

PROGRAMMING STUDY

TUOLUMNE JUSTICE PARTNERS

April 16, 2021



TUOLUMNE
COUNTY

LIONAKIS

ACKNOWLEDGMENTS

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SECTION

1

EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

Tuolumne County strives to serve the public interest in a fiscally responsible manner by providing efficient, cost effective customer service and by promoting public health and safety all while creating new possibilities with partnerships through a diversified economy.

The benefits of creating the Law and Justice Center Campus are many. Consolidating the various agencies and departments from their disparate, sub-standard facilities to a campus setting in a modern facility has many tangible benefits, but also has numerous intangible benefits. Consolidation makes the campus the County's nexus for all law and justice activities. It extracts these activities from the various Sonora neighborhoods in which they currently take place, reducing traffic and parking impacts. The new Law and Justice Center Campus will provide a quality environment for the occupants, and improve functionality and efficiency for all agencies and departments that relocate there. The intangibles include community pride in a state of the art facility providing a sense of dignity, value, and professionalism for those who work there.

MISSION STATEMENT

We are committed to providing exceptional public service that:

- **Creates a healthy and safe community**
- **Exercises natural, cultural, and financial resource stewardship**
- **Promotes economic prosperity**
- **Enhances quality of life**

There are new county facilities currently under construction that are illustrative of this statement. However, the county is aware of other facilities that are insufficient for current use and future growth. Many of these facilities do not provide adequate work environments and cannot be expanded to meet the needs of the various departments' expected growth. The county initiated this study to evaluate existing facilities and consider opportunities for new facilities.

The Tuolumne County justice departments need new and expanded facilities. The departments are currently spread into a variety of locations, and for some departments such as the Sheriff, their divisions are in separate locations. The outdated facilities and separation of functions limits their ability to operate effectively and interact with one another. For many of the departments their facilities are substandard for their required occupancy and functions, which compromises security and limits their ability to retain staff as well.

These departments include:

- **District Attorney**
- **Grand Jury**
- **Probation**
- **Public Defender**
- **Sheriff**

EXECUTIVE SUMMARY (CONTINUED)

The United States Forest Service (USFS) expressed interest in co-locating with the Tuolumne County justice partners in new facilities, so they have been included in this study.

The County also considered including office space for private attorney offices. Due to several factors, including but not limited to the build-able site area, the requirements of the Justice Partners programs, new construction costs, and the cost of market rate lease office space in the area, providing private attorney office space was removed from the program.

Various levels of completion for the proposed Gardella Ranch Road, which would partially bifurcate the Justice Partners campus, are also examined in this study.

The Tuolumne County Board of Supervisors recognized this need to consolidate and improve the facilities and operations of the Tuolumne County justice departments, and authorized staff to initiate a study examining the feasibility of consolidating these departments at the new Law and Justice Center Campus, adjacent to the new courthouse and new county jail off of Old Wards Ferry Road and Highway 108 in Sonora.

GOALS AND OBJECTIVES

During each step of developing this campus study, the County's goals and objectives guided the process of interviews, research, analysis, and site visits. The following objectives and goals provide the basis for evaluating facility solutions that may eventually result from the needs identified in this study.



District Attorney's Office - Janitor closet adapted to file room.

OBJECTIVE: SUMMARIZE EXISTING CONDITIONS

Due to wide variety of factors, county facilities lack consistency in the size and allocation of space. With just under 300 full and part-time staff included in this study, the county faces challenges providing its staff with appropriate and functional workspaces. Problematic conditions include:

- **Multiple buildings of varying age, quality and configuration**
- **Incremental growth and building additions over time**
- **Accommodating staff in non-typical office buildings**
- **No formal guidelines for allocation of workspace**
- **Multiple types of systems furniture**
- **Spaces that are disjointed and compartmentalized**

This creates a number of issues for the county, including:

- **Inefficient and ineffective use of space**
- **Inconsistent use of space from department to department and building to building**
- **Inequitably assigned space between departments and job functions**
- **High cost of storage and maintenance associated with archival storage**
- **Lack of flexibility**
- **Duplication of common shared spaces between work groups in neighboring buildings**
- **No common "look and feel" for county space**

- The size, location and features of meeting spaces differ from building to building
- Typically, spaces are not shared between departments, causing unnecessary duplication of support such as reception, copy and break rooms
- No consistency in document management
- In many locations, a lack of growth space has led to the conversion of space from the original purpose. By retrofitting support spaces, many of these spaces are not functional and are in the wrong location.

As a public agency, a foremost goal of the county is to effectively and efficiently provide high quality public service to constituents. Facilities have a big impact on the county's ability to deliver high quality services. Factors such as location; branding and wayfinding; layout; and access affect constituents' ability to access the services they need. "Wayfinding" refers to information systems that guide people through a physical environment and enhance their understanding and experience of the space.

In these often high-stress environments, effective wayfinding systems contribute to a sense of well-being, safety, and security. Goals addressing public services include:

- Creating spaces that give the public and employees a sense of dignity and value
- Consolidating and integrating services into convenient locations based on commonalities
- Ensuring that county services are conveniently accessible to public transportation to the greatest extent possible
- Creating modern facilities with current technology and comfortable workspaces



EXECUTIVE SUMMARY (CONTINUED)

GOAL: FUNCTION AND EFFICIENCY

Creating spaces that enable county staff to effectively serve the public is a goal articulated by the stake holders interviewed. Achieving ideal function and efficiency in county facilities will require planning and reorganization to realize the following objectives:

- Co-locating internal service organizations to maximize efficiencies in serving common clientele
- Creating spaces that are flexible and promote adaptability to change and reorganization
- Breaking organizational silos and encouraging inter-organization collaboration
- De-emphasizing hierarchy and promoting the assignment of space based on function

GOAL: QUALITY OF ENVIRONMENT

Quality work spaces not only contribute to the health and wellbeing of county employees, they bolster the positive image of Tuolumne County. High quality facilities instill pride in employees and constituents and create a positive feeling about the services provided there, notably:

- County spaces should evoke a sense of pride and professionalism
- Spaces should be designed for an interactive partnership with the community and allied agencies
- The county's work environment should help attract and retain the best staff
- The work environment should promote a healthy atmosphere through sustainable products and building practices

GOAL: COST EFFECTIVENESS

The following objectives are to ensure county facilities are operating efficiently, and are managed for optimal use and cost effectiveness:

- Pursue consolidation opportunities in order to maximize space efficiency, promote cost savings and minimize operating costs
- Compare the county's use of facilities and workspace to "best practices" and "next practices" for similar governmental organizations
- Capture tenant revenue when appropriate (public and private)
- Determine the best use for the high value properties



STUDY SCOPE

The County contracted with Lionakis with the goal of completing this programming study. Architectural programming is the process of establishing basic project metrics and inventory needs to inform the design of facilities. Information required includes:

- **Quantity** – numbers of staff, workstations, offices, equipment, vehicles, etc.
- **Quality** – specific characteristics, features and requirements for each item considered
- **Size** – rough dimensions, areas and/or layout for each building element, including safe operation, maintenance and maneuvering space

The programming study will determine programmatic requirements for each of the subject departments, examine adjacency requirements, model a vision for the new facilities, and provide a conceptual budget model for the new facilities. The conceptual budget allowance will include escalation guidelines so that the study is not limited by date targeting the new construction. The goal of the study is to provide the information required for the County to pursue the funding necessary to construct the rest of the Law & Justice Center Campus.

A similar effort by Beverly Prior Architects was completed in 2001 but was focused only on a new Tuolumne County Sheriff's complex. That study examined the needs of the Sheriff's department in the year 2000 and projected the needs of the department to 2020. That study had a similar goal, to consolidate and improve the facilities and operations of the various divisions of the Sheriff's department, culminating in the design and construction of a new Sheriff's complex. For a variety of reasons, the projected growth and the new facility did not materialize.

A Master Space Needs Study was also completed in December of 2004 by TRG Consulting. This study was more comprehensive. The County's departments were divided into six groups: Administration, Criminal Justice, Development/Regulatory, Human Services, Community Services, and Finance. Part of the TRG Study's recommendations included the establishment of a downtown core as an administrative and financial center while starting the process of relocating other county departments and divisions, and the Superior Court, out of the core area. Subsequently this relocation process has begun. The new Juvenile Detention Facility and the courthouse have been completed. The jail is under construction at a new site outside of the downtown core as of this new study's publication date.

During the latter part of 2019 and the first quarter of 2020, the Lionakis team worked with Tuolumne County's Justice Partners to distill from numerous interviews and site visits a study that captures current conditions and identifies immediate needs and projected growth. The process for assessing and refining the program included the following steps:

1. **Existing facilities and operations:** The first step in this current Justice Partners study was to survey existing facilities for each of the departments, and to interview their leadership and staff to determine needs and desires. Through these interactions we identified how the existing facilities function in support of, or detract from, efficient operations.
2. **Current and anticipated staffing:** Staff size is a significant indicator for the size that a building will need to be. Factors affecting staffing size include current and anticipated growth, operational philosophy, and laws that mandate processes that affect staffing and services.
3. **Space standards:** The appropriate size for all elements of the facility are established to assure that spaces are sized for optimal operational efficiency.
4. **Space summary and building program:** Based on the number of staff and each department's operational requirements, space lists, and descriptions, total building and site square footage requirements were developed.
5. **Space optimization:** Based on each department's programmatic requirements, building and site square footages, an examination was conducted to identify shared use opportunities. These shared use opportunities can reduce building square footages by eliminating redundancies and thus reducing project cost.
6. **Building criteria:** To assure that construction quality and building systems are accounted for in the cost estimate and design, specific building criteria including security and communications system are defined.
7. **Conceptual budget allowance:** Based on the building criteria and building program, conceptual cost estimating was conducted based on the projected square footage, the building quality standards, and current construction cost influences. The cost estimating process resulted in a conceptual budget allowance, and an escalation factor has been included to adjust for inflation annually.

PROJECT AGGREGATE SQUARE FOOTAGE

PROJECT AGGREGATE SQUARE FOOTAGE	
NEW FACILITY	SQUARE FOOTAGE
Total Buildings	113,963 BGSF
Parking	110,764 GSF

CONCEPTUAL BUDGETS

The Conceptual Budget Allowance for the Law and Justice Center Campus is based on the preferred Building Option B and Segment A of Gardella Ranch Road. The budget allowance for Building Option B and road segment A equals **\$75,871,389** (Year 2020 dollars).

CONCEPTUAL BUDGET COSTS OR ALLOCATION			
BUDGET ALLOWANCE	NEW FACILITY 2020 AGGREGATE	NEW FACILITY 2025 AGGREGATE	REFERENCE PAGES
Proposed Building Option A	\$72,972,608	\$93,133,594*	See page 51
Proposed Building Option B	\$71,746,658	\$91,568,937*	See page 53
Proposed Building Option C	\$66,577,120	\$84,971,151*	See page 55
Proposed Building Option D	\$66,543,126	\$84,927,765*	See page 57
Gardella Road Segment A	\$4,124,731	\$5,264,318*	See page 96
Gardella Road Segment B	\$5,034,408	\$6,425,322*	See page 99
Gardella Road Segment C	\$5,558,639	\$7,094,389*	See page 102

Building Option B + Gardella Ranch Road Segment A = Budget Allowance Total

**For the 2025 Budget Allowance, a compounded escalation factor of 5% per year has been applied to the 2020 Budget Allowance above.*

DEFINITIONS

BUILDING GROSSING FACTOR

Building envelope and MEP (mechanical, electrical, plumbing) shaft grossing factor is applied to arrive at the total projected square footage housed within the entire building perimeter. This includes all other spaces within the perimeter not otherwise occupied by or assignable to a specific department or tenant including walls, columns, corridors, lobbies, stairs, elevators, toilet rooms, janitor closets, and Information Technology rooms.

GSF = GROSS SQUARE FEET | BGSF = BUILDING GROSS SQUARE FEET

The total building area to be constructed, the ratio between NSF and GSF is generally referred to as the “net-to-gross ratio” or “efficiency factor”. In other words, the total NSF is represented as a mathematic fraction of the GSF. Without knowing the exact design configuration of proposed buildings, a grossing factor is applied to the NSF to project reasonable, probable gross SF requirements.

NSF = NET USABLE SQUARE FEET

The functional area required to house workstations and circulation within a given office or department. This is exclusive of building core spaces or circulation between offices, departments or other buildings.

The Space Program Requirements provide a detailed inventory of staff positions, workspace requirements and support space required for all functions to be located at the Law and Justice Center Campus.

PRELIMINARY PROGRAMMING SUMMARY

Preliminary Programming Summary						
Ref. #	Department	Positions	NSF	DGSF	BGSF	Comments
7000	Conferencing	0	4,260	5,325	6,390	Ideally centrally located (Justice Partners Site)
2000	District Attorney	25	8,923	11,246	13,496	Ideally adjacent to Courthouse (Justice Partners Site)
6000	Food Services	0	3,606	4,508	5,409	Ideally centrally located (Justice Partners Site)
5000	Grand Jury	0	1,945	2,431	2,918	Ideally adjacent to Courthouse (Justice Partners Site)
9000	Main Plant	0	6,580	8,414	10,097	
4000	Probation	39	12,630	15,794	18,953	Ideally adjacent to Courthouse (Justice Partners Site)
3000	Public Defender	10	4,959	6,199	7,439	Ideally adjacent to Courthouse (Justice Partners Site)
1000	Sheriff's Office	88	20,817	26,079	31,295	Could be a stand alone building
8000	US Forest Service	106	12,733	15,589	17,968	Could be a stand alone building
		268				
			76,453			
				95,584		
					113,963	

REQUIRED PARKING

Preliminary Programming Summary						
Ref. #	Required Parking			Quantity	GSF	Comments
P7000	Conferencing			0	0	
P2000	District Attorney			40	12,800	Secure Parking
P6000	Food Services			0	0	
P5000	Grand Jury			0	0	
P9000	Main Plant			84	26,844	Public Parking, 3 per 1,000 BGSF (Chapter 17.60.020 Use #9 (Off-Street Pkg.) Minus Req'd Dept. Parking)
P4000	Probation			39	12,480	Secure Parking
P3000	Public Defender			15	4,800	Secure Parking
P1000	Sheriff's Office			58	19,920	Secure Parking
P8000	US Forest Service			106	33,920	Non-Secure Parking
Number of Parking Stalls				342		
Gross Square Feet (GSF)					110,764	
Acres (Building and Parking)					5.16	

KEY FINDINGS SUMMARY

The District Attorney's Office, the Grand Jury, the Probation Department, the Public Defender, the Sheriff's Office and the United States Forest Service currently reside in multiple locations and in spaces that are inadequate for the intended uses. Consolidation of these agencies into the Law and Justice Center Campus is essential in order to successfully address the key findings listed below.

In addition, locating these agencies at the Law and Justice Center Campus allows for a highly needed adjacency to the Juvenile Detention Facility, the new Courthouse, and the new Jail.

Other key findings include:

- Increasingly deficient space for staff services
- Several facilities have reached maximum occupancy
- Discrepancies in quality and functionality of buildings, functional efficiency and building condition
- Inequalities between departments; quantity and quality of space
- Numerous instances of poor co-location and inefficient adjacencies



OPPORTUNITIES

The Tuolumne County Justice Partners Study also illuminated several opportunities for improving the efficiency, quality and cost-effectiveness of county Justice Partner facilities.

Key recommendations include:

- **Improving space efficiency, functionality and quality through improved and consistent space standards.** Optimization of existing space will be problematic for many County buildings.
- Improving adjacencies by consolidating departments serving the same clientele and creating customer “one stop” centers.
- Improving the county's face to constituents.
- Optimizing use of the county facilities portfolio: Right buildings, Right location and own vs. lease.



Sheriff's Office - Administrative File Storage

SECTION

2

PROJECT NARRATIVE

PROJECT NARRATIVE

PROJECT DESCRIPTION

Over the course of the last ten years, the County has methodically developed portions of the Law and Justice Center Campus, including the construction of the Juvenile Detention Facility, Justice Center Road Extension and Transit Facility, the new jail, and the courthouse currently under construction.

With the new Jail and State Courthouse under construction, the law and justice partner agencies desire offices at the Law and Justice Campus.

The intent of the campus always included offices for these law and justice partner agencies. This Law and Justice Campus Programming Document will include the following departments, programs, and agencies:

- **District Attorney**
- **Grand Jury**
- **Probation**
- **Public Defender**
- **Sheriff's Office**
- **USFS**

All these departments/programs are in various locations throughout the County and the existing facilities are undersized for meeting current and future needs. In addition to the departments and programs listed above, food court and conference rooms are required program elements.

Subsequent to the initial identification of county departments and programs to be included in this study, it was determined that the United States Forest Service (USFS) desires new office space in the Law and Justice Center Campus.

SITE DESCRIPTION

In 2009 Tuolumne County acquired approximately 48-acres off Old Wards Ferry Road and Hwy 108 in Sonora. The purpose of this purchase was for the creation of the County's Law and Justice Center Campus. Over the last ten years, the County has methodically developed portions of the campus.

At the time this study was conducted and completed, the courthouse and jail at the Law and Justice Center Campus were both under construction, with the jail being completed during the study.

Also included in the design of this campus is the construction of the future Gardella Ranch Road. This road is planned to run from Sanguinetti Loop Road through the Law and Justice Campus to the edge of the property line.

In looking at the best and most effective utilization of the Law and Justice Center Campus Property, the following limitations and/or considerations were considered when putting together the various options::

- **Topography of the site**
- **Caltrans easement along Hwy 108**
- **Railroad Crossing Considerations**
- **Cultural Resource on property**
- **Best Location for Radio Tower Placement**
- **Limited to Three Story Buildings - County Building Code**

LOCATION EXHIBIT

The aerial map of Sonora on the following page shows the current locations of the District Attorney, Grand Jury, Probation, Public Defender, Sheriff's Office, and the USFS, as well as the new Law and Justice Center Campus. This exhibit graphically illustrates the current dispersed locations of the subject agencies. Consolidation of these entities to one location in modern facilities at the new Law and Justice Center Campus will facilitate improved function, communication, parking and better serve the public. These new facilities will provide a much-improved work environment for the county and USFS employees. In general, consolidation into new facilities will benefit all stakeholders.

SONORA, CALIFORNIA

District Attorney
423 N.Washington St
Sonora, CA

Public Defender
99 N.Washington St
Sonora, CA

Sheriff's Office
N. 28 Lower Sunset Dr
Sonora, CA

Sheriff's Investigation & Evidence
19890 Cedar Rd
Sonora, CA

USFS
19777 Greenly Rd
Sonora, CA

Probation
465 S.Washington St
Sonora, CA

Grand Jury
101 Hospital Rd
Sonora, CA

Juvenile Detention Facility
18698 Old Wards Ferry Road
Sonora, CA

New Law & Justice
Center Campus

New Courthouse

New Jail

Current Agency Locations

New Law & Justice Center Campus includes the subject agencies as well as the Juvenile Detention Facility, the new jail, and new courthouse

SECTION

3

PROGRAMMING
OVERVIEW

PROGRAMMING OVERVIEW

PROGRAMMING & PRE-DESIGN DOCUMENTATION

This study consists of Architectural Programming and Pre-Design Documentation for various Tuolumne County departments and agencies. Architectural Programming is the process of establishing basic project metrics and inventory needs to inform the design of facilities. This includes assessing each department's current conditions and staffing, development of space programs for the various departments and agencies and development of functional adjacency diagrams among departments. Based on the programming documents and adjacency diagrams, site layout options and conceptual cost estimates were prepared.

Concurrent to the programming effort was the development of outlines of work for the three segments of Gardella Ranch Road. Conceptual cost estimates have been prepared for each segment.

APPROACH

Stakeholder Interviews

On various dates Lionakis interviewed the department heads and staff of the subject departments and agencies. These stakeholder interviews provided an opportunity to discuss existing facilities, and better understand the qualitative and functional space issues impacting specific departmental operations. These interviews also allowed the Lionakis team to gain a better understanding of the working relationships not only within an agency or department, but between and among the other subject agencies and departments.

A basic Space Program began to take shape based upon the information obtained in these interviews. The process included collecting and analyzing both quantitative and qualitative information about Tuolumne County's existing facilities located in a variety of locations and validating and interpreting information through a continual dialogue with Tuolumne County department heads.



Site Visits and Building Evaluation

Lionakis toured the buildings for the subject departments and agencies to gather additional information regarding the condition of workspaces and buildings they currently occupy. The tours enabled Lionakis to confirm information provided by the county's stakeholders via interviews and gather qualitative insights into the function, efficiency and work environment of county facilities.

Site visits enabled Lionakis to identify issues not clearly depicted in written and verbal data collected, such as the physical condition of facilities; the efficiency and functional use of space; the overall quality of the environment; and the impact of spatial layout and access to constituent services.

Analysis

After gathering data from Tuolumne County during the interviews, Lionakis analyzed the information to ascertain the application, efficiency, and efficacy of existing space standards; project future space needs; and map adjacency requirements. This data analysis also allowed the identification of deficiencies and opportunities for shared use for each department and facility.

The resulting product of this process is Programming and Pre-Design Documentation that can be used to inform decision making in regard to future new facility funding and development.

This study, stakeholder interviews, site visits, building evaluations, and analysis, achieves the following:

- Assesses existing and future services and staffing needs of each subject department/program.
- Surveys existing facilities and operations.
- Identifies adjacency needs within the department/program and with other departments on the Law and Justice Campus.
- Translates those needs into square footage requirements for primary buildings and attendant facilities.
- Identifies room types, uses and sizes (in square feet).
- Establishes standardize space (offices/conference) for optimal operational efficiency.
- Summarizes space and building program square footage requirements.
- Identifies opportunities for consolidation.
- Assesses for space optimization and shared space opportunities.
- Inventories current equipment and identified needed equipment.
- Provides parking needs analysis.
- Estimates conceptual cost for construction of these facilities with escalation factor.
- Provides basic outline of required work needed for each of the proposed segments for Gardella Ranch Road (A,B,C).
- Provides detailed cost estimates for the construction of the three segments of Gardella Ranch Road.
- Assesses current operations and evaluates spatial restrictions that inhibit delivery of services.



SECTION

4

SUBJECT DEPARTMENTS
& AGENCIES

SUBJECT DEPARTMENTS & AGENCIES

DISTRICT ATTORNEY

MISSION STATEMENT

The mission of the Tuolumne County District Attorney's Office is to seek justice, protect the public, ensure the rights of victims, and prevent crime through the vigorous, equitable, and ethical application of the law. Truth and justice shall guide each prosecutor exercising authority and discretion on behalf of the community.

Simply stated, the District Attorney (D.A.) is the public prosecutor. It is the D.A. Office's mission to prosecute criminal conduct and seek justice.

VICTIM WITNESS ASSISTANCE CENTER

It is the mission of the Tuolumne County Victim Witness Assistance Center, in accordance with Penal Code Section 13835, to reduce the trauma and insensitive treatment that victims / witnesses may experience in the wake of a crime, to improve the criminal justice system's understanding of the needs of victims, and to attempt to decrease the incidence of unreported crimes by establishing trust in the criminal justice system.

The Center provides crisis intervention, emergency response, resource and referral counseling, orientation to the criminal justice system and other services to victims of, and witnesses to, crime.

SERVICES PROVIDED

The Victim Witness Assistance Center is mandated to provide services to victims and witnesses of all types of crimes and not restrict services to victims/witnesses where there is an identified suspect.

However, due to the ever increasing crime rate and the inability of staff to respond to all crime victims, this agency will provide comprehensive services to all crime victims upon request and provide outreach to those crime victims/witnesses who have special needs. Special needs can be defined as, but not limited to, victims of child abuse, sexual assault, child sexual abuse, domestic violence, drunk driving with injury or death, homicide, or aggravated assault. In addition, a special needs victim can be defined as a victim with a physical, mental, or developmental disability, the elderly, non-English speaking, or the hearing impaired.

GRAND JURY

FUNCTIONS

The U.S. Constitution and the California Constitution call for grand juries. California, during the early years of statehood, established grand juries. The Tuolumne County Grand Jury is an investigatory body created for the protection of people and the enforcement of the law. Three predominant functions of the Tuolumne County Grand Jury include providing civil government oversight, responding to citizen complaints, and holding hearings for criminal investigations.

CIVIL GOVERNMENT OVERSIGHT

The grand jury may examine all aspects of county government, city government, and special districts to ensure that the best interests of Tuolumne County citizens are being served. The grand jury reviews and evaluates procedures, methods, and systems used by county government to determine whether more efficient and economical programs may be employed. The grand jury may:

- **Inspect and audit books, records, and financial expenditures to ensure that public funds are properly accounted for and legally spent**
- **Inspect financial records of districts in Tuolumne County**
- **Inquire into the conditions of jails and detention centers**
- **Inquire into any charges of willful misconduct in office by public officials or employees**

Most oversight findings by the Grand Jury are published in an annual Grand Jury report describing problems encountered and making recommendations for solutions.

GRAND JURY (CONTINUED)

CITIZEN COMPLAINTS

As part of the civil function, the Tuolumne County Grand Jury receives letters from citizens alleging mistreatment by officials, suspicions of misconduct, or governmental inefficiencies. Complaints received are acknowledged and investigated for their validity. Such complaints are kept confidential. If the situation warrants, and corrective action is under the jurisdiction of the Grand Jury, appropriate action is taken.

CRIMINAL INVESTIGATIONS

Occasionally and under certain circumstances, a special Criminal Grand Jury may be selected to hold hearings to determine whether evidence presented by the district attorney is of sufficient nature to warrant a person to stand trial in court.

The Tuolumne County Grand Jury is an independent body of 19 people serving as an arm of the court. The Grand Jury serves as a full body committee, as well as in individual committees. The jury operates with a court-appointed foreperson who facilitates the activities of the jury and acts as its spokesperson. Grand jurors serve voluntarily for one year beginning July 1.

PROBATION DEPARTMENT

To Serve the Court - To Protect the Community - To Change Lives

The vision of the Tuolumne County Probation Department is to be a Probation Department respected as a leader in the juvenile and criminal justice systems by providing integrated, balanced services and solutions within community corrections resulting in a fair, just, and safe community.

The Probation Department is committed to applying evidenced-based probation practices in the management of juvenile and adult offenders. The utilization of evidence-based practices is intended to reduce/eliminate recidivism, by addressing the specific needs of offenders as identified through the use of risk and needs assessment tools.

The department partners with other criminal justice agencies, treatment providers, and other county organizations, to provide services to probationers, to better serve the Courts, victims, and the community.

The Probation Department is responsible for all probation operations. Under the direction of the Chief Probation Officer, and the jurisdiction of the Superior Court, the Probation Department provides a variety of services to the community, schools and law enforcement including:

- Providing reports to the court on offenders (juvenile and adult) awaiting sentencing
- Field supervision of offenders released on probation within the community
- Administering special programs



CURRENT FACILITY

PUBLIC DEFENDER

The Public Defender's office is responsible, by law, to provide legal representation to those who cannot afford an attorney. They represent those who are assigned by the Superior Court. The court determines whether or not a person is "indigent," or financially incapable of hiring a private attorney. This usually takes place at the arraignment, which is the first appearance in court after having been arrested. The defendant would be asked if they can afford an attorney, and they would fill out a financial declaration. The judge would then assign a representative from the Public Defender's office for representation.

In the event there is some kind of conflict - that is, there is some reason the Public Defender's Office cannot represent an individual - their case could be assigned to an alternate defender or conflict attorney. There are a number of private attorneys in the community who are assigned by the court in the event of a conflict. These attorneys handle cases assigned to them by the court at reduced rates in keeping with the policies of serving the indigent.

The Public Defender's Office represents those indigent adults assigned by the court in legal proceedings encompassing misdemeanor and felony criminal complaints that have been filed by the District Attorney's Office. They also, by appointment, handle juvenile cases in which a juvenile has been charged with a misdemeanor or felony (Welfare and Institutions Code, Section 602). The Public Defender's office may represent parents or children in child dependency cases (Welfare and Institutions Code 300). They may also represent those who have been involuntarily committed to mental institutions and placed in an involuntary conservatorship.



SHERIFF'S OFFICE

MISSION STATEMENT

The Tuolumne County Sheriff's Office is committed to keeping peace and order while protecting lives and property. We promote positive partnerships with the public we serve, our employees. We demonstrate professionalism and leadership through our actions. We remain courageous in the face of danger or adversity. We are supportive and loyal to our shared community and to each other. We are proud of our office.

VISION STATEMENT

While we preserve the foundation of our cultural and historic past, our continued success depends on a shared vision of tomorrow. The Tuolumne County Sheriff's Office is a dynamic and proactive organization devoted to service excellence. We value the diversity of input from our communities, each employee and each volunteer. We demand of ourselves cooperation and respect between divisions, units and individual members. Through a process of continuous improvement and adaptation, we will achieve a successful future enhanced by technology, education and training.

VALUE STATEMENT

These values represent our highest priorities as members of the Tuolumne County Sheriff's Office. We commit to hiring, promoting, and recognizing those individuals whose outlook and actions encompass these values:

- **Leadership that inspires trust, confidence, and teamwork**
- **Honor, integrity, and accountability**
- **Open communication**
- **Spirit of professionalism and cooperation**
- **Continuous personal self-evaluation, development, and improvement**

SHERIFF'S OFFICE (CONTINUED)

Tuolumne County Sheriff's Deputies respond to approximately 55,000 calls for service each year. These calls for service range from homicides to loud music complaints, to assists to Sonoma Police, California Highway Patrol, Fire Department, Child Welfare Services, etc.

The investigators work under the command of one lieutenant and two Sergeants.

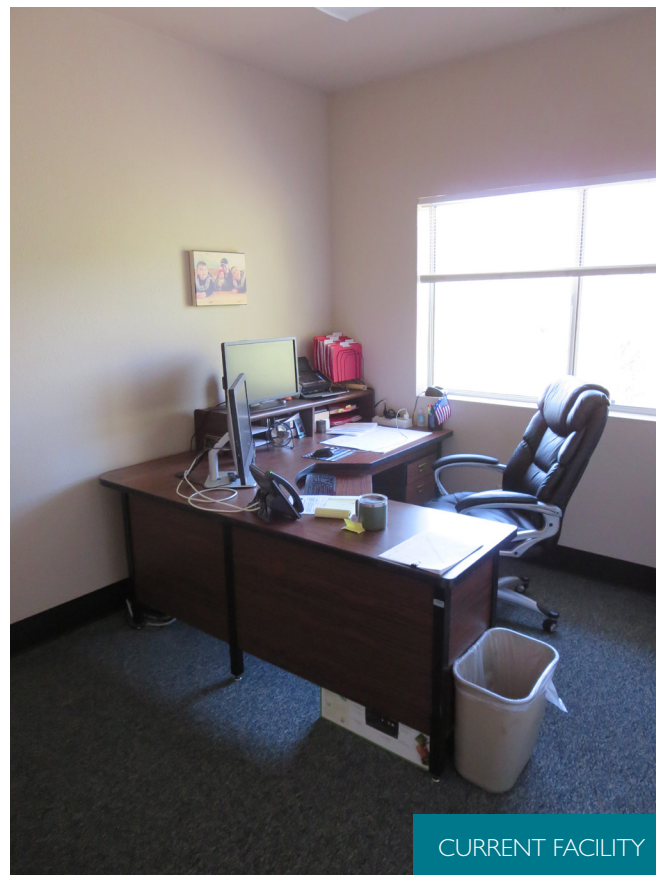
In the General Investigations Unit all crimes to be investigated are divided into three groups:

- **Crimes Against Persons** - Murder, assault, sexual assault, kidnapping, elder abuse, and rape
- **Crimes Against Property** - Burglary, theft, embezzlement, forgery, and possession of stolen property
- **Child Sex Crimes** - Handled under a Multi-Disciplinary Protocol involving the District Attorney, Probation Department and Child Welfare Service

One investigator is assigned full time to the Kids Interview Team (KIT) with the responsibility for investigating all child sexual abuse cases involving victims under 14 years old.

Sheriff's Department Services include:

- **Providing patrol support in unincorporated portions of Tuolumne County**
- **Investigating criminal activities**
- **Operating the County Jail which holds pre-trial and sentenced inmates**
- **Providing County Coroner services**



CURRENT FACILITY

Sheriff's Administration personnel are responsible for scheduling and obtaining travel and training reservations for staff, as well as the following primary responsibilities:

- **Preparing the Department budget**
- **Grant writing and administration**
- **Purchasing**
- **Accounts receivable and payable**

The Sheriff's Communications Unit/911 Center is responsible for providing radio and telephone communications for the Sheriff-Coroner Department and Tuolumne County ambulance services. This division is the Public Safety Answering Point for all 911 calls and is responsible for transferring calls to the California Highway Patrol, the U.S. Forestry Service, the California Department of Forestry and any other emergency agencies as required. In addition, the 911 Center coordinates with the Office of Emergency Services during critical incidents.

