

**Nevada County Capital Facilities**  
**High Level Goals and Projects Overview**  
(County owned facilities utilized for core services)  
**January - 2020**

----- **STAFF DRAFT VERSION** -----

Please note, goals are not in priority order:

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Projects status definitions:

- In progress – active work is being done on the project.
- Waiting – significant project work has not started to date or has been put on hold.
- Completed – The project is completed and implemented.

Project priority category definitions:

1. Public safety - project is for direct public safety related program(s).
2. Regulatory requirements – Project is mandated by State/Federal mandate/law/regulation.
3. People/facility risk – Project is addressing a high risk due to people safety – ADA, security, fiscal, etc.
4. Community and program – Project is to address an identified community and program need.

1. Goal: Provide Public Works with a more functional and efficient road and fleet maintenance facility

**Project:** Nevada County Operations Center:

**Need:** The current Loma Rica facility is very aged with significant maintenance needs, inefficient in design and space, and the location presents seasonal challenges. The site is best suited for other better economic development and/or airport related opportunities.

**Scope:** Relocate public works to a new modern facility.

**Estimated Costs:** \$18,000,000

**Status:** Construction in progress. Project is on budget and on target for a June 2020 completion.

**Category:** People/facility risk, Community and program

2. Goal: Redevelop Lot 6 for the most beneficial use

**Project:** Determine the highest and best use for lot 6 and initiate a project for that goal.

**Need:** Once Public Works moves out to the new Operations Center, their current location known as Lot 6 will need to be redeveloped. This parcel is the last remaining parcel with direct Airport property access. As such the Airport community is highly interested in an aviation centric reuse project.

**Scope:** Contract for a highest and best use study to be done. May need to include facilitated stakeholder sessions in this project. Public Works will need to remediate any environmental issues and Road fund is recipient of proceeds.

**Estimated Costs:** \$35,000 for study. Remediation \$1.2M

**Status:** Report is being finalized, present to Board in February 2020.

**Category:** Community and program

**Dependencies:** Public Works moves out to new Operations Center. Redevelopment strategy option to be selected and pursued by BOS.

3. Goal: Provide Health and Human Services Agency with a consolidated campus

**Project:** Consolidate all HHSA operations and staff onto a central campus/building location.

**Need:** HHSA staff and operations are spread out between three different western county locations. Efficiencies would be gained and customer service improved if they were all in a single location.

**Scope:** Pursue opportunities to consolidate staff to a single location. Brighton Greens 20K sq. ft. consolidated 6 previous locations. The entire 47K sq. ft. campus could be a future option.

**Estimated Costs:** TBD in \$5M to \$8M range.

**Status:** Waiting.

**Category:** Community and program

**Dependencies:** Economics of State reimbursements, selling Crown Point facility, current Lease term timing, other fiscal and program considerations.

4. **Goal:** Provide County departments affordable and secure storage space

**Project:** Relocate storage from Lot 6 warehouse. Meet various County department storage needs that they currently utilize rental space for.

**Need:** Lot 6 will be redeveloped once Public Works moves to the new Operations Center. The current County warehouse is located on Lot 6 and utilized for document archive and general storage. Many County departments rent ministorage space at a high cost as County space alternatives are limited.

**Scope:** Re-inventory ministorage usage and cost by County departments. Determine best long-term approach – build County owned storage facility vs. lease commercial space.

**Estimated Costs:** TBD

**Status:** Waiting.

**Category:** Community and program

**Dependencies:** Lot 6 redevelopment timeline. Fiscal considerations.

5. **Goal:** Meet public safety department's changing and current facility needs

**Projects:** Jail reconfiguration, Juvenile Hall reuse, Sheriff Operations space

**Need:** Changing jail population demographics, inmate classifications, and medical needs are driving a needed jail facility reconfiguration. More space is needed for medical services and a medical housing section is desirable. Juvenile Hall is greatly underutilized with minimal use with one pod of the three never being utilized since original construction. Sheriff Operations is located on the Rood Center's second floor which causes ease of 24/7 access issues for staff and the general public. Space is tight and it is desired to relocate dispatch to free up limited space in the jail at its current location. Jail reconfiguration cost estimated at \$25M several years ago to meet medical and classification needs, adds one new pod.

