



Legislation Text

File #: 24-903, Version: 1

Memorandum

Date: August 27, 2024

To: The Honorable Bruno Sabatier, Chair, Lake County Board of Supervisors

From: Lars Ewing, Public Services Director

Subject: a) Consideration of Update on the Remodel of the National Guard Armory to the Lake County Sheriff Administration Facility; and b) Consideration of Plans and Specifications for the Remodel of the National Guard Armory to the Lake County Sheriff Administration Facility, and Authorize the Public Services Director to Advertise for Bids

Background

As your Board is aware, staff has been working on the design of a project to transform the former National Guard Armory building into a new administration facility for the Lake County Sheriff's Office (LCSO) since the County took ownership of the building in 2022. The LCSO currently operates in multiple locations with multiple divisions; this project will centrally locate the LCSO divisions of administration, finance, evidence, patrol, records, and investigations onto the same North Lakeport campus that currently houses dispatch, emergency services, and the correctional facility. In April 2023 your Board approved an architectural engineering agreement with Dewberry Architects to prepare the preliminary project design, and in March of this year your Board approved an agreement with Dewberry to advance the project to final design and prepare construction documents. Additionally, last month your Board directed staff to explore options for financing the project and to bring back a final bond issuance agreement for Board consideration.

Update

Over the past several months the design team has worked to complete a facility design that meets the operational needs of the LCSO while ensuring compliance with all relevant building codes. The final design includes the following key features:

- **Administrative Offices:** A modernized space for the administration and support staff of the LCSO.
- **Meeting and Training Rooms:** Equipped to facilitate training, meetings, and departmental briefings.
- **Enhanced Infrastructure:** Improvements to the building's infrastructure, including HVAC, electrical, and plumbing systems, to meet current standards and future needs.
- **Sustainability:** Incorporation of energy-efficient systems and sustainable materials to reduce the building's environmental impact.

Staff from Dewberry will give a brief presentation summarizing the project; a copy of their presentation is included with the agenda packet.

Next Steps

With the design phase complete, the next step in the project is to solicit bids for construction. In accordance with State code and County policy, your Board must approve the project plans and specifications and authorize staff to solicit bids for construction. A copy of the plans and specifications are available for review at the Public Services Department.

It is important to note that the specifications include notice to interested bidders that award of a contract for construction will be subject to the County’s securance of project funding. The estimated construction cost estimate is approximately \$16.7 million, with additional costs such as design, construction management, furnishings/equipment, and other miscellaneous items bringing the total project cost to \$20.7 million. As aforementioned, and at the direction of your Board, a plan of finance is underway to secure project funding for your Board’s consideration.

If not budgeted, fill in the blanks below only:

Estimated Cost: _____ Amount Budgeted: _____ Additional Requested: _____ Future Annual Cost: _____

Purchasing Considerations (check all that apply): Not applicable

- Fully Article X.- and/or Consultant Selection Policy-Compliant (describe process undertaken in “Executive Summary”)
- Section 2-38 Exemption from Competitive Bidding (rationale in “Executive Summary,” attach documentation, as needed)
- For Technology Purchases: Vetted and Supported by the Technology Governance Committee (“Yes,” if checked)
- Other (Please describe in Executive Summary)

Consistency with Vision 2028 (check all that apply): Not applicable

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|---|--|---|
| <input checked="" type="checkbox"/> Well-being of Residents | <input checked="" type="checkbox"/> Public Safety | <input checked="" type="checkbox"/> Disaster Preparedness, Prevention, Recovery |
| <input checked="" type="checkbox"/> Economic Development | <input checked="" type="checkbox"/> Infrastructure | <input checked="" type="checkbox"/> County Workforce |
| <input checked="" type="checkbox"/> Community Collaboration | <input type="checkbox"/> Business Process Efficiency | <input type="checkbox"/> Clear Lake |

Recommended Action: Approve the Plans and Specifications for the Remodel of the National Guard Armory to the Lake County Sheriff Administration Facility and Authorize the Public Services Director / Assistant Purchasing Agent to advertise for bids.