000	23,173,395	80
Los Vinedos MHP	3,500,000	9,212,406	41
Mountain View Estates/MHP	6,500,000	10,180,715	398
Mountain View Estates/mobile home units	12,217,500	12,217,500	181
Operation Safe House	1,100,000	1,100,000	16
Legacy Apartments	7,300,000	25,168,039	81
Highgrove Family Apartments	7,475,000	19,118,286	89
Vineyards at Menifee Apartments	5,600,000	20,704,038	81
37th St & Wallace Infill Housing	310,000	1,015,000	3
Mira Loma Infill Housing	350,000	850,000.	1
S L Imperial - RDA1	737,713	737,713.	17
Molino Way Infill	173,000	332,557	2
Habitat Riverside MOU	1,500,000	1,500,000	2
<b>TOTAL</b>	<b>54,707,813</b>	<b>125,354,249</b>	<b>993</b>

# FLOOD CONTROL CAPITAL PROJECT UPDATE





# FLOOD CONTROL CAPITAL PROJECT UPDATE

In FY2012/2013, the District will have commenced work on eight CIP projects with a total construction cost of about \$18,100,000

In FY 2013/2014 the District anticipates commencing work on seven CIP projects with a total value of about \$23,900,000

Wave of big ticket projects include:

- Palm Springs/Cathedral City - Eagle Canyon Dam and its outlet drain \$11.2M
- Banning - Gilman Home Storm Drain \$3.5M
- San Jacinto/Hemet – Little Lake, Line B \$5.3M
- Jurupa Valley - Mira Loma, Beach Street Stormdrain \$3.4M

# FLOOD CONTROL CAPITAL PROJECT UPDATE

## DAY CREEK CHANNEL

### STAGE 6

- Project Construction Cost \$5,138,000
- Source of Funds - Ad-Valorem
- 108 parcels will be removed from 100-year floodplain
- Potential Flood insurance premium savings of \$93,000/year
- Project Completed April 2013



