

THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS  
ACTION AGENDA SUMMARY

DEPT: Chief Executive Office

BOARD AGENDA # B-4b

Urgent

Routine

AGENDA DATE December 13, 2011

CEO Concurs with Recommendation YES  NO

4/5 Vote Required YES  NO

(Information Attached)

SUBJECT:

Approval to Authorize the Re-Use of the Former Medical Arts Building as the New Permanent Location for the Sheriff's Coroner Facility; Approval of the Financing Plan; Issuance of a Request for Proposal of Professional Architectural Design Services; and Related Actions

STAFF RECOMMENDATIONS:

1. Approve the Plan for the re-use of the former Medical Arts Building as the new permanent location of the Sheriff's Coroners Facility; and various other appropriate uses.
2. Approve the financing plan for replacement of the Coroners Facility as recommended by the Debt Advisory Committee including the commitment of \$6.2 million financed through an internal borrowing from the 2006 Tobacco Endowment Fund to be repaid using general fund debt savings starting in the 2012-2013 Fiscal Year.

- Continued on Page 2 -

FISCAL IMPACT:

The Board of Supervisors approved the updated Public Safety Center (PSC) Needs Assessment and Master Plan (including the Coroner-Public Administrator facility project) on June 26, 2007. The original estimated cost to construct a new Coroners Facility to meet the projected needs through the year 2030 and beyond was over \$11 million for an all new facility to be located at the County's Public Safety Center at Hackett and Crows Landing Roads. The cost and scope of the Coroner's project re-using an existing

- Continued on Page 2 -

BOARD ACTION AS FOLLOWS:

No. 2011-746

On motion of Supervisor De Martini, Seconded by Supervisor Chiesa  
and approved by the following vote,

Ayes: Supervisors: O'Brien, Chiesa, Withrow, De Martini, and Chairman Monteith

Noes: Supervisors: None

Excused or Absent: Supervisors: None

Abstaining: Supervisor: None

1)  Approved as recommended

2)  Denied

3)  Approved as amended

4)  Other:

MOTION:



ATTEST: CHRISTINE FERRARO TALLMAN, Clerk

File No.

Approval to Authorize the Re-Use of the Former Medical Arts Building as the New Permanent Location for the Sheriff's Coroner Facility; Approval of the Financing Plan; Issuance of a Request for Proposal of Professional Architectural Design Services; and Related Actions

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### **RECOMMENDATIONS (Continued):**

3. Authorize the Project Manager to issue a Request for Proposals for professional architectural design services, issue a notice inviting submittal of qualifications and proposals on December 14, 2011; modify the issuance date if necessary; accept and open the proposals on January 19, 2012, immediately after 2:00 p.m.; and return to the Board of Supervisors to recommend the selection of a design team for this project.
4. Authorize the Project Manager to issue a Request for Proposals for a Specialty Abatement and Demolition Consultant for the project.
5. Direct the Auditor-Controller to increase appropriations and revenue in the Coroner Capital Project Fund as outlined in the Budget Journal form through an operating transfer from the 2006 Tobacco Endowment fund.
6. Authorize the Project Manager to negotiate and sign contracts, work authorizations, and purchase orders for professional services needed in this phase of the project as long as they are within the approved project budget. Staff will return to the Board of Supervisors for approval of the contract for design work.

### **FISCAL IMPACT (Continued):**

County facility was then reduced to \$5.6 million, which was reported in the County's most recent Capital Improvement Plan (CIP).

On August 26, 2008, the Board approved a contract with the Harley Ellis Deveraux Corporation not to exceed \$75,000. The total estimated cost of the programming and planning phase was approved at a cost not to exceed \$135,000 for the Sheriff-Coroner facility. The programming and planning phase has been completely funded by Public Facility Fees (PFF) approved by the PFF Committee on May 15, 2008.

Due to inadequate funds available to build an entirely new Coroner's Facility at the Public Safety Center, Staff suggested that an existing and vacant County facility, the former Medical Arts Building, located on 17<sup>th</sup> Street in Downtown Modesto be considered for re-use as the new Coroners Facility.

As a result, On December 8, 2009, the Board of Supervisors approved Amendment No. 1 with the Harley Ellis Deveraux Corporation to conduct additional programming and planning services to evaluate the potential use of the vacant Medical Arts Building (MAB) to be retrofitted for the Coroner-Public Administrator functions. With the Board's approval of the original contract and Amendment No. 1, the total cost of the

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programming phase increased to \$145,000 as outlined in the sources and uses chart below:

**Sheriff Coroner**

<b>Sources</b>		<i>Previously Authorized Amount</i>
Public Facility Fees		\$145,000
<b>Total</b>		<b>\$145,000</b>
<b>Uses</b>		<i>Previously Authorized Amount</i>
Salaries and Wages: Project Management		\$15,932
Services and Supplies (Construction Management, Legal Services, Publications and Legal Notices, Office Supplies, Postage)		\$37,656
Program and Planning Service		\$85,000
Other Charges Government Fund		\$1,412
Surveys		\$5,000
<b>Total</b>		<b>\$145,000</b>

The additional analysis completed by Harley Ellis Deveraux Corporation concludes that re-using the former Medical Arts Building, and relocating Coroner functions to the facility is feasible and more cost effective than constructing a new facility at the PSC.