**Scope:** Look at leveraging Juvenile Hall reuse need by utilizing for jail reconfiguration and moving dispatch into unused space. Once dispatch is relocated, evaluate jail medial reconfiguration.

**Estimated Costs:** TBD

**Status:** In progress. Dispatch move to Juvenile Hall is in architectural design and cost estimation stage.

**Category:** Public safety, regulatory requirements

**Dependencies:** Social Services would need to move out of the Rood Center to another location for Sheriff Operations expansion/usage. See consolidated HHSA campus goal.

6. Goal: Reconfigure Truckee Joseph Center Campus to meet departments' current and future community and program needs

**Project:** Reconfigure Joseph center space to meet department needs.

**Need:** The Town of Truckee general plan forecasts an annual housing growth rate of 2.4% with a total build out of 17,800 housing units by 2025. Population is estimated to grow from its current 16,553 to 25,280 by 2025. The current seasonal occupancy rate (units that are second homes) is about 46%. The seasonal influx of non-local residents driven by tourism continues to grow and impact county services. A new Truckee Library is needed and outlined under the Library System goals. As the Town's population increases, the Courts will require more space and will likely move to or build a new facility. The Courts have previously explored a joint Nevada County/Placer County facility for the region. The County could then purchase their 20% equity in the Joseph Center building and use it for future County needs.

**Scope:** Redesign current facility to provide DA and Probation more space. Possibly move District 5 Supervisor into redesigned space in JC. Improve site security. Provide support to the local Library advocates and assist them in their efforts as an active partner. Long term scope is to retain, repurpose, and expand the Truckee campus as needed.

**Estimated Costs:** TBD

**Status:** Active: Working with Library advocates on new facility. In conversation with Hospital on possible lease of vacant lot for parking use. Engaging Architect for soft remodel, security, and ADA enhancements to main building.

**Category:** Community and program, People/facility risk

**Dependencies:** Truckee community library effort.

7. Goal: Enhance and add Library facilities to meet community needs and Measure A expense plan goals

**Branch Projects:**

**New Truckee Library:** Assist Truckee community with their effort to build a new Library facility. Repurpose current facility for future County population driven space needs at Truckee campus.

**Need:** The Truckee Library advocates have long wanted a new larger and modern local library. They have plans to run a local capital campaign to accomplish their goal and are currently in discussion with community stakeholders for use of public land.

**Scope:** Short term scope is to provide support to the local advocates and assist them in their efforts as an active partner. Long term scope as partner to deliver local library services.

**Estimated Costs:** County share TBD as well as revenue source(s), project in the \$25-30 Million range

**Status:** In progress. Active planning stage, meeting with stakeholders, construction estimate minimum 7-9 years.

**Category:** Community and program

**Dependencies:** Truckee community capital support campaign and land support from local agencies.

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**Nevada City Main Branch Remodel:** Remodel the Madelyn Helling branch to provide modern community defined vision space and services.

**Need:** The branch has not been fully redesigned since its original build in the early 90's. To meet today's patron expectations, libraries must have a newer, open and "community center" welcoming modern look and feel.

**Scope:** Perform a community focused engagement and design session with Gensler Architect. Remodel branch to meet community's vision and Measure A promise.

**Estimated Costs:** TBD, estimated in the \$1 to \$1.5 Million range.

**Status:** In progress. Gensler visioning component completed. Next step is to select design options and develop cost estimates. Target to complete in next 1-2 years.

**Dependencies:** Concurrent library facility projects, Library fund balance, and overall staff capacity.

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**Grass Valley Branch:** Improve the Grass Valley facility to better meet community needs and Measure A expenditure plan commitments.

**Need:** The branch is a Carnegie built historic building. To meet today's patron expectations, libraries must have a newer, open, and "community center" welcoming modern look and feel. The space is cramped, limited and split between two floors which contributes to staffing and security challenges. While there is outside land, there is no outside developed space for programs.

**Scope:** Engage stakeholders on needs and vision for the branch. Continue the incremental soft "remodel" of interior spaces to make a more open and modern look and feel. Develop an outside space that can be used for children and other programs.