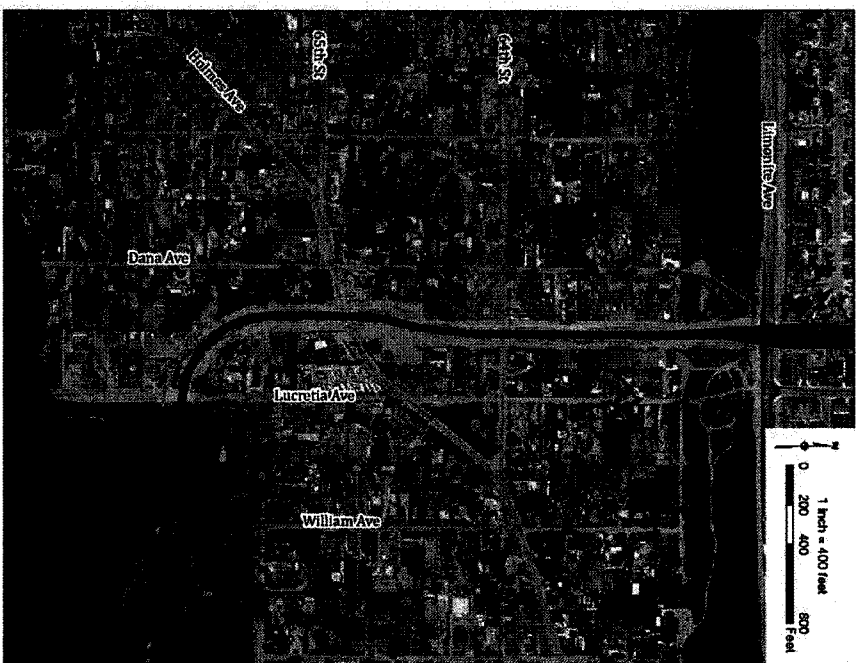


# FLOOD CONTROL CAPITAL PROJECT UPDATE

## DAY CREEK CHANNEL

### STAGE 6

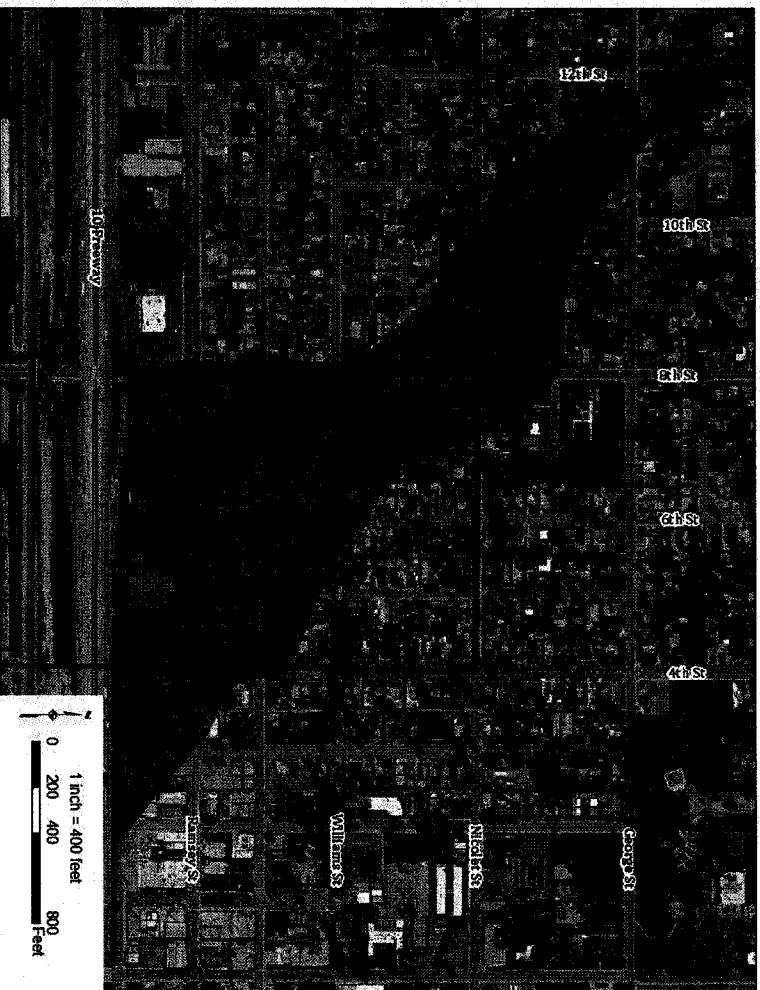
- Project Construction Cost \$5,138,000
- Source of Funds - Ad-Valorem
- 108 parcels will be removed from 100-year floodplain
- Potential Flood insurance premium savings of \$93,000/year
- Project Completed April 2013



# FLOOD CONTROL CAPITAL PROJECT UPDATE

## BANNING - GILMAN HOME CHANNEL LINE A STG 3

- Estimated Project Construction Cost \$3,500,000
- Source of Funds - Ad-Valorem
- 220+ parcels will be removed from 100-year floodplain
- Potential Flood Insurance savings \$190,000/year