Dispatch provides:

- **After hours dispatch services for the County Road Department and Animal Control**
- **Dispatch for the Sheriff Patrol units to LE calls for service**
- **Ambulances to requests for emergency medical aid.**

Sheriffs have Boat Patrol and Search and Rescue located near the Columbia Airport. They provide water patrol services as well as search and rescue.

UNITED STATES FOREST SERVICE (USFS)

The Forest Service manages the National Forests and Grasslands for sustainable multiple-uses to meet the diverse needs of people, ensure the health of our natural resources, provide recreational opportunities, manage wildfire, guard against invasive threats. The USFS works with State and private forest landowners, cities and communities, and cooperates internationally on USFS initiatives.



AGENCY ADJACENCY MATRIX

The Agency Matrix below was developed based on the information gathered during this programming process. It represents the synthesis of a variety of sources and information. This Matrix indicates the key agencies and facilities being considered under this programming study, and graphically keys functional and desirable adjacencies by gradient, from Strong Adjacency to No Adjacency.



ADJACENCY MATRIX

SHERIFF	DISTRICT ATTORNEY	PUBLIC DEFENDER	PROBATION	GRAND JURY	FOOD SERVICE	CONFERENCING	USFS	COURTHOUSE	JAIL	
●	□	—	—	—	□	┐	□	■	■	SHERIFF
●	●	X	□	□	□	┐	—	■	—	DISTRICT ATTORNEY
	●	●	□	—	□	┐	—	■	—	PUBLIC DEFENDER
		●	●	—	□	┐	—	■	┐	PROBATION
			●	●	┐	—	—	X	X	GRAND JURY
				●	●	□	┐	□	┐	FOOD SERVICE
					●	●	┐	—	X	CONFERENCING
						●	●	X	X	USFS
							●	●	■	COURTHOUSE
								●	●	JAIL

SECTION

5

DISTRICT ATTORNEY

DISTRICT ATTORNEY

EXISTING FACILITIES SURVEY

Currently housed at 423 North Washington Street in Sonora (all in one building). The current building was formerly a church and is approximately 9,821 SF. The District Attorney has outgrown the current space. Lobby hours are from 8AM to 4PM.

Critical space issues include the need for soundproof interview rooms with video and audio surveillance capabilities as well as the need for a media and evidence processing and work area.

The Criminal Division retains a large number of confidential files that are not open public information and therefore require secure storage.

There are currently 23 full time employees, which include the District Attorney (DA), Assistant DA, Business Manager, Director of Victim/Witness, Assistant to the Director, two (2) investigators, one (1) legal assistant and one (1) receptionist, 7 attorneys, and advocacy support staff, plus two (2) service dogs (handlers are existing staff).

Of these current employees, many require private offices due to the confidential nature of their work, including the DA, Assistant DA, Business Manager, Director of Victim Services, Assistant to the Director, the legal assistant, and Attorneys.

Other existing facility components include secure lobby, life sentence file storage (secure court record storage), other case file storage, child interview room, children's waiting room, copy room, law library, evidence storage for investigators, and restrooms.

The current lobby is small and there is no ability to separate public from staff, or to provide safe, discrete entry for staff. There are no restroom facilities for the public without entering staff areas.

PARKING: Is gated but not very secure.

- 23 total parking stalls.
- 10 County vehicles total.
- One (1) DA vehicle.
- Three (3) Victim/Witness vehicles.
- Two (2) Investigator vehicles.
- Four (4) Shared vehicles.

SPACE PROGRAM

The programming meeting and site visit was conducted on August 5, 2019. The DA requested that we plan for growth. The District Attorney's office has outgrown its space. The key elements requiring improvement are office space, parking and storage.

A secure lobby for approximately seven (7) people is required, with a separate single user restroom for people waiting in the lobby. Access from the lobby to the offices needs to have an interim space to stop people in the lobby from following staff into the office before the lobby door closes. They would prefer a separate entrance for the general public from that of District Attorney staff (Staff can enter from the secure lobby.).

The following private offices will be required: the DA, Assistant DA, Business Manager, Director of Victim Services, Assistant to the Director, the legal assistant, Attorneys, and investigators.

Other facility components required include, open cubicle seating, secure court records storage (including life sentence record storage), two (2) child interview rooms with one-way window, preferably close to the children's waiting room, law library, secure offices for Cletz access/Department of Justice (DOJ) terminal (rooms must be locked when not in use), conference room for victim families, break room, supply storage room, copy room, one (1) separate supply storage room for grants, conference room(s), training room for 25 people.

For the investigators, the District Attorney would like to expand from two (2) to five (5) investigators. They will each need an office, locker rooms for each sex, evidence storage and gun storage.

PARKING NEEDS: Safe and secure parking is required. Video surveillance is required. The following is anticipated:

- 40 total parking stalls.
- Nine (9) County vehicles total.
- Five (5) investigator vehicles.



PRELIMINARY PROGRAMMING

Ref. #	Position/Space	Type	Spaces	Area	NSF	DGSF	BGSF	Comments
Personnel - District Attorney								
2001	Assistant District Attorney	PO	1	200	200	250	300	
2002	Deputy District Attorney I/II/III/IV	PO	5	125	625	781	938	
2003	District Attorney	PO	1	275	275	344	413	
2004	Legal Assistant I/II	WS	5	64	320	400	480	
2005	Business Manager	PO	1	125	125	156	188	
2006	Assistant to Department Head	PO	1	125	125	156	188	
2007	Supervising DA Investigator	PO	1	150	150	188	225	
2008	Senior Office Assistant	WS	1	64	64	80	96	
2009	Victim Witness Advocate	PO	3	125	375	469	563	
2010	Victim Witness Services Supervisor	PO	1	125	125	156	188	
2011	Victim Witness Advocate GF	PO	2	125	250	313	375	
2012	Fiscal Technician GF	WS	1	64	64	80	96	
2013	Administrative Assistant GF	PO	1	125	125	156	188	
2014	Victim Witness Advocate GF	PO	1	125	125	156	188	

PRELIMINARY PROGRAMMING (CONT.)

[illegible]

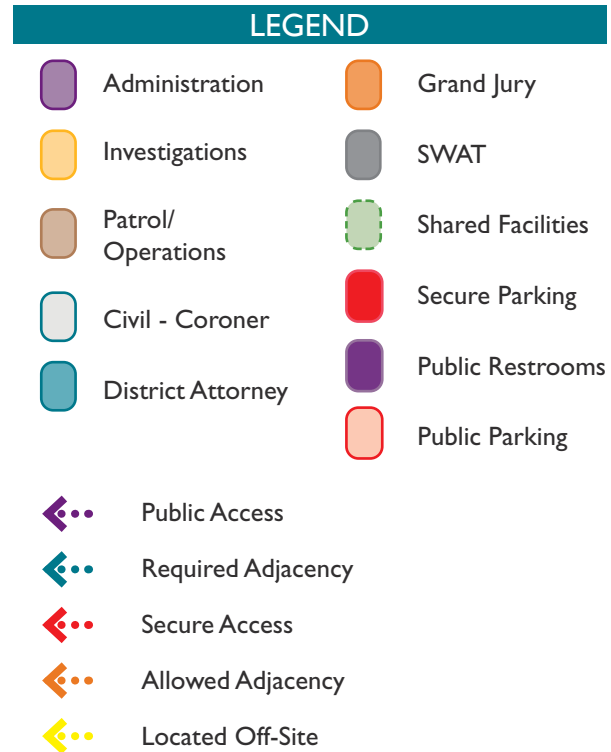
Ref. #	Required Parking	Quantity	Area	GSF	Comments
Parking Requirments					
P2001	Secure Parking (Personal Vehicles)	25	320	8000	25 employees
P2002	Secure Parking (Victims Services)	4	320	1280	
P2003	Secure Parking (Investigations)	2	320	640	
P2004	Secure Parking (DA)	5	320	1600	
P2005	Secure Parking (Shared)	4	320	1280	Floating, Interns, volunteers
Number of Stalls		40			
Gross Square Feet (GSF)				12,800	

DISTRICT ATTORNEY OFFICE ADJACENCIES

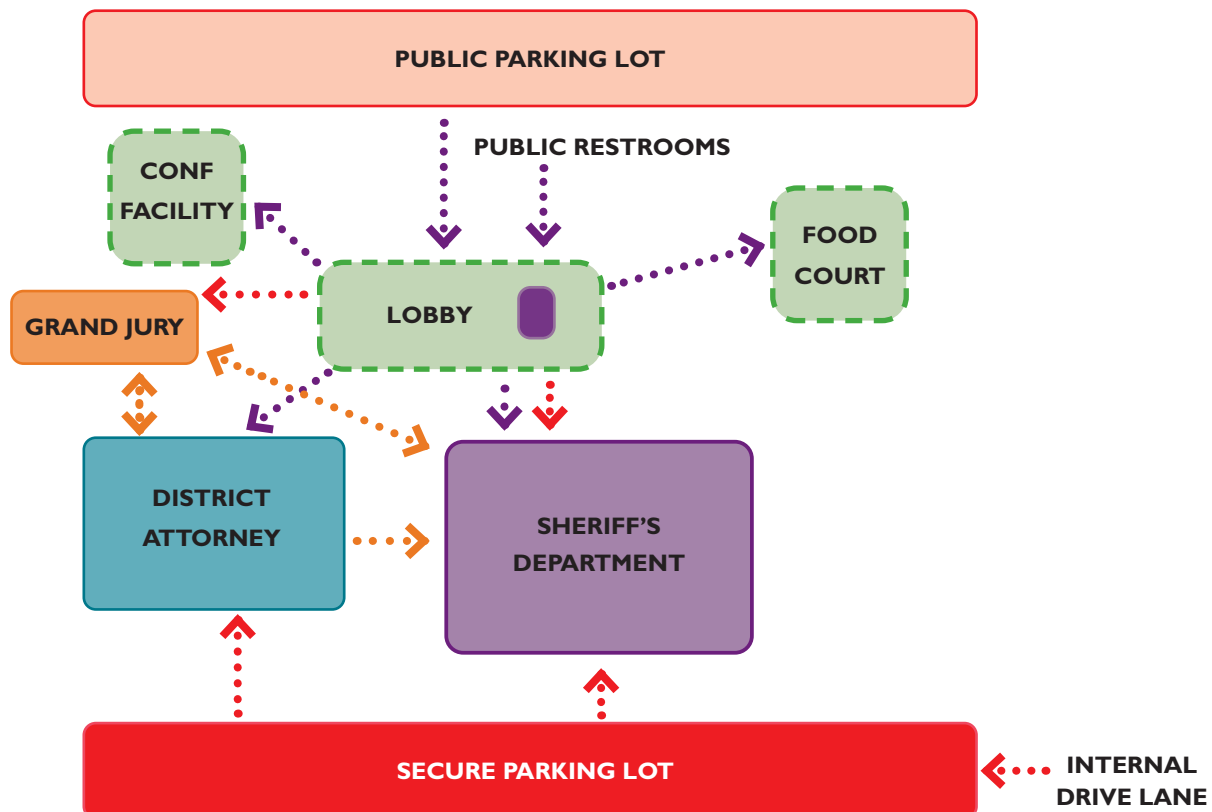
The adjacency diagram below describes graphically the allowable adjacencies for the District Attorney's Offices to other Tuolumne County Justice Partner agencies. It was communicated by the DA that the District Attorney's Office could be co-located with the Sheriff's Office and the Grand Jury.

Efficiency for the department is realized if the Criminal Division can continue to be co-located with the Victim/Witness Program.

Opportunities to share program elements with other County departments and agencies include lobby, some conference/training rooms, secure restrooms, public restrooms, and a break room, as well as a secure parking area.



ADJACENCY DIAGRAM



SECTION

6

GRAND JURY

GRAND JURY



EXISTING FACILITIES SURVEY

The Grand Jury is currently housed on the third floor of the old hospital at 101 Hospital Road in Sonora, and occupy approximately 1,000 square feet.

The Grand Jury panel is comprised of no more than 20 volunteers who serve one-year terms. The full group meets one time per week from 5PM - 8PM. They break out into smaller subcommittees. The subcommittee members access the space a couple of times per week, usually for subcommittee work.

No private offices are required.

Existing facility components include conference room, kitchenette, copy room, document storage, and restrooms.

PARKING: Current parking configuration is not secure.

SPACE PROGRAM

The programming meeting and site visit was conducted on August 5, 2019. The key elements requiring improvement are appropriately configured meeting space and secure supporting facilities.

A secure private entry is required. A secure mail room near the secure entrance to their meeting area is required.

A conference room that can accommodate 25 people is required.

One (1) minimum separate smaller meeting room that can accommodate ten (10) people each for subcommittee work are required.

One (1) secure office with document storage is needed.

A copy room is needed.

A kitchenette is needed.

Access to restrooms is required; does not have to be private.

PARKING NEEDS: Adequate parking for the jury members is required.

PRELIMINARY PROGRAMMING

Ref. #	Position/Space	Type	Spaces	Area	NSF	DGSF	BGSF	Comments
Personnel								
5001	N/A		0	0	0	0	0	
Departmental Spaces								
5002	Lobby - Private		1	150	150	188	225	Secure mail slots
5003	Conference - Large		1	750	750	938	1125	Seats 30 (20 at table and 10 along wall), w/ kitchenette, A/V required
5004	Conference - Breakout		1	250	250	313	375	Seats 10, A/V required
5005	Workroom		1	150	150	188	225	Including Office Supplies, Covers Work Area Needs, Includes Copier
5006	Storage - Files		1	100	100	125	150	
Departmental Spaces - Core Areas								
5007	Mechanical (Secondary)		1	150	150	188	225	
5008	Electrical (Secondary)		1	125	125	156	188	
5009	Telecom (Secondary)		1	125	125	156	188	
5010	Restroom - Staff		1	75	75	94	113	
5011	Janitor		1	70	70	88	105	
Total Personnel			0					
Net Square Feet (NSF)					1,945			
Departmental Gross Square Feet (DGSF)						2,431		
Building Gross Factor (20%)							2,918	

Ref. #	Required Parking	Quantity	Area	GSF	Comments
Parking Requirements					
P5001	N/A		320	0	Park in Public Parking
Number of Stalls		0			
Gross Square Feet (GSF)				0	

GRAND JURY ADJACENCIES

The adjacency diagram below describes graphically the required and desired adjacencies for the Grand Jury's programmatic elements.

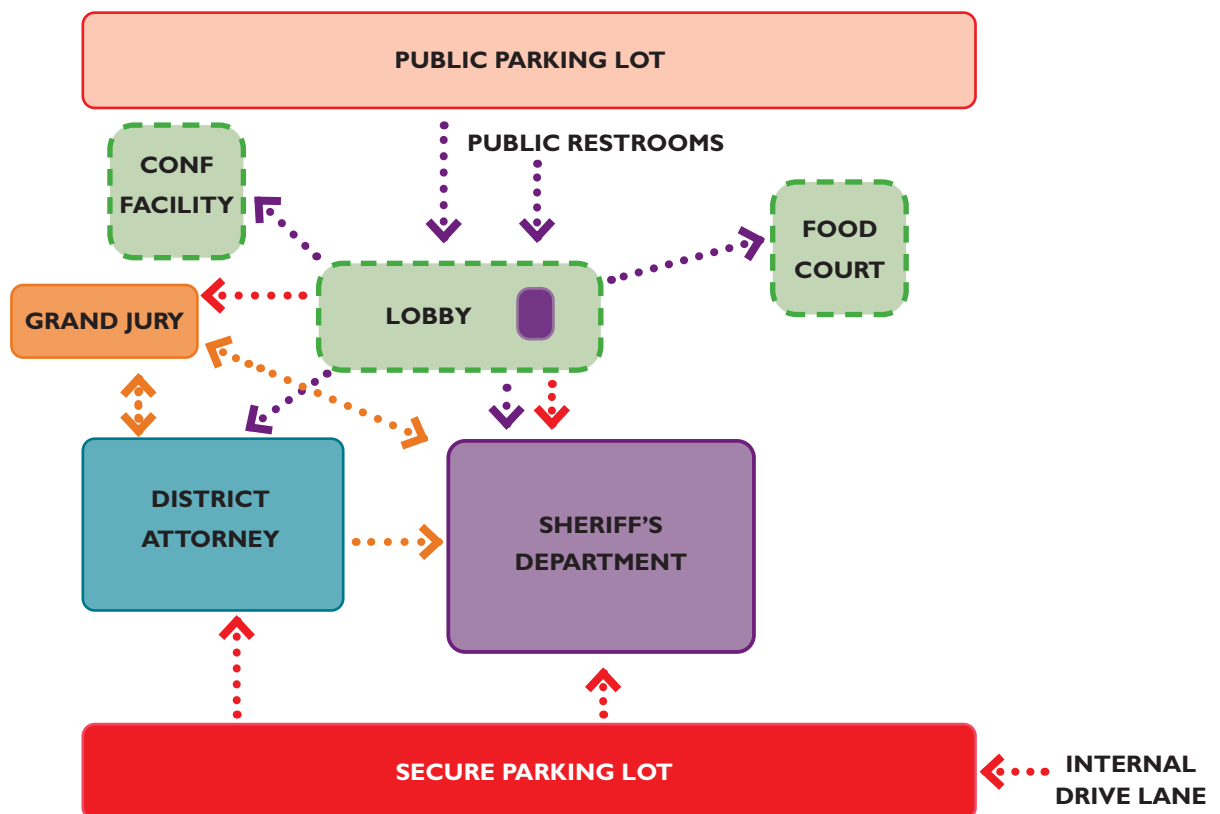
It was communicated that the Grand Jury's offices could be co-located with, or adjacent to the District Attorney's offices.

Opportunities to share program elements with other departments and agencies include some conference rooms, secure restrooms, public restrooms, and possibly a break room.

Adequate parking is required but not necessarily in the secure parking area.



ADJACENCY DIAGRAM



SECTION

7

PROBATION

PROBATION

EXISTING FACILITIES SURVEY

Currently housed mostly in one (1) building at 465 S. Washington Street in Sonora and occupying 7,100 square feet. Probation includes Administration, and Adult Support Services.

Daily interaction occurs with staff from the Auditor/Controller; Behavioral Health, the District Attorney's Office, the District Attorney's Victim/Witness Division, Facilities Management, the Public Defender's Office, Public Works, Revenue Recovery, the Sheriff-Coroner's Office, the County Jail, Tuolumne General Hospital, and the Mother Lode Regional Detention Facility Center. Additionally, daily interaction occurs with the Superior Court, the school system, the California Highway Patrol (Sonora), ISS, Fish & Game, Parole (Youth Authority and California Department of Corrections), County Fire, other county offices, and the U.S. Forest Service.

There are currently 31 FTE, which include Probation's Day Reporting Center program will also move over to the Law and Justice Center Campus. This program encompasses roughly 2,500 square feet. The Reporting Center program has 4-5 FTE on a full-time basis and serves 10-15 clients in a classroom setting.

Several of the Probation Departments employ a dog which require private offices, including the Chief, Assistant Chief, Supervising Probation Officer, Adult Division Manager, PO Adult Supervisor, all DPO positions, Grant Funded Staff, Work Relief Crews, and Business Manager among others.

Other existing facility components include secure lobby, life sentence file storage (secure court record storage), other case file storage, child interview room, children's waiting room, law library, evidence storage for investigators, and restrooms.

PARKING: There are 23 existing parking stalls in a gated lot that is not very secure.

We looked at the possibility of moving Probation Department into the Motherlode Regional Juvenile Facility on the Law and Justice Center Campus. However, this option did not work for the following reasons:

- **Not enough space on the Juvenile Facility site. The only space available is on the future expansion area for the facility**
- **Not enough room for the Probation Department to park on the Juvenile Facility Site.**
- **Would cause operational problems with the mixing of adults on probation with the juveniles at the Hall**
- **Would eliminate any potential to expand the facility in the future**

SPACE PROGRAM

The Juvenile Unit is currently housed at the Motherlode Regional Juvenile Detention Facility and their AB109 Program's Day Reporting Center is being run on the third floor of the old hospital.

The programming meeting and site visit was conducted on November 22, 2019. Probation has outgrown its space. The key elements requiring improvement include additional and improved office space, parking and storage.

A secure lobby is required, with a separate single user restroom for people waiting in the lobby. Access from the lobby to the offices needs to have an interim space to stop people in the lobby from following staff into the office before the lobby door closes. The staff prefer separate entrances for general public, and clients. Staff can enter from the secure lobby.

Private offices will be required for the following: secure court records storage (including life sentence record storage), two (2) child interview rooms preferably close to the , children's waiting room, law library, secure offices for Department of Justice (DOJ) terminal (rooms must be locked when not in use), conference room for victim families, breakroom, conference room(s) and training room for 25 people.

PARKING NEEDS: Safe and secure parking is required.



CURRENT FACILITY



CURRENT FACILITY

PRELIMINARY PROGRAMMING

Ref. #	Position/Space	Type	Spaces	Area	NSF	DGSF	BGSF	Comments
Personnel - Probation								
4001	Assistant Chief Probation Ofcr	PO	1	200	200	250	300	
4002	Chief Probation Officer	PO	1	275	275	344	413	
4003	Deputy Probation Officer I/II	PO	12	125	1500	1875	2250	
4004	Probation Division Manager	PO	2	150	300	375	450	
4005	Legal Assistant I/II	WS	3	64	192	240	288	
4006	Administrative Assistant	WS	1	64	64	80	96	
4007	Senior Legal Assistant	PO	1	125	125	156	188	
4008	Senior Office Assistant	WS	1	64	64	80	96	
4009	Probation Technician - Grant Funded	WS	2	64	128	160	192	
4010	Business Manager	PO	0.9	150	135	169	203	
4011	Senior Probation Officer	PO	2	125	250	313	375	
4012	Supervising Probation Officer	PO	3	125	375	469	563	
4013	Senior Work Release Site Coordinator	PO	1	125	125	156	188	
4014	Staff Services Analyst I/II	WS	1	64	64	80	96	
4015	Work Release Site Coordinator	WS	1	64	64	80	96	
Personnel - DRC								
4016	Supervisor/Program Manager	PO	1	200	200	250	300	
4017	Case Managers	PO	3	125	375	469	563	
4018	Client Service Specialist	WS	1	64	64	86	104	Receptionist in lobby/off lobby
4019	Service Provider	PO	1	125	125	156	188	
Departmental Spaces - Probation								
4016	Lobby - Public		1	350	350	438	525	
4017	Lobby - Probation Offenders		1	350	350	438	525	
4018	DOJ/CLETS		1	100	100	125	150	
4019	Files - Central		1	300	300	375	450	Hold files for 5 years after term of probation. Closed and Active Files.
4020	Storage - Alternative to Incarceration		1	300	300	375	450	May be a shed outside of the building
4021	Workroom		1	150	150	188	225	Including Office Supplies, Covers Work Area Needs, Includes Copier
4022	Electronic Monitoring Storage		1	80	80	100	120	Includes space for two people in 64sf workstations, off of public lobby
4023	Restrooms - Drug Testing		2	75	150	188	225	Close to Lobby
4024	Lab - Drug Testing		1	100	100	125	150	
4025	Storage - Secure - Fire Arms		1	80	80	100	120	Storage of guns, rifles and ammunition. Also, for gun repair workspace.
4026	Storage - Secure - Equipment		1	150	150	188	225	OC Spray, Battons, Vests
4027	Conference Room - Small		1	250	250	313	375	Seats 10
4028	Conference Room - Large		1	525	525	656	788	Seats 20
4029	Classroom - Ofender Programming		1	375	375	469	563	Seats up to 15
4030	Interview Rooms		3	80	240	300	360	Off lobby, one suited with recording capabilities. All with security cameras.
4031	Breakroom		1	300	300	375	450	Size for 6 seats and three refrigerators/vending
4032	DOJ/Livescan		1	100	100	125	150	Off Lobby

PRELIMINARY PROGRAMMING (CONT.)

Departmental Spaces - DRC								
4033	Lobby - Public		1	250	250	313	375	Separate from Probation Lobby.
4034	Restrooms - Drug Testing		2	75	150	188	225	
4035	Program Room - Job Skills		1	300	300	375	450	Seats 10. Can be used for staff meetings. Requires storage cabinets.
4036	Program Room - Large		2	350	700	875	1050	Seats 15. Parenting, MRT, Coping, Anger, Substance, Orientation, Aftercare. Requires storage cabinets.
4037	Lab - Computer		1	400	400	500	600	Seats 15.
4038	Storage - Files & Supplies		1	200	200	250	300	Hold files for 1 year.
4039	Workroom		1	150	150	188	225	Including Office Supplies, Covers Work Area Needs, Includes Copier
Departmental Spaces - Core Areas								
4040	Mechanical (Secondary)		2	150	300	375	450	
4041	Electrical (Secondary)		2	125	250	313	375	
4042	Telecom (Secondary)		2	125	250	313	375	
4043	Restroom - Public		1	75	75	94	113	
4044	Restroom - Staff		2	275	550	688	825	
4045	Locker Room - Male		1	150	150	188	225	Assumes 8 full height lockers. 8 staff total.
4046	Showers - Male		1	80	80	100	120	
4047	Locker Room - Female		1	150	150	188	225	Assumes 8 full height lockers. 8 staff total.
4048	Showers - Female		1	80	80	100	120	
4049	Janitor		1	70	70	88	105	
Total Personnel			39					
Net Square Feet (NSF)					12,630			
Departmental Gross Square Feet (DGSF)						15,794		
Building Gross Factor (20%)							18,953	

Ref. #	Required Parking	Quantity	Area	GSF	Comments
Parking Requirements					
P4001	Secure Parking (Probation - Pool Vehicles)	8	320	2560	
P4002	Secure Parking (Probation - Pool Vehicles for Work Release)	4	320	1280	
P4003	Secure Parking (Probation - Staff)	27	320	8640	
Number of Stalls		39			
Gross Square Feet (GSF)				12,480	

PROBATION ADJACENCIES

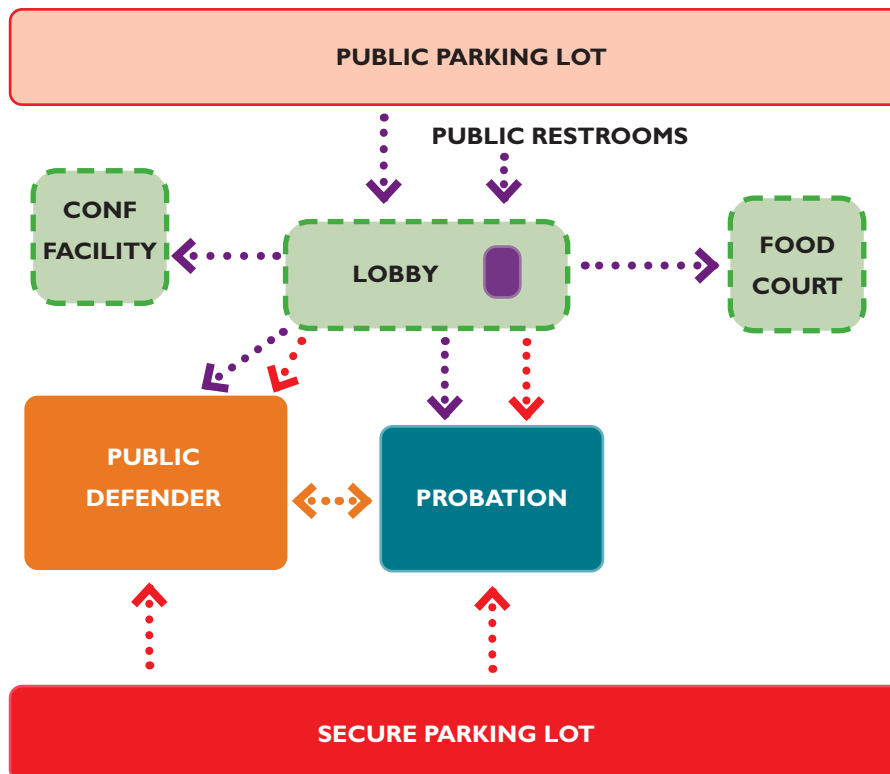
The adjacency diagram below describes graphically the required and desired adjacencies for the Probation Department to other agencies.

It was communicated that the Probation offices could be located near the Public Defender offices.

Opportunities to share program elements with other departments and agencies include some conference rooms, secure restrooms, public restrooms, and a break room, as well as a secure parking area.



ADJACENCY DIAGRAM



SECTION

8

PUBLIC DEFENDER

PUBLIC DEFENDER

EXISTING FACILITIES SURVEY

The Public Defender's Office is currently located in a single building located at 99 N.Washington Street in Sonora.

Security is insufficient in current facility.

Existing lobby has space for 6.

Current configuration brings clients into the working areas of the Department. This is not desirable.

SPACE PROGRAM

The programming meeting and site visit was conducted on September 26, 2019.

- Adjacency to Probation is desirable.
- Of great concern is security.
- The main lobby needs to be large enough to accommodate 8-12 people.
- The administrative assistant who resides at the front counter needs to be in a safe location. The administrative assistant directs all clients on where they should go; this position does not need to be in an enclosed office.
- Off the main lobby should be three (3) separate Conflict Resolution Waiting Rooms. Three (3) separate Conflict Resolution Conference Rooms need to be accessible from the Conflict Resolution Waiting Rooms. The Conflict Resolution Conference Rooms should include audio/visual hook ups. These conference rooms need to be connected to the Conflict Resolution Offices, of which there would be three (3). Doors are needed on both sides of the room so staff has the ability to get away if needed.
- A total of Four (4) offices will be required for the Conflict Program.
- Conflict Office 2 and Assistants to Conflict Office 2.
- Clients should never have access to staff offices.
- Clients should have separate restroom from staff, located directly off of the lobby.
- Need nine (9) attorney offices. Each office should have space for active files.
- Each attorney office should be 100-125 square feet. Public Defender's office should be larger and include space for a table and 4 chairs.
- Open office would include one work station for an intern and one work station for Welfare to Work (intern, clerical position).
- Need one centrally located conference room that accommodates 15.
- Private bathrooms are desired.
- A janitorial room is desired.
- A clothes closet is required.
- Need file storage, production room (print, copy, fax) of approximately 120-150SF, and break room. The storage room is for closed files and office supplies. The closed files can be archived after 2-5 years.



PARKING NEEDS: Need secure parking for sixteen (16) staff plus one (1) space for investigations vehicle.