At this time, staff recommends the Board of Supervisors approve the re-use of the former Medical Arts Building as the new permanent location of the Sheriff's Coroners Facility and the Financing Plan for replacement of the Coroners Facility as recommended by the Debt Advisory Committee including the commitment of \$6.2 million financed through an internal borrowing from the 2006 Tobacco Endowment Fund.

*Coroner Financing Plan*

As part of the overall financing plan, staff recommends the Board of Supervisors authorize the Chief Executive Officer to borrow a total of \$13.2 million through an internal borrowing from the 2006 Tobacco Endowment Fund for the following projects:

- AB 900 Phase II Jail Construction match totaling - \$7.0 million, (see separate Board of Supervisors Agenda Item for December 13, 2011) and
- Re-use of the former Medical Arts Building to relocate Coroner functions

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- Establish a total Project Budget of \$6.2 million for the Coroner renovation (\$4.4 million, other appropriate uses \$.5 million; building pay-back plan to the Health Services Agency \$1.0 million and the final debt payment for the soon to be retired debt on the former Medical Arts Building of \$.3 million).

The estimated cost to retrofit the Medical Arts Building for the Coroner functions is \$4.4 million. In addition it is recommended that \$.5 million be allocated for the various other uses recommended to be co-located with the Coroner. It is also recommended that funding be approved for the building buy back plan for the original building to the Health Services Agency, which is estimated to be \$1.3 million and the final debt payment on that soon to be retired debt of \$.3 million, for a total estimated project cost of \$6.2 million.

Annual Debt Service Obligation to Repay the 2006 Tobacco Endowment Fund

The current General Fund obligation for the annual debt service for the 1997B Certificate of Participation (COP) will be paid off during Fiscal Year 2011-2012 with an estimated annual General Fund savings of \$1.2 million.

The total estimated annual debt service payment over 20 years for both the recommended local match to State jail construction funds and the re-use plan for the Coroner and related financial actions (\$13.2 million total) is recommended to be funded through an internal borrowing with an annual estimated debt payment of \$1,037,000, including principal and lost interest earnings as outlined below:

	Scenario 1	Scenario 2	Scenario 3	Scenario 4
Term	15 years	15 years	20 years	20 years
T.I.C.:	2.62%	4.50%	2.62%	4.50%
<b>Total Project Fund Deposit:<sup>1</sup></b>	<b>\$13,200,000</b>	<b>\$13,200,000</b>	<b>\$13,200,000</b>	<b>\$13,200,000</b>
<i>Average Annual Gross Debt Service:</i>				
AB900:	\$598,911	\$676,646	\$468,879	\$550,044
Coroner's Facility:	\$530,464	\$599,315	\$415,292	\$487,182
<b>Total:</b>	<b>\$1,129,375</b>	<b>\$1,275,961</b>	<b>\$884,171</b>	<b>\$1,037,225</b>
<i>Total Estimated General Fund</i>				
Savings from Retirement of 1997B COPs: <sup>2</sup>	\$1,217,673	\$1,217,673	\$1,217,673	\$1,217,673
<b>Net Savings/(Cost) to GF:</b>	<b>\$88,298</b>	<b>(\$58,288)</b>	<b>\$333,502</b>	<b>\$180,448</b>
<i>1 Represents both AB900 and Coroner's Facility financings.</i>				
<i>2 Source: County of Stanislaus.</i>				

This is a net savings of approximately \$180,000 over current debt service obligations with no increased General Fund obligation.

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The Debt Advisory Committee reviewed and approved the financing plan and recommends the terms of repayment of lost interest earnings to the 2006 Tobacco Endowment Fund include the provision that the aggregate interest rate shall not exceed 4.5% during the term of repayment, with a 20 year term. This will ensure the total interest paid will not exceed the interest cost if the debt had been issued through a private bank placement at a fixed rate of 4.5%.

The County's Capital Facilities Committee comprised of Chairman Monteith and Supervisor O'Brien has reviewed the project and financing plan in detail and concurs with staff's recommendations outlined in this staff report.