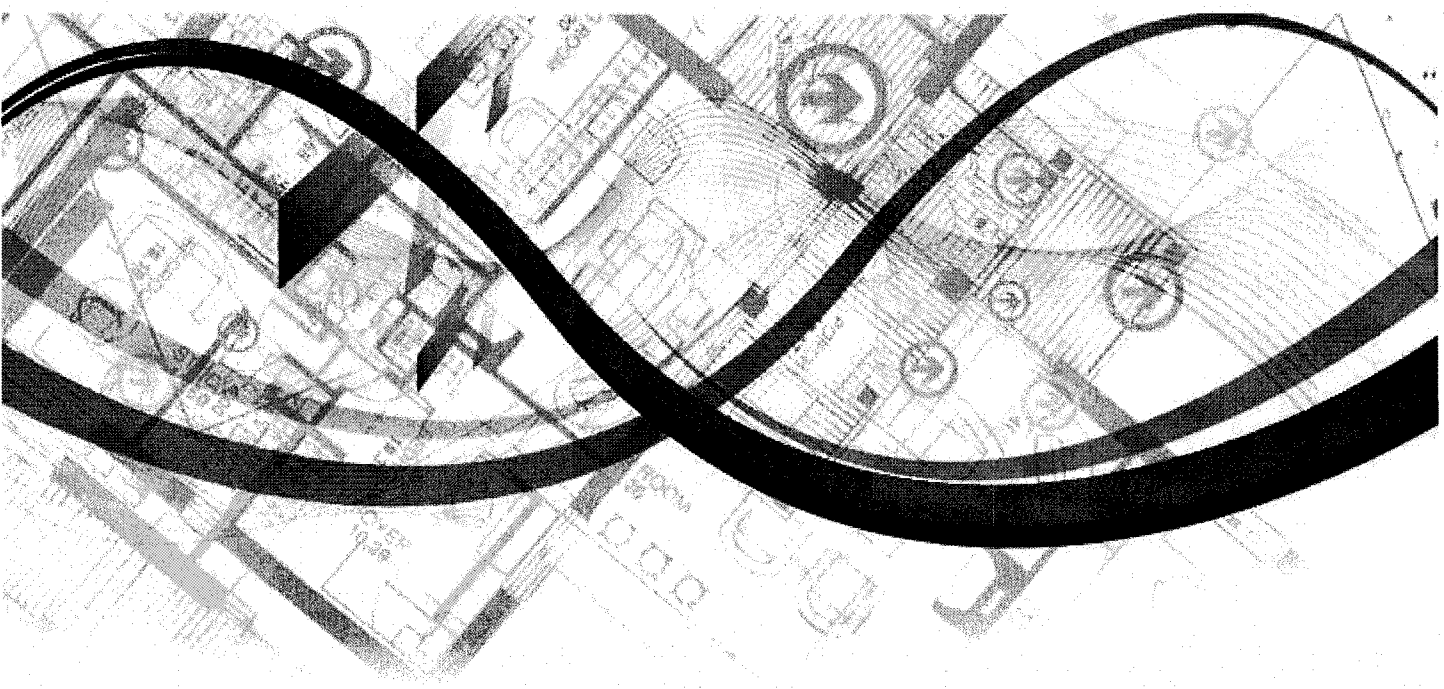


# FLOOD CONTROL CAPITAL PROJECT UPDATE

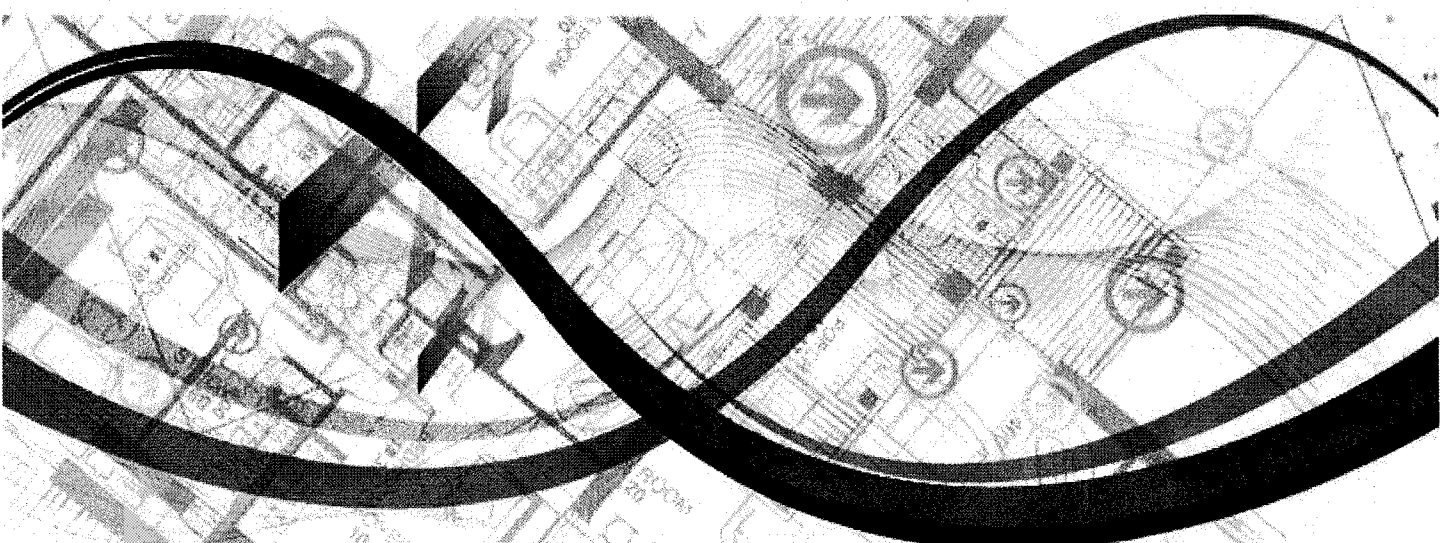
## BANNING - GILMAN HOME CHANNEL LINE A STG 3