PRELIMINARY PROGRAMMING

Ref. #	Position/Space	Type	Spaces	Area	NSF	DGSF	BGSF	Comments
Personnel								
3001	Deputy Public Defender I/II/III	PO	3	125	375	469	563	
3002	Administrative Assistant	WS	1	64	64	80	96	
3003	Public Defender	PO	1	275	275	344	413	
3004	Public Defender Investigator	PO	1	150	150	188	225	
3005	Legal Assistant I/II (1 FTE Grant Funded)	PO	1	125	125	156	188	
3006	Legal Office Manager	PO	1	125	125	156	188	
3007	Chief Conflict Counsel	PO	2	125	250	313	375	
Departmental Spaces								
3008	Lobby & Children Play Area		1	400	400	500	600	Seating for 8-10, Secure from Receptionist
3009	Conference - Small		1	200	200	250	300	Seats 8, Adjacent to Lobby, A/V required
3010	Conference - Large		1	300	300	375	450	Centrally located for use by PD, CA1 and CA2, A/V required, 12 People, Adjacent to Lobby
3011	Conference - Conflict Attorney 1		1	150	150	188	225	Seating for 4, Adjacent to Lobby, A/V required
3012	Conference - Conflict Attorney 2		1	150	150	188	225	Seating for 4, Adjacent to Lobby, A/V required
3013	Workroom - Public Defender		1	150	150	188	225	Including Office Supplies, Covers Work Area Needs, Includes Copier
3014	Workroom - Conflict Attorney 1		1	100	100	125	150	Including Office Supplies, Covers Work Area Needs, Includes Copier
3015	Workroom - Conflict Attorney 2		1	100	100	125	150	Including Office Supplies, Covers Work Area Needs, Includes Copier
3016	Storage - Public Defender - Closed Files		1	300	300	375	450	Files held up to 5 years, office supplies
3017	Storage - Conflict Attorney 1		1	100	100	125	150	
3018	Storage - Conflict Attorney 2		1	100	100	125	150	
3019	Storage - Client Clothes and General		1	150	150	188	225	For PD, CA1 and CA2
3020	Breakroom		1	300	300	375	450	Size for 6 seats and three refrigerators/vending
Departmental Spaces - Core Areas								
3021	Mechanical (Secondary)		1	150	150	188	225	
3022	Electrical (Secondary)		1	125	125	156	188	
3023	Telecom (Secondary)		1	125	125	156	188	
3024	Restroom - Public		1	75	75	94	113	
3025	Restroom - Staff		2	275	550	688	825	
3026	Janitor		1	70	70	88	105	
Totals								
Total Personnel			10					
Net Square Feet (NSF)					4,959			
Departmental Gross Square Feet (DGSF)						6,199		
Building Gross Factor (20%)							7,439	

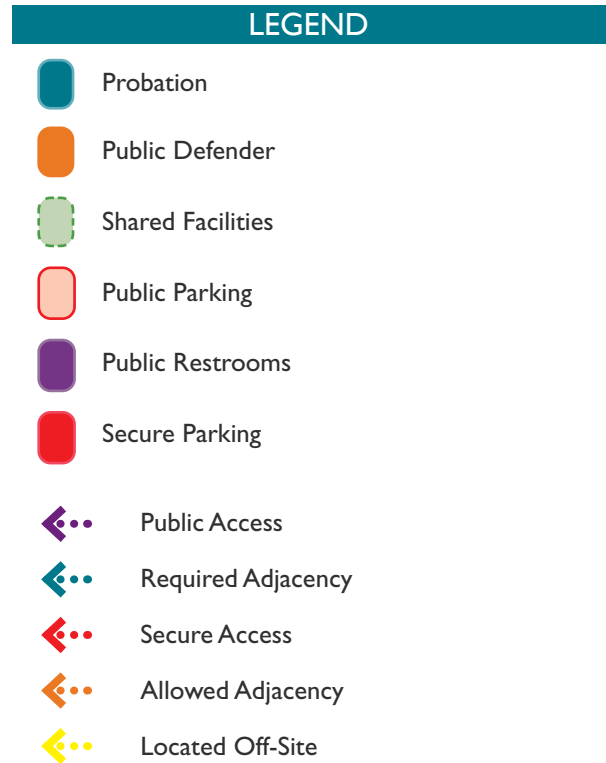
Ref. #	Required Parking	Quantity	Area	GSF	Comments
Parking Requirements					
P3001	Secure Parking (Personal Vehicles)	14	320	4480	2 Interns to Park in Public Parking
P3002	Secure Parking (Investigation)	1	320	320	
Totals					
Number of Stalls		15			
Gross Square Feet (GSF)				4,800	

PUBLIC DEFENDER ADJACENCIES

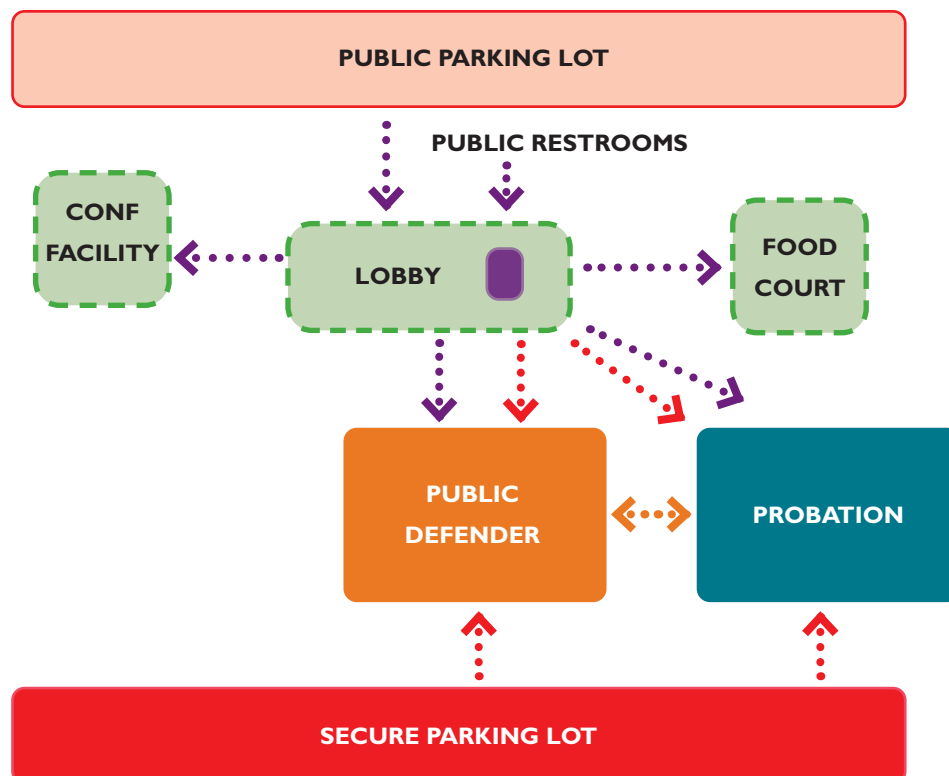
The adjacency diagram below describes graphically the required and desired adjacencies for the Public Defender's programmatic elements.

It was communicated that the Public Defender's offices could be co-located with, or adjacent to, the Probation Department.

Opportunities to share program elements with other departments and agencies include some conference rooms, secure restrooms, public restrooms, and a break room, as well as a secure parking area.



ADJACENCY DIAGRAM



SECTION

9

SHERIFF'S OFFICE

SHERIFF'S OFFICE

EXISTING FACILITIES SURVEY

Currently housed in four buildings, including N 28 Lower Sunset Drive and 19890 Cedar Drive (for Investigations and evidence storage), in Sonora. Since the Sheriff's Department facilities are in multiple locations, some are lease facilities that are not intended for secure operations. The Sheriff's Office totals approximately 33,000 square feet. The site visits to the various facility locations were conducted on August 14 and August 23, 2019.

There are currently 83 FTEs and 4 dogs (K9). This excludes the jail component of the Sheriff's Operations.

Major facility components include Administration, Sheriff Civil-Coroner, Dispatch, Patrol, Investigations and Boat Patrol/Investigations. Jail Operations are also part of the Sheriff's Office but their facility needs have been addressed with a new building on the Law and Justice Center Campus.

ADMINISTRATIVE/DISPATCH SPACE NEEDS:

One of the most significant limitations of the existing facilities for the Sheriff's Office is the lack of adequate square footage. Critical space shortages and restrictive facility configuration hinder workflow.

Conference and training rooms are inadequate in number and size. The public lobby is small and there is no ability to separate public from staff, or to provide safe, discrete entry for staff. There are no restroom facilities for the public without entering staff areas. The lack of interview rooms to privately meet with the public creates security, safety and privacy issues.

Statutory record keeping requirements require adequate storage space. Current storage space has been re-assigned to other uses over the years, thus reducing storage space when even more is needed.

INVESTIGATIONS/CIVIL CORONER/PATROL:

Investigations/Civil Coroner/Patrol services are provided at 19890 Cedar Drive.

Property/evidence is located in the lower level. There are Conex boxes used for evidence storage off site at Boat Storage/Search & Rescue.

Investigations have one (1) sergeant, five (5) detectives, and one (1) crime scene officer. There is one cubicle for internal background checks. Civil has one (1) sergeant and two (2) deputy coroners.



BOAT PATROL/SEARCH & RESCUE:

The current Boat Patrol/Search & Rescue facility is located adjacent to Columbia Airport. Search & Rescue has a training/meeting room, sergeant's office and work room. The dive team consists of one (1) sergeant and three (3) deputies. There are thirty-five Search & Rescue volunteers. Patrol oversees the boats. Investigations oversees Search and Rescue.

For boating enforcement there are four (4) staff, which includes one (1) sergeant and three (3) deputies (one deputy splits time between boating enforcement and patrol).

The current Boat Patrol facility has an office, a meeting room, Search & Rescue vehicle storage, boat and personal watercraft storage, and dive equipment storage, and a locked tool room, as well as a small electrified storage area for hazardous waste.

Shared spaces include lockers and break area, secure storage for equipment and guns, and a restroom. The dive team has one (1) office for the sergeant, and three (3) work areas for the deputies.

The team assessed the Sheriff's Boat Patrol and Search and Rescue space needs with the County and ultimately it was decided not to relocate these departments. These departments run autonomously from the jail site and have a large volume of equipment and vehicles which requires specific space needs. It seemed more appropriate to have these departments remain at their current site than to move them next to the Sheriff's Department which would be prohibitive to their transportation adjacency needs.

EXISTING FACILITIES SURVEY (CONT.)

TRAILERS SPACE NEEDS:

At the Boat Patrol/Search & Rescue Facility there are three (3) large trailers, two (2) medium trailers, nine (9) small trailers, three (3) large Conex boxes, and two (2) incident utility boxes. One (1) of the Conex boxes houses bicycles, one (1) holds marijuana. There is a trailer that holds just the K-9 equipment. There is a communications trailer w/equipment.

The Sheriff's MedCat vehicle should be moved to the new Law and Justice Center Campus and located in a secure and covered area. Some of the MedCat's ancillary equipment can be stored with the SWAT Team's equipment.

PATROL/OPERATIONS:

Patrol has thirty (30) assigned staff.

There are six (6) sergeants that need private offices; two (2) per office.

Need one (1) private office for Sheriff Lieutenant.

Need one (1) private office for Assistant to Department Head

Need one (1) private office for Corp. and trainee.

There are two (2) 12-hour shifts; each shift has six (6) officers.

Sworn staff is a minimum of sixty-five (65).

Staff is currently 90% male.

Typical briefing is 10-12 staff.

Large, multi-agency briefing is 40-50 people.

Community Response Team workspace has one (1) sergeant office and three (3) staff workstations.

TRAINING SPACE NEEDS:

Detac = 20-30 staff; SWAT = 13 staff; K9 = four (4) staff members; Crisis Unit = 8 staff.



SPACE PROGRAM

The programming meetings were conducted on August 14 and August 23, 2019. The Sheriff's Office will include Administration, Dispatch, Investigations and Patrol.

A secure lobby is required, with a separate single user restroom for people waiting in the lobby. Access from the lobby to the offices needs to have an interim space to stop people in the lobby from following staff into the office before the lobby door closes. The Sheriff's Office prefers separate entrances for general public, defendants, and witnesses. Staff can enter from a separate secure lobby.

Numerous private offices will be required for the Sheriff's Department

Locker rooms and showers will be required. Need to plan for 85% male staff and 15% female staff.

Other facility components required include more space for additional equipment, a car wash area and a communications tower.

TRAINING SPACE NEEDS:

The Sheriff's Office is in need of one large training room that can accommodate 50 people sitting at tables.

Need one (1) small conference room between lieutenant and sergeants that will hold up to 15 staff.

Need one (1) small conference room between Sheriff and Undersheriff that fits four.

PARKING NEEDS: Safe and secure parking is required. The following count is anticipated:

- 58 total parking stalls.



PRELIMINARY PROGRAMMING

Ref. #	Position/Space	Type	Spaces	Area	NSF	DGSF	BGSF	Comments
Personnel - Sheriff & Coroner								
1001	Senior Accountant	PO	1	125	125	156	188	
1002	Assistant to Department Head	PO	1	125	125	156	188	
1003	Community Services Officer I/II	WS	2	64	128	160	192	
1004	Deputy Sheriff/Recruit	WS	43	64	2752	3440	4128	
1005	Deputy Sheriff Corporal	WS	5	64	320	400	480	
1006	Senior Account Clerk	WS	1	64	64	80	96	
1007	Senior Sheriff's Clerk	WS	3	64	192	240	288	
1008	Sheriff-Coroner	PO	1	275	275	344	413	
1009	Sheriff's Clerk I/II	WS	1	64	64	80	96	
1010	Sheriff's Lieutenant	PO	3	125	375	469	563	
1011	Sheriff's Sergeant	WS	10	64	640	800	960	
1012	Undersheriff	PO	1	200	200	250	300	
1013	Communications Supervisor	PO	1	150	150	188	225	
1014	Sheriff's Dispatcher/Recruit	WS	8	125	1000	1250	1500	
1015	Sheriff's Lead Dispatcher	PO	4	125	500	625	750	
1016	Deputy Sheriff	WS	2	64	128	160	192	
1017	Sheriff's Sergeant	PO	1	125	125	156	188	
Departmental Spaces - Sheriff & Coroner								
1018	MedCat		1	400	400	500	600	Could be outside under cover with privacy walls for secure purposes.
1019	Lobby		1	350	350	438	525	Seating for 7-8, Drinking Fountain, Secure Controlled Access, Kiosk, Informational, Alcove for Livescan
1020	Waiting Area - Grieving Family - Civil/Coroner		1	200	200	250	300	
1021	Criminal Registration		1	120	120	150	180	Directly off of lobby. Includes camera, computer and Livescan.
1022	Rear Entry		1	100	100	125	150	Entry for high profile people. Through gated access only.
1023	Lobby - Civil/Coroner		1	150	150	188	225	Seats 4.
1024	Conference - Detectives		1	250	250	313	375	Seats 10, Includes A/V (In floor under table), Adjacent to detectives WS.
1025	Breakroom		1	450	450	563	675	Size for 10 seats and three refrigerators/Vending
1026	Break Area - Exterior		1	0	0	0	0	
1027	Interview Room - Detectives		3	81	243	304	365	2 adult; 1soft for kids and victims
1028	Observation Room - Detectives		2	100	200	250	300	Include a Camera. Adjacent to Detective conference room.
1029	Workroom		1	150	150	188	225	Including Office Supplies, Covers Work Area Needs, Includes Copier
1030	Workroom - Evidence		1	350	350	438	525	Adjacent to evidence spaces, Lots of layout space
1031	Storage - Patrol - Office Supplies		1	100	100	125	150	
1032	Storage - Patrol - Equipment		1	200	200	250	300	
1033	Storage - Patrol - Secure/Gun Repair		1	300	300	375	450	Storage of guns, rifles and ammunition. Also, for gun repair workspace.
1034	Storage - Property		1	150	150	188	225	
1035	Storage - K9		1	80	80	100	120	
1036	Storage - Cold - Civil Coroner		1	400	400	500	600	Up to 10 bodies, Sep. Bldg. w/ Lobby - Cold - C/C, Viewing Rm. - Family, and Van Pkg. - Cold - C/C
1037	Lobby - Cold - Civil Coroner		1	150	150	188	225	Sep. Bldg. w/ St. - Cold - Civil Coroner, Viewing Rm. - Family, and Van Pkg. - Cold - Civil Coroner
1038	Viewing Room - Family		1	120	120	150	180	Sep. Bldg. w/ St. - Cold - Civil Coroner, Lobby - Cold - Civil Coroner, and Van Pkg. - Cold - Civil Coroner
1039	Van Parking - Cold - Civil Coroner		1	0	0	0	0	Sep. Bldg. w/ St. - Cold - Civil Coroner, Viewing Rm. - Family, and Lobby - Cold - Civil Coroner
1040	Lobby - Evidence - Public		1	150	150	188	225	Exterior access. Directly adjacent to Evidence.
1041	Lobby - Evidence - Staff		1	150	150	188	225	Interior Access. Directly adjacent to Evidence.
1042	Evidence - Drop-off Lockers		1	150	150	188	225	
1043	Evidence - Weapons		1	175	175	219	263	1st floor
1044	Evidence - Drugs		1	200	200	250	300	1st floor
1045	Evidence - Oversized		1	300	300	375	450	1st floor
1046	Evidence - Refrigerated		1	80	80	100	120	1st floor
1047	Evidence - Flammable/HazMat		1	100	100	125	150	1st floor
1048	Evidence - Valuables		1	100	100	125	150	1st floor
1049	Evidence - Vehicle bay		1	400	400	500	600	1st floor
1050	Evidence - Filing		1	125	125	156	188	1st floor
1051	Evidence - Exterior Storage		1	0	0	0	0	Can be exposed to the weather.
1052	Drying Room		1	175	175	219	263	For Wet Items, Well ventilated
1053	Briefing/Training Room		1	1200	1200	1500	1800	Seats up to 40-50 (classroom), typically 10-12. Divisible. A/V required.
1054	SWAT - General Space, Briefing and Storage		1	350	350	438	525	Storage space, Table for 10, 16 large lockers.

PRELIMINARY PROGRAMMING (CONT.)

Ref. #	Position/Space	Type	Spaces	Area	NSF	DGSF	BGSF	Comments
1055	SWAT - Explosives Storage		1	100	100	125	150	
1056	Crisis Negotiation and Storage		1	300	300	375	450	Table for ?? and Storage for phones.
1057	K9 - Outside Dog Runs		1	0	0	0		Exterior space with dog runs.
1078	Storage - Case Files		1	200	200	250	300	
1079	Storage - Employee Files and Closed IA Files		1	200	200	250	300	For Background and Training
1080	Storage - Warrants - Records		1	200	200	250	300	
1081	Storage - General		1	150	150	188	225	
1082	Dispatch - Equipment		1	200	200	250	300	For Dispatch Headend Equipment, CAD, Radio, Telephone Equipment Room, Etc
1083	Dispatch - Files and Tape Room		1	200	200	250	300	
1084	Kitchenette - Dispatch		1	100	100	135	162	
1085	Restrooms - Dispatch		1	75	75	101	122	Gender Neutral
1086	Workroom		1	0	0	0		See Investigations (Civil/Coronor, Patrol, Investigations and Property Evidence)
1087	Conference - Large		1	375	375	469	563	15 people, Staff Meetings, Oral Boards Meetings
1088	Conference - Sheriff		1	150	150	188	225	Seats 4, Adjacent to Sheriff and Undersheriff
1089	Lactation Room - Sheriff		1	85	85	106	128	
1090	Armory - Sheriff		1	150	150	188	225	Small Gun Repair Area
1091	Interview Room - Communications		1	81	81	101	122	Adjacento to Lobby
1092	Kitchenette - Sheriff		1	120	120	120	144	
Departmental Spaces - Core Areas								
1093	Mechanical (Secondary)		2	150	300	375	450	
1094	Electrical (Secondary)		2	125	250	313	375	
1095	Telecom (Secondary)		2	125	250	313	375	
1096	Radio/SE (Secondary)		2	125	250	313	375	
1097	Restroom - Public		2	75	150	203	243	
1098	Restroom - Staff		2	275	550	743	891	Adjacent to Locker Room
1099	Locker Room - Male		1	550	550	688	825	Assumes 60 full height lockers and 1 two tier lockers. 62 staff total.
1100	Showers - Male		1	80	80	100	120	
1101	Locker Room - Female		1	250	250	313	375	Assumes 2 full height lockers and 11 two tier lockers. 24 staff total.
1102	Showers - Female		1	80	80	100	120	
1103	Janitor		2	70	140	175	210	
Total Personnel			88					
Net Square Feet (NSF)					20,817			
Departmental Gross Square Feet (DGSF)						26,079		
Building Gross Factor (20%)							31,295	

Ref. #	Required Parking	Quantity	Area	GSF	Comments
Parking Requirements					
P1001	Secure Parking (Pool Vehicles for Patrol and Detectives)	10	320	3200	
P1002	Secure Parking (Records and Administratizon)	20	320	6400	
P1003	Secure Parking (Detectives)	10	320	3200	
P1004	Secure Parking (Patrol)	9	320	2880	
P1005	Secure Parking (CSO)	2	320	640	
P1006	Secure Parking (Civil/Coroner)	3	320	960	
P1007	Secure Parking (Evidence)	2	320	640	
P1008	Secure Parking (Trailors)	2	1000	2000	
Number of Stalls		58			
Gross Square Feet (GSF)				19,920	

SHERIFF'S OFFICE ADJACENCIES

The adjacency diagram below describes graphically the required and desired adjacencies for the Sheriff's Office major programmatic departmental elements. The diagram also indicates allowable adjacencies to other Tuolumne County Justice Partner agencies.

Adjacency diagrams for each individual Sheriff's Office departmental elements are broken out separately to a more granular level in their corresponding section.

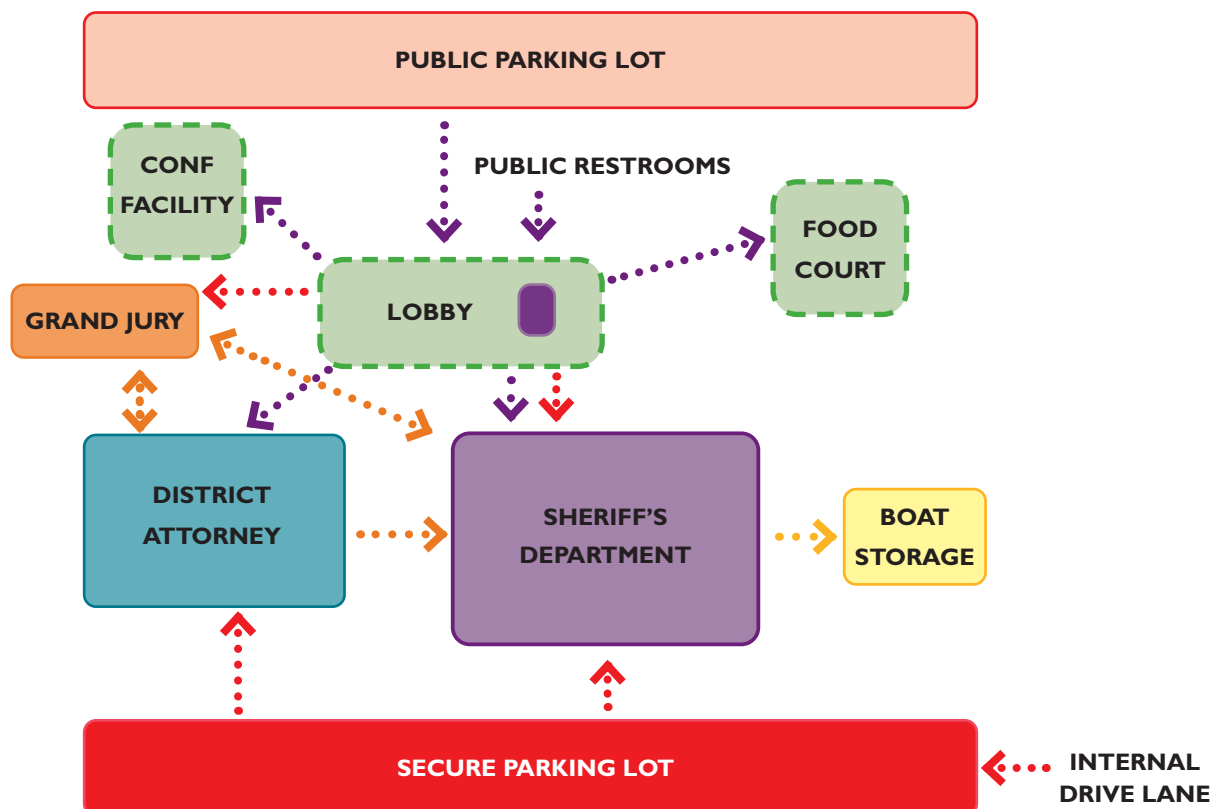
It was communicated that the Sheriff's Office could be co-located with the District Attorney's office. The Grand Jury could be adjacent.

Opportunities to share program elements with other County departments and agencies include lobby, some conference/training rooms, secure restrooms, public restrooms, and a breakroom, as well as a secure parking area.

Opportunities to share program elements within the Sheriff's Office include some conference rooms, secure restrooms, locker rooms, and a breakroom, as well as a secure parking area.



ADJACENCY DIAGRAM



SECTION

10

UNITED STATES
FOREST SERVICE (USFS)

USFS

EXISTING FACILITIES SURVEY

Currently, the USFS headquarters in Sonora is located at 19777 Greenley Road.

They are in a 10-year lease cycle, with 12/2024 being their next renewal date.

Hours of operation are Monday – Friday from 6AM -6PM.

SPACE PROGRAM

The programming meeting and site visit was conducted on September 9, 2019.

- **They need a lobby that can be used by the public to obtain permits, to acquire information, and to purchase merchandise.**
- **They will need up to four conference rooms, with each accommodating 10-12 people.**
- **They will conduct training at their facility.**
- **They will require about 150 gross square feet per person, non-conditioned space not included.**
- **The new facility needs to be designed to USDA Area Standards.**
- **Co-locating dispatch with the Sheriff's Department dispatch is acceptable. Dispatch can be separated from the USFS facility.**
- **A break room will be needed**

Due to the limited space at the law and justice center campus, the USFS corporate yard will need to be located elsewhere.



CURRENT FACILITY

The USFS corporate yard and offices need to accommodate ten (10) staff members in cubicles, and include the following specialty spaces: maintenance shop, vehicle repair, culture lab, fire supplies, radio repair and installation, soil analysis, and storage for all of these aforementioned components. The corporate yard should be secure.

PARKING NEEDS: 88 staff, 6 visitor, and 20 other forest service staff. There will be 20-40 additional vehicles visiting the site for occasional training meetings. It was indicated that secure parking was not necessarily needed.



CURRENT FACILITY

PRELIMINARY PROGRAMMING

Ref. #	Position/Space	Type	Spaces	Area	NSF	DGSF	BGSF	Comments
Personnel								
8001	Forest Supervisor	PO	2	275	550	688	825	Also needs to accommodate a desk with two chairs and a 8-10 seat conference table.
8002	Forest Supervisor	WS	1	64	64	86	104	
8003	Administration Officer	PO	1	120	120	150	180	
8004	Budge/Safety/EEO	WS	4	64	256	346	415	
8005	Support Services	WS	4	64	256	346	415	
8006	Public Affairs	PO	1	120	120	150	180	
8007	Public Affairs	WS	2	64	128	173	207	
8008	Public Services	PO	1	120	120	150	180	
8009	Public Services	WS	4	64	256	346	415	
8010	Engineering	WS	8	64	512	691	829	
8011	Resource Management - Specialists	PO	1	120	120	150	180	
8012	Resource Management - Specialists	WS	8	64	512	691	829	
8013	Resource Management - Timber	WS	5	64	320	432	518	
8014	Resource Management - LMP/GIS	WS	4	64	256	346	415	
8015	Resource Management - Seasonals	WS	6	64	384	518	622	
8016	Resources Protection - Management	PO	1	120	120	150	180	
8017	Resources Protection - Management	WS	6	64	384	518	622	
8018	Resources Protection - Dispatch	PO	1	120	120	150	180	
8019	Resources Protection - Dispatch	WS	10	64	640	864	1037	
8020	Law Enforcement	PO	4	120	480	600	720	
8021	CIO	WS	2	64	128	173	207	
8022	HR	WS	2	64	128	173	207	
8023	Regional Office - Virtual	WS	2	64	128	173	207	To Vallejo
8024	NRCS	PO	1	120	120	150	180	
8025	NRCS	WS	7	64	448	605	726	
8026	Engineering - Warehouse	WS	1	64	64	86	104	
8027	Engineering - Facilities	WS	2	64	128	173	207	
8028	Engineering - Roads	WS	5	64	320	432	518	
8029	Resource Management - Forest Health	WS	2	64	128	173	207	
8030	Resources Protection - Dozer	WS	6	64	384	518	622	
8031	CIO - Radio	WS	2	64	128	173	207	
Departmental Spaces								
8032	Lobby		1	750	750	750	750	
8033	Conference Rooms		4	250	1000	1000	1000	10-12 seats
8034	Records		2	500	1000	1000	1000	
8035	Break Room		1	300	300	300	300	
8036	Workroom		2	150	300	300	300	
8037	Lactation Room		1	85	85	85	85	
8038	Visting Employee Workspace		4	64	256	256	256	
Departmental Spaces - Core Areas								
8038	Meachnical (Secondary)		1	150	150	188	225	
8040	Electrical (Secondary)		1	125	125	156	188	
8041	Telecom (Secondary)		1	125	125	156	188	
8042	Radio/SE (Secondary)		1	125	125	156	188	
8043	Restroom - Public		1	75	75	94	113	
8044	Restroom - Staff		2	275	550	688	825	
8045	Janitor		1	70	70	88	105	
Summary								
Total Personnel			106					
Net Square Feet (NSF)					12,733			
Departmental Gross Square Feet (DGSF)						15,589		
Building Gross Factor (20%)							17,968	

Ref. #	Required Parking	Quantity	Area	GSF	Comments
Parking Requirments					
P9001	Parking (Personal Vehicles)	106	320	33920	Parking with the public
Number of Stalls		106			
Gross Square Feet (GSF)				33,920	

USFS ADJACENCIES

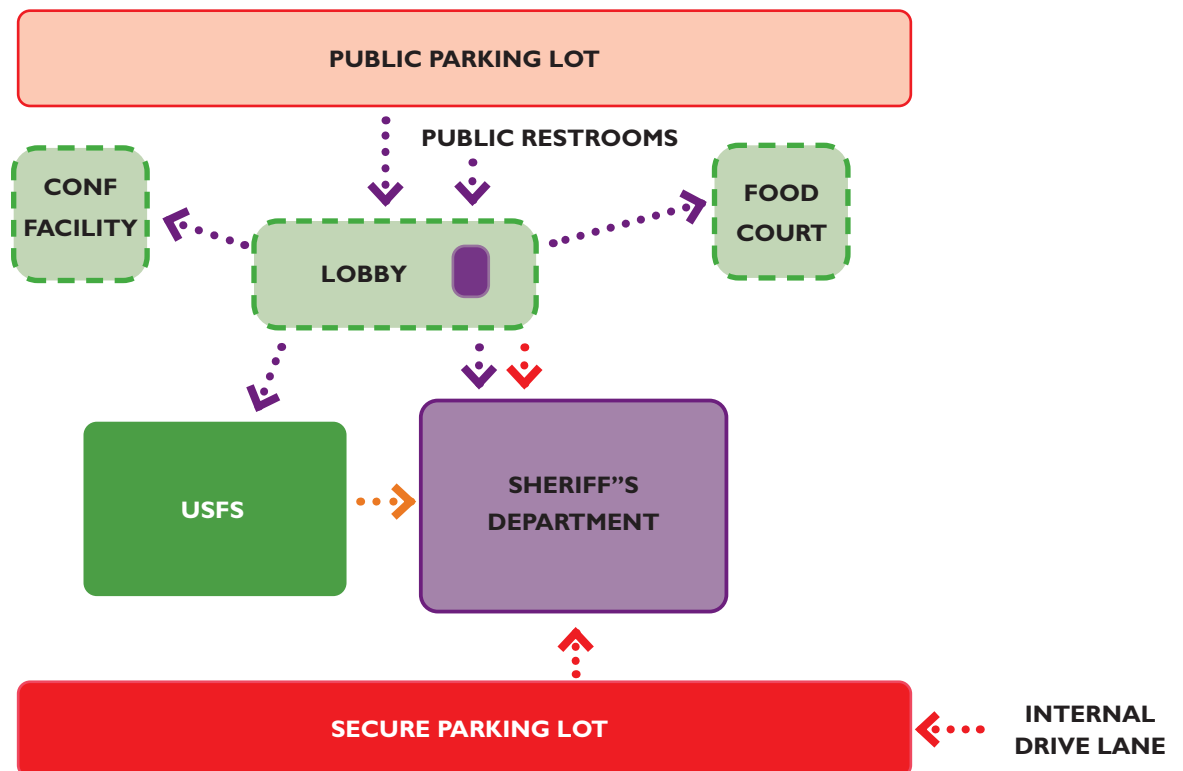
The adjacency diagram below describes graphically the required and desired adjacencies for the USFS's programmatic elements.

It was communicated that the USFS Facility could be co-located with, or adjacent to, the Sheriff's Office.

Opportunities to share program elements with other departments and agencies include some conference rooms, secure restrooms, public restrooms, and a break room, as well as a secure parking area. The USFS does not necessarily require secure employee parking.



ADJACENCY DIAGRAM



SECTION

11

SHARED FACILITIES

SHARED FACILITIES

ADVANTAGES OF SHARED FACILITIES

Shared Facilities promote engagement among campus team members. They provide an efficient use of space and ultimately provide better justice services to the communities they serve.

A shared main lobby provides visitors with a welcoming atmosphere and assists with wayfinding.

Public Restrooms located off the main lobby provide visitors easy access when required without having to enter one of the county departmental areas.

Potentially located on the third floor, the food service area will provide an opportunity to foster and encourage collaboration among law and justice team members. With views of Yosemite, it will provide a welcome break from work stress. The food service facility is also a revenue generating opportunity for the county.

Conference facilities and meeting rooms provide the various law and Justice Center agencies with the opportunity to expand their meeting requirements when needed. This allows them to meet on-site without the expense of each agency having duplicate conference rooms with low level usage.

Another advantage of shared facilities is the common areas, vertical circulation, and service and maintenance areas can be shared instead of having duplicate spaces. This saves initial construction costs and longterm expenses.

Having a main plant for heating and air conditioning is more efficient and the cost of operation can be shared among the agencies occupying the buildings. Shared mechanical and electrical rooms reduces the number of redundant spaces and systems.