Attachment 1 is the KNN Public Finance Report

Additional Fiscal Actions

At this time, staff recommends the Board of Supervisors direct the Auditor-Controller to transfer \$455,470 in cash from the 2006 Tobacco Endowment Fund into the Coroner Capital Project fund, and increase appropriations and revenue by \$455,470 in the Coroner Capital Project fund as outlined in the sources and uses chart below:

## Sheriff Coroner

<b>Recommended Sources 12-13-11</b>	<b>Amount</b>
2006 Tobacco Endowment	\$455,470
<b>Total</b>	<b>\$455,470</b>
<b>Recommended Uses 12-13-11</b>	<b>Amount</b>
Salaries and Wages: Project Management	\$30,000
Services and Supplies (Construction Management, Legal Services, Building Permits, Publications and Legal Notices, Office Supplies, Postage)	\$83,359
Program and Planning Service	\$335,508
Other Charges Government Fund	\$1,603
Surveys	\$5,000
<b>Total</b>	<b>\$455,470</b>

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Future funding decisions will be brought to the Board of Supervisors at each phase of the project for consideration and approval.

## **DISCUSSION:**

### *Background*

The Sheriff-Coroner has the responsibility of investigating deaths for reasons such as unknown cause of death, no known medical provider, criminal acts and others as directed by Government and Health-Safety codes. Furthermore, the Sheriff shall provide storage for decedents with no known family and for funeral homes when necessary because of lack of capacity at local mortuaries.

The Sheriff-Coroner facility, located at County Center III, on Oakdale Road, in Modesto, was constructed in 1978. The current facility space, equipment, and storage needs have not kept pace with current or future demands and volume of the death investigations conducted at the facility. The facility has outlived its useful service life and is need of repair.

On June 26, 2007, the Board of Supervisors accepted the updated Public Safety Center Jail Needs Assessment and Public Safety Services Master Plan, and authorized the staff to develop an overall implementation strategy which included the development of phasing options, funding options, and professional programming services. In addition to evaluating jail needs, the planning effort included evaluating the need to replace the Sheriff Coroner's Facility. One of the recommendations in the Master Plan was to construct a new Coroner's facility at the County's Public Safety Center, adjacent to other Sheriff's facilities and operations.

On June 4, 2008, a Request for Proposal (RFP) was issued for professional consulting services for facility programming and planning for a new Sheriff-Coroner facility. The Board of Supervisors approved a contract with the Harley Ellis Devereaux Corporation for the facility programming and planning phase for the Sheriff-Coroner facility. A subsequent amendment was approved by the Board of Supervisors engaging Harley Ellis Devereaux Corporation to evaluate the potential use of the vacant Medical Arts Building to be retrofitted for the Coroner-Public Administrator functions.

The additional analysis completed by Harley Ellis Devereaux Corporation concluded that the re-use of the former Medical Arts Building and relocation of Coroner functions to the facility is feasible. Attachment 2 is the Report by Harley Ellis Devereaux.

**Next Recommended Actions**

The next critical steps for the project recommend that the Board of Supervisors approve three additional key actions that will ensure the project proceeds including the following:

1. *Approve the Re-Use of the former Medical Arts building as the new permanent location of the Sheriff's Coroners Facility.*

The proposed project would include reuse of the entire second floor and basement/lower level of the Medical Arts Building (MAB), plus a small portion of the first (ground) floor encompassing about 20,000 usable square feet. Much of the existing interior would be removed and reconstructed and the entire building's HVAC system would be replaced. (Attachment 3 is the overview Floor Plan)

The proposed re-use of the Medical Arts Building is recommended to include the following uses/functions outlined in detail below:

<i>Floor</i>	<i>Use</i>
Second Floor	Coroner Staff Access only
First Floor	Coroner Public Reception and Office Use
First Floor	Sheriff Detention Video Visitation
First Floor	Health Services Agency Medical Records (future)
Basement	Coroner Staging, Loading and Storage

- **Upper Floor and Basement: Coroner Facility.** The proposed project would complete the building upgrades and tenant improvements for the Coroner-Public Administrator to meet 2030 projected needs, and would also provide base-level improvements to the balance of the occupiable space in the MAB. While the primary function of the building will serve as the new Coroner's Office, space on the remaining portion of the first floor of the building would be used by the Sheriff for public access to detention video visitation services and Health Services Agency (HSA) for it's Medical Records Unit until needed for expansion by the Coroner's office in the long-term future.
- **Ancillary Uses. Sheriff Detention Public Video Visitation.** The Detention Video Visitation system as proposed is divided into two physical components:
  - Electronic systems within the security area of the existing and proposed detention facilities at the Men's Jail and the Public Safety Center (specifically within the new 192-bed Medium Security "Honor Farm Replacement Unit" Housing project and in the proposed AB 900-Phase II PSC Jail Expansion project); and