- Estimated Project Construction Cost \$3,500,000
- Source of Funds - Ad-Valorem
- 220+ parcels will be removed from 100-year floodplain
- Potential Flood insurance savings \$190,000/year





# TRANSPORTATION CAPITAL PROJECT UPDATE



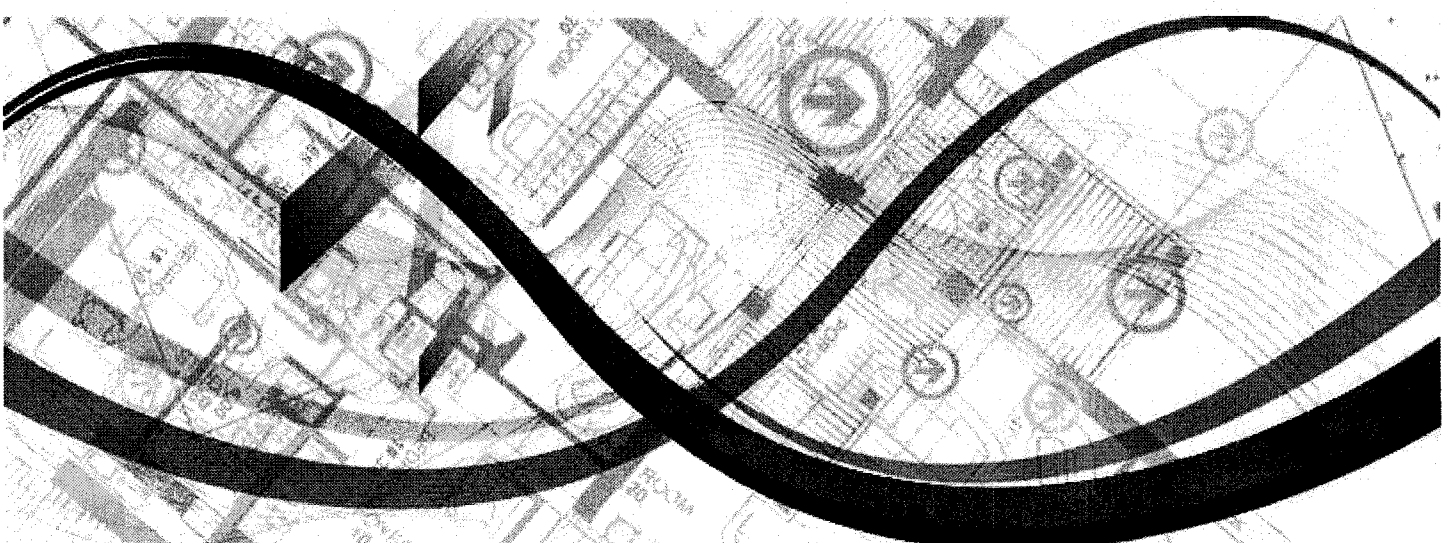
# TRANSPORTATION CAPITAL PROJECT UPDATE

## Over the last Six Years

Awarded 87 projects totaling \$297,751,941 in construction contracts (not including right-of-way, engineering, and construction management support).