SPACE PROGRAM

As the name implies, the Shared Facilities program identifies opportunities for shared facilities. These shared opportunities can provide more efficient use of space, therefore, less square footage is required for the facility, reducing initial costs as well as reducing long term operations and maintenance costs. Shared Facility opportunities include:

- **A common public lobby (assume safety screening at lobby entrance).**
- **Public Restrooms.**
- **The County expressed interest in having a turnkey type of food facility operation in at least one of the buildings at the Law and Justice Center Campus.**
- **Conference facility and meeting rooms.**
- **Mechanical and electrical rooms.**
- **Vertical circulation (stairs and elevators).**
- **Public parking.**

PARKING NEEDS: The parking at the Law and Justice Center Campus will have a number of components that will need to be included. Safe and secure parking is required. The following parking is anticipated:

- **Public parking stalls.**
- **Accessible public parking stalls.**
- **EV charging stations.**

PRELIMINARY PROGRAMMING

CONFERENCING

Ref. #	Position/Space	Type	Spaces	Area	NSF	DGSF	BGSF	Comments
Personnel								
7001	N/A		0	0	0	0	0	
Departmental Spaces								
7002	Conference A		2	375	750	938	1125	Seats 16 (8 at table and 8 along wall)
7003	Conference B		1	750	750	938	1125	Seats 30 (20 at table and 10 along wall)
7004	Conference C		1	2450	2450	3063	3675	Seats 130
Departmental Spaces - Core Areas								
7005	Mechanical (Secondary)		1	80	80	100	120	
7006	Electrical (Secondary)		1	80	80	100	120	
7007	Telecom (Secondary)		1	80	80	100	120	
7008	Janitor		1	70	70	88	105	
Total Personnel			0					
Net Square Feet (NSF)					4,260			
Departmental Gross Square Feet (DGSF)						5,325		
Building Gross Factor (20%)							6,390	

Ref. #	Required Parking	Quantity	Area	GSF	Comments
Parking Requirements					
P7001	N/A		320	0	Covered under Main Plant
Number of Stalls		0			
Gross Square Feet (GSF)				0	

FOOD SERVICE

Ref. #	Position/Space	Type	Spaces	Area	NSF	DGSF	BGSF	Comments
Personnel								
6001	N/A		0	0	0	0	0	
Departmental Spaces								
6002	Food Vendor				1350	1688	2025	
6004	Food Vendor - Seating				450	563	675	
6003	Coffee Vendor				240	300	360	
6004	Seating				336	420	504	
Departmental Spaces - Core Areas								
6005	Mechanical (Secondary)		2	80	160	200	240	
6006	Electrical (Secondary)		1	125	125	156	188	
6007	Telecom (Secondary)		2	125	250	313	375	
6008	Restroom - Public		1	75	75	94	113	
6009	Restroom - Staff		2	275	550	688	825	
6010	Janitor		1	70	70	88	105	
Total Personnel			0					
Net Square Feet (NSF)					3,606			
Departmental Gross Square Feet (DGSF)						4,508		
Building Gross Factor (20%)							5,409	

Ref. #	Required Parking	Quantity	Area	GSF	Comments
Parking Requirements					
P6001	N/A		320	0	
Number of Stalls		0			
Gross Square Feet (GSF)				0	

PRELIMINARY PROGRAMMING

MAIN PLANT

Ref. #	Position/Space	Type	Spaces	Area	NSF	DGSF	BGSF	Comments
Personnel								
	N/A			0	0	0	0	
Departmental Spaces								
	N/A			0	0	0	0	
Departmental Spaces - Core Areas								
9001	Elevators		3	80	240	324	389	
9002	Elevator Machine Room		2	100	200	250	300	
9003	Stairs		4	200	800	1000	1200	
9004	Lobby		3	400	1200	1500	1800	
9005	Mechanical (Main)		3	225	675	844	1013	
9006	Electrical (Main)		3	225	675	844	1013	
9007	Electrical (ATS)		3	75	225	281	338	Adjacent to Electrical Room
9008	Telecom (Main)		3	175	525	656	788	
9009	FSR		3	60	180	225	270	
9010	Restroom - Public		6	275	1650	2228	2673	
9011	Janitor		3	70	210	263	315	
Total Personnel			0					
Net Square Feet (NSF)					6,580			
Departmental Gross Square Feet (DGSF)						8,414		
Building Gross Factor (20%)							10,097	

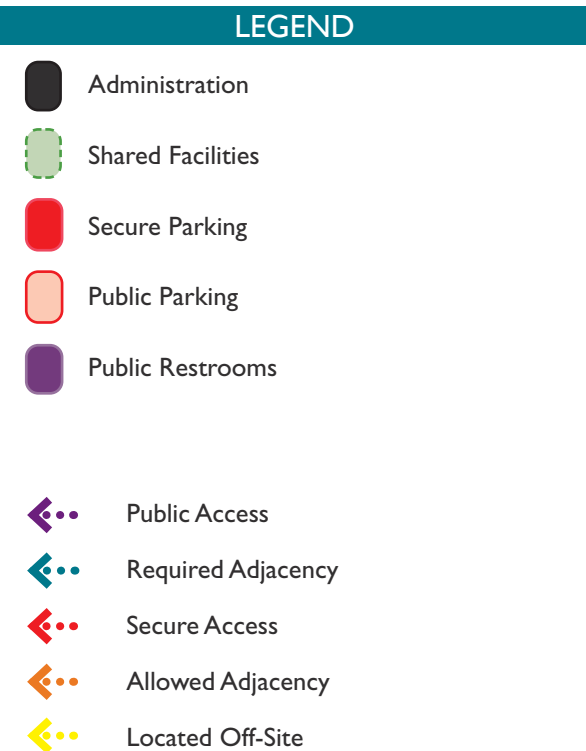
Ref. #	Required Parking	Quantity	Area	GSF	Comments
Parking Requirements					
P9001	Public Parking	84	320	26844	Public Parking, 3 per 1,000 BGSF (Chapter 17.60.020 Use #9 (Off-Street Pkg.) Minus Req'd Dept. Parking)
Number of Stalls		84			
Gross Square Feet (GSF)				26,844	

SHARED FACILITIES ADJACENCY DIAGRAM

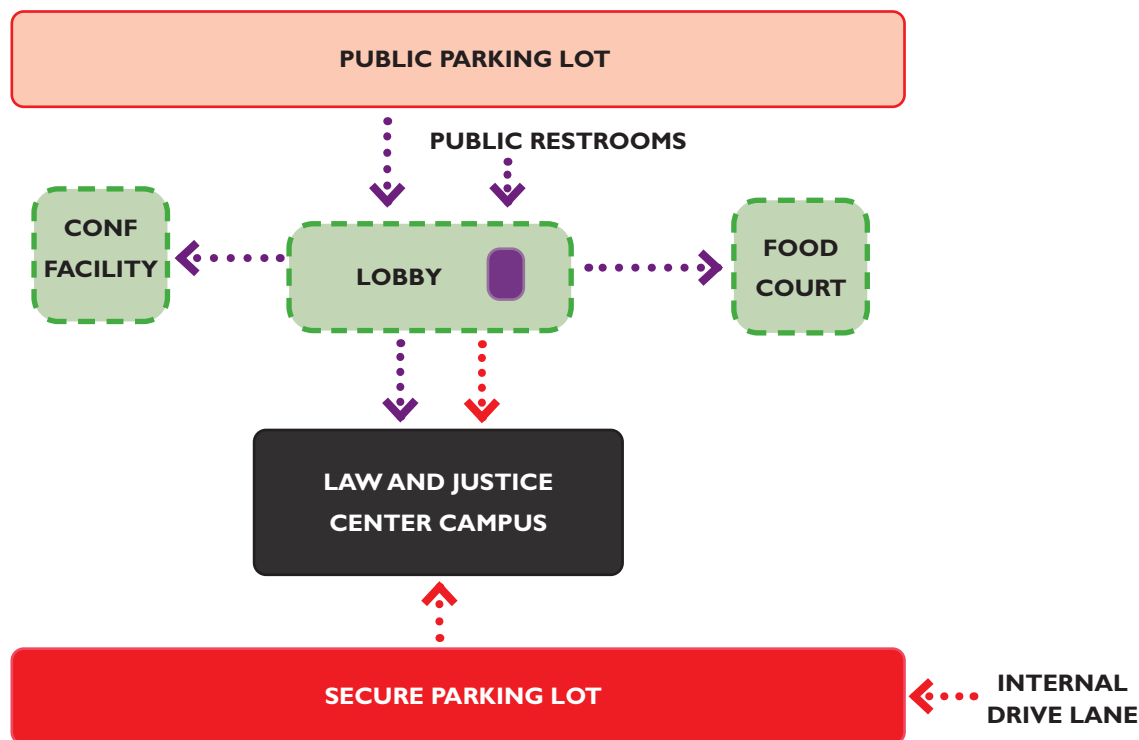
As part of the programming study, each department's and/or agency's common program elements were identified. These commonalities were further examined to ascertain if they could be eligible for shared use with other departments and agencies.

Common program elements that can be shared optimize utilization. These shared use opportunities can reduce building square footage by eliminating redundancies and thus reduce initial project cost as well as continuing operational maintenance costs.

Common program items to all of the subject departments and agencies include public parking, secure parking, conference facilities, food service, public restrooms, and lobby space. The general adjacency diagram provided below illustrates these commonalities.



ADJACENCY DIAGRAM



SECTION
12
a

DESIGN OPTIONS

DESIGN OPTIONS

DESIGN OPTIONS

In the following pages we have outlined four potential design options. Each of these options comes with pros and cons.

The design options contemplated herein for the Tuolumne Justice Partners incorporate the program information for each of the departments under consideration for relocation to the Law and Justice Center Campus. This program data informs the size and location for each department presented in each design option. For detailed square footage information for each department, please reference the programming spreadsheets.

Lionakis recommends that the county provide an assessment for the cost effectiveness of constructing a Food Service area and potential for operational income.



OPTION A NARRATIVE

Option A proposes a three-building solution, and includes a three-story main building, Building One, with parking close to the court house. Across Justice Center Drive, a second building of two stories, Building Two, is shown to the northeast with dedicated parking. A third standalone building with three stories, Building Three with dedicated parking is shown east of the proposed Gardella Ranch Road.

This is the only option where the Gran Jury is considered for inclusion in the main building. When talking to County staff it was their recommendation to have the Grand Jury stay in their current location at the Hospital until such time they could be moved over to the Old Courthouse downtown once the State vacates that building.

- Building One would house Public Defender and a portion of Probation on the main level; Rest of Probation and District Attorney on the second level; and then food service, with an outdoor patio for the third level.
- Building Two would house the United States Forest Service (USFS) as the sole tenant.
- Building Three would house the Sheriff’s Office as the sole tenant.
- Restricted, secure parking would be provided at each building plus additional parking for the public.

PROS

- | | |
|--|--|
| 1. Part of Probation and Public Defender share the same floor for easy collaboration. Clients can enter the building without interacting with other departments. | 5. Sheriff and USFS each have stand-alone buildings which allow independent identity and better control for security and operation purposes. |
| 2. Having a portion of the Probation Department on the first floor allows for their ABI09 re-entry program to be on the main level with easy access for their clients. | 6. Three separate secure parking areas minimize non-authorized and/or non-aligned personnel access. |
| 3. This option then calls for the administrative programs for both Probation and District Attorney to be on the same floor. | 7. Three separate parking lots promote use by visitors with department specific business. |
| 4. The food services with outdoor patio, conferencing and Grand Jury are tied together and there is easy access to these amenities by the whole campus. It also takes advantage of the beautiful views from the third floor. | 8. Grand Jury on the third floor allows for shared access to conference rooms during off business hours. |

CONS

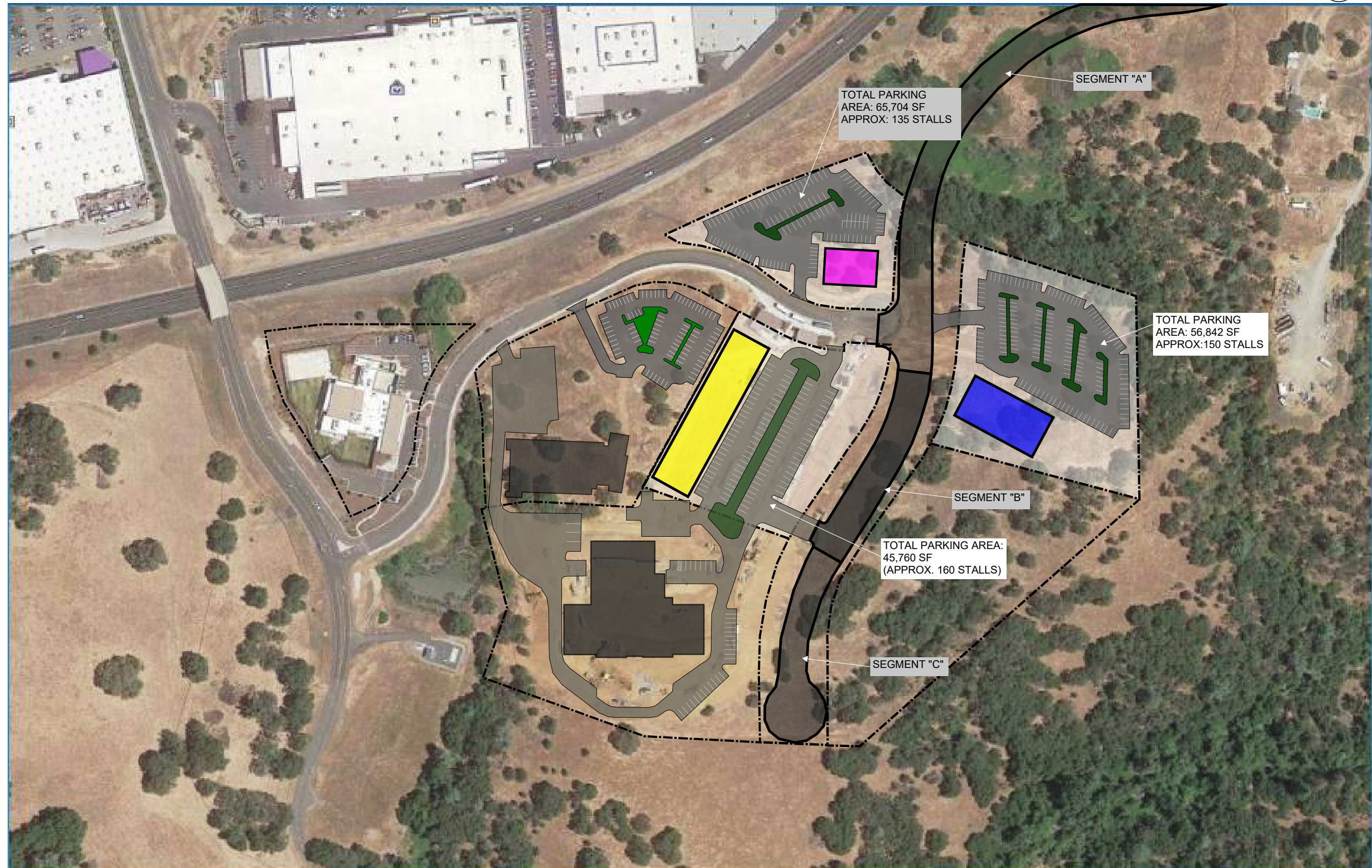
- | | |
|--|---|
| 1. Three separate secure parking areas results in three times the security hardware and software to manage access. | 3. Option A is the most expensive cost option at \$72.9 million (Current Cost). |
| 2. Three separate parking lots requires additional vigilance and maintenance. | |



TUOLUMNE COUNTY JUSTICE PARTNERS CONCEPTUAL SITE PLAN - OPTION A

LIONAKIS










- JUSTICE PARTNERS BLDG.
- U.S. FOREST SERVICE BLDG.
- SHERIFF BUILDING
- JAIL AND COURTHOUSE UNDER CONSTRUCTION





TUOLUMNE COUNTY JUSTICE PARTNERS
SITE MASSING STUDY - OPTION A

LIONAKIS

- | | |
|--|---|
|  US FOREST SERVICE |  GRAND JURY |
|  FOOD SERVICE |  DISTRICT ATTORNEY |
|  CONFERENCING |  PUBLIC DEFENDER |
|  PROBATION |  SHERIFF'S OFFICE |
|  JAIL AND COURTHOUSE UNDER CONSTRUCTION | |



OPTION B NARRATIVE

Similar to Option A, Option B proposes a three-building solution except for the grand jury would remain at its current location. It includes a three-story main building, Building One, with parking close to the court house. Across Justice Center Drive, a second building of two stories, Building Two, is shown to the northeast with dedicated parking. A third standalone building with three stories, Building Three with dedicated parking is shown east of the proposed Gardella Ranch Road.

- Building One would house the Public Defender and a portion of Probation on the main level; Rest of Probation and District Attorney on the second level; and then food service and an outdoor patio for the third level.
- Building Two would house the United States Forest Service (USFS), the sole tenant.
- Building Three would house the Sheriff's Office, the sole tenant.
- Restricted, secure parking would be provided at each building plus additional parking for the public.
- Grand Jury would remain at the old Hospital Campus until it could be relocated to the Old Courthouse once the State moves into their new facility.

PROS

1. Part of Probation and Public Defender share same floor for easy collaboration. Clients can enter the building without interacting with other departments.
2. Having a portion of the Probation Department on the first floor allows for their ABI09 re-entry program to be on the main level with easy access for their clients.
3. This option then calls for the administrative programs for both Probation and District Attorney to be on the same floor.
4. The food services with outdoor patio and conferencing are tied together. This provides easy access to these amenities by the whole campus. It also takes advantage of the beautiful views from the third floor.
5. Sheriff and USFS each have stand-alone buildings which allow independent identity and better control for security and operation purposes.
6. Three separate secure parking area minimize non-authorized and/or non-aligned personnel access.
7. Three separate parking lots promote use by visitors with department specific business.

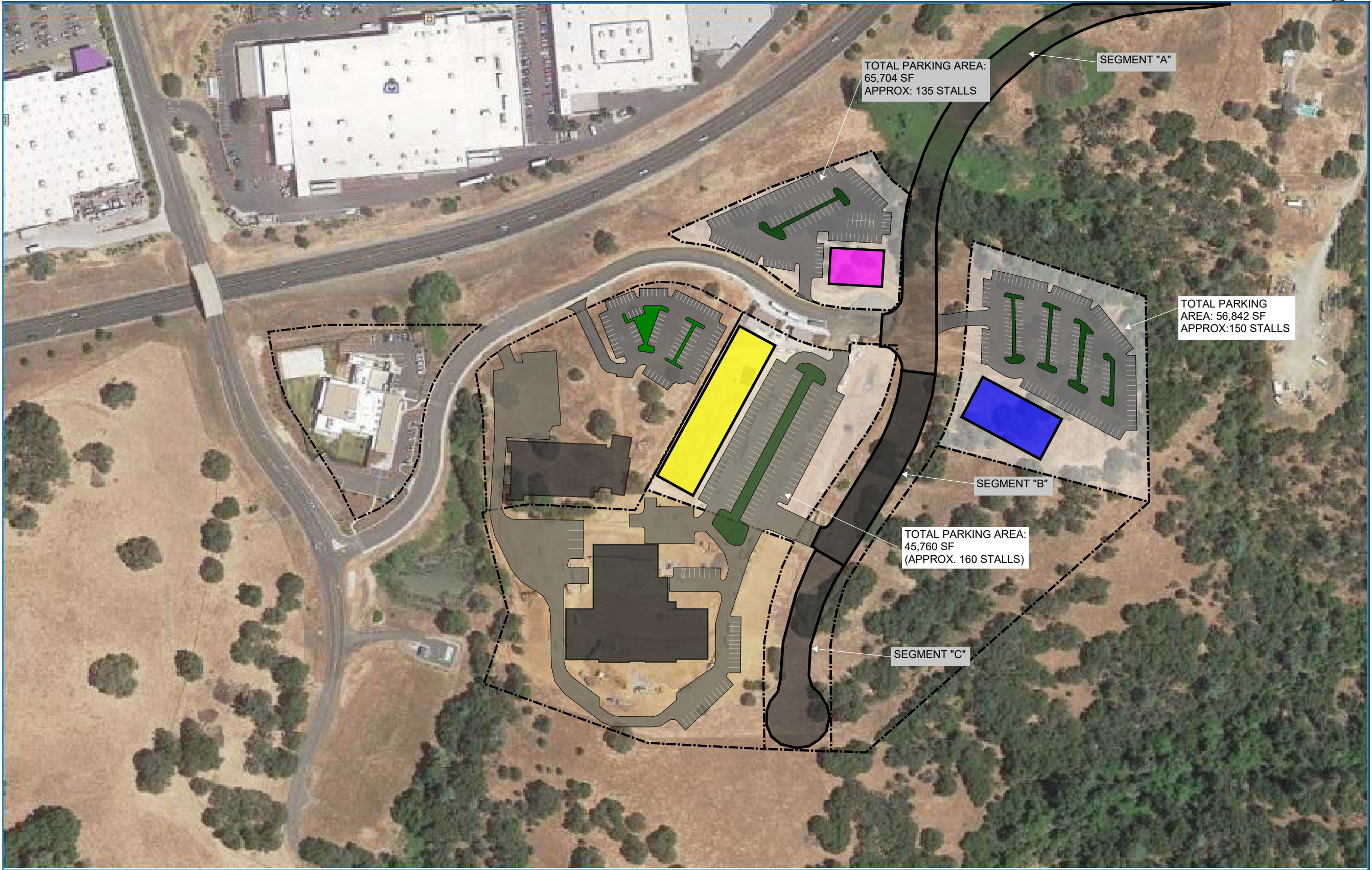
CONS

1. Three separate secure parking areas results in three times the security hardware and software to manage access.
2. Three separate lots requires additional vigilance and maintenance
3. Option B is the second most expensive option: \$71.7 million (Current Cost).



TUOLUMNE COUNTY JUSTICE PARTNERS
CONCEPTUAL SITE PLAN - OPTION B

- JUSTICE PARTNERS BLDG.
- U.S. FOREST SERVICE BLDG.
- SHERIFF BUILDING
- JAIL AND COURTHOUSE UNDER CONSTRUCTION













TUOLUMNE COUNTY JUSTICE PARTNERS
SITE MASSING STUDY - OPTION B

LIONAKIS



- | | |
|---|--|
|  US FOREST SERVICE |  DISTRICT ATTORNEY |
|  FOOD SERVICE |  PUBLIC DEFENDER |
|  CONFERENCING |  SHERIFF'S OFFICE |
|  PROBATION |  JAIL AND COURTHOUSE UNDER CONSTRUCTION |



OPTION C NARRATIVE

Option C proposes a two-building solution, and includes a three-story main building, Building One, with parking close to the court house. Across proposed Gardella Ranch Road, a second building of three stories, Building Two, is shown to the east with dedicated parking. Additional parking is shown east of the Justice Center Drive.

- Building One would house a portion of Probation, a portion of District Attorney, all of the Public Defender, and conference facilities on the main level. The rest of Probation and District Attorney on the second level; and food service on the third level
- Building Two would house the Sheriff's Office on the lower two levels and the USFS on the third level.
- Restricted, secure parking would be provided at each building along with parking for the public.

PROS

1. Part of District Attorney, Probation and Public Defender share same floor for easy collaboration. Clients can enter the building without interacting with other departments.
2. The food services with outdoor patio, conferencing and Grand Jury are tied together and there is easy access to these amenities by the whole campus. It also takes advantage of the beautiful views from the third floor.
3. Sheriff's Office on lower floors for easy emergency access; the Forest Service on the upper floor with views of the distant terrain.
4. Two to three separate secure parking area minimizes non-authorized and/or aligned personnel access.
5. Conference rooms on ground level would facilitate more efficient egress.
6. Second lowest cost estimate: \$66.6 million (Current Cost).

CONS

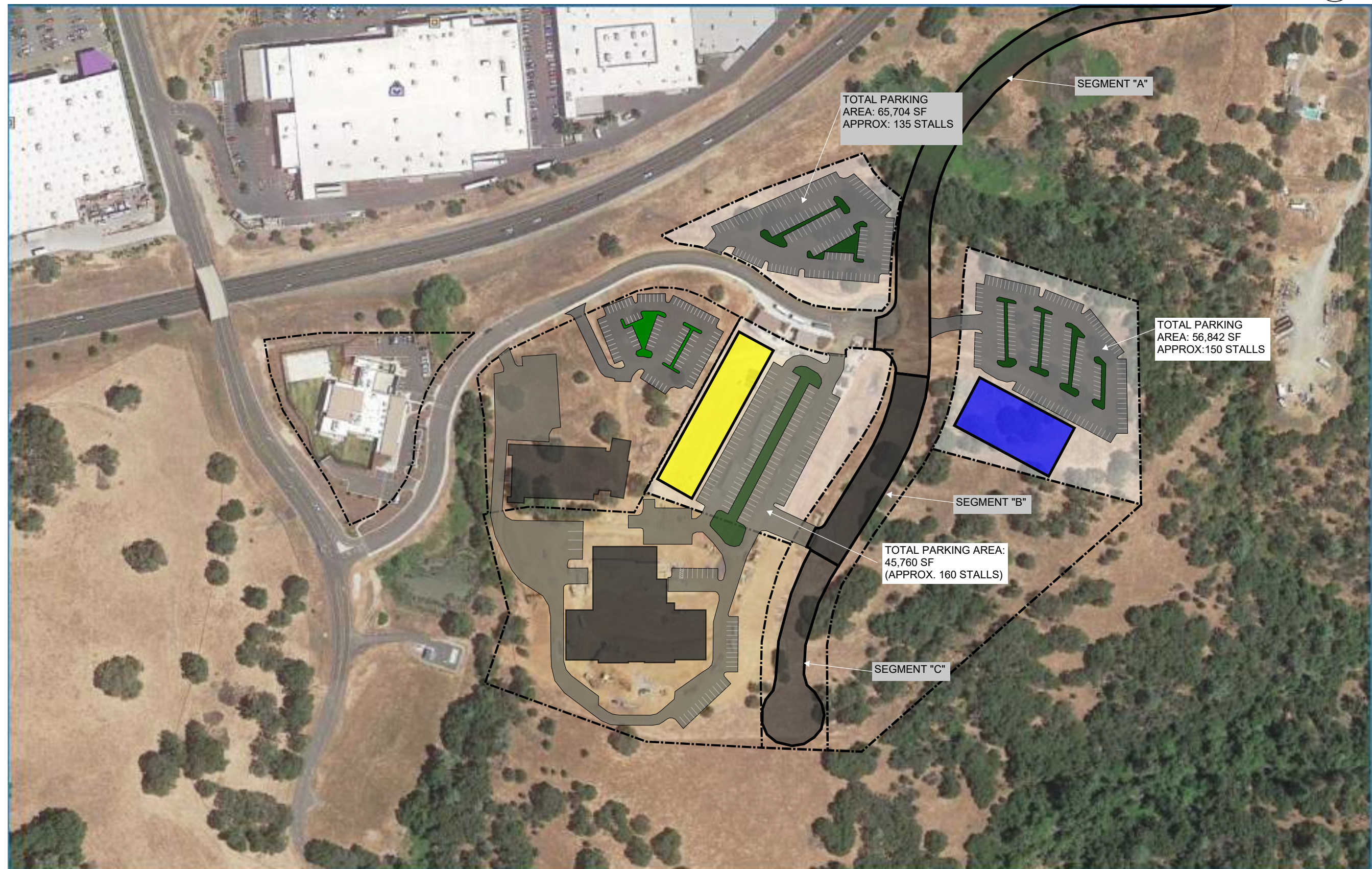
1. Having the USFS and Sheriff's Office in one building greatly diminishes the independent nature of each operation.
2. Both the District Attorney and Probation Departments would have programs on multi-floors which could result in some inefficiencies for those departments.
3. Two to three separate secure parking areas results in three times the security hardware and software to manage access.
4. The third remote parking lot across Justice Center Drive would require additional vigilance.



TUOLUMNE COUNTY JUSTICE PARTNERS CONCEPTUAL SITE PLAN - OPTION C

LIONAKIS









JUSTICE PARTNERS BLDG. SHERIFF & U.S. FOREST SERVICE BLDG. JAIL AND COURTHOUSE UNDER CONSTRUCTION





TUOLUMNE COUNTY JUSTICE PARTNERS
CONCEPTUAL SITE PLAN - OPTION C

LIONAKIS

- | | |
|---|--|
|  US FOREST SERVICE |  DISTRICT ATTORNEY |
|  FOOD SERVICE |  PUBLIC DEFENDER |
|  CONFERENCING |  SHERIFF'S OFFICE |
|  PROBATION |  JAIL AND COURTHOUSE UNDER CONSTRUCTION |



OPTION D NARRATIVE

Option D proposes a two-building solution, and includes a three-story main building, Building One, with parking close to the court house. Across Justice Center Drive, a second building of three stories, Building Two, is shown to the northeast with dedicated parking. Additional parking is shown east of the proposed Gardella Ranch Road.

- Building One would house a portion of Probation and all Public Defender on the main level; the rest of Probation and the District Attorney would be on the second level; and conference and food service would be on the third floor.
- Building Two would house the Sheriff's Office on lower two levels and the USFS on the third level.
- Restricted, secure parking would be provided at each building, with public parking.

PROS

1. Part of Probation and Public Defender share same floor for easy collaboration. Clients can enter the building without interacting with other departments.
2. Having a portion of the Probation Department on the first floor allows for their ABI09 re-entry program to be on the main level with easy access for their clients.
3. This option then calls for the administrative programs for both Probation and District Attorney to be on the same floor.
4. Sheriff's Office on lower floors for easy emergency access; the USFS on the upper floor with views of the distant terrain.
5. The food services with outdoor patio and conferencing are tied together and there is easy access to these amenities by the whole campus. It also takes advantage of the beautiful views from the third floor.
6. Least expensive option: \$66.5 million (Current Cost).

CONS

1. We would be placing a large building of big mass next to Hwy 108.
2. No separate identity for the Sheriff's Office and the USFS Might be confusing for their customers.
3. Three separate secure parking areas results in three times the security hardware and software to manage access.
4. Three separate parking lots requires additional vigilance and maintenance.



TUOLUMNE COUNTY JUSTICE PARTNERS CONCEPTUAL SITE PLAN - OPTION D

LIONAKIS



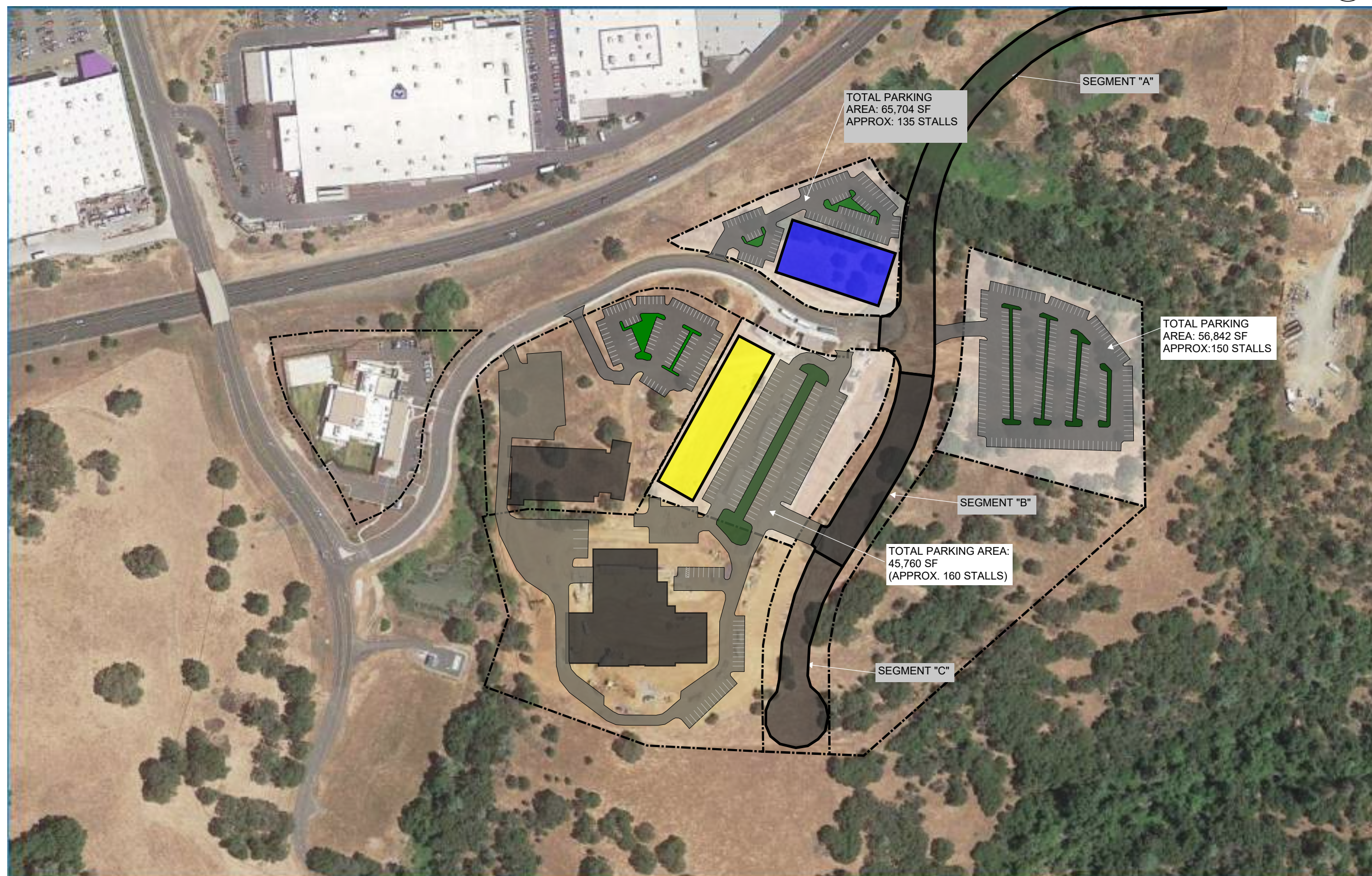
JUSTICE PARTNERS BLDG.