- A public-access video visitation facility located separate of the jail facilities to accommodate inmate visitors for visitation processing (clearance and visit authority), visit scheduling and monitoring by Sheriff staff and to facilitate the public-side of the visitation using public-access video equipment.
  - The Video Visitation *systems and equipment* have been included in the proposed Public Safety Center Jail Expansion Project to be funded by State Local Detention Facilities Construction Financing under the AB 900 Phase II program application.
  - Physical space for the public-access portion of the Video Visitation process will require remodeling of a portion of the first floor of the MAB building by removal of existing offices and minimal improvements to accommodate a new Video Visitation Center. These improvements are estimated to cost \$500,000.
  - The remaining space on the first floor is proposed to be used to accommodate a portion of the HSA Medical Records unit. Medical Records use of the MAB space would incur minimal public visits while vacating a portion of the former County Hospital building at County Center II on Scenic Drive and support long-range planning objectives to ultimately vacate the inefficient and maintenance-prone former County Hospital building. Once a plan is finalized for County Center II, staff will present the plan to the Board for consideration and approval.
2. *Authorize the Project Manager to issue a Request for Proposals for professional architectural design services, issue a notice inviting submittal of qualifications and proposals on December 14, 2011; to modify the issuance date if necessary; accept and open the proposals on January 19, 2012, immediately after 2:00 p.m., and return to the Board of Supervisors to recommend an award.*

The programming was the first step in a process leading to expansion of the existing Coroner Facility completed by Harley Ellis Devereaux Corporation. Staff requests the Board of Supervisors approve to issue a Request for Proposal (RFP) for professional architectural design services for the design phase of the project.

3. *Authorize the Project Manager to issue a Request for Proposals for a Specialty Abatement and Demolition Consultant.*

Staff requests the Board of Supervisors authorize the Project Manager to issue a RFP for a Specialty Abatement Consultant, to open and evaluate proposals, and to award a contract to the consultant to prepare abatement and demolition plans for the buildings and structures which will be removed, as long as it is within the approved project budget.



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### Schedule

If the Project is approved to proceed by the Board of Supervisors, an architectural services contract is anticipated to be awarded in the Spring of 2012, with final construction documents to be presented to the Board of Supervisors in the Summer of 2013. Final construction completion and occupancy is anticipated in the Summer of 2014.

### **STAFFING IMPACT:**

At construction completion, it is anticipated the current existing Sheriff-Coroner staff will maintain existing levels of service in the renovated building. During the programming phase, Harely Ellis Devereaux Corporation evaluated future growth and "right sizing" of today's need based on current staffing and caseload. The study includes an analysis of projected staffing needs through 2030.

A team of CEO and Sheriff staff continue to focus on the successful delivery of this important Capital Project.

### **POLICY ISSUES:**

Approval of this plan promotes the Board's priorities of A Safe Community and Efficient Delivery of Public Services by making the most efficient use of County resources to protect the community.

### **CONTACT PERSON:**

Patricia Hill Thomas, Chief Operations Officer. Telephone 209-525-6333.

Database  
Balance Type  
Data Access Set

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Budget  
County of Stanislaus

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	2057	0061128	46600	0000000	000000	000000	00000		455470	INC OPR XFER IN	
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	2057	0061128	62400	0000000	000000	000000	00000	18216		MISCELLANEOUS	
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**Explanation:**  
Transfer cash from 2006 Tobacco Endowment Fund; increase appropriations and revenue in the Cap Projects Fund

<b>Requesting Department</b> Mark E. Loeser	<b>CEO</b> Supervisor's Approval Date	<b>Data Entry</b> Keyed by Date	<b>Auditors Office Only</b> Prepared By Date
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Attachment # 1

KNN Public Finance Report



# Stanislaus County

Presentation to County Board of Supervisors

December 13, 2011



1333 Broadway, Suite 1000, Oakland, CA 94612  
phone 510-839-8200 fax 510-208-8282

A Division of Zions First National Bank

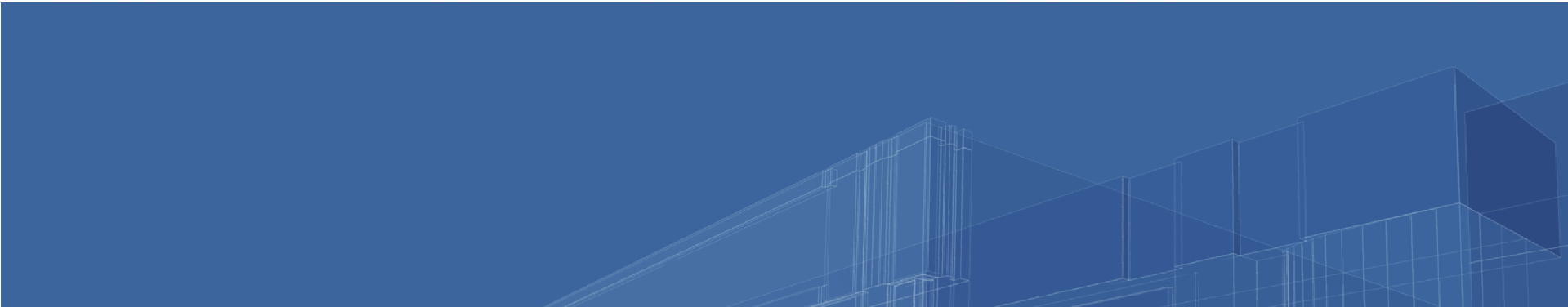
# Agenda

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- Financing Plan for AB900 County-Match and Coroner's Facility Borrowing
- Impact Upon County Debt