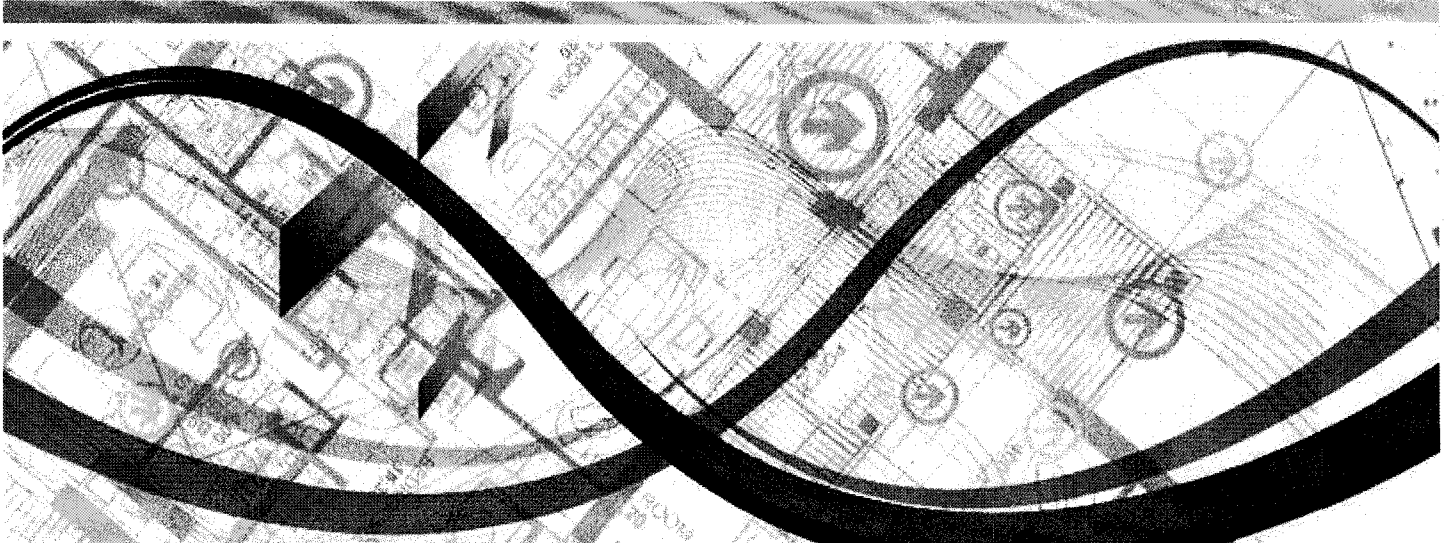
Notable major projects that are either completed or under construction include:

- River Road Bridge over Santa Ana River
- Van Buren Bridge over Santa Ana River
- Cajalco Road resurfacing and safety project in Lake Mathews
- Miles Avenue widening in Indio
- Clinton Street Bridge in Indio
- Newport Road and Goetz Road Bridge construction in Canyon Lake/Menifee
- Valley Way/SR 60 Interchange in Rubidoux



# TRANSPORTATION CAPITAL PROJECT UPDATE

- Etiwanda Repaving in Rubidoux
- Palm Drive/I-10 interchange
- Indian Avenue/I-10 interchange
- Date Palm Drive/I-10 interchange
- Ramona Expressway safety project in Lakeview/Nuevo
- Varner/Rio del Sol Resurfacing in Thousand Palms
- Van Buren resurfacing in Jurupa
- Pedley Resurfacing in Jurupa
- Street Improvements in Mecca
- San Timoteo and Live Oak Resurfacing
- Ramona/Cajalco/I-215 interchange
- Indian Truck Trail/I-15 interchange
- SR 79 Widening in Winchester
- Main Street Widening in Highgrove
- Clinton Keith/I-15 interchange
- Van Buren/I-215 interchange



# TRANSPORTATION CAPITAL PROJECT UPDATE

## Looking Ahead

In the next 2 years (2013-2015), the Transportation Department expects to award another \$200 million of construction contracts. These projects include 4 grade separation projects that will eliminate the conflict between train traffic and vehicular traffic, improving traffic flow, safety, and emergency response time, and three capacity increasing projects to improve traffic flow. These projects include:

- The Sunset Avenue grade separation in the City of Banning
- The Airport Avenue (56<sup>th</sup> Ave.) grade separation near Thermal
- The Magnolia Avenue grade separation in Home Gardens
- The Clay Street grade separation in the City of Jurupa Valley
- The Newport Road and I-215 interchange in the City of Menifee
- The Jefferson and I-215 interchange in the City of Indio
- The Clinton Keith extension, 2 lanes between Whitewood Road and Leon Road



# **CIP CAPITAL PRIORITIES AND FUNDING OUTLOOK**

County of Riverside Capital Improvement Program



# CIP Project and Priority Summary

- The Annual 2013 CIP Update was approved by the Board on June 18, 2013.
- Today's presentation includes new recommendations, plus 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