SHERIFF & U.S. FOREST SERVICE BLDG.



JAIL AND COURTHOUSE
UNDER CONSTRUCTION













TUOLUMNE COUNTY JUSTICE PARTNERS
SITE MASSING STUDY - OPTION D

LIONAKIS



- | | |
|---|--|
|  US FOREST SERVICE |  DISTRICT ATTORNEY |
|  FOOD SERVICE |  PUBLIC DEFENDER |
|  CONFERENCING |  SHERIFF'S OFFICE |
|  PROBATION |  JAIL AND COURTHOUSE UNDER CONSTRUCTION |



SECTION

12_b

PROGRAMMATIC
STATEMENT OF
PROBABLE COST



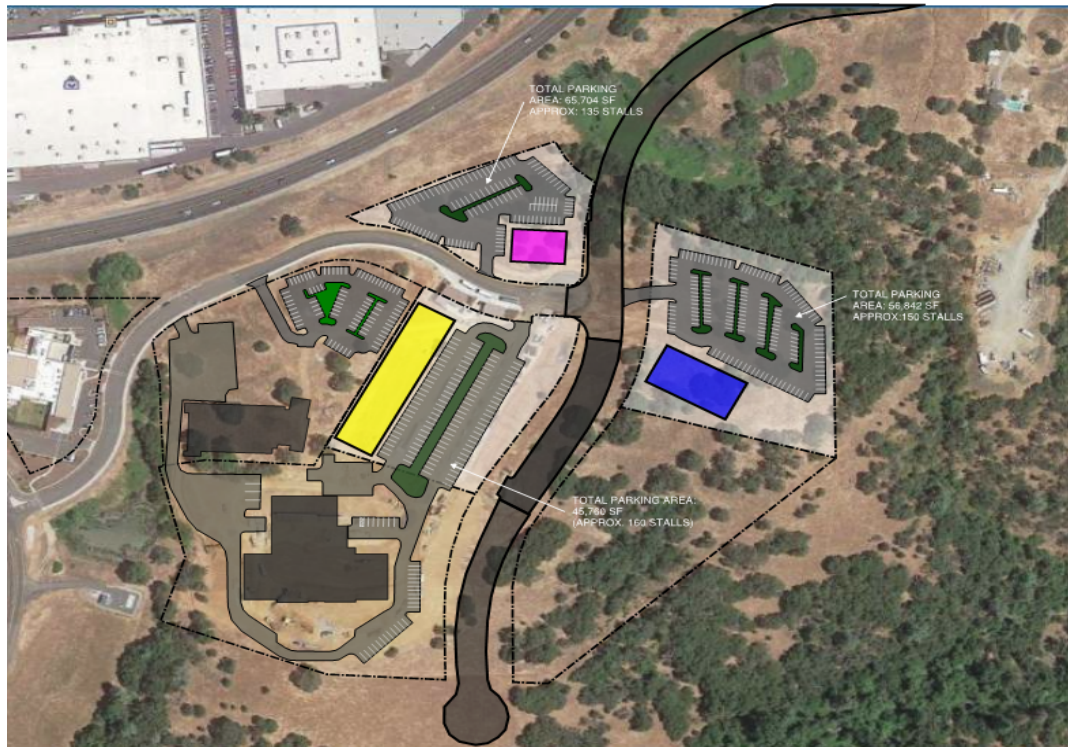
Building Value Through Expertise

Tuolumne County Justice Partners Programming Sonora CA

Programmatic Statement of Probable Cost

April 7, 2021

Cumming Project No. 20-00883.00



Prepared for Lionakis

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**Tuolumne County Justice Partners Programming
Sonora CA
Programmatic Statement of Probable Cost**

**20-00883.00
04/07/21**

SUMMARY

Element	Area	Cost / SF	Total
Option A			
Three New Buildings	117,965	\$452.49	\$53,378,277
Justice Center Sitework	94,000	\$40.09	\$3,768,332
Sheriff Bldg Sitework	162,000	\$57.12	\$9,253,260
US Forest Service Bldg Sitework	134,000	\$49.05	\$6,572,739
Total Estimated Construction Cost Option A	117,965	\$618.60	\$72,972,608
Option B			
Three New Buildings	115,047	\$453.31	\$52,152,327
Justice Center Sitework	94,000	\$40.09	\$3,768,332
Sheriff Bldg Sitework	162,000	\$57.12	\$9,253,260
US Forest Service Bldg Sitework	134,000	\$49.05	\$6,572,739
Total Estimated Construction Cost Option B	115,047	\$623.63	\$71,746,658
Option C			
Two New Buildings	116,047	\$416.19	\$48,297,337
Justice Center Sitework	94,000	\$40.09	\$3,768,332
Sheriff & Forest Service Shared Sitework	162,000	\$57.12	\$9,253,260
Sitework without Bldg (80% to construct)	134,000	\$39.24	\$5,258,192
Total Estimated Construction Cost Option C	116,047	\$573.71	\$66,577,120
Option D			
Two New Buildings	116,047	\$416.19	\$48,297,337
Justice Center Sitework	94,000	\$40.09	\$3,768,332
Sitework without Bldg (80% to construct)	162,000	\$51.41	\$8,327,934
Sheriff & Forest Service Shared Sitework	134,000	\$45.89	\$6,149,524
Total Estimated Construction Cost Option D	116,047	\$573.42	\$66,543,126
Gardella Ranch Road Options			
Gardella Ranch Road Option 1	258,360	\$15.97	\$4,124,731
Gardella Ranch Road Option 2	335,881	\$14.99	\$5,034,408
Gardella Ranch Road Option 3	423,098	\$13.14	\$5,558,639

Option A Building

CUMMING

Tuolumne County Justice Partners Programming Option A Building Programmatic Statement of Probable Cost April 7, 2021

	New Construction				TOTAL CONSTRUCTION (\$000)
	INTENSITY	COEFFICIENT	DGSF	COST/SF	
I. OPTION A BUILDING					
1.00 General Requirements					
1.01 General Requirements		3.00%			\$923,292
Subtotal - General Requirements					\$923,292
1.00 Us Forest Service Building					
1.01 Administration, office area	New Construction	1.20	17,968	\$360.00	\$6,468,480
1.02 Administration, Open office area	New Construction	0.90		\$270.00	\$0
1.03 Administrative Executive Suite	New Construction	1.00		\$300.00	\$0
1.04 Administrative Suite	New Construction	1.00		\$300.00	\$0
1.05 Business Office	New Construction	0.80		\$240.00	\$0
1.06 Call Center	New Construction	0.80		\$240.00	\$0
1.07 Conference Center	New Construction	1.25		\$375.00	\$0
1.08 Gift Shop	New Construction	0.80		\$240.00	\$0
1.09 Meditation	New Construction	0.80		\$240.00	\$0
1.10 Member Services	New Construction	0.80		\$240.00	\$0
1.11 Main Plant space	New Construction	1.20	3,029	\$360.00	\$1,090,476
Subtotal - Us Forest Service Building			20,997	\$360.00	\$7,558,956
2.00 Justice Partners Bldg					
2.01 Administration, Public Defender	New Construction	1.00	7,439	\$300.00	\$2,231,700
2.02 Administration, Probation	New Construction	1.00	18,953	\$300.00	\$5,685,900
2.03 Administration, Grand Jury	New Construction	1.00	2,918	\$300.00	\$875,400
2.04 Administration, District Attorney	New Construction	1.00	13,496	\$300.00	\$4,048,800
2.05 Food Service	New Construction	2.00	5,409	\$600.00	\$3,245,400
2.06 Outdoor patio/terrace	New Construction	0.30	4,000	\$90.00	\$360,000
2.07 Business Office	New Construction	0.80		\$240.00	\$0
2.08 Call Center	New Construction	0.80		\$240.00	\$0
2.09 Conference Center	New Construction	1.25	6,390	\$375.00	\$2,396,250
2.10 Human Resources (HR)	New Construction	0.80		\$240.00	\$0
2.11 Main Plant space	New Construction	1.20	4,039	\$360.00	\$1,453,968
Subtotal - Justice Partners Bldg			62,644	\$324.01	\$20,297,418
3.00 Sheriff Building					
3.01 Administration, office area	New Construction	1.00	31,295	\$300.00	\$9,388,500
3.02 Administration, Open office area	New Construction	0.90		\$270.00	\$0
3.03 Food Service	New Construction	1.50		\$450.00	\$0
3.04 Communications/CBX Operators	New Construction	0.70		\$210.00	\$0
3.05 Facility Services	New Construction	0.70		\$210.00	\$0
3.06 Food and Nutritional Services	New Construction	1.00		\$300.00	\$0
3.07 Linen Services	New Construction	1.00		\$300.00	\$0
3.08 Loading Dock	New Construction	0.60		\$180.00	\$0
3.09 Mail Room/Copy Center	New Construction	0.80		\$240.00	\$0
3.10 Main Plant space	New Construction	1.20	3,029	\$360.00	\$1,090,476
Subtotal - Sheriff Building			34,324	\$305.29	\$10,478,976
4.00 Indirect Support					
4.01 Communications / LAN Closets	New Construction	0.70		\$210.00	\$0
4.02 Housekeeping	New Construction	0.70		\$210.00	\$0
4.03 Building Circulation (inc Public area / common)	New Construction	0.50		\$150.00	\$0
4.04 Mechanical allowance	New Construction	0.65		\$195.00	\$0
4.05 Envelope allowance	New Construction	0.10		\$30.00	\$0
Subtotal - Indirect Support			0	\$0.00	\$0
SUBTOTAL - OPTION A BUILDING			117,965	\$332.80	\$39,258,642
SUBTOTAL ANTICIPATED CONSTRUCTION COST (Current			117,965	\$332.80	\$39,258,642
5 Construction Contingency		0.00%			\$0
6 Contractor's General Conditions		8.00%			\$3,140,691
7 Contractor's Fee		5.00%			\$2,119,967
8 Insurance		1.00%			\$445,193
9 Bonds		1.25%			\$562,056
10 Design Contingency		20.00%			\$7,851,728
11 Local Taxes		0.00%			\$0
12 Preconstruction Services		0.00%			\$0
TOTAL ANTICIPATED CONSTRUCTION COST (Current \$)			117,965	\$452.49	\$53,378,277

**Tuolumne County Justice Partners Programming
Sonora CA
Programmatic Statement of Probable Cost**

Option B Building

CUMMING

**Tuolumne County Justice Partners Programming
Option B Building
Programmatic Statement of Probable Cost
April 7, 2021**

		New Construction				TOTAL CONSTRUCTION (\$000)
		INTENSITY	COEFFICIENT	DGSF	COST/SF	
I. OPTION B BUILDING						
1.00	General Requirements					
1.01	General Requirements		3.00%			\$897,030
Subtotal - General Requirements						\$897,030
1.00	Us Forest Service Building					
1.01	Administration, office area	New Construction	1.20	17,968	\$360.00	\$6,468,480
1.02	Administration, Open office area	New Construction	0.90		\$270.00	\$0
1.03	Administrative Executive Suite	New Construction	1.00		\$300.00	\$0
1.04	Administrative Suite	New Construction	1.00		\$300.00	\$0
1.05	Business Office	New Construction	0.80		\$240.00	\$0
1.06	Call Center	New Construction	0.80		\$240.00	\$0
1.07	Conference Center	New Construction	1.25		\$375.00	\$0
1.08	Gift Shop	New Construction	0.80		\$240.00	\$0
1.09	Meditation	New Construction	0.80		\$240.00	\$0
1.10	Member Services	New Construction	0.80		\$240.00	\$0
1.11	Main Plant space	New Construction	1.20	3,029	\$360.00	\$1,090,476
Subtotal - Us Forest Service Building				20,997	\$360.00	\$7,558,956
2.00	Justice Partners Bldg					
2.01	Administration, Public Defender	New Construction	1.00	7,439	\$300.00	\$2,231,700
2.02	Administration, Probation	New Construction	1.00	18,953	\$300.00	\$5,685,900
2.03	Administration, Grand Jury	New Construction	1.00		\$300.00	\$0
2.04	Administration, District Attorney	New Construction	1.00	13,496	\$300.00	\$4,048,800
2.05	Food Service	New Construction	2.00	5,409	\$600.00	\$3,245,400
2.06	Outdoor patio/terrace	New Construction	0.30	4,000	\$90.00	\$360,000
2.07	Business Office	New Construction	0.80		\$240.00	\$0
2.08	Call Center	New Construction	0.80		\$240.00	\$0
2.09	Conference Center	New Construction	1.25	6,390	\$375.00	\$2,396,250
2.10	Human Resources (HR)	New Construction	0.80		\$240.00	\$0
2.11	Main Plant space	New Construction	1.20	4,039	\$360.00	\$1,453,968
Subtotal - Justice Partners Bldg				59,726	\$325.19	\$19,422,018
3.00	Sheriff Building					
3.01	Administration, office area	New Construction	1.00	31,295	\$300.00	\$9,388,500
3.02	Administration, Open office area	New Construction	0.90		\$270.00	\$0
3.03	Food Service	New Construction	1.50		\$450.00	\$0
3.04	Communications/CBX Operators	New Construction	0.70		\$210.00	\$0
3.05	Facility Services	New Construction	0.70		\$210.00	\$0
3.06	Food and Nutritional Services	New Construction	1.00		\$300.00	\$0
3.07	Linen Services	New Construction	1.00		\$300.00	\$0
3.08	Loading Dock	New Construction	0.60		\$180.00	\$0
3.09	Mail Room/Copy Center	New Construction	0.80		\$240.00	\$0
3.10	Main Plant space	New Construction	1.20	3,029	\$360.00	\$1,090,476
Subtotal - Sheriff Building				34,324	\$305.29	\$10,478,976
4.00	Indirect Support					
4.01	Communications / LAN Closets	New Construction	0.70		\$210.00	\$0
4.02	Housekeeping	New Construction	0.70		\$210.00	\$0
4.03	Building Circulation (inc Public area / common)	New Construction	0.50		\$150.00	\$0
4.04	Mechanical allowance	New Construction	0.65		\$195.00	\$0
4.05	Envelope allowance	New Construction	0.10		\$30.00	\$0
Subtotal - Indirect Support				0	\$0.00	\$0
SUBTOTAL - OPTION B BUILDING				115,047	\$333.40	\$38,356,980
SUBTOTAL ANTICIPATED CONSTRUCTION COST (Current				115,047	\$333.40	\$38,356,980
5	Construction Contingency		0.00%			\$0
6	Contractor's General Conditions		8.00%			\$3,068,558
7	Contractor's Fee		5.00%			\$2,071,277
8	Insurance		1.00%			\$434,968
9	Bonds		1.25%			\$549,147
10	Design Contingency		20.00%			\$7,671,396
11	Local Taxes		0.00%			\$0
12	Preconstruction Services		0.00%			\$0
TOTAL ANTICIPATED CONSTRUCTION COST (Current \$)				115,047	\$453.31	\$52,152,327

**Tuolumne County Justice Partners Programming
Sonora CA
Programmatic Statement of Probable Cost**

Option C Building

CUMMING

**Tuolumne County Justice Partners Programming
Option C Building
Programmatic Statement of Probable Cost
April 7, 2021**

New Construction					
	INTENSITY	COEFFICIENT	DGSF	COST/SF	TOTAL CONSTRUCTION (\$000)
I. OPTION C BUILDING					
1.00 General Requirements					
1.01 General Requirements		3.00%			\$1,034,613
Subtotal - General Requirements					\$1,034,613
1.00 Us Forest Service Building					
1.01 Administration, office area	New Construction	1.00		\$300.00	\$0
1.02 Administration, Open office area	New Construction	0.90		\$270.00	\$0
1.03 Administrative Executive Suite	New Construction	1.00		\$300.00	\$0
1.04 Administrative Suite	New Construction	1.00		\$300.00	\$0
1.05 Business Office	New Construction	0.80		\$240.00	\$0
1.06 Call Center	New Construction	0.80		\$240.00	\$0
1.07 Conference Center	New Construction	0.95		\$285.00	\$0
1.08 Gift Shop	New Construction	0.80		\$240.00	\$0
1.09 Meditation	New Construction	0.80		\$240.00	\$0
1.10 Member Services	New Construction	0.80		\$240.00	\$0
1.11 Volunteer Services	New Construction	0.80		\$240.00	\$0
Subtotal - Us Forest Service Building			0	\$0.00	\$0
2.00 Justice Partners Bldg					
2.01 Administration, Public Defender	New Construction	0.95	7,439	\$285.00	\$2,120,115
2.02 Administration, Probation	New Construction	0.95	18,953	\$285.00	\$5,401,605
2.03 Administration, Grand Jury	New Construction	0.95		\$285.00	\$0
2.04 Administration, District Attorney	New Construction	0.95	13,496	\$285.00	\$3,846,360
2.05 Food Service	New Construction	1.50	5,409	\$450.00	\$2,434,050
2.06 Outdoor patio/terrace	New Construction	0.30	5,000	\$90.00	\$450,000
2.07 Business Office	New Construction	0.80		\$240.00	\$0
2.08 Call Center	New Construction	0.80		\$240.00	\$0
2.09 Conference Center	New Construction	0.95	6,390	\$285.00	\$1,821,150
2.10 Human Resources (HR)	New Construction	0.80		\$240.00	\$0
2.11 Main Plant space	New Construction	1.20	5,049	\$360.00	\$1,817,460
Subtotal - Justice Partners Bldg			61,736	\$289.80	\$17,890,740
3.00 Sheriff & US Forest Building					
3.01 Administration, sheriff office area	New Construction	1.00	31,295	\$300.00	\$9,388,500
3.02 Administration, US Forest Service office area	New Construction	1.00	17,968	\$300.00	\$5,390,400
3.03 Food Service	New Construction	1.50		\$450.00	\$0
3.04 Communications/CBX Operators	New Construction	0.70		\$210.00	\$0
3.05 Facility Services	New Construction	0.70		\$210.00	\$0
3.06 Food and Nutritional Services	New Construction	1.00		\$300.00	\$0
3.07 Linen Services	New Construction	1.00		\$300.00	\$0
3.08 Loading Dock	New Construction	0.60		\$180.00	\$0
3.09 Mail Room/Copy Center	New Construction	0.80		\$240.00	\$0
3.10 Main Plant space	New Construction	1.20	5,049	\$360.00	\$1,817,460
Subtotal - Sheriff & US Forest Building			54,312	\$305.58	\$16,596,360
4.00 Indirect Support					
4.01 Communications / LAN Closets	New Construction	0.70		\$210.00	\$0
4.02 Housekeeping	New Construction	0.70		\$210.00	\$0
4.03 Building Circulation (inc Public area / common)	New Construction	0.50		\$150.00	\$0
4.04 Mechanical allowance	New Construction	0.65		\$195.00	\$0
4.05 Envelope allowance	New Construction	0.10		\$30.00	\$0
Subtotal - Indirect Support			0	\$0.00	\$0
SUBTOTAL - OPTION C BUILDING			116,047	\$306.10	\$35,521,713
SUBTOTAL ANTICIPATED CONSTRUCTION COST (Current			116,047	\$306.10	\$35,521,713
5 Construction Contingency		0.00%			\$0
6 Contractor's General Conditions		8.00%			\$2,841,737
7 Contractor's Fee		5.00%			\$1,918,173
8 Insurance		1.00%			\$402,816
9 Bonds		1.25%			\$508,555
10 Design Contingency		20.00%			\$7,104,343
11 Local Taxes		0.00%			\$0
12 Preconstruction Services		0.00%			\$0
TOTAL ANTICIPATED CONSTRUCTION COST (Current \$)			116,047	\$416.19	\$48,297,337

Option D Building

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Tuolumne County Justice Partners Programming Option D Building Programmatic Statement of Probable Cost April 7, 2021

		New Construction				TOTAL CONSTRUCTION (\$000)
		INTENSITY	COEFFICIENT	DGSF	COST/SF	
I. OPTION D BUILDING						
1.00	General Requirements					
1.01	General Requirements		3.00%			\$1,034,613
Subtotal - General Requirements						\$1,034,613
1.00	Us Forest Service Building					
1.01	Administration, office area	New Construction	1.00		\$300.00	\$0
1.02	Administration, Open office area	New Construction	0.90		\$270.00	\$0
1.03	Administrative Executive Suite	New Construction	1.00		\$300.00	\$0
1.04	Administrative Suite	New Construction	1.00		\$300.00	\$0
1.05	Business Office	New Construction	0.80		\$240.00	\$0
1.06	Call Center	New Construction	0.80		\$240.00	\$0
1.07	Conference Center	New Construction	0.95		\$285.00	\$0
1.08	Gift Shop	New Construction	0.80		\$240.00	\$0
1.09	Meditation	New Construction	0.80		\$240.00	\$0
1.10	Member Services	New Construction	0.80		\$240.00	\$0
1.11	Volunteer Services	New Construction	0.80		\$240.00	\$0
Subtotal - Us Forest Service Building				0	\$0.00	\$0
2.00	Justice Partners Bldg					
2.01	Administration, Public Defender	New Construction	0.95	7,439	\$285.00	\$2,120,115
2.02	Administration, Probation	New Construction	0.95	18,953	\$285.00	\$5,401,605
2.03	Administration, Grand Jury	New Construction	0.95		\$285.00	\$0
2.04	Administration, District Attorney	New Construction	0.95	13,496	\$285.00	\$3,846,360
2.05	Food Service	New Construction	1.50	5,409	\$450.00	\$2,434,050
2.06	Outdoor patio/terrace	New Construction	0.30	5,000	\$90.00	\$450,000
2.07	Business Office	New Construction	0.80		\$240.00	\$0
2.08	Call Center	New Construction	0.80		\$240.00	\$0
2.09	Conference Center	New Construction	0.95	6,390	\$285.00	\$1,821,150
2.10	Human Resources (HR)	New Construction	0.80		\$240.00	\$0
2.11	Main Plant space	New Construction	1.20	5,049	\$360.00	\$1,817,460
Subtotal - Justice Partners Bldg				61,736	\$289.80	\$17,890,740
3.00	Sheriff & US Forest Building					
3.01	Administration, sheriff office area	New Construction	1.00	31,295	\$300.00	\$9,388,500
3.02	Administration, US Forrest Service office area	New Construction	1.00	17,968	\$300.00	\$5,390,400
3.03	Food Service	New Construction	1.50		\$450.00	\$0
3.04	Communications/CBX Operators	New Construction	0.70		\$210.00	\$0
3.05	Facility Services	New Construction	0.70		\$210.00	\$0
3.06	Food and Nutritional Services	New Construction	1.00		\$300.00	\$0
3.07	Linen Services	New Construction	1.00		\$300.00	\$0
3.08	Loading Dock	New Construction	0.60		\$180.00	\$0
3.09	Mail Room/Copy Center	New Construction	0.80		\$240.00	\$0
3.10	Main Plant space	New Construction	1.20	5,049	\$360.00	\$1,817,460
Subtotal - Sheriff & US Forest Building				54,312	\$305.58	\$16,596,360
4.00	Indirect Support					
4.01	Communications / LAN Closets	New Construction	0.70		\$210.00	\$0
4.02	Housekeeping	New Construction	0.70		\$210.00	\$0
4.03	Building Circulation (inc Public area / common)	New Construction	0.50		\$150.00	\$0
4.04	Mechanical allowance	New Construction	0.65		\$195.00	\$0
4.05	Envelope allowance	New Construction	0.10		\$30.00	\$0
Subtotal - Indirect Support				0	\$0.00	\$0
SUBTOTAL - OPTION D BUILDING				116,047	\$306.10	\$35,521,713
SUBTOTAL ANTICIPATED CONSTRUCTION COST (Current				116,047	\$306.10	\$35,521,713
5	Construction Contingency		0.00%			\$0
6	Contractor's General Conditions		8.00%			\$2,841,737
7	Contractor's Fee		5.00%			\$1,918,173
8	Insurance		1.00%			\$402,816
9	Bonds		1.25%			\$508,555
10	Design Contingency		20.00%			\$7,104,343
11	Local Taxes		0.00%			\$0
12	Preconstruction Services		0.00%			\$0
TOTAL ANTICIPATED CONSTRUCTION COST (Current \$)				116,047	\$416.19	\$48,297,337

Justice Center Sitework

CUMMING

Tuolumne County Justice Partners Programming
Justice Center Sitework
Programmatic Statement of Probable Cost
April 7, 2021

SITE AREA 94,000 SF

	QUANTITY	COST/SF	TOTAL CONSTRUCTION (\$000)
I. JUSTICE CENTER SITEWORK			
<u>1.00 General Requirements</u>			
1.01 General Requirements	2.00%		\$54,344
Subtotal - General Requirements			\$54,344
<u>2.00 Demolition</u>			
2.01 Remove rocks	94,000 sf	\$2.00	\$188,000
2.02 Remove existing landscaping	sf	\$2.00	\$0
2.03 Remove existing utilities	94,000 sf	\$0.50	\$47,000
Subtotal - Demolition	94,000 sf	\$2.50	\$235,000
<u>3.00 Earthwork</u>			
3.01 Site Clearing & Grading	94,000 sf	\$3.00	\$282,000
3.02 Cut & Fill 10'	34,815 cy	\$12.00	\$417,778
3.03 SWPPP	94,000 sf	\$1.00	\$94,000
Subtotal - Earthwork	94,000 sf	\$8.44	\$793,778
<u>4.00 Hardscapes</u>			
4.01 Parking, 160 stalls	21,600 sf	\$7.00	\$151,200
4.02 Roadways 10%	9,400 sf	\$10.00	\$94,000
4.03 Walkways 20%	18,800 sf	\$12.00	\$225,600
4.04 Specialty paving	sf	\$15.00	\$0
Subtotal - Hardscapes	94,000 sf	\$5.01	\$470,800
<u>5.00 Landscaping</u>			
5.01 Landscaping 25%	23,500 sf	\$4.00	\$94,000
5.02 No Landscaping	16,940 sf	\$4.00	\$67,760
5.03 Irrigation	23,500 sf	\$3.00	\$70,500
0.01 Bioswales with rock finish	3,760 sf	\$25.00	\$94,000
Subtotal - Landscaping	94,000 sf	\$3.47	\$326,260
<u>6.00 Site Improvements</u>			
6.01 Signage	94,000 sf	\$0.40	\$37,600
6.02 Striping	31,000 sf	\$0.25	\$7,750
6.03 Site Walls	94,000 sf	\$1.00	\$94,000
6.04 Site Features	94,000 sf	\$0.25	\$23,500
6.05 Site Structures	94,000 sf	\$0.50	\$47,000
Subtotal - Site Improvements	94,000 sf	\$2.23	\$209,850
<u>7.00 Utilities</u>			
7.01 Domestic Water	94,000 sf	\$0.50	\$47,000
7.02 Fire Water	94,000 sf	\$1.00	\$94,000

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**Tuolumne County Justice Partners Programming
Justice Center Sitework
Programmatic Statement of Probable Cost
April 7, 2021**

SITE AREA 94,000 SF

	QUANTITY	COST/SF	TOTAL CONSTRUCTION (\$000)
7.03 Storm Drain	94,000 sf	\$1.00	\$94,000
7.04 Sanitary Sewer	94,000 sf	\$0.50	\$47,000
7.05 Natural Gas	94,000 sf	\$0.25	\$23,500
7.06 Power Service	94,000 sf	\$2.00	\$188,000
7.07 Communications/Security Service	94,000 sf	\$0.50	\$47,000
7.08 Site Lighting	94,000 sf	\$1.50	\$141,000
Subtotal - Utilities	94,000 sf	\$7.25	\$681,500
SUBTOTAL - JUSTICE CENTER SITEWORK	94,000 sf	\$29.48	\$2,771,532
SUBTOTAL ANTICIPATED CONSTRUCTION COST (Current	94,000 sf	\$29.48	\$2,771,532
5 Construction Contingency	0.00%		\$0
6 Contractor's General Conditions	8.00%		\$221,723
7 Contractor's Fee	5.00%		\$149,663
8 Insurance	1.00%		\$31,429
9 Bonds	1.25%		\$39,679
10 Design Contingency	20.00%		\$554,306
11 Local Taxes	0.00%		\$0
12 Preconstruction Services	0.00%		\$0
TOTAL ANTICIPATED CONSTRUCTION COST (Current \$)	94,000 sf	\$40.09	\$3,768,332

**Tuolumne County Justice Partners Programming
Sonora CA
Programmatic Statement of Probable Cost**

Sheriff Bldg Sitework

CUMMING

Tuolumne County Justice Partners Programming
Sheriff Bldg Sitework
Programmatic Statement of Probable Cost
April 7, 2021

SITE AREA 162,000 SF

	QUANTITY	COST/SF	TOTAL CONSTRUCTION (\$000)
I. SHERIFF BLDG SITEWORK			
<u>1.00 General Requirements</u>			
1.01 General Requirements	2.00%		\$133,443
Subtotal - General Requirements			\$133,443
<u>2.00 Demolition</u>			
2.01 Remove rocks	162,000 sf	\$2.00	\$324,000
2.02 Remove existing landscaping	sf	\$2.00	\$0
2.03 Remove existing utilities	162,000 sf	\$0.50	\$81,000
Subtotal - Demolition	162,000 sf	\$2.50	\$405,000
<u>3.00 Earthwork</u>			
3.01 Site Clearing & Grading	162,000 sf	\$3.00	\$486,000
3.02 Cut & Fill 20'	120,000 cy	\$12.00	\$1,440,000
3.03 SWPPP	162,000 sf	\$1.00	\$162,000
Subtotal - Earthwork	162,000 sf	\$12.89	\$2,088,000
<u>4.00 Hardscapes</u>			
4.01 Parking, 150 stalls	20,250 sf	\$7.00	\$141,750
4.02 Roadways 10%	16,200 sf	\$10.00	\$162,000
4.03 Walkways 20%	32,400 sf	\$12.00	\$388,800
4.04 Specialty paving	sf	\$15.00	\$0
Subtotal - Hardscapes	162,000 sf	\$4.28	\$692,550
<u>5.00 Landscaping</u>			
5.01 Landscaping 25%	40,500 sf	\$4.00	\$162,000
5.02 No Landscaping	46,170 sf	\$4.00	\$184,680
5.03 Irrigation	40,500 sf	\$3.00	\$121,500
0.01 Bioswales with rock finish	6,480 sf	\$25.00	\$162,000
Subtotal - Landscaping	162,000 sf	\$3.89	\$630,180
<u>6.00 Site Improvements</u>			
6.01 Signage	162,000 sf	\$0.40	\$64,800
6.02 Striping	36,450 sf	\$0.25	\$9,113
6.03 Site Walls	162,000 sf	\$1.00	\$162,000
6.04 Secure Parking fencing	1,000 lf	\$150.00	\$150,000
6.05 Site Structures	162,000 sf	\$0.50	\$81,000
6.06 Radio Communication Tower 148' H	162,000 sf	\$6.50	\$1,053,000
Subtotal - Site Improvements	162,000 sf	\$9.38	\$1,519,913
<u>7.00 Utilities</u>			
7.01 Domestic Water	162,000 sf	\$0.50	\$81,000

CUMMING

**Tuolumne County Justice Partners Programming
Sheriff Bldg Sitework
Programmatic Statement of Probable Cost
April 7, 2021**