**Estimated Costs:** TBD, estimated in the \$1 Million range. Fund balance contains a dedicated \$800K bequeath to the branch.

**Status:** In progress. Next step to engage stakeholders, select design options, and develop cost estimates. Target to complete in next 2-4 years.

**Category:** Community and program

**Dependencies:** Concurrent library facility projects, Library fund balance, and overall staff capacity.

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**Penn Valley Branch:** Move the Penn Valley branch to a larger space and provide modern community defined vision space and services.

**Need:** The branch is currently located in about 1,100 sq. ft. retail space and unable to meet community needs. To meet today's patron expectations, libraries must have a newer, open, and "community center" welcoming modern look and feel.

**Scope:** Perform a community focused engagement and design session with Gensler Architect. Design new space to meet the community vision and Measure A promises.

**Estimated Costs:** Estimated in the \$350 to \$450 Thousand range. ADA and code requirements are driving cost increases.

**Status:** In progress. Gensler community visioning component completed. New 2,200 sq. ft. space is leased, and demolition completed. Architectural firm has designed plans, finalizing with County building department on ADA and code updates. Target to be complete by Summer 2020.

**Category:** Community and program

**Dependencies:** None.

**Note:** The Penn Valley community has been designing a new community center for many years which they desire to include a library space. Timeline is unknown as it depends on the Community's ability to secure funding, but no less than 6-8 years is estimated.

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**Bear River Branch:** Evaluate the need and impact to make the branch more accessible to the general public.

**Need:** The branch is currently collocated in the Bear River High School Library which has been a great model to establish services in South County. The co-location prohibits the general public's ability to visit the branch during school hours. To meet today's patron expectations, libraries must have a newer, open, and "community center" welcoming modern look and feel and be more accessible.

**Scope:** Perform a community focused engagement to assess the need and desire for increased accessibility. Explore possible options to relocate to a different location to meet community need if warranted.

**Estimated Costs:** TBD

**Status:** Waiting.

**Category:** Community and program

**Dependencies:** Impact on co-locations strategies and benefits.

#### 8. Goal: [Achieve 100% electric energy neutrality across County facilities](#)

**Project:** Further implement energy conservation and generation efforts such that electric energy generated equals 100% energy utilized.

**Need:** Energy conservation is a needed economic sustainability tool for the County budget. The State could implement AB32 guidelines as requirements (or other new requirements) for County facility greenhouse gas reductions.

**Estimated Costs:** TBD

**Scope:** Continue to evaluate and pursue energy projects that can reduce county facility energy usage and/or generate energy, and provide a solid return on investment. Need to update the County Energy Plan in 2020. Leverage regular maintenance projects to achieve energy goals. Leverage energy grants and programs as appropriate.

**Status:** In progress. Current County energy conservation and generation projects have taken the County into an estimated 75% electricity generation to usage ratio.

**Category:** Community and program, Regulatory requirements

9. **Goal:** Obtain a modern and efficient Nevada City Courthouse facility

**Project:** Assist the Courts and Nevada City with new Courthouse project.

**Need:** The State Judicial Council of California (JCC) has plans for a new western Nevada County courthouse. The City has demonstrated that it is more cost effective to remodel/rebuild on the current location, compared to the State building a new facility elsewhere. It would be desirable for the County to divest its 49% ownership in the current courthouse and be free from the annual maintenance obligation and seismic deficiency liability, and to avoid an empty building situation. County made considerable investment in Nevada City assets for justice departments to be near the courthouse.

**Estimated Costs:** \$90,000,000 State's sole costs. \$2,500,000 revenue to County for sale of 49% equity in current courthouse.

**Scope:** Assist Courts and City as active partner.

**Status:** Waiting. State funding limitations has had this project on hold but may be resurfacing now.

**Category:** People/facility risk, Community and program

10. **Goal:** Provide criminal justice departments more cost effective and efficient office space

**Projects:** DA building, Public Defender and Probation co-location

**Need:** Aging and inefficient space in Nevada City courthouse and annex drove individual departments to move out into lease space over the years at high cost, and still with space inefficiencies.

**Scope:** Move DA, PD, and Probation to County owned facilities to lower long term costs and improve space.

**Status:** Completed. Purchased and remodeled standalone building in Nevada City for DA. Purchased existing Probation condo in Nevada City and remodeled to accommodate Public Defender co-location.