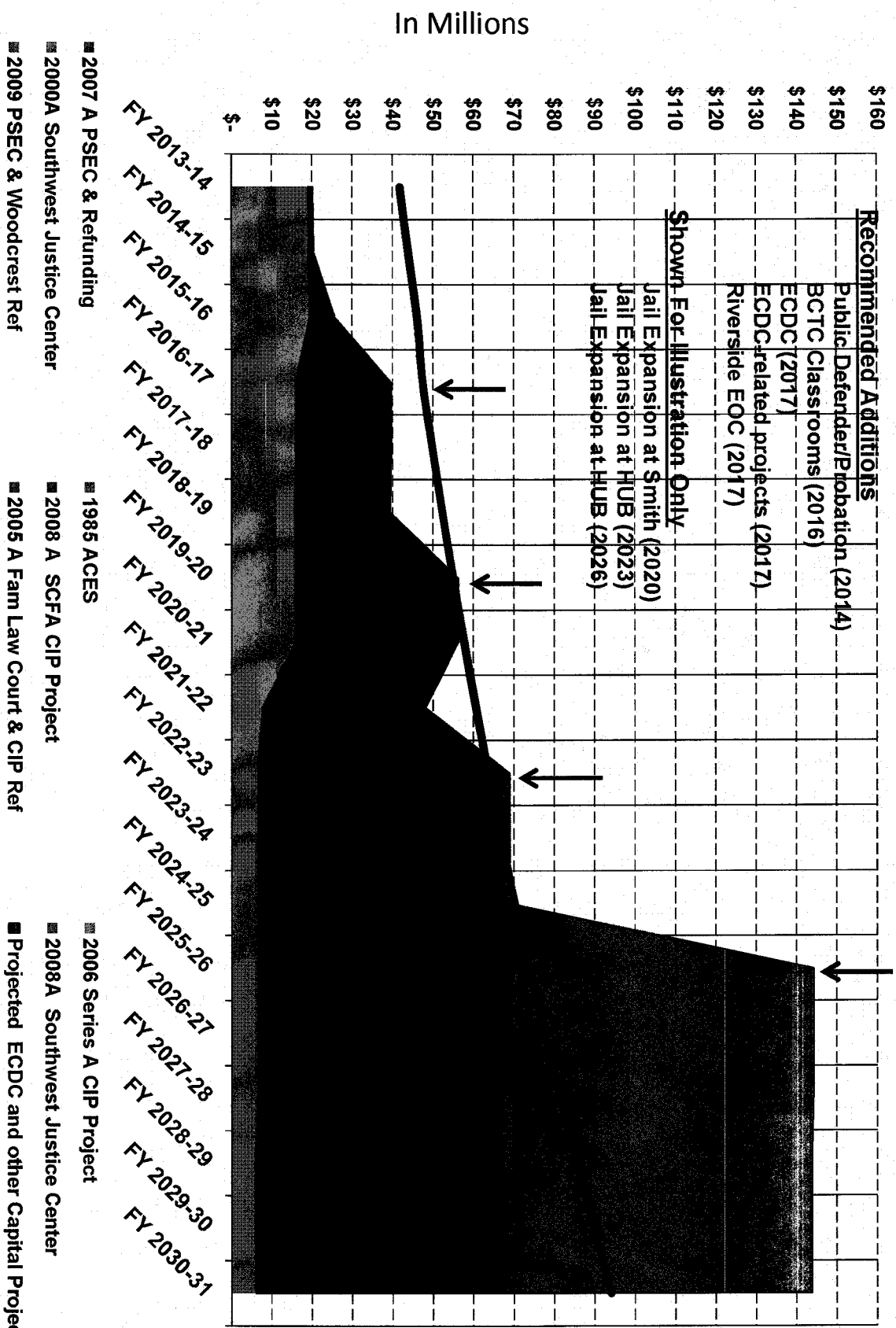
# Projects Recommended for New General Fund Debt

(Estimated Costs in \$millions)