SITE AREA 162,000 SF

	QUANTITY	COST/SF	TOTAL CONSTRUCTION (\$000)
7.02 Fire Water	162,000 sf	\$1.00	\$162,000
7.03 Storm Drain	162,000 sf	\$1.00	\$162,000
7.04 Sanitary Sewer	162,000 sf	\$0.50	\$81,000
7.05 Natural Gas	162,000 sf	\$0.25	\$40,500
7.06 Power Service	162,000 sf	\$2.00	\$324,000
7.07 Communications/Security	162,000 sf	\$1.00	\$162,000
7.08 Site Lighting	162,000 sf	\$2.00	\$324,000
Subtotal - Utilities	162,000 sf	\$8.25	\$1,336,500
SUBTOTAL - SHERIFF BLDG SITEWORK	162,000 sf	\$42.01	\$6,805,585
SUBTOTAL ANTICIPATED CONSTRUCTION COST (Current	162,000 sf	\$42.01	\$6,805,585
5 Construction Contingency	0.00%		\$0
6 Contractor's General Conditions	8.00%		\$544,447
7 Contractor's Fee	5.00%		\$367,502
8 Insurance	1.00%		\$77,175
9 Bonds	1.25%		\$97,434
10 Design Contingency	20.00%		\$1,361,117
11 Local Taxes	0.00%		\$0
12 Preconstruction Services	0.00%		\$0
TOTAL ANTICIPATED CONSTRUCTION COST (Current \$)	162,000 sf	\$57.12	\$9,253,260

Tuolumne County Justice Partners Programming
Sonora CA
Programmatic Statement of Probable Cost

US Forest Service Bldg Sitework

CUMMING

Tuolumne County Justice Partners Programming
US Forest Service Bldg Sitework
Programmatic Statement of Probable Cost
April 7, 2021

SITE AREA 134,000 SF

	QUANTITY	COST/SF	TOTAL CONSTRUCTION (\$000)
I. US FOREST SERVICE BLDG SITEWORK			
<u>1.00 General Requirements</u>			
1.01 General Requirements	2.00%		\$94,787
Subtotal - General Requirements			\$94,787
<u>2.00 Demolition</u>			
2.01 Remove rocks	134,000 sf	\$2.00	\$268,000
2.02 Remove existing landscaping	sf	\$2.00	\$0
2.03 Remove existing utilities	134,000 sf	\$0.50	\$67,000
Subtotal - Demolition	134,000 sf	\$2.50	\$335,000
<u>3.00 Earthwork</u>			
3.01 Site Clearing & Grading	134,000 sf	\$3.00	\$402,000
3.02 Cut & Fill 25'	124,074 cy	\$12.00	\$1,488,889
3.03 SWPPP	134,000 sf	\$1.00	\$134,000
Subtotal - Earthwork	134,000 sf	\$15.11	\$2,024,889
<u>4.00 Hardscapes</u>			
4.01 Parking, 135 stalls	18,225 sf	\$7.00	\$127,575
4.02 Roadways 10%	13,400 sf	\$10.00	\$134,000
4.03 Walkways 20%	26,800 sf	\$12.00	\$321,600
4.04 Specialty paving	sf	\$15.00	\$0
Subtotal - Hardscapes	134,000 sf	\$4.35	\$583,175
<u>5.00 Landscaping</u>			
5.01 Landscaping 25%	33,500 sf	\$4.00	\$134,000
5.02 No Landscaping	36,715 sf	\$4.00	\$146,860
5.03 Irrigation	33,500 sf	\$3.00	\$100,500
0.01 Bioswales with rock finish	5,360 sf	\$25.00	\$134,000
Subtotal - Landscaping	134,000 sf	\$3.85	\$515,360
<u>6.00 Site Improvements</u>			
6.01 Signage	134,000 sf	\$0.40	\$53,600
6.02 Striping	31,625 sf	\$0.25	\$7,906
6.03 Site Walls	134,000 sf	\$1.00	\$134,000
6.04 Site Features	134,000 sf	\$0.25	\$33,500
6.05 Site Structures	134,000 sf	\$0.50	\$67,000
Subtotal - Site Improvements	134,000 sf	\$2.21	\$296,006
<u>7.00 Utilities</u>			
7.01 Domestic Water	134,000 sf	\$0.50	\$67,000
7.02 Fire Water	134,000 sf	\$1.00	\$134,000

CUMMING

**Tuolumne County Justice Partners Programming
US Forest Service Bldg Sitework
Programmatic Statement of Probable Cost
April 7, 2021**

SITE AREA 134,000 SF

	QUANTITY	COST/SF	TOTAL CONSTRUCTION (\$000)
7.03 Storm Drain	134,000 sf	\$1.00	\$134,000
7.04 Sanitary Sewer	134,000 sf	\$0.50	\$67,000
7.05 Natural Gas	134,000 sf	\$0.25	\$33,500
7.06 Power Service	134,000 sf	\$2.00	\$268,000
7.07 Communications Service	134,000 sf	\$0.60	\$80,400
7.08 Site Lighting	134,000 sf	\$1.50	\$201,000
Subtotal - Utilities	134,000 sf	\$7.35	\$984,900
SUBTOTAL - US FOREST SERVICE BLDG SITEWORK	134,000 sf	\$36.08	\$4,834,117
SUBTOTAL ANTICIPATED CONSTRUCTION COST (Current	134,000 sf	\$36.08	\$4,834,117
5 Construction Contingency	0.00%		\$0
6 Contractor's General Conditions	8.00%		\$386,729
7 Contractor's Fee	5.00%		\$261,042
8 Insurance	1.00%		\$54,819
9 Bonds	1.25%		\$69,209
10 Design Contingency	20.00%		\$966,823
11 Local Taxes	0.00%		\$0
12 Preconstruction Services	0.00%		\$0
TOTAL ANTICIPATED CONSTRUCTION COST (Current \$)	134,000 sf	\$49.05	\$6,572,739

Sheriff & Forest Service Shared Sitework

CUMMING

**Tuolumne County Justice Partners Programming
Sheriff & Forest Service Shared Sitework
Programmatic Statement of Probable Cost
April 7, 2021**

SITE AREA 94,000 SF

	QUANTITY	COST/SF	TOTAL CONSTRUCTION (\$000)
I. SHERIFF & FOREST SERVICE SHARED SITEWORK			
<u>1.00 General Requirements</u>			
1.01 General Requirements	2.00%		\$88,683
Subtotal - General Requirements			\$88,683
<u>2.00 Demolition</u>			
2.01 Remove rocks	94,000 sf	\$2.00	\$188,000
2.02 Remove existing landscaping	sf	\$2.00	\$0
2.03 Remove existing utilities	94,000 sf	\$0.50	\$47,000
Subtotal - Demolition	94,000 sf	\$2.50	\$235,000
<u>3.00 Earthwork</u>			
3.01 Site Clearing & Grading	94,000 sf	\$3.00	\$282,000
3.02 Cut & Fill 25'	87,037 cy	\$12.00	\$1,044,444
3.03 SWPPP	94,000 sf	\$1.00	\$94,000
Subtotal - Earthwork	94,000 sf	\$15.11	\$1,420,444
<u>4.00 Hardscapes</u>			
4.01 Parking, 150 stalls	20,250 sf	\$7.00	\$141,750
4.02 Roadways 10%	9,400 sf	\$10.00	\$94,000
4.03 Walkways 20%	18,800 sf	\$12.00	\$225,600
4.04 Specialty paving	sf	\$15.00	\$0
Subtotal - Hardscapes	94,000 sf	\$4.91	\$461,350
<u>5.00 Landscaping</u>			
5.01 Landscaping 25%	23,500 sf	\$4.00	\$94,000
5.02 No Landscaping	18,290 sf	\$4.00	\$73,160
5.03 Irrigation	23,500 sf	\$3.00	\$70,500
0.01 Bioswales with rock finish	3,760 sf	\$25.00	\$94,000
Subtotal - Landscaping	94,000 sf	\$3.53	\$331,660
<u>6.00 Site Improvements</u>			
6.01 Signage	94,000 sf	\$0.40	\$37,600
6.02 Striping	29,650 sf	\$0.25	\$7,413
6.03 Site Walls	94,000 sf	\$1.00	\$94,000
6.04 Secure Parking fencing	1,000 lf	\$150.00	\$150,000
6.05 Site Structures	94,000 sf	\$0.50	\$47,000
6.06 Radio Communication Tower 148' H	94,000 sf	\$9.30	\$874,200
Subtotal - Site Improvements	94,000 sf	\$12.87	\$1,210,213
<u>7.00 Utilities</u>			
7.01 Domestic Water	94,000 sf	\$0.50	\$47,000

CUMMING

**Tuolumne County Justice Partners Programming
Sheriff & Forest Service Shared Sitework
Programmatic Statement of Probable Cost
April 7, 2021**

SITE AREA 94,000 SF

	QUANTITY	COST/SF	TOTAL CONSTRUCTION (\$000)
7.02 Fire Water	94,000 sf	\$1.00	\$94,000
7.03 Storm Drain	94,000 sf	\$1.00	\$94,000
7.04 Sanitary Sewer	94,000 sf	\$0.50	\$47,000
7.05 Natural Gas	94,000 sf	\$0.25	\$23,500
7.06 Power Service	94,000 sf	\$2.00	\$188,000
7.07 Communications Service/Security	94,000 sf	\$1.00	\$94,000
7.08 Site Lighting	94,000 sf	\$2.00	\$188,000
Subtotal - Utilities	94,000 sf	\$8.25	\$775,500
SUBTOTAL - SHERIFF & FOREST SERVICE SHARED SITEWORK	94,000 sf	\$48.12	\$4,522,850
SUBTOTAL ANTICIPATED CONSTRUCTION COST (Current	94,000 sf	\$48.12	\$4,522,850
5 Construction Contingency	0.00%		\$0
6 Contractor's General Conditions	8.00%		\$361,828
7 Contractor's Fee	5.00%		\$244,234
8 Insurance	1.00%		\$51,289
9 Bonds	1.25%		\$64,753
10 Design Contingency	20.00%		\$904,570
11 Local Taxes	0.00%		\$0
12 Preconstruction Services	0.00%		\$0
TOTAL ANTICIPATED CONSTRUCTION COST (Current \$)	94,000 sf	\$65.42	\$6,149,524

SECTION

13

BEST PRACTICES

BEST PRACTICES

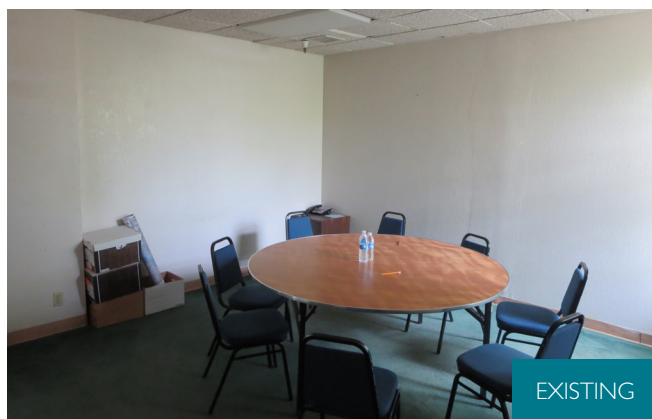
EXISTING PROGRAM ELEMENTS

All the subject Tuolumne County Law and Justice agencies, as well as the USFS, have some common programmatic elements. These common elements include, but are not limited to, open office work stations, private offices, conference rooms, restrooms, and janitorial facilities. We have provided prototypical examples of these spaces as a frame of reference on the following pages. It should be noted that room layouts for every program space has not been included in this programming study as that would be part of the future design process. There are also numerous minor square footage variations from agency program to agency program for each of these space typologies, and even within agency programs.

For efficiency, a future design goal would be to determine a range of sizes for the different space typologies which could then be utilized by all agencies. This would facilitate more standardized and economical furniture, fixture and equipment (FFE) procurement as well as flexibility. This is further described in the following Best Practices section.

Restroom plumbing fixture count requirements and thus the room sizes, are driven by the California Plumbing Code and will be determined as part of the future design process.

Other common spaces, such as lobbies, break rooms and storage rooms, have unique requirements and configurations that are specific to each agency's requirements, and therefore are not included as part of these prototypical space typologies.



SPACE PROGRAM BEST PRACTICES

To better understand how the county utilizes current spaces and plan new facilities that fit the demands of users and the public, current practices in space planning for both private and public organizations have been considered. Common concepts, planning principles and trends include:

- **Fewer workplace standards; utilizing a set of common dimensions**
- **Flexibility within standard modules to accommodate different configurations**
- **Mobile and stackable furnishings that can accommodate a variety of uses**
- **Function-based allocation of space**
- **Centralized management of conference and training rooms**
- **Support space allocation based on usage and population**
- **Support spaces not “owned” by departments but shared by overall building or campus population.**
- **Fewer hard walls to enable flexibility**
- **Private offices located on interior core to allow for greater access to natural light in open office areas**
- **A document management policy that promotes electronic storage**

SPACE PROGRAM BEST PRACTICES (CONT.)

Future facilities should be planned to ensure standards can be efficiently and flexibly deployed and managed over time. The adoption of these best practices can help the county:

- **Implement a set of design and planning guidelines**
- **Maximize the usefulness of existing facilities**
- **Equitably assign space between buildings and departments**
- **Set stable criteria for planning new spaces**
- **Decrease overall space requirements**
- **Increase the flexibility to change while decreasing the cost of doing so**
- **Provide a more effective environment to support many types of work styles**

OPEN PLANNING

The corporate sector has moved toward a predominantly open plan with a minimum number of enclosed offices, while the public sector has typically maintained a higher ratio of enclosed offices. The benefits of the open plan are being realized and many public organizations are reducing the proportion of private, hard walled offices. Benefits include:

- **Increased flexibility**
- **Access to natural light for the majority of staff**
- **More efficient layouts requiring less space**
- **Lower cost of reconfiguration**

- **Increased communication between Individuals, Teams and Departments**

There are cultural obstacles for an organization to overcome in implementing this type of change.

A well-defined and executed change management plan can help to successfully transition staff into a new and better work environment.

ACCESS TO NATURAL LIGHT

The benefits of natural light have been well documented. corporations and institutions are making major strides in providing environments that maximize employee access to natural light. Access to natural light can be inhibited by many factors including:

- **Older buildings with small windows not designed for modern planning**
- **Office layouts that have a high ratio of enclosed offices located on the exterior window wall**
- **Utilization of high paneled “walled” workstations**
- **Buildings with a long distance from core to window natural light can be maximized by implementing planning principles such as:**
 - ◇ **Planning private offices away from the exterior window wall with glass fronts or sidelights**
 - ◇ **Reducing the number of private offices**
 - ◇ **Using low-paneled modular workstations**
 - ◇ **Placing support spaces away from the exterior window wall, internal to the building**

SUPPORT SPACES BEST PRACTICES

Additional best practices that could allow the county to create a highly effective work environment include:

- **Centralized management of conference and training rooms**
- Support space allocation based on work function, usage and population
- Greater proportion of support spaces not “owned” by department but located and configured to be shared by overall floor population
- Fewer hard walls to enable flexibility
- Rooms furnished with mobile and stackable furnishings that can accommodate a variety of uses
- A document management policy that promotes imaging and dictates off-site storage, archiving and destruction of paper files to maximize the usefulness of the spaces, support spaces should be planned as shared spaces that can be modified over time as the needs of users change.

These planning guidelines are based on departmental questionnaire responses, departmental interviews and best practices.

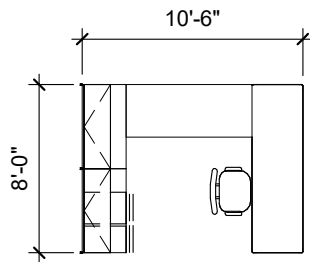


INDIVIDUAL WORKSPACES

By reducing the number of workspace types, the county could begin to develop a set of standards. Two private office sizes, a hybrid open/enclosed workspace and a universal open workstation are good examples of standards that could be implemented as part of the new Law and Justice Partners Center. Implementation of these standards to retrofit the myriad existing buildings is not suggested.

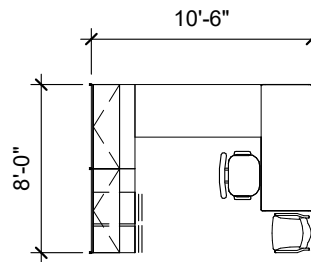
- Typically, two office sizes are planned, one larger standard for executive/senior management and one medium-sized standard for general management. The sizes of these offices are planned on a module to facilitate conversion from one size to another.
- Enclosed offices should be clustered toward the interior of the building allowing more access to natural light for the entire staff.
- Supervisors and high-level professional staff can be housed in either private offices or workstations, depending on the degree of confidentiality their job requires. Supervisor level offices are typically smaller than management offices and located on the interior. Workstations have a taller panel height to increase visual privacy and typically include an accommodation for guest seating.
- Organizations utilize two sizes of open workstations planned on a module that allows for ease of conversion from one to another. For example, a larger sized, open workspace can accommodate staff in a supervisory role, those with a higher degree of privacy requirements or those who require more document/paper layout space. A smaller sized station is utilized for the majority of staff and is planned to enable multiple configurations.
- Organizations have adopted formal guidelines and policies that help assign space based on function and need rather than status and entitlement.

TYPICAL WORKSTATIONS



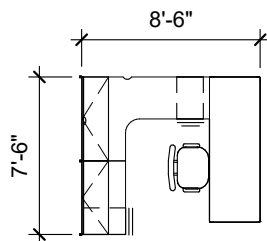
FURNITURE & EQUIP.

"L" SHAPED WORK AREA W/
COMPUTER STATION
1- ERGONOMIC CHAIR
1- LAYOUT TABLE
2- OVERHEAD STORAGE W/ DOORS
2- MOBILE PEDESTALS



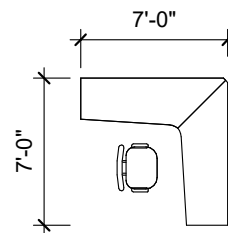
FURNITURE & EQUIP.

"L" SHAPED WORK AREA W/
COMPUTER STATION
1- ERGONOMIC CHAIR
1- GUEST CHAIR
1- LAYOUT TABLE
2- OVERHEAD STORAGE W/ DOORS
2- MOBILE PEDESTALS



FURNITURE & EQUIP.

"L" SHAPED WORK AREA W/
COMPUTER STATION
1- ERGONOMIC CHAIR
1- LAYOUT TABLE
2- OVERHEAD STORAGE W/ DOORS
2- MOBILE PEDESTALS



FURNITURE & EQUIP.

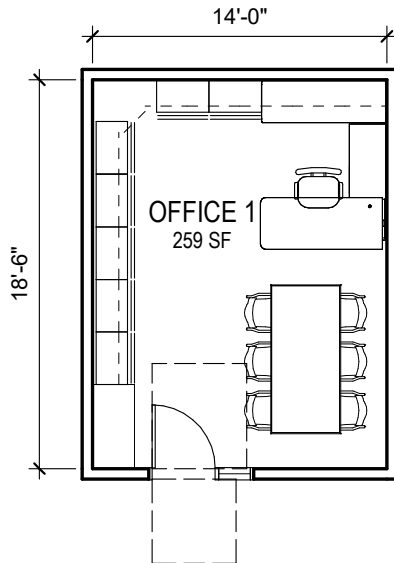
"L" SHAPED WORK AREA W/
COMPUTER STATION
1- ERGONOMIC CHAIR

TYPICAL WORKSTATIONS

TUOLUMNE JUSTICE PARTNERS MARCH 6, 2020

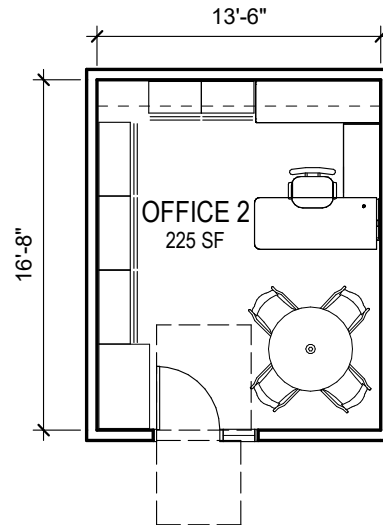
LIONAKIS

TYPICAL OFFICES



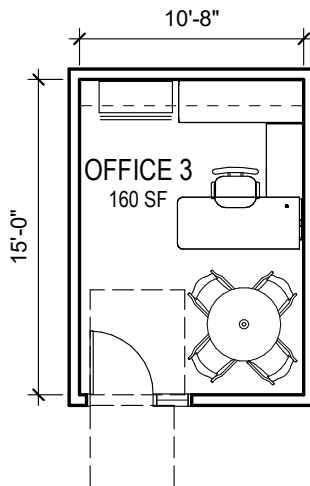
OFFICE 1 FURNITURE & EQUIP.

- 1- STANDING DESK W/ INTEGRAL CABINET
- 1- ERGONOMIC CHAIR
- 1- LAYOUT TABLE
- 1- CONFERENCE TABLE
- 6- CONFERENCE CHAIRS
- 7- 30" WIDE FILES
- 1- TALL CABINET W/ ADJUSTABLE SHELVES & DOORS
- 2- FULL LENGTH WALLS OF UPPER CABINETS



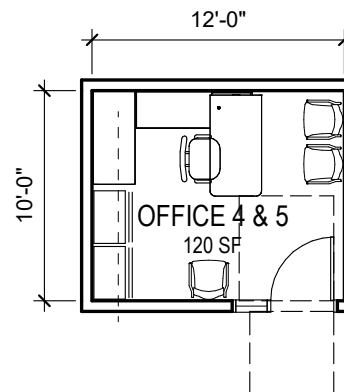
OFFICE 2 FURNITURE & EQUIP.

- 1- STANDING DESK W/ INTEGRAL CABINET
- 1- ERGONOMIC CHAIR
- 1- LAYOUT TABLE
- 1- CONFERENCE TABLE
- 4- CONFERENCE CHAIRS
- 3- 42" WIDE FILES
- 2- 30" WIDE FILES
- 1- TALL CABINET W/ ADJUSTABLE SHELVES & DOORS
- 1- FULL LENGTH WALL OF UPPER CABINETS



OFFICE 3 FURNITURE & EQUIP.

- 1- STANDING DESK W/ INTEGRAL CABINET
- 1- ERGONOMIC CHAIR
- 1- LAYOUT TABLE
- 1- CONFERENCE TABLE
- 4- CONFERENCE CHAIRS
- 1- 42" WIDE FILE
- 1- FULL LENGTH WALL OF UPPER CABINETS



OFFICE 4 & 5 FURNITURE & EQUIP.

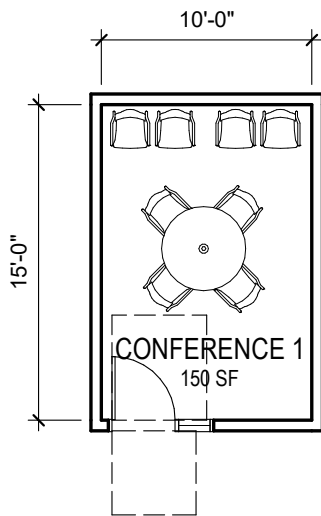
- 1- STANDING DESK W/ INTEGRAL CABINET
- 1- ERGONOMIC CHAIR
- 1- LAYOUT TABLE
- 3- GUEST CHAIRS
- 2- 30" WIDE FILE
- 1- FULL LENGTH WALL OF UPPER CABINETS

TYPICAL OFFICE LAYOUTS

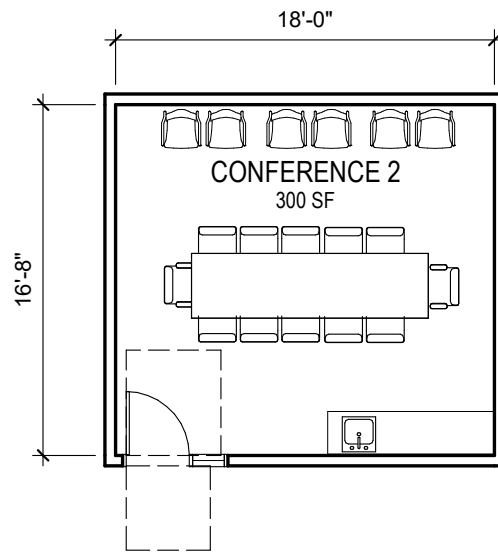
TUOLUMNE JUSTICE PARTNERS MARCH 6, 2020

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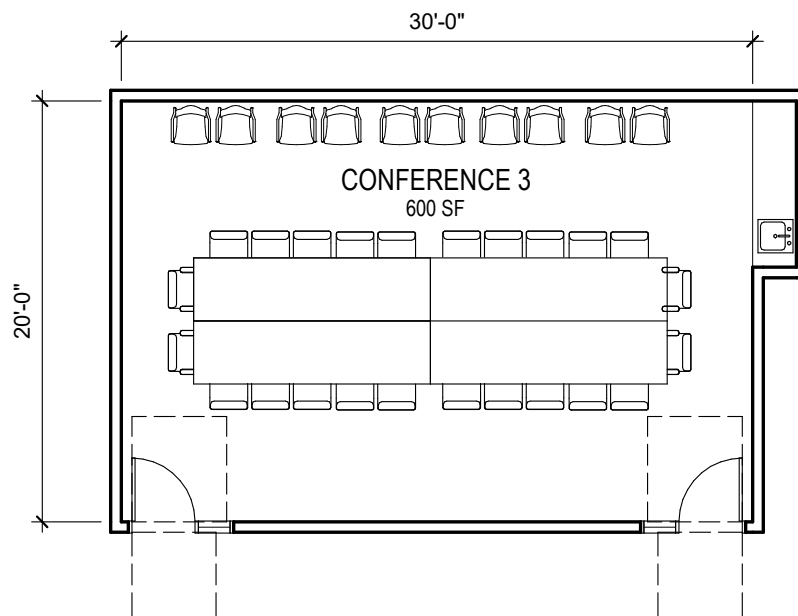
TYPICAL CONFERENCE ROOMS



CONFERENCE ROOM 1
SEATS UP TO 8 (150 S.F.)



CONFERENCE ROOM 2
SEATS UP TO 18 (300 S.F.)



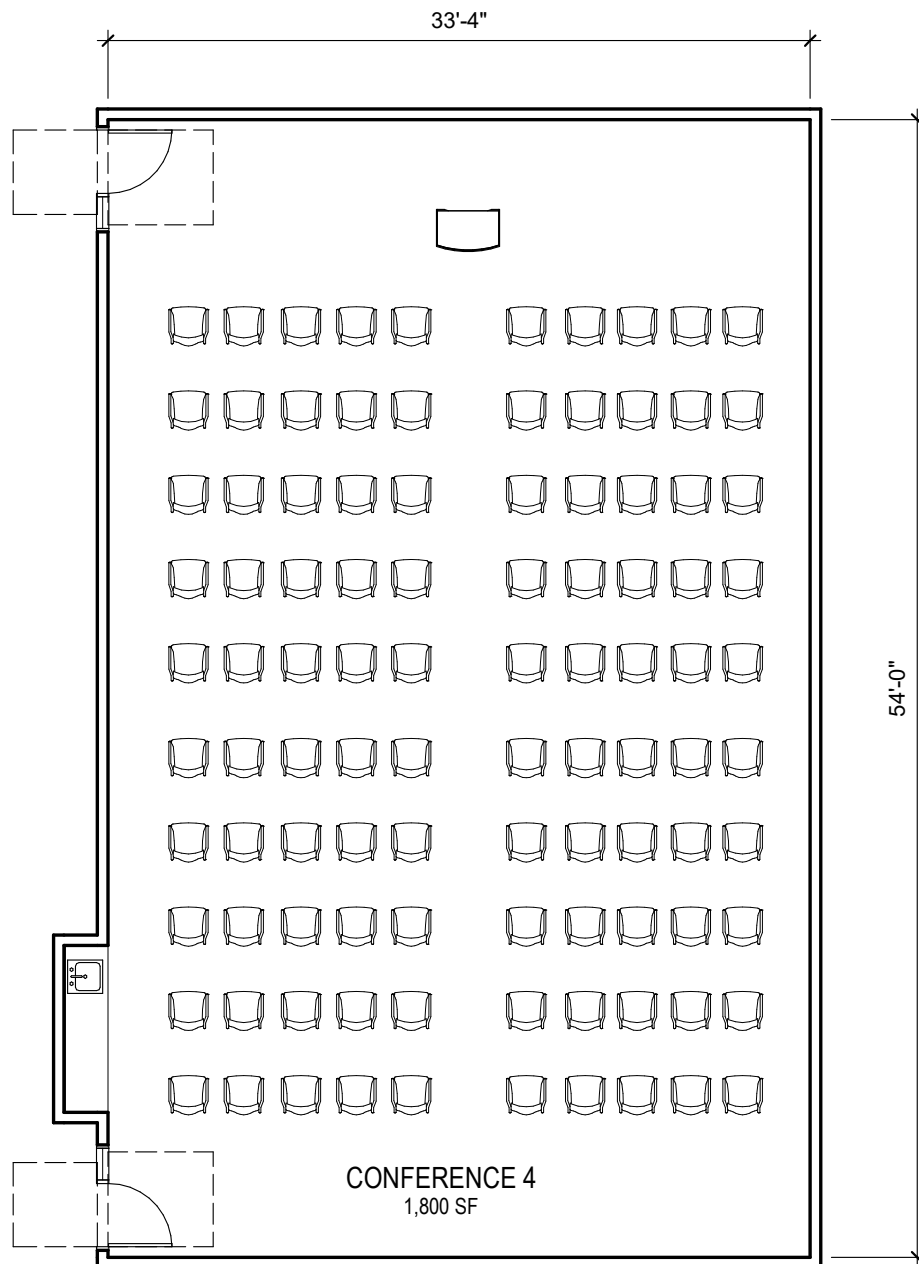
CONFERENCE ROOM 3
SEATS UP TO 34 (600 S.F.)

TYPICAL CONFERENCE ROOMS

TUOLUMNE JUSTICE PARTNERS MARCH 6, 2020

LIONAKIS

TYPICAL CONFERENCE ROOMS (CONTINUED)



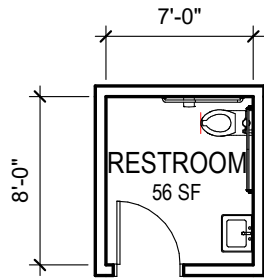
CONFERENCE ROOM 4
SEATS UP TO 100 (1,800 S.F.)

TYPICAL CONFERENCE ROOMS

TUOLUMNE JUSTICE PARTNERS MARCH 6, 2020

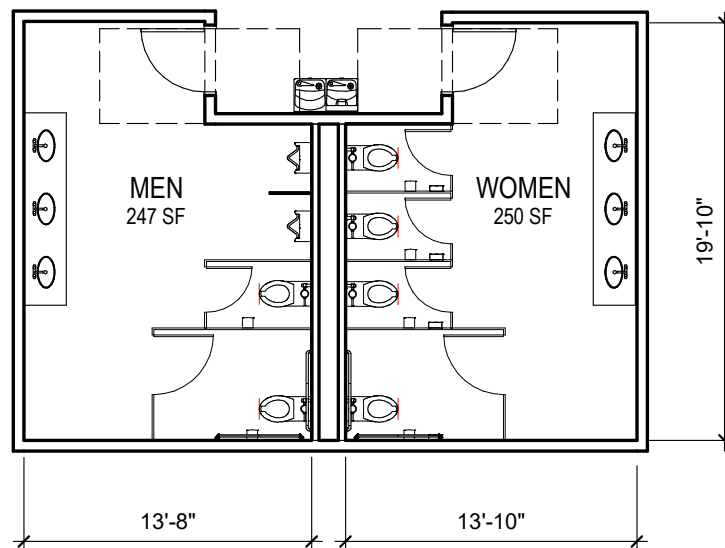
LIONAKIS

TYPICAL RESTROOMS



SINGLE USER ACCESSIBLE RESTROOM EQUIPMENT

- 1- ACCESSIBLE WALL HUNG SINK
- 1- ACCESSIBLE TOILET
- 1- 36" GRAB BAR
- 1- 42" GRAB BAR
- 1- TOILET PAPER DISPENSER
- 1- DISPOSABLE SEAT COVER DISPENSER
- 1- SOAP DISPENSER
- 1- PAPER TOWEL DISPENSER
- 1- 36"X 48" WALL MOUNTED MIRROR



MENS RESTROOM EQUIPMENT

- 3- ACCESSIBLE WALL HUNG SINK W/ INTEGRAL COUNTER
- 2- ACCESSIBLE TOILET
- 2- URINALS
- 1- 36" GRAB BAR
- 1- 42" GRAB BAR
- 2- TOILET PAPER DISPENSER
- 2- DISPOSABLE SEAT COVER DISPENSER
- 3- SOAP DISPENSER
- 2- PAPER TOWEL DISPENSER
- 3- 36"X 48" WALL MOUNTED MIRROR

WOMENS RESTROOM EQUIPMENT

- 3- ACCESSIBLE WALL HUNG SINK W/ INTEGRAL COUNTER
- 4- ACCESSIBLE TOILET
- 1- 36" GRAB BAR
- 1- 42" GRAB BAR
- 4- TOILET PAPER DISPENSER
- 4- DISPOSABLE SEAT COVER DISPENSER
- 4- SANITARY NAPKIN DISPOSAL
- 3- SOAP DISPENSER
- 2- PAPER TOWEL DISPENSER
- 3- 36"X 48" WALL MOUNTED MIRROR

AF-106: TYPICAL RESTROOMS

TUOLUMNE JUSTICE PARTNERS MARCH 6, 2020

SECTION

14

GARDELLA RANCH ROAD

GARDELLA RANCH ROAD

NARRATIVE

In 2009 Tuolumne County acquired approximately 48-acres off of Old Wards Ferry Road and Hwy 108 in Sonora for the creation of the County's Law and Justice Center Campus. Over the last ten years, the County has methodically developed portions of the campus. Also included in the design of this campus is the construction of Gardella Ranch Road. This road is planned to run from Sanguinetti Loop Road through the Law and Justice Campus to the property line. The path in which the design takes the road has many challenges. These challenges include a railroad crossing, drainage crossings, other road connections, cultural resource avoidance, the need for retaining walls, and cut and fill work

BACKGROUND

In order to provide vehicular circulation to its new Law and Justice Center campus, Tuolumne County anticipated the need for connectivity to the easterly region of Sonora by identifying a specific roadway corridor through both County owned land and private property. This new road segment, identified as "Gardella Ranch Road" and described in the County's 2009 Traffic Impact Study, would provide a direct connection from the campus to Sanguinetti Loop Road and would offer a matching level of service as the westerly campus connection to Wards Ferry Road. The master planned roadway corridor would be intersected by Justice Center Drive at the core of the campus and would ultimately be extended to Wards Ferry Road, extending south of the County-owned property.