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# AB900 County-Match and Coroner's Facility Borrowing



# Plan of Finance

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## AB900 County Match - Public Safety Center

Total Cost of Criminal Justice Facility:		\$90,000,000
Sources of Funding:		
90%	AB900-II from State of CA:	\$80,000,000
10%	Loan from Tobacco Endowment: <sup>1</sup>	7,000,000
	Criminal Justice Facility Fund:	1,000,000
	Remaining Jail Public Facilities Fees: <sup>2</sup>	1,500,000
	Land Value (non-cash match)	500,000
	Total:	<u>\$90,000,000</u>

<sup>1</sup> Borrowing from County's 2006 Tobacco Endowment fund.

<sup>2</sup> Previously allocated.

## Coroner Facility

Total Cost of Coroner's Facility:		\$6,200,000
Sources of Funding:		
	Loan from Tobacco Endowment: <sup>1</sup>	\$6,200,000

<sup>1</sup> Borrowing from County's 2006 Tobacco Endowment fund.

# Evaluating the Plan of Finance

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- KNN evaluated the economics of financing a \$7.0 million AB900 County matching financing and a \$6.2 million County Coroner's Facility as two variable rate loans from one or both of the County's Tobacco Securitization Endowments.
- As with the recent Animal Shelter loan, we have assumed direct loans from the County's Tobacco Endowment with quarterly principal and interest payments into a non-tobacco capital projects fund.
- The borrowing rates would vary each quarter, depending upon the earnings rate of the source endowment fund, and there would be a periodic "true-up".
- We examined the economics of this variable rate loan at various interest rate assumptions, terms, and against a public sale of COPs.



# Borrowing Rate Assumption

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- We have based our borrowing rate assumptions upon the historical performance of the County's 2002 and 2006 Tobacco Endowment Funds.

Fiscal Year Ending	2002 Tobacco Endowment	2006 Tobacco Endowment
2011	3.77%	1.87%
2010	4.01%	1.10%
2009	4.34%	2.58%
2008	4.26%	2.95%
2007	4.49%	3.51%
2006	4.51%	3.72%
2005	4.40%	
2004	4.28%	

	2002 Tobacco Endowment	2006 Tobacco Endowment
Historical Average:	4.26%	2.62%
High:	4.51%	3.72%
Low:	3.77%	1.10%

Source: Stanislaus County Treasurer's Office, as of 10/3/2011.

# AB900 Borrowing: Significant Savings Against a Public Offering

	Scenario 1	Scenario 2	Scenario 3	Scenario 4
Method of Sale:	Public Sale	Loan from Tobacco Endowment	Loan from Tobacco Endowment	Loan from Tobacco Endowment
Par Amount: <sup>1</sup>	\$7,735,000	\$7,000,000	\$7,000,000	\$7,000,000
Term:	20 years	20 years	20 years	20 years
Project Fund Deposit:	\$7,000,000	\$7,000,000	\$7,000,000	\$7,000,000
Costs of Issuance: <sup>2</sup>	\$200,000	\$0	\$0	\$0
Underwriter's Discount: <sup>3</sup>	\$58,013	\$0	\$0	\$0
Reserve Fund:	\$629,738	\$0	\$0	\$0
T.I.C.: <sup>2</sup>	4.57%	1.10%	2.62%	4.50%
Average Annual Net Debt Service:	\$621,669	\$408,766	\$468,879	\$550,044
Total Net Debt Service: <sup>4</sup>	\$11,511,802	\$7,766,548	\$8,908,694	\$10,450,829
Payment Structure:	Annual Principal, Semi-annual Interest	Quarterly Principal and Interest	Quarterly Principal and Interest	Quarterly Principal and Interest

<sup>1</sup> Assumes the public sale scenario is an asset transfer scenario and therefore no capitalized interest is required.

<sup>2</sup> Costs of issuance includes cost for bond and disclosure counsel, rating, financial advisor, printing, trustee, and other misc. costs.

<sup>3</sup> Assumed at \$7.50 per \$1,000 of par amount.

<sup>4</sup> Public Sale market conditions based on "A" rated California COP as of 11/17/2011. Tobacco endowment loan borrowing rates represent the annualized low and average earnings rate of the County's 2006 Tobacco Endowment Fund since inception. Also includes hypothetical "4.50%" borrowing scenario.

<sup>5</sup> Assumes reserve fund is invested in 5-year U.S. Treasury, currently yielding 0.90% as of 11/17/2011.