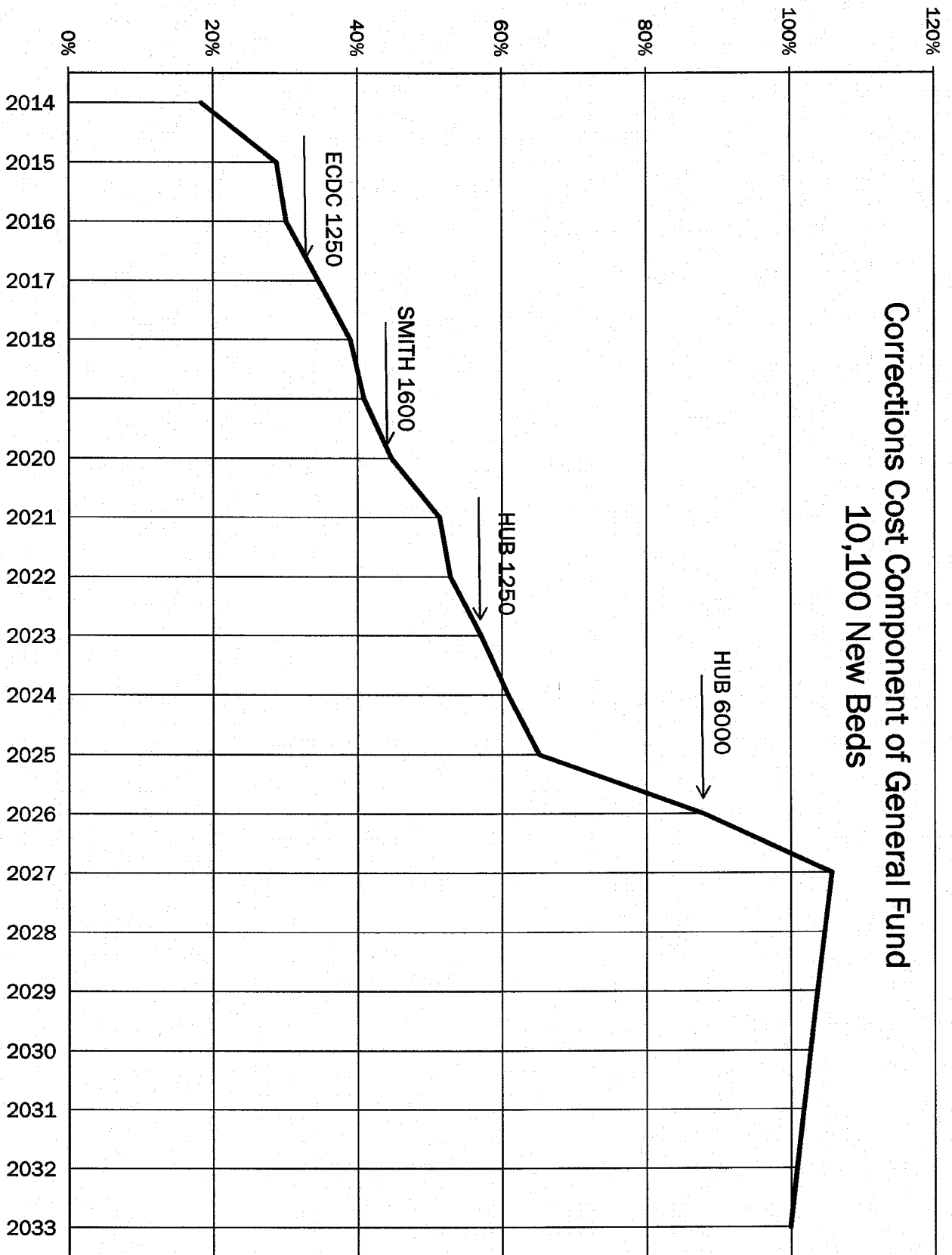
	<u>Cost (est.)</u>	<u>NCC for Debt</u>	<u>NCC for Ops.</u>
1. ECDC	157 (net)	11.8	50.7
2. ECDC related	47	3.5	0
3. ECDC Indio Law	45	3.4	0
4. PD/Probation remodel	19	1.3	0
5. BCTC Classrooms	23	1.7	0
6. Riverside EOC	20	1.5	0
	<u>311</u>	<u>23.2</u>	<u>50.7</u>

- Note: ECDC not including \$10M matching requirement paid from GF cash
- ECDC related not including \$8M moving/lease paid from GF cash
- Smith will be added after Jail Bed Committee recommendations are approved