ROAD CLASSIFICATION

Although Gardella Ranch Road had previously been classified as a Major Collector (in accordance with Tuolumne County planning guidelines) it is more practical to consider Gardella Ranch Road as a Minor Collector given the existing two-lane road network that the Law and Justice Center campus is connected to. A typical pavement width of 48 feet is planned which will accommodate three 12' lanes and 6' paved shoulders. Typical street sections are provided in Road Alignment Exhibit which follows this narrative. At street intersections, the central 'dual left turn lane' transitions to serve as directional left turn pockets, with the pavement width remaining fixed. If additional lanes are required in the future, the anticipated right-of-way corridor can accommodate street widening without additional land acquisition.

A paving section of 3.5 inches of asphalt concrete (AC) placed over 8.0 inches of aggregate base rock (AB) is assumed for Gardella Ranch Road, based on the minimum section for a Minor Collector roadway as per Tuolumne County Ordinance Code (Title 11). All roadway construction would be in accordance with Tuolumne County Public Works standards and specifications. A posted speed limit of 35 MPH is anticipated for this Minor Collector roadway. Intersection controls will be non-signalized with appropriate pavement markings and signage. The Gardella Ranch Road/Justice Center Drive intersection will be three-way stop controlled; the Gardella Ranch Road/Sanguinetti Loop Road intersection will be stop controlled on Gardella Ranch Road with unrestricted east-west movement on Sanguinetti Loop Road. Proposed road geometry is shown on the overall layout in the Road Alignment Exhibit.

NARRATIVE (CONTINUED)

ROAD ALIGNMENT

Since 2005, Tuolumne County Public Works has defined a specific alignment for Gardella Ranch Road based upon preliminary roadway design efforts previously completed by the County's consultant team. In fact, new public right-of-way has since been obtained from the impacted private property owners along the corridor's alignment in accordance with the County's preliminary roadway design intent. The right-of-way width varies from 120' to 200' depending on anticipated cut and fill slope requirements. The anticipated road alignment is as shown in the attached exhibit, Road Alignment.

Starting at a new intersection at Sanguinetti Loop Road, the Gardella Ranch Road extends southerly through undeveloped land, between two existing commercial properties. Access to the adjacent properties, one of which is the Tuolumne County Transit's bus maintenance yard, will be moved from Trotter's Way to two new commercial driveway locations approximately 500 feet south of Sanguinetti Loop Road, as shown in the Road Alignment Exhibit attached. The Gardella Ranch Road alignment continues south through two large-radius reverse curves, intended to optimize the developable area of the adjacent parcels. The road alignment shifts to the west, close to the existing Caltrans right-of-way (Highway 108), entering the Law and Justice Center campus near the current termination of Justice Center Drive. The existing temporary turn-around bulb near the Transit Center would be removed and Justice Center Drive would be extended to the planned Gardella Ranch Road alignment. The Justice Center Drive roadway was shifted to the south by the County several years earlier to create a developable parcel at the northwest corner of the intersection. Gardella Ranch Road would continue south, adjacent to the Justice Partners site, and would provide vehicular access to the Sheriff Administration Building and Jail sites. The currently proposed roadway would terminate at the County's southerly property line with a standard turn-around bulb. Although the adjoining property owner south of the Law and Justice Center has offered to dedicate public right-of-way pursuant to the master planned road alignment, the future roadway extension to Wards Ferry Road is beyond the scope of this study.

SIERRA NORTHERN RAILWAY

At the northern end of Gardella Ranch Road, and adjacent to Sanguinetti Loop Road, a new at-grade railroad crossing of the Sierra Northern Railway's single line track-bed will be required. This new crossing will replace the existing 2-lane Trotter's Way intersection/crossing approximately 90 feet to the west. The reconfigured intersection will remove access to the adjoining properties and will improve safety at the track crossing. The existing Trotter's Way rail crossing is not signalized; construction of Gardella Ranch Road will include standard at-grade rail crossing barriers, signals, signage and pavement striping. It is anticipated that approximately 80 feet of new precast concrete panels will be installed along the track bed to provide a smooth crossing surface.

The County has been informed that the Sierra Northern Railway is planning track upgrades in the next 4 to 5 years. Those upgrades consist of tie and rail replacement and improvements to the crossing surface. Not knowing what specific crossing treatment will be installed by the railroad or when it will be installed, it is assumed that the Gardella Ranch Road project will incur those crossing costs. If the railroad upgrades and Gardella Ranch Road construction efforts can be coordinated between the rail company and Tuolumne County, those crossing components may be paid for by the rail company and thereby excluded from the scope of this project.

ROAD SEGMENT DEFINITION

For purposes of this study, the proposed Gardella Ranch Road improvements have been evaluated in three distinct segments:

- **Road Segment A – Gardella Ranch Road from Sanguinetti Loop Road to Justice Center Drive (approximate length of 1,780 LF).** Segment A includes both intersections plus the extension of Justice Center Drive to the Gardella Ranch Road intersection (approximate extension of 180 LF); two new commercial driveway approaches (for access to the current County's bus maintenance yard and other businesses); paving conforms for business/property access due to the removal of Trotter's Way access.
- **Road Segment B – Gardella Ranch Road from Justice Center Drive to the Jail site driveway (approximate length of 390 LF).** This segment would allow us to direct traffic to the Jail Project from going through the parking lot of one of the main proposed buildings. The approximate length is 390 LF.

- **Road Segment C – Gardella Ranch Road from the Jail site driveway extending to the County's southerly property line (approximate length of 430 LF). Segment C includes a standard paved turn-around bulb which would be required due to the length of the road and because it does not have an outlet. This segment is approximately 430 LF**

These road segments are identified in the exhibits which follow. Construction of Gardella Ranch Road could occur incrementally (in sequential segments) or simultaneously (all segments together as one project). Itemized cost estimates for three construction options are presented with this report, as follows:

- **Option 1 – Road Segment A only**
- **Option 2 – Road Segments A and B**
- **Option 3 – All three road segments as one project**

Option 1 completes Gardella Ranch Road from the Law and Justice Center campus to Sanguinetti Loop Road and provides the required connectivity to the City of Sonora; Option 2 simply extends Gardella Ranch Road to the anticipated Jail site driveway location; Option 3 extends Gardella Ranch Road to the south end of the County-owned parcel. The scope of each option is defined in the attached cost estimates. Various notes and assumptions are provided with the estimates to help clarify the anticipated scope of work.

GRADING AND DRAINAGE

Construction of Gardella Ranch Road will require a significant earthwork effort. In order to satisfy Tuolumne County Public Works design standards for new roadway construction, a carefully planned vertical alignment and grading design has been prepared. With nearly 130 feet of elevation change through challenging terrain, significant earthwork cut and fill volumes are expected. Segment A, which falls from Sanguinetti Loop Road down to the natural drainage low point and rises back up to the Justice Center Drive intersection, requires more fill material than what is generated from the areas of excavation.

It is expected that excess material from the future Law and Justice Center building sites will be used to achieve a 'balance' with the road earthwork. Specific earthwork quantities for each road construction option are presented in the included cost estimates. Vertical curves have been used in accordance with Caltrans highway design criteria, where applicable. Due to sight distance constraints, the intersection of Gardella Ranch Road and Justice Center Drive is required to be stop-controlled in all directions for public safety.

Segment A of Gardella Ranch Road extends through an existing wetland area which receives storm water runoff from upstream urban development in the City of Sonora. Placement of fill material within sensitive environmental habitat areas will require appropriate Federal and State permitting (U.S. Army Corps of Engineers, California Department of Fish and Wildlife, Regional Water Quality Control Board, etc.). It is expected that dual (parallel) 36" diameter drainage culverts will be required to convey upstream runoff through the remaining wetland area crossing the Gardella Ranch Road corridor. New street runoff would also be routed to the low-lying portion of Gardella Ranch Road in Segment A via curb and gutter and roadside drainage swales. A drainage collection system of road-side swales, curb and gutter, inlet structures, manholes and pipelines is anticipated to collect and convey street runoff to natural low points. Those drainage components are tentatively identified in the cost estimates.

Along the road alignment cut depths approaching 19 feet and fill depths of up to 20 feet are anticipated; a maximum longitudinal slope of 10% was used for design. A profile view of the road alignment is included in the Road Alignment Exhibit which graphically demonstrates these parameters. In lieu of retaining walls, lateral cut and fill slopes in the native terrain will be used to accommodate the natural grade changes along the road alignment. This design strategy takes advantage of the rural and open nature of the corridor. Where the finish grade of the roadway is less than 5' above/below the existing ground surface, cut/fill slopes of 6H:1V were used; 5' to 15' of grade difference used 4H:1V cut/fill slopes; grade differences exceeding 15' used 2V:1H cut/fill slopes. Varying the roadside slopes based on cut and fill depths provides a more natural aesthetic and helps balance earthwork volumes. Guardrail protection is proposed within the large-radius curved portion of the road alignment within Segment A.

Bedrock is likely to be encountered during excavation of the deeper cut sections of road work. Geotechnical engineering recommendations would be required to address bedrock mitigation measures, to identify limits of over-excavation and to specify placement procedures for fill material. Exposed cut/fill slopes would be expected to be stabilized with native vegetation in accordance with State mandates for erosion and sediment control.

NARRATIVE (CONTINUED)

PUBLIC UTILITIES

In addition to providing vehicular connectivity to the Law and Justice Center campus from Sanguinetti Loop Road, Gardella Ranch Road will also include various buried utility services for the benefit of the campus and future regional development. The Tuolumne Utilities District (TUD) is the local agency that provides water and sewer service to the Sonora region, including the Law and Justice Center campus. An existing dead-end 14" water main (serving the existing buildings on Justice Center Drive) would be extended from its termination point (near the Transit Center) to Gardella Ranch Road. A new 14" water main would be provided in Gardella Ranch Road through all three segments. It is expected that future regional development would trigger the need for off-site 'looping' of water lines for adequate service, beyond the limits of the Gardella Ranch Road corridor and outside the scope of this project. TUD approval of proposed water facilities would be required prior to construction. Fire hydrants at standard spacing would be provided along the full length of Gardella Ranch Road.

Limited sanitary sewer services would be provided to accommodate the remaining three Law and Justice Center sites (Justice Partners, Forest Service, Sheriff Administrative Building). Gravity collection sewer lines would be installed in Justice Center Drive and Gardella Ranch Road to route wastewater to a new pump station near the street intersection (in a centralized and accessible location). Due to the terrain constraints, a force main would be required to discharge effluent into an existing sewer manhole northwest of the Transit Center in Justice Center Drive, approximately 450 feet west of Gardella Ranch Road. From that TUD manhole, the existing gravity sewer line in Justice Center Drive would convey wastewater to the regional pump station near the intersection of Justice Center Drive and Wards Ferry Road.

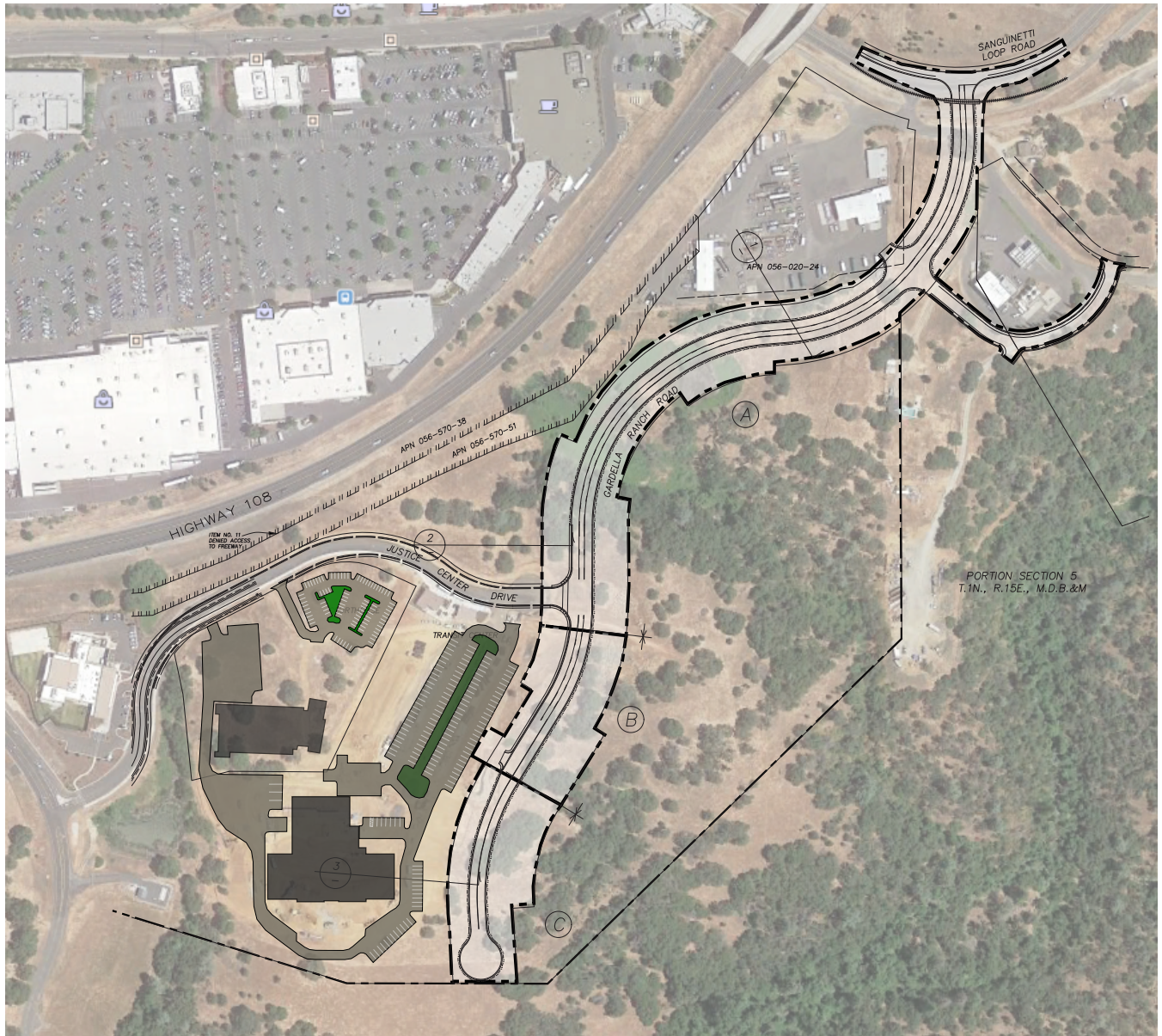
In addition to sewer and water, it is assumed that a joint trench for dry utilities (power and communication) would be provided for the continuation of Justice Center Drive and the full length of each road segment of Gardella Ranch Road. Although Justice Center Drive does not appear to include street lighting, it is assumed that new standard street lighting would be provided in Gardella Ranch Road.

CURB, GUTTER, SIDEWALKS AND DRIVEWAYS

Non-motorized access to the Tuolumne County Law and Justice Center campus was explored as a part of this study. Two potential extensions of pedestrian paths of travel from the City of Sonora to the campus were considered. One option would have been to extend a raised sidewalk on the east side of Wards Ferry Road from the north side of Highway 108 to the existing sidewalk in Justice Center Drive. Due to Caltrans bridge deck deficiencies and the need to cross Wards Ferry Road to connect to an existing city sidewalk, this option was eliminated. A second option would have been to include a continuous sidewalk in Segment A of Gardella Ranch Road. With no existing city sidewalk in Sanguinetti Loop Road, and no development activity adjacent to Gardella Ranch Road, this option was eliminated. Instead, new curb and gutter (without sidewalk) will be provided along the easterly side of Gardella Ranch Road in Segment A extending from the railroad crossing down to the logical midpoint of the future commercial development site. It is assumed that future development activity would be conditioned to complete any required frontage improvements (sidewalk, driveway, etc.). Otherwise, there is no sidewalk proposed along the east side of Gardella Ranch Road. When the Sheriff site develops, it will install a new commercial driveway and will provide a striped pedestrian crosswalk to the west side of Gardella Ranch Road.

It was decided that limited segments of Gardella Ranch Road will include sidewalks on the west side of the roadway for pedestrian access to the centrally located Transit Center. A new 5' wide sidewalk extending along the frontage of the US Forest Service site from the Justice Center Drive intersection is planned; a defined commercial driveway is not included (driveway size and location to be determined and constructed with future site development). 5' sidewalks will also be provided along the south side of Justice Center Drive and the west side of Gardella Ranch Road, extending to the proposed Jail site driveway in Segment B. Three standard commercial driveways will be provided in Gardella Ranch Road: one for the Jail site in Segment B and two for the existing businesses in Segment A. The Justice Partners, Forest Service and Sheriff Administrative Building sites would be required to "cut in" new driveways where they need them, similar to the recently completed Courthouse site development.

OVERALL PLAN



**3,264 FT OF TOTAL
ROADWAY IMPROVEMENTS**



**TUOLUMNE COUNTY JUSTICE PARTNERS
GARDELLA RANCH ROAD**




LIONAKIS

SEGMENT A NARRATIVE

Road Segment A – Gardella Ranch Road from Sanguinetti Loop Road to Justice Center Drive (approximate length of 1,780 LF). Segment A includes both intersections plus the extension of Justice Center Drive to the Gardella Ranch Road intersection (approximate extension of 180 LF); two new commercial driveway approaches (for access to the County's bus maintenance yard and other businesses); paving conforms for business/property access due to the removal of Trotter's Way access.

SEGMENT A EXHIBIT



 SEGMENT A: 2,393 FT OF IMPROVEMENTS



TUOLUMNE COUNTY JUSTICE PARTNERS
GARDELLA RANCH ROAD - SEGMENT A



LIONAKIS

SEGMENT A COST ESTIMATE

CUMMING

Tuolumne County Justice Partners Programming Gardella Ranch Road Option 1 Programmatic Statement of Probable Cost April 7, 2021

SITE AREA 258,360 SF

	QUANTITY	COST/SF	TOTAL CONSTRUCTION (\$000)
I. GARDELLA RANCH ROAD OPTION 1			
<u>1.00 General Requirements</u>			
1.01 General Requirements	2.00%		\$59,483
Subtotal - General Requirements			\$59,483
<u>2.00 Demolition</u>			
2.01 Remove existing paving	1,000 sf	\$2.00	\$2,000
2.02 Remove existing landscaping	258,360 sf		\$0
2.03 Remove existing utilities	258,360 sf		\$0
Subtotal - Demolition	258,360 sf	\$0.01	\$2,000
<u>3.00 Earthwork</u>			
3.01 Site Clearing & Grading	22,000 cy	\$12.00	\$264,000
3.02 Cut & Fill top layer	1,550 cy	\$6.00	\$9,300
3.03 Cut bedrock excavation	12,950 cy	\$36.00	\$466,200
3.04 Import material, neighboring site	7,500 cy	\$30.00	\$225,000
3.03 SWPPP	258,360 sf	\$0.50	\$129,180
Subtotal - Earthwork	258,360 sf	\$4.23	\$1,093,680
<u>4.00 Hardscapes</u>			
4.01 8" aggregate	2,731 cy	\$75.00	\$204,825
4.02 Roadways, 3.5"	110,055 sf	\$2.00	\$220,110
4.03 Walkways	2,140 sf	\$8.00	\$17,120
4.04 Concrete curb & gutter	1,670 lf	\$30.00	\$50,100
4.05 Curb cuts, Truncated domes	10 ea	\$3,000.00	\$30,000
4.06 Commercial driveway, concrete	1,800 sf	\$25.00	\$45,000
Subtotal - Hardscapes	258,360 sf	\$2.20	\$567,155
<u>5.00 Landscaping</u>			
5.01 Landscaping	258,360 sf		\$0
5.02 Irrigation	258,360 sf		\$0
Subtotal - Landscaping	258,360 sf	\$0.00	\$0
<u>6.00 Site Improvements</u>			
6.01 Signage, barricades, drainage structures	258,360 sf	\$0.25	\$64,590
6.02 Guardrails along fill slopes	1,165 lf	\$150.00	\$174,750
6.03 Striping	6,542 lf	\$4.00	\$26,168
Subtotal - Site Improvements	258,360 sf	\$1.03	\$265,508
<u>7.00 Utilities</u>			
7.01 Roadside drainage swale	3,366 lf	\$5.00	\$16,830
7.02 Fire Water, 14" & fire hydrants	1,800 lf	\$155.00	\$279,000
7.03 Storm Drain, 24"	400 lf	\$75.00	\$30,000
7.04 Sanitary Sewer	200 lf	\$100.00	\$20,000
7.05 Sewer pump and force main	1 ls	\$165,000.00	\$165,000

CUMMING

**Tuolumne County Justice Partners Programming
Gardella Ranch Road Option 1
Programmatic Statement of Probable Cost
April 7, 2021**

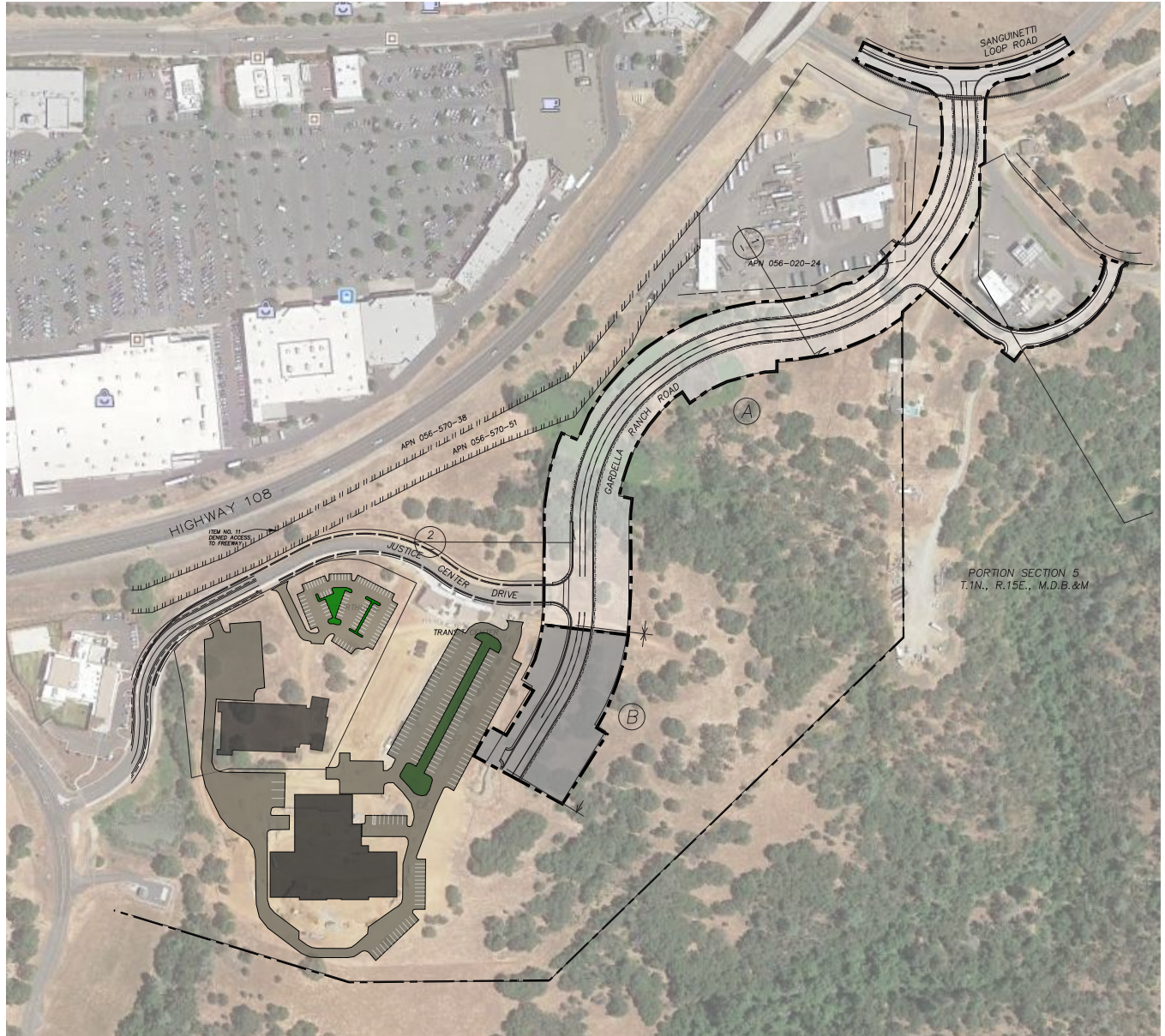
SITE AREA 258,360 SF

	QUANTITY	COST/SF	TOTAL CONSTRUCTION (\$000)
7.06 Electrical power & communication joint trench	1,700 lf	\$200.00	\$340,000
7.07 Street Light poles, 300' apart	6 ea	\$7,500.00	\$45,000
7.08 Railroad crossing	1 ls	\$150,000.00	\$150,000
Subtotal - Utilities	258,360 sf	\$4.05	\$1,045,830
SUBTOTAL - GARDELLA RANCH ROAD OPTION 1	258,360 sf	\$11.74	\$3,033,656
SUBTOTAL ANTICIPATED CONSTRUCTION COST (Current	258,360 sf	\$11.74	\$3,033,656
5 Construction Contingency	0.00%		\$0
6 Contractor's General Conditions	8.00%		\$242,693
7 Contractor's Fee	5.00%		\$163,817
8 Insurance	1.00%		\$34,402
9 Bonds	1.25%		\$43,432
10 Design Contingency	20.00%		\$606,731
11 Local Taxes	0.00%		\$0
12 Preconstruction Services	0.00%		\$0
TOTAL ANTICIPATED CONSTRUCTION COST (Current \$)	258,360 sf	\$15.97	\$4,124,731

SEGMENT B NARRATIVE

Road Segment B – Gardella Ranch Road from Justice Center Drive to the Jail site driveway (approximate length of 390 LF).

SEGMENT B EXHIBIT



□ SEGMENT A: 2,393 FT OF IMPROVEMENTS

■ SEGMENT B: 380 FT OF IMPROVEMENTS



TUOLUMNE COUNTY JUSTICE PARTNERS
GARDELLA RANCH ROAD - SEGMENTS A & B



LIONAKIS

CUMMING

Tuolumne County Justice Partners Programming
Gardella Ranch Road Option 2
Programmatic Statement of Probable Cost
April 7, 2021

SITE AREA 335,881 SF

	QUANTITY	COST/SF	TOTAL CONSTRUCTION (\$000)
I. GARDELLA RANCH ROAD OPTION 2			
<u>1.00 General Requirements</u>			
1.01 General Requirements	2.00%		\$72,602
Subtotal - General Requirements			\$72,602
<u>2.00 Demolition</u>			
2.01 Remove existing paving	1,000 sf	\$2.00	\$2,000
2.02 Remove existing landscaping	335,881 sf		\$0
2.03 Remove existing utilities	335,881 sf		\$0
Subtotal - Demolition	335,881 sf	\$0.01	\$2,000
<u>3.00 Earthwork</u>			
3.01 Site Clearing & Grading	30,000 cy	\$12.00	\$360,000
3.02 Cut & Fill top layer	2,550 cy	\$6.00	\$15,300
3.03 Cut bedrock excavation	12,350 cy	\$36.00	\$444,600
3.04 Import material, neighboring site	15,100 cy	\$30.00	\$453,000
3.03 SWPPP	335,881 sf	\$0.50	\$167,941
Subtotal - Earthwork	335,881 sf	\$4.29	\$1,440,841
<u>4.00 Hardscapes</u>			
4.01 8" aggregate	3,176 cy	\$75.00	\$238,200
4.02 Roadways, 3.5"	127,988 sf	\$2.00	\$255,976
4.03 Walkways	3,751 sf	\$8.00	\$30,008
4.04 Concrete curb & gutter	2,042 lf	\$30.00	\$61,260
4.05 Curb cuts, Truncated domes	10 ea	\$3,000.00	\$30,000
4.06 Commercial driveway, concrete	2,378 sf	\$25.00	\$59,450
Subtotal - Hardscapes	335,881 sf	\$2.01	\$674,894
<u>5.00 Landscaping</u>			
5.01 Landscaping	335,881 sf		\$0
5.02 Irrigation	335,881 sf		\$0
Subtotal - Landscaping	335,881 sf	\$0.00	\$0
<u>6.00 Site Improvements</u>			
6.01 Signage, barricades, drainage structures	335,881 sf	\$0.25	\$83,970
6.02 Guardrails along fill slopes	1,165 lf	\$150.00	\$174,750
6.03 Striping	6,967 lf	\$4.00	\$27,868
Subtotal - Site Improvements	335,881 sf	\$0.85	\$286,588
<u>7.00 Utilities</u>			
7.01 Roadside drainage swale	3,766 lf	\$5.00	\$18,830
7.02 Fire Water, 14" & fire hydrants	2,190 lf	\$155.00	\$339,450
7.03 Storm Drain, 24"	800 lf	\$75.00	\$60,000
7.04 Sanitary Sewer	200 lf	\$100.00	\$20,000
7.05 Sewer pump and force main	1 ls	\$165,000.00	\$165,000

CUMMING

**Tuolumne County Justice Partners Programming
Gardella Ranch Road Option 2
Programmatic Statement of Probable Cost
April 7, 2021**

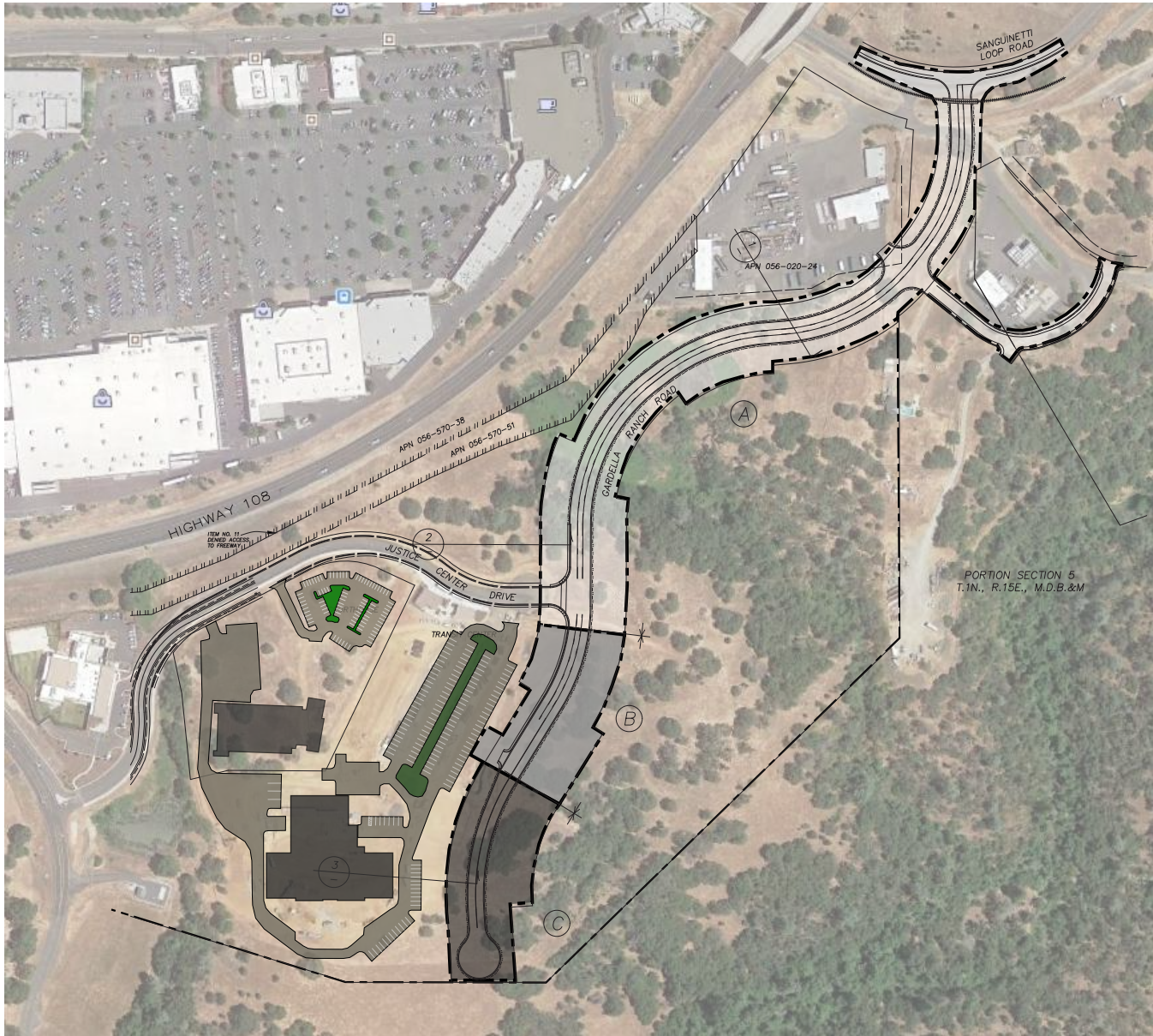
SITE AREA 335,881 SF




	QUANTITY	COST/SF	TOTAL CONSTRUCTION (\$000)
7.06 Electrical power & communication joint trench	2,100 lf	\$200.00	\$420,000
7.07 Street Light poles, 300' apart	7 ea	\$7,500.00	\$52,500
7.08 Railraod crossing	1 ls	\$150,000.00	\$150,000
Subtotal - Utilities	335,881 sf	\$3.65	\$1,225,780
SUBTOTAL - GARDELLA RANCH ROAD OPTION 2	335,881 sf	\$11.02	\$3,702,705
SUBTOTAL ANTICIPATED CONSTRUCTION COST (Current	335,881 sf	\$11.02	\$3,702,705
5 Construction Contingency	0.00%		\$0
6 Contractor's General Conditions	8.00%		\$296,216
7 Contractor's Fee	5.00%		\$199,946
8 Insurance	1.00%		\$41,989
9 Bonds	1.25%		\$53,011
10 Design Contingency	20.00%		\$740,541
11 Local Taxes	0.00%		\$0
12 Preconstruction Services	0.00%		\$0
TOTAL ANTICIPATED CONSTRUCTION COST (Current \$)	335,881 sf	\$14.99	\$5,034,408

SEGMENT C NARRATIVE

Road Segment C – Gardella Ranch Road from the Jail site driveway extending to the County's southerly property line (approximate length of 430 LF). Segment C includes a standard paved turn-around bulb.

SEGMENT C EXHIBIT



-  SEGMENT A: 2,393 FT OF IMPROVEMENTS
-  SEGMENT B: 380 FT OF IMPROVEMENTS
-  SEGMENT C: 491 FT OF IMPROVEMENTS

**3,264 FT OF TOTAL
ROADWAY IMPROVEMENTS**



TUOLUMNE COUNTY JUSTICE PARTNERS
GARDELLA RANCH ROAD - SEGMENTS A, B, & C



LIONAKIS

SEGMENT C COST ESTIMATE

CUMMING

Tuolumne County Justice Partners Programming
Gardella Ranch Road Option 3
Programmatic Statement of Probable Cost
April 7, 2021

SITE AREA 423,098 SF

	QUANTITY	COST/SF	TOTAL CONSTRUCTION (\$000)
I. GARDELLA RANCH ROAD OPTION 3			
<u>1.00 General Requirements</u>			
1.01 General Requirements	2.00%		\$80,162
Subtotal - General Requirements			\$80,162
<u>2.00 Demolition</u>			
2.01 Remove existing paving	1,000 sf	\$2.00	\$2,000
2.02 Remove existing landscaping	423,098 sf		\$0
2.03 Remove existing utilities	423,098 sf		\$0
Subtotal - Demolition	423,098 sf	\$0.00	\$2,000
<u>3.00 Earthwork</u>			
3.01 Site Clearing & Grading	33,300 cy	\$12.00	\$399,600
3.02 Cut & Fill top layer	3,313 cy	\$6.00	\$19,878
3.03 Cut bedrock excavation	20,727 cy	\$36.00	\$746,172
3.04 Import material, neighboring site	7,500 cy	\$30.00	\$225,000
3.03 SWPPP	423,098 sf	\$0.50	\$211,549
Subtotal - Earthwork	423,098 sf	\$3.79	\$1,602,199
<u>4.00 Hardscapes</u>			
4.01 8" aggregate	2,731 cy	\$75.00	\$204,825
4.02 Roadways, 3.5"	149,749 sf	\$2.00	\$299,498
4.03 Walkways	3,751 sf	\$8.00	\$30,008
4.04 Concrete curb & gutter	2,042 lf	\$30.00	\$61,260
4.05 Curb cuts, Truncated domes	10 ea	\$3,000.00	\$30,000
4.06 Commercial driveway, concrete	2,378 sf	\$25.00	\$59,450
Subtotal - Hardscapes	423,098 sf	\$1.62	\$685,041
<u>5.00 Landscaping</u>			
5.01 Landscaping	423,098 sf		\$0
5.02 Irrigation	423,098 sf		\$0
Subtotal - Landscaping	423,098 sf	\$0.00	\$0
<u>6.00 Site Improvements</u>			
6.01 Signage, barricades, drainage structures	423,098 sf	\$0.25	\$105,775
6.02 Guardrails along fill slopes	1,165 lf	\$150.00	\$174,750
6.03 Striping	7,330 lf	\$4.00	\$29,320
Subtotal - Site Improvements	423,098 sf	\$0.73	\$309,845
<u>7.00 Utilities</u>			
7.01 Roadside drainage swale	4,794 lf	\$5.00	\$23,970
7.02 Fire Water, 14" & fire hydrants	2,660 lf	\$155.00	\$412,300
7.03 Storm Drain, 24"	850 lf	\$75.00	\$63,750
7.04 Sanitary Sewer	200 lf	\$100.00	\$20,000
7.05 Sewer pump and force main	1 ls	\$165,000.00	\$165,000

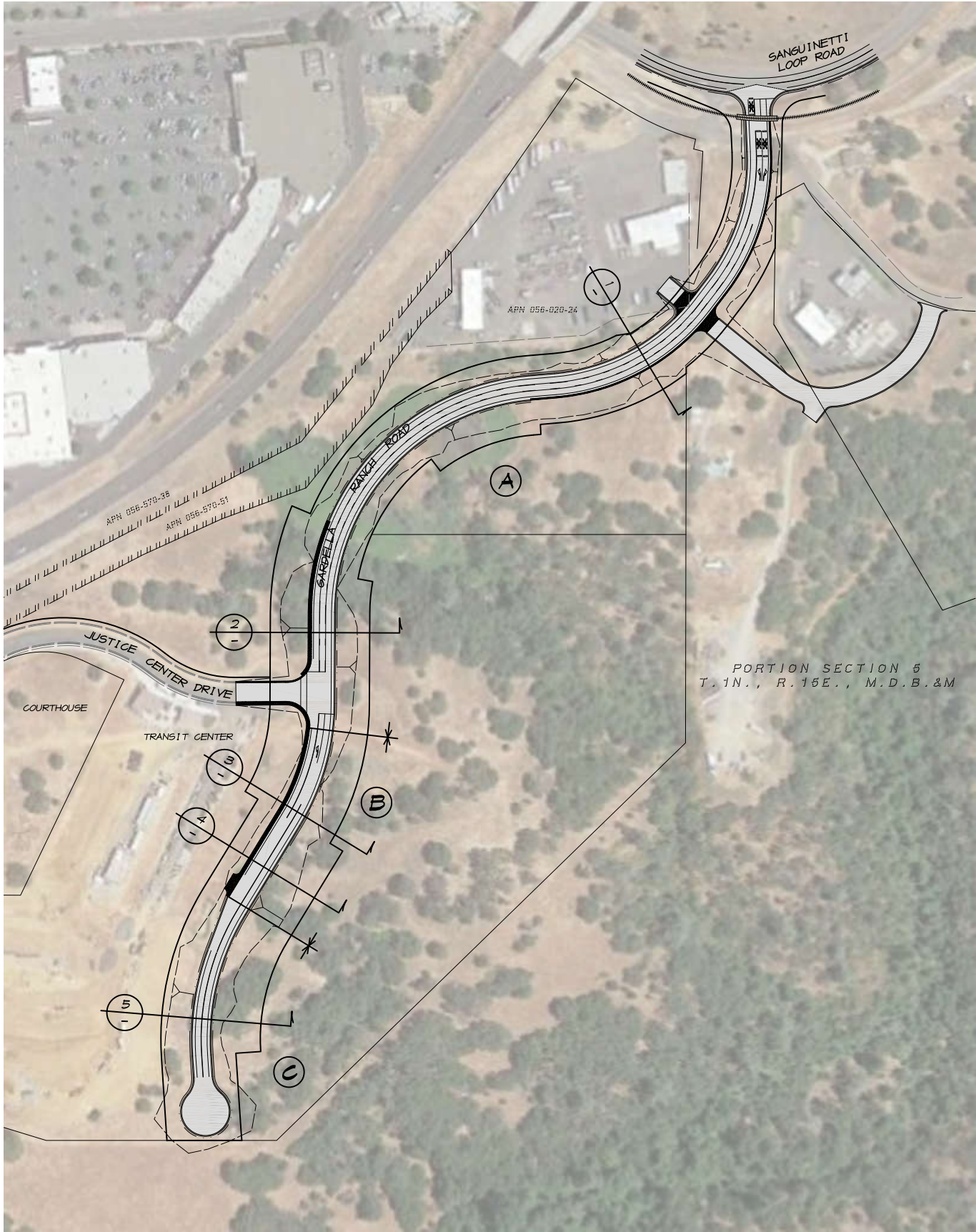
CUMMING

**Tuolumne County Justice Partners Programming
Gardella Ranch Road Option 3
Programmatic Statement of Probable Cost
April 7, 2021**

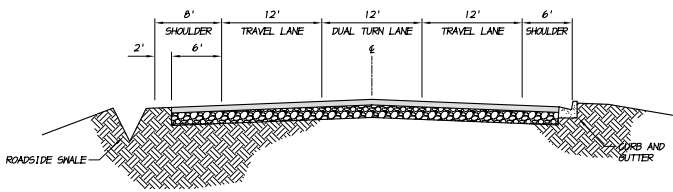
SITE AREA 423,098 SF

	QUANTITY	COST/SF	TOTAL CONSTRUCTION (\$000)
7.06 Electrical power & communication joint trench	2,570 lf	\$200.00	\$514,000
7.07 Street Light poles, 300' apart	8 ea	\$7,500.00	\$60,000
7.08 Railroad crossing	1 ls	\$150,000.00	\$150,000
Subtotal - Utilities	423,098 sf	\$3.33	\$1,409,020
SUBTOTAL - GARDELLA RANCH ROAD OPTION 3	423,098 sf	\$9.66	\$4,088,267
SUBTOTAL ANTICIPATED CONSTRUCTION COST (Current	423,098 sf	\$9.66	\$4,088,267
5 Construction Contingency	0.00%		\$0
6 Contractor's General Conditions	8.00%		\$327,061
7 Contractor's Fee	5.00%		\$220,766
8 Insurance	1.00%		\$46,361
9 Bonds	1.25%		\$58,531
10 Design Contingency	20.00%		\$817,653
11 Local Taxes	0.00%		\$0
12 Preconstruction Services	0.00%		\$0
TOTAL ANTICIPATED CONSTRUCTION COST (Current \$)	423,098 sf	\$13.14	\$5,558,639

ROAD ALIGNMENT EXHIBIT

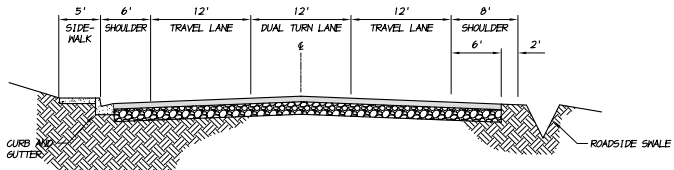


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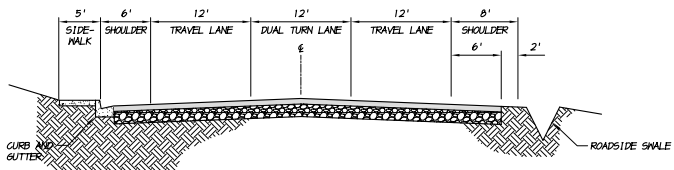
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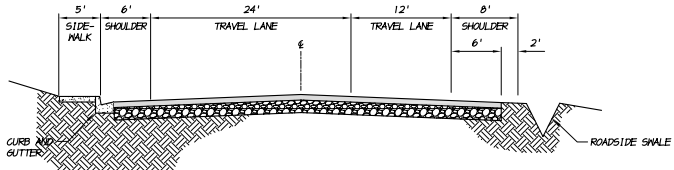
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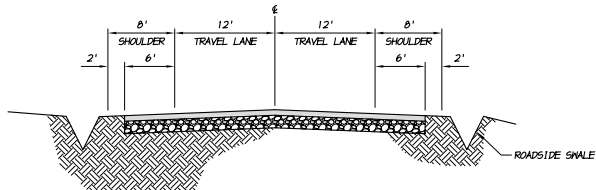
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NO SCALE



TYPICAL SECTION "4"

NO SCALE



TYPICAL SECTION "5"

NO SCALE

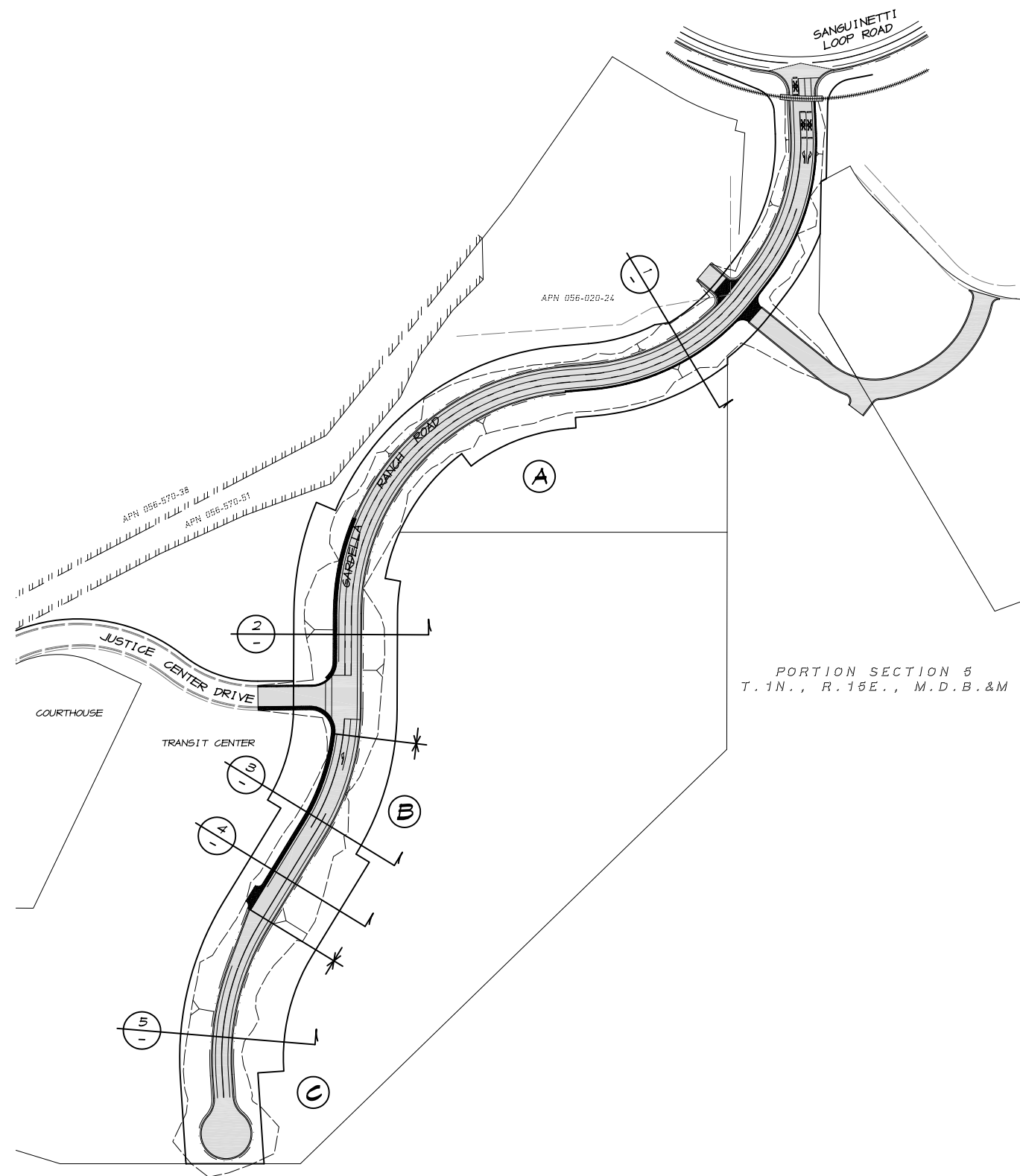
REVISION	DATE	DESCRIPTION	BY

ASSOCIATED ENGINEERING GROUP
4206 TECHNOLOGY DRIVE, SUITE 4, MODESTO, CA 95356
PHONE (209) 545-3390 FAX (209) 545-3875 www.aeseng.com

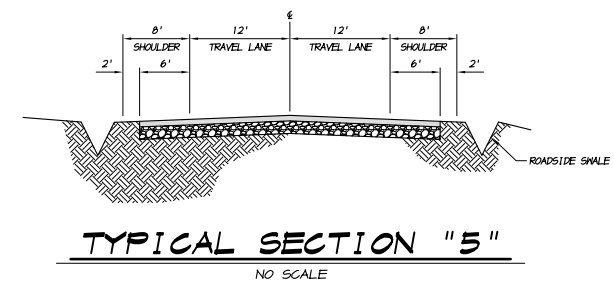
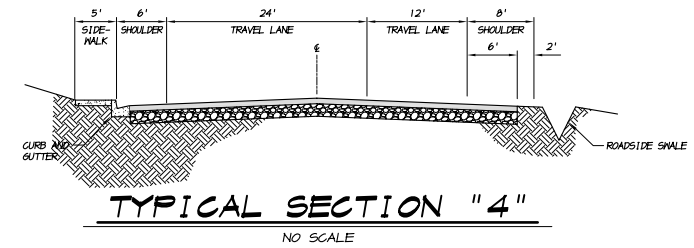
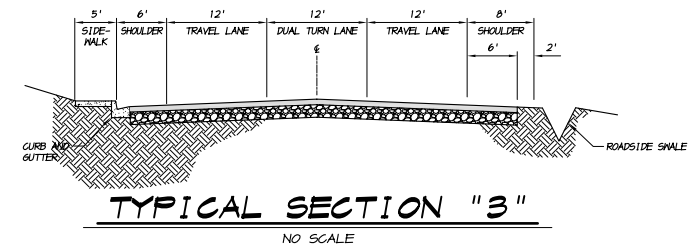
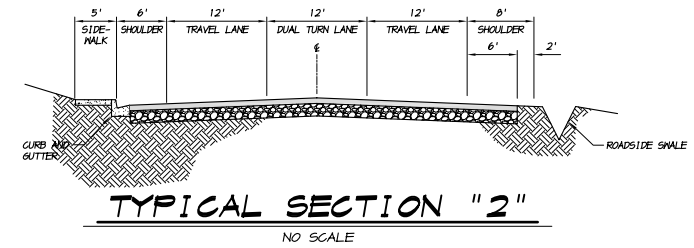
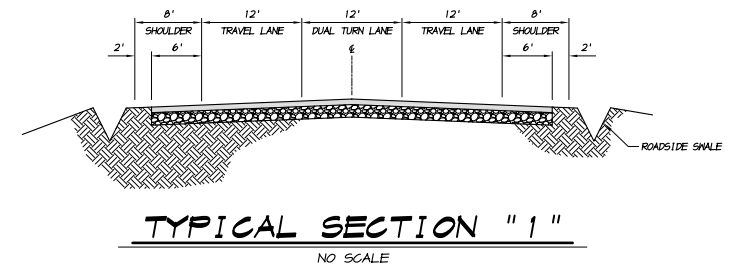
ROAD ALIGNMENT
GARBELLA RANCH ROAD
TUOLUMNE COUNTY CALIFORNIA

RYAN CARREL, R.C.E. 61619
DAVE SKIDMORE, L.S. 7128

DRAWN BY: JEFF
DATE: 3/23/20 3:19
SCALE: 1" = 120'
DWG: T93C-BASE
CHECKED: R. D. C.
JOB #: T93C-19



SCALE: 1"=120'



REVISION	DATE	DESCRIPTION	BY

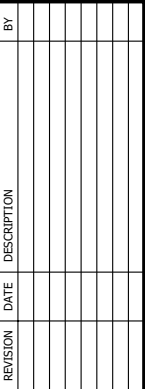
ASSOCIATED ENGINEERING GROUP
 4206 TECHNOLOGY DRIVE, SUITE 4, MODESTO, CA 95356
 PHONE: (209) 546-5380 FAX: (209) 546-5075 www.aegengr.com

ROAD ALIGNMENT
GARDELLA RANCH ROAD
 TUOLUMNE COUNTY CALIFORNIA

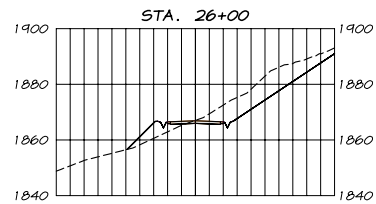
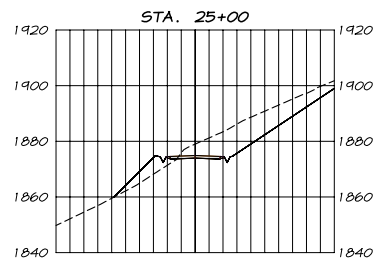
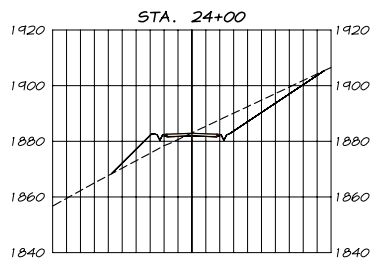
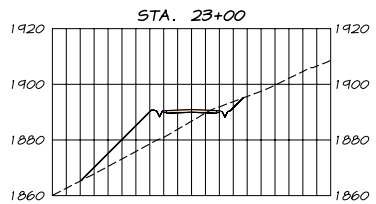
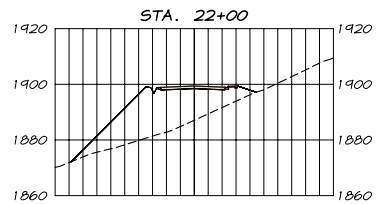
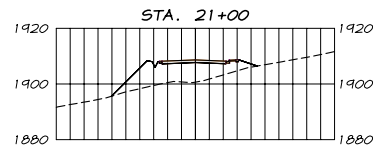
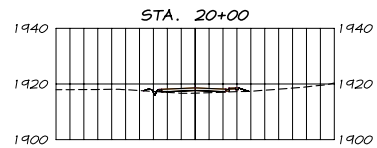
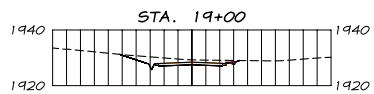
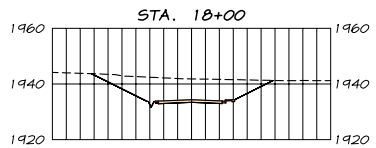
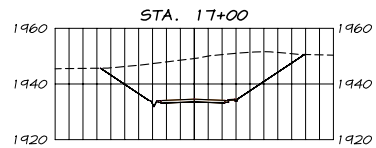
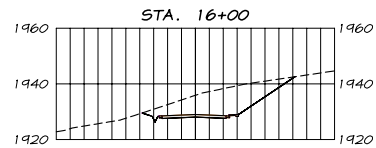
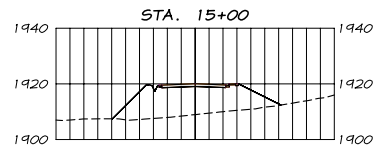
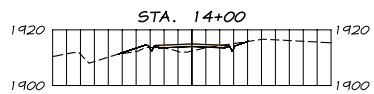
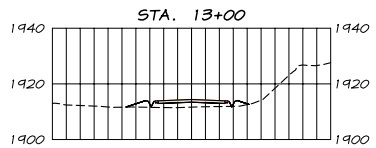
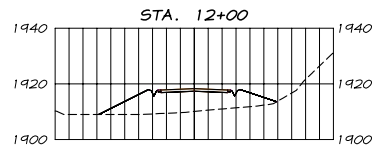
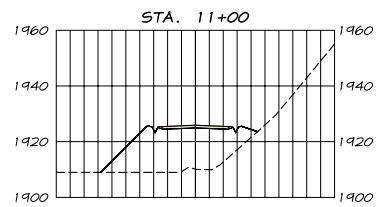
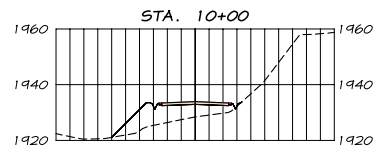
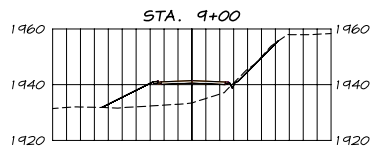
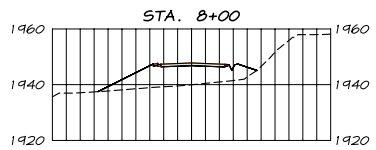
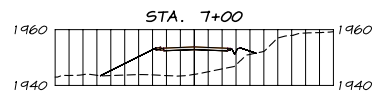
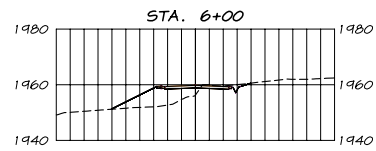
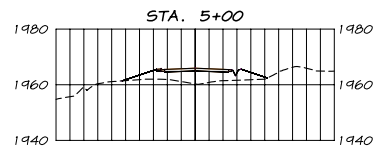
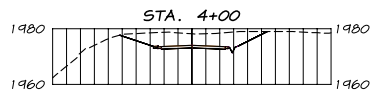
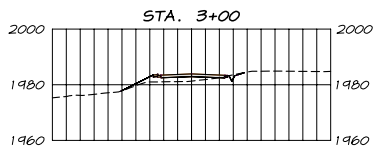
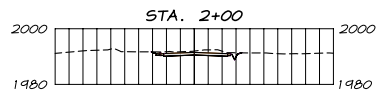
RYAN CARREL, R.C.E. 61619
 DAVE SKIDMORE, L.S. 7126

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 CHECKED: R.D.C.
 JOB #: 793C-19

SHEET
 1
 OF
 1



SHEET **1**
OF **1**



REVISION	DATE	DESCRIPTION	BY

**ASSOCIATED
ENGINEERING
GROUP**

4206 TECHNOLOGY DRIVE, SUITE 4, MODESTO, CA 95356
PHONE (209) 546-5380 FAX (209) 546-5675 www.aesgroup.com

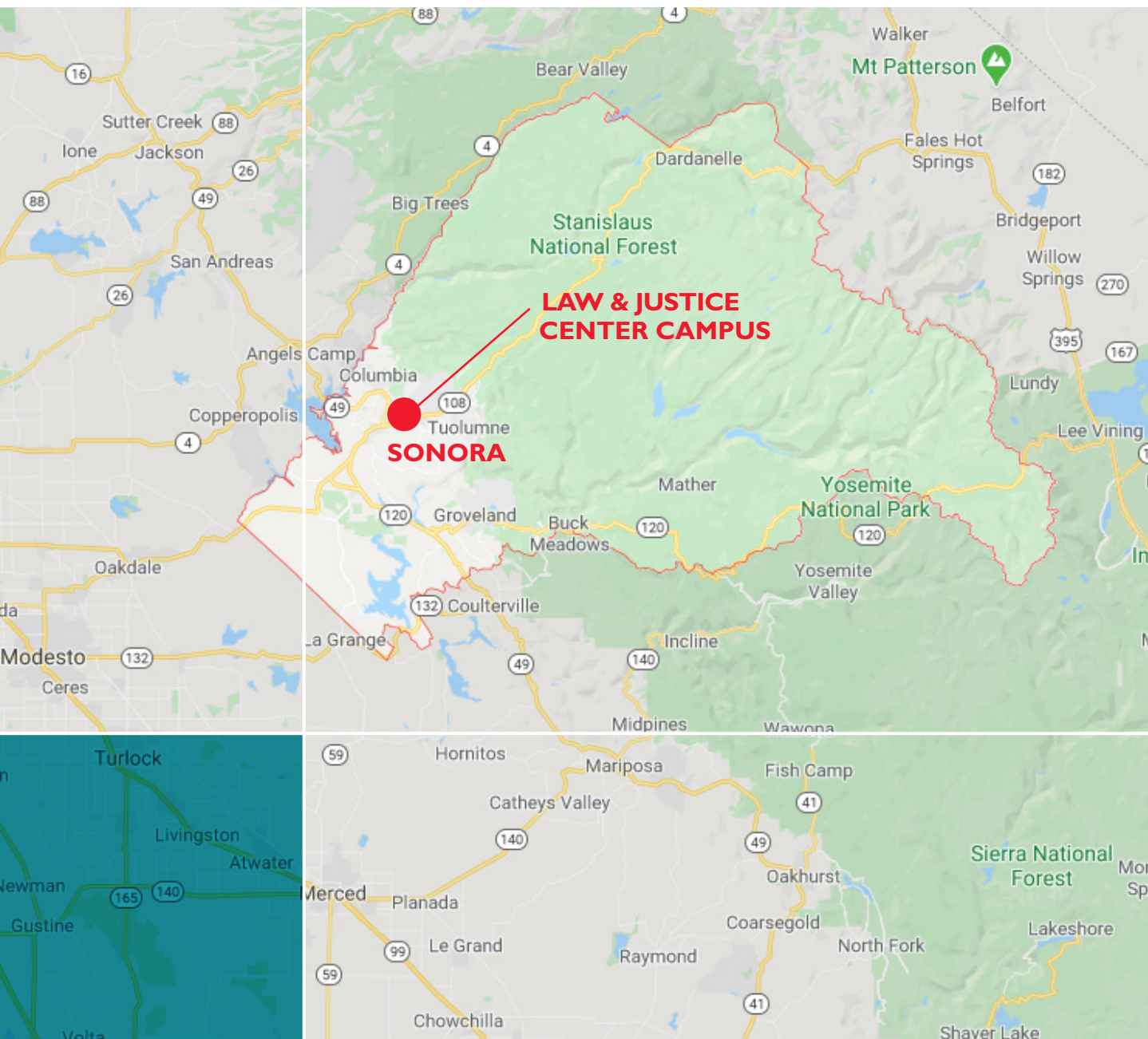
SECTIONS

GARDELLA RANCH ROAD

TUOLUMNE COUNTY CALIFORNIA

RYAN CARREL, R.C.E. 61619
DAVE SKIDMORE, L.S. 7126

DRAWN BY: JEFF
DATE: 3/23/20 3:19
SCALE: NONE
DWG: 793C-BASE
CHECKED: R. D. C.
JOB #: 793C-19



ARCHITECTURE
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PLANNING
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ACCESS COMPLIANCE