<sup>6</sup> Excludes last fiscal year for the public sale scenario in which the reserve fund fully offsets the debt service payment.

# AB900 Borrowing: Impact of Different Repayment Terms

- Assuming a constant borrowing rate of 4.50%, the below table shows the impact of borrowing the funds over 15 and 20 years.

	Scenario 1	Scenario 2
Method of Sale:	Loan from Tobacco Endowment	Loan from Tobacco Endowment
Par Amount:	\$7,000,000	\$7,000,000
Term:	15 years	20 years
Project Fund Deposit:	\$7,000,000	\$7,000,000
T.I.C.: <sup>1</sup>	4.50%	4.50%
Average Annual Gross Debt Service:	\$676,646	\$550,044
Total Gross Debt Service:	\$9,473,042	\$10,450,829
Payment Structure:	Quarterly Principal and Interest	Quarterly Principal and Interest

<sup>1</sup> Borrowing rate assumption is held constant at 4.50%.

# Coroner's Facility: Significant Savings Against a Public Offering

	Scenario 1	Scenario 2	Scenario 3	Scenario 4
Method of Sale:	Public Sale	Loan from Tobacco Endowment	Loan from Tobacco Endowment	Loan from Tobacco Endowment
Par Amount: <sup>1</sup>	\$6,875,000	\$6,200,000	\$6,200,000	\$6,200,000
Term:	20 years	20 years	20 years	20 years
Project Fund Deposit:	\$6,200,000	\$6,200,000	\$6,200,000	\$6,200,000
Costs of Issuance: <sup>2</sup>	\$200,000	\$0	\$0	\$0
Underwriter's Discount: <sup>3</sup>	\$51,563	\$0	\$0	\$0
Reserve Fund:	\$558,638	\$0	\$0	\$0
T.I.C.: <sup>2</sup>	4.54%	1.10%	2.62%	4.50%
Average Annual Net Debt Service:	\$551,182	\$362,050	\$415,292	\$487,182
Total Net Debt Service: <sup>4</sup>	\$10,208,837	\$6,878,942	\$7,890,557	\$9,256,449
Payment Structure:	Annual Principal, Semi-annual Interest	Quarterly Principal and Interest	Quarterly Principal and Interest	Quarterly Principal and Interest

<sup>1</sup> Assumes the public sale scenario is an asset transfer scenario and therefore no capitalized interest is required.

<sup>2</sup> Costs of issuance includes cost for bond and disclosure counsel, rating, financial advisor, printing, trustee, and other misc. costs.

<sup>3</sup> Assumed at \$7.50 per \$1,000 of par amount.

<sup>4</sup> Public Sale market conditions based on "A" rated California COP as of 11/17/2011. Tobacco endowment loan borrowing rates represent the annualized low and average earnings rate of the County's 2006 Tobacco Endowment Fund since inception. Also includes hypothetical "4.50%" borrowing scenario.

<sup>5</sup> Assumes reserve fund is invested in 5-year U.S. Treasury, currently yielding 0.90% as of 11/17/2011.

<sup>6</sup> Excludes last fiscal year for the public sale scenario in which the reserve fund fully offsets the debt service payment.

# Coroner's Facility: Impact of Different Repayment Terms

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	Scenario 1	Scenario 2
Method of Sale:	Loan from Tobacco Endowment	Loan from Tobacco Endowment
Par Amount:	\$6,200,000	\$6,200,000
Term:	15 years	20 years
Project Fund Deposit:	\$6,200,000	\$6,200,000
T.I.C.: <sup>1</sup>	4.50%	4.50%
Average Annual Gross Debt Service:	\$599,315	\$487,182
Total Gross Debt Service:	\$8,390,409	\$9,256,449
Payment Structure:	Quarterly Principal and Interest	Quarterly Principal and Interest

<sup>1</sup> Borrowing rate assumption is held constant at 4.50%.

# Impact to General Fund

- DAC proposed 20-year term with 4.50% ceiling on overall interest cost.

	Scenario 1	Scenario 2	Scenario 3	Scenario 4
Term	15 years	15 years	20 years	20 years
T.I.C.:	2.62%	4.50%	2.62%	4.50%
Total Project Fund Deposit: <sup>1</sup>	\$13,200,000	\$13,200,000	\$13,200,000	\$13,200,000
Average Annual Gross Debt Service:				
AB900:	\$598,911	\$676,646	\$468,879	\$550,044
Coroner's Facility:	\$530,464	\$599,315	\$415,292	\$487,182
Total:	\$1,129,375	\$1,275,961	\$884,171	\$1,037,225
Total Estimated General Fund Savings from Retirement of 1997B COPs: <sup>2</sup>	\$1,217,673	\$1,217,673	\$1,217,673	\$1,217,673
Net Savings/(Cost) to GF:	\$88,298	(\$58,288)	\$333,502	\$180,448

<sup>1</sup> Represents both AB900 and Coroner's Facility financings.