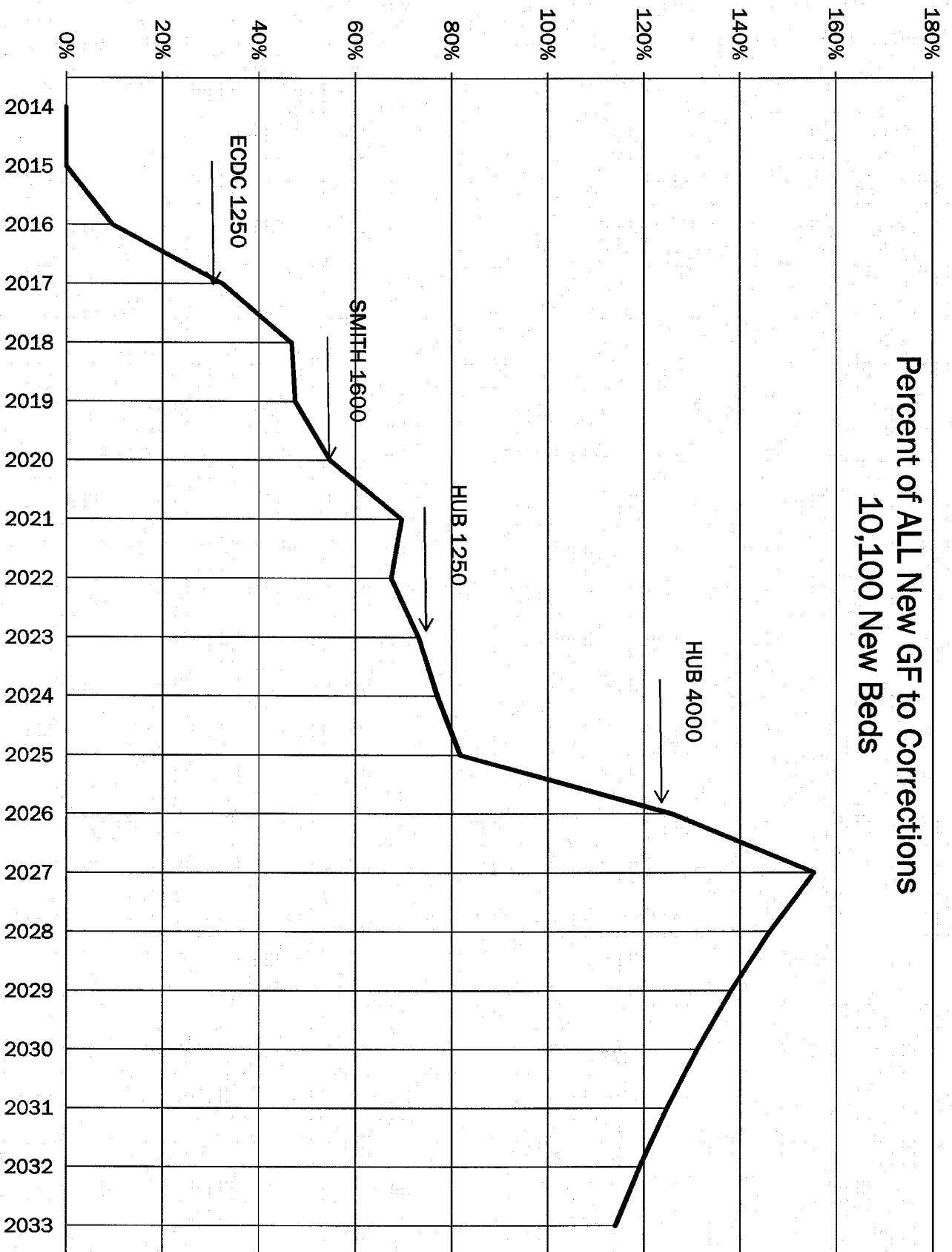
# Debt Service For Planned Capital Projects



# Corrections Cost Component of General Fund 10,100 New Beds



## Percent of ALL New GF to Corrections 10,100 New Beds



# Where Do We Go From Here?

- Debt capacity should be used sparingly after considering:
  - Will enough remain to keep jail construction on schedule?
  - How much will new construction increase 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