
**NEVADA COUNTY
SHERIFF'S OFFICE**



SHANNAN MOON
SHERIFF / CORONER
PUBLIC ADMINISTRATOR

NEVADA COUNTY BOARD OF SUPERVISORS
Board Agenda Memo

MEETING DATE: September 9, 2025

TO: Board of Supervisors

FROM: **Shannan Moon, Sheriff-Coroner-Public Administrator**

SUBJECT: Resolution authorizing the Nevada County Sheriff's Office to contract with Modern Building, Inc. to design and build a Regional Firearms Training Facility in a phased approach for the Phase I amount of \$16,466,000 plus a \$367,500 contingency for a total not to exceed Phase I amount of \$16,833,500, and conditional approval, pending Congressional Funding approval, for Phase II amount of \$2,130,000 plus a \$213,000 contingency for a total not to exceed Phase II amount of \$2,343,000 for the contract term of September 9, 2025 through December 31, 2027 and authorizing a budget amendment for fiscal year 2025/26 to fund the estimated year 1 project costs (4/5 Affirmative Vote Required)

RECOMMENDATION: Adopt the resolution

FUNDING: Funding for the design-build project will come from Sheriff Special Revenues, including the Justices Services General Fund Assignment and will impact the Sheriff Administration budget. The project is phased and at this time only Phase I would be authorized in the amount of \$16,833,500.00 of which \$4,000,000.00 is estimated to be spent in Fiscal Year 2025/26. These costs are not included in the Sheriff's budget and therefore, a budget amendment is required and is included in the attached resolution.

BACKGROUND: To remain proficient in firearms training and safety, the Sheriff's Office law enforcement and correctional officers are required to do quarterly firearms training. Some specialized units, such as the Special Enforcement Detail, are required to train twice per month. Typically, officers travel out of county to make sure they complete the required firearms training at a State-owned outdoor range, which has limited availability, no utilities or facilities, and is out of cell range creating health and safety concerns for staff while training. Currently there is only one indoor, privately owned, range in Nevada County and law enforcement officers have limited access to this facility as utilization of the range during regular business hours is not an option. Therefore, the Sheriff's Office wishes to construct a regional, indoor firearms training facility that could be used by law enforcement partners throughout the county for regular and mandatory firearms training.

The Sheriff's Office Regional Indoor Firearms Training Facility will be constructed adjacent to the Sheriff's Office Regional Dispatch and Training Facility (at the former Juvenile Hall) and enable staff to train from distances up to 50 yards. The Facility will include classroom space for conducting academic portions of range instruction and will be designed to allow for vehicles to be driven inside the range portion of the building to aid in simulations of real-work scenarios. This Sheriff's project will be a design-build project to support a faster project delivery, ensure cost certainty and efficiency, reduce change orders and provide a collaborative and innovative approach to design and construction of this project.

The project was procured by a competitive process led by Purchasing Department in collaboration with the Sheriff's Office Team. The Request for Proposal (RFP) process, was authorized by the Board of Supervisors per RES 25-019 on January 14, 2025. The Design-Build RFP was conducted in a two phased process. Phase I included the release of a Request for Qualifications questionnaire from which the County established a short list of three potential firms, based on their qualifications. In Phase II, those firms were invited to submit a design-build technical proposal for consideration by the County. Based on the responses, the top ranked design-build team was determined to be Modern Building, Inc. (general contractor) in conjunction with JKAE (architect/designer). Modern Building, Inc. will be the Prime on the contract.

With consideration of strategic funding plans to support this project, the project is slated to be executed in two (2) phases. Phase I includes design-build of the Firearms Training Facility (Range) as well as added site improvements, which primarily include an altered site orientation for the Facility, additional grading, parking for Sheriff's Office patrol vehicles, and site work such as plumbed utilities for a future Search and Rescue (SAR) and vehicle storage building. Phase I total shall not exceed \$16,833,500 which includes a contingency allowance of \$367,500.

Phase II of this project is dependent on available funding. Potential funding includes the pending request of Congressionally Directed Funding (Federal earmark) in the amount of \$2.475 million. Phase II would include construction of the SAR and vehicle storage building which is anticipated to cost an additional \$2,343,000 which includes a contingency allowance of \$213,000.

In the table below, a cost summary depicts the total combined maximum project cost for Phase I and Phase II of the project and shall not to exceed \$19,176,500. This amount includes a total contingency allowance of \$580,500.00.

Sheriff Office Regional Training Facility Cost Summary	
Phase I (currently funded)	
Indoor Shooting Range	\$12,979,000.00
Full Tactical Baffel Ssystem	\$270,000.00
Range Ceiling Tiles	\$42,000.00
Scheme D Design layout and Additional Parking	\$3,175,000.00
Contingency	\$367,500.00
Total cost for Phase I (currently funded)	\$16,833,500.00
Phase II (pending federal earmark funding)	
Search and Rescue Garage and Classroom (shell structure only)	\$1,075,000.00
Search and Rescue space improvements	\$975,000.00
Search and Rescue Fire Sprinklers	\$80,000.00
Contingency	\$213,000.00
Total cost for Phase II (pending funding)	\$2,343,000.00
Total Project Cost of Phase I and Phase II	\$18,596,000.00
Contingency Allowance of Phase I and Phase II	\$580,500.00
Total Board Requested Amount	\$19,176,500.00

The Sheriff's Office has the funding required for Phase I of the project and is ready to proceed. However, the Sheriff's Office does desire the ability to finance a portion of the project to assist with cash flow management, and a reimbursement resolution is being brought before the Board for consideration and would allow for this possibility at a later date.

Phase I of the project will commence following approval of the contract by the Board of Supervisors. Phase II of this project will only proceed should additional funding become available, such as the pending Federal earmark request and a second Notice to Proceed will be issued to commence that portion of the project. Full project completion is anticipated to be completed in the Fall of 2027.

It is recommended that the Board approve the resolution to authorize the contract with Modern Building, Inc. for the design-build of the Firearms Training Facility and additional site improvements for a total, not to exceed amount of \$19,176,500.00, which includes \$580,500.00 in contingency funding.

Initiated by: Sean Scales
Approved by: Shannan Moon