**Category:** Community and program

**Dependencies:** With County capital assets in downtown Nevada City, the County has a vested interest in the Courthouse remaining at or close to its current location.

11. **Goal:** Provide an adequate and safe animal sheltering facility to meet community needs

**Projects:** Improve current Animal Shelter facility

**Need:** The current facility is aging and in need of improvements for better operations. The size is too small to meet the growing community need and continued no kill and other goals set by the operator.

**Estimated Costs:** TBD

**Scope:** Study options (remodel, expansion), collaborate with cities and operator, plan for future investment, and make recommendations to Capital Facility Subcommittee.

**Status:** Active. Stakeholder group formed with cities and operator. Contract active with architectural firm to produce a needs assessment and site evaluation study. Study in draft form. Next step is to review study with stakeholders and plan next phase.

**Category:** People/facility risk, Community and program

## 12. Goal: Provide for future County owned office building needs 20+ years out

**Projects:** A 22-acre lot was purchased adjacent to the Juvenile Hall on the Highway 49 government corridor for a potential corporation yard site. Approximately 8 to 10 acres are buildable. Currently the U.S. Forest Service would like to build/lease a 20K sq. ft. building on this site. An arrangement could be made in which ownership would revert to the County after 20 years.

**Need:** The Forest Service is currently in a very old and inadequate office space. They would like to stay in the Highway 49 government corridor area and have a new modern space. The County will inevitably have a future need 20 to 30 years out for more general government services office space and will want it in our government Highway 49 designated corridor. This could provide a solution to have that space built and paid for when the need presents itself. It would also fund and bring in more developed infrastructure to the site for future office space construction if needed before and/or after that timeframe.

**Estimated Costs:** TBD – to be funded by third party.

**Scope:** Develop 20K+- sq. ft. office building on site for the U.S. Forest Service for their Tahoe National forest headquarters facility needs.

**Status:** Discussions with local U.S. Forest Service leadership. They are working project at federal level and hope to issue a construction RFP in summer 2020. County working on MOU draft for land agreement.

**Category:** Community and program

**Dependencies:** U.S. Forest Service and BOS approvals.

## 13. Goal: Provide adequate “house” facilities for County Health and Human service programs

**Projects:** Perform a complete remodel on the Odyssey house

**Need:** The County owns three houses - Odyssey House, Bost House, and Ranch House. The Bost house was recently remodeled in 2017. The Ranch house was remodeled around 2014. A new roof is going on the Odyssey house in 2017, however the rest of the house is in need of a major remodel.

**Scope:** Complete interior and exterior remodel and refresh of the Odyssey house including fixtures, systems, and appliances. HHSA is also looking at other County owned facilities such as the Bost and Ranch House for grant and expansion/enhancement needs and opportunities

**Estimated Costs:** TBD

**Status:** In progress. HHSA applied and received grant funding. Architectural firms hired to design expansion.



**Category:** Community and program, People/facility risk

**Dependencies:** None.

14. Goal: Provide residents more convenient, efficient, and cost effective trash, recycling, household hazardous wastes, and green waste drop off and transfer services

**Projects:** McCourtney Road Transfer Station reconfiguration project.

**Need:** The current facility is not adequate, does not prevent windblown trash, and the drive through processing for the various processed item is inefficient across the board.

**Scope:** Completely reconfigure the site and facilities for improved and efficient operations across the board of services being offered there.

**Estimated Costs:** TBD – major funding from Waste Management via franchise agreement.

**Status:** Initial design and cost estimation in process with WM, expect two-year process for this phase.

**Category:** Regulatory requirements, People/facility risk, Community and program

15. Goal: Make critical County facilities resilient to public safety and other power outages

**Projects:** Assess and address backup power needs for critical County facilities that deliver public safety services and other high priority County services.

**Need:** The recent 2019 PSPS events highlighted the need for County facilities to have more backup power capability and availability to insure the delivery of critical services.

**Scope:** Emergency power generation at County facilities.

**Estimated Costs:** To be refined.

**Status:** Initial assessment conducted.

**Category:** Public Safety, People/facility risk