<sup>2</sup> Source: County of Stanislaus.

# Conclusions and Analysis

---

- Borrowing from the Tobacco Endowments saves significantly over a public sale of COPs.
  - No costs of issuance, capitalized interest, underwriting fees, rating fees, or reserve fund.
  - Variable rate interest risk.
  
- With the AB900, Coroner's Facility, and Animal Shelter financings all variable rate, the County's variable rate exposure will increase to about 22% of the total COP debt portfolio. However, internal loan structure mitigates many elements of traditional variable rate risk.
  - The DAC recommends a 4.50% T.I.C. cap over the life of the loan, mitigating interest rate risk.
  - Tobacco Endowment borrowings do not have bank liquidity and other risks associated with publicly offered variable rate bonds since the County is holding the paper. This is a credit positive.
  
- The County maintains flexibility with an internal borrowing.
  - Pre-payment, terms, administrative ease, no continuing disclosure.
  - The County is re-paying itself.

## Conclusions and Analysis (continued)

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- The County loan repayment will build a capital projects fund that is not restricted by Tobacco Endowment investment criteria, which will benefit the County in the long-run and provide the County with maximum flexibility with respect to the future use of those funds.
- Use of Tobacco Endowment funds allows the County to comply with the State Public Works Board requirement that the title of the asset being built remain free for the SPWB's own bond transaction. If the County were to issue bonds through a public offering, it would have to secure the bonds with a different asset.
- Per Bond Counsel, the Tobacco Endowment funds are not considered to be “federal funds” for any purpose, and therefore do not trigger federal construction bidding guidelines.

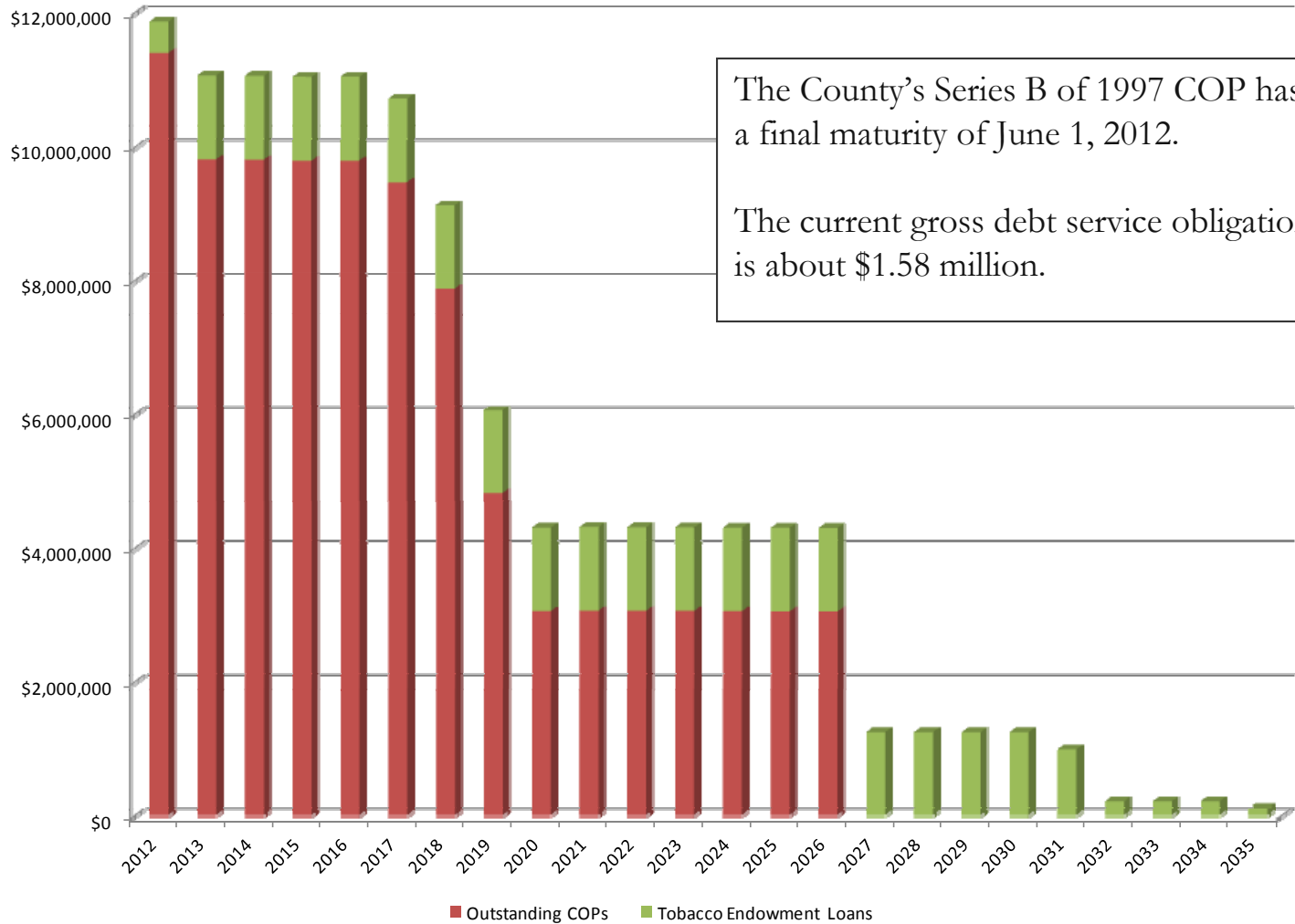


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# Impact Upon County Debt

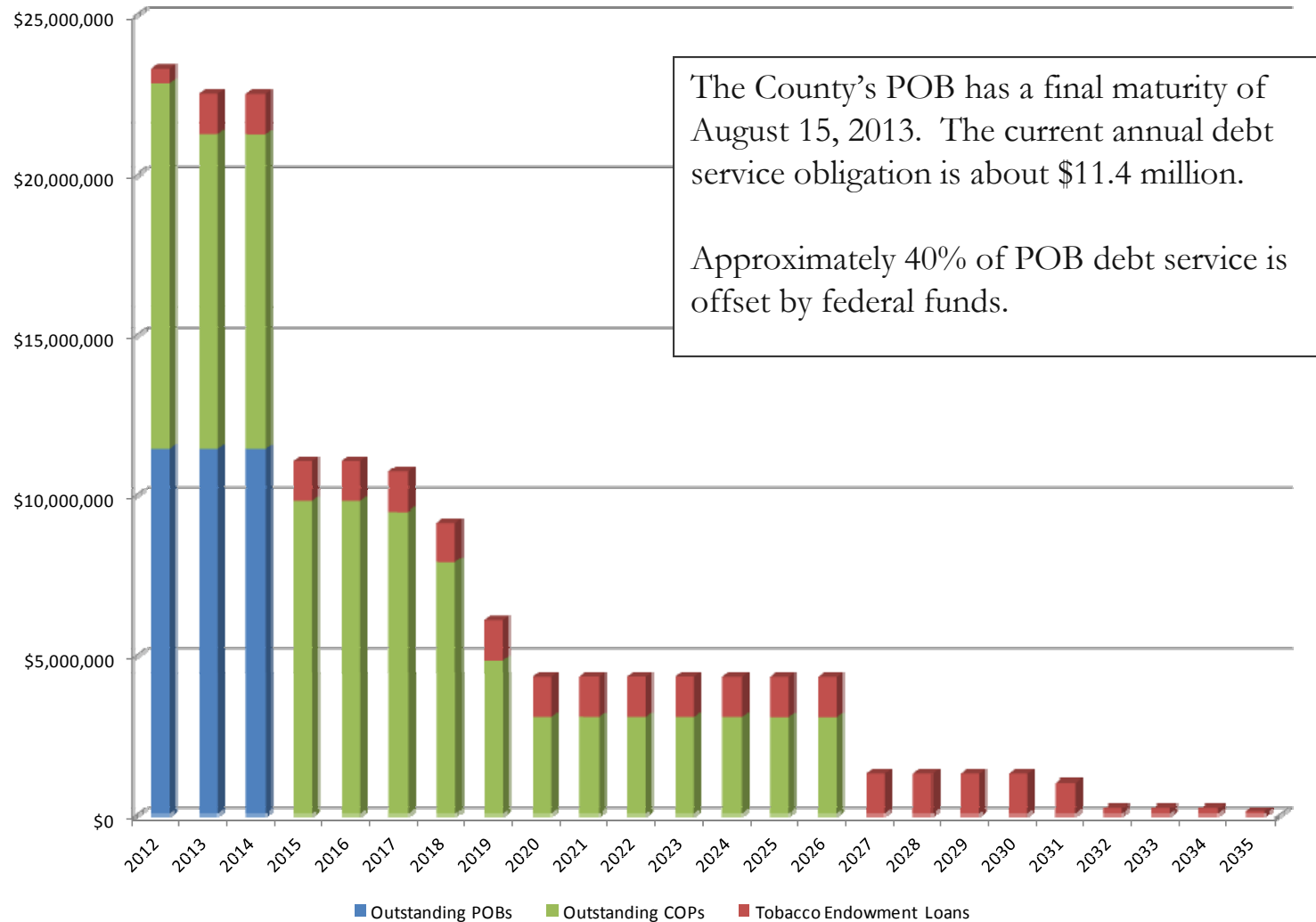


# Existing COP Debt Service Drops in FY 2013



\* AB900 and Coroner's Facility Tobacco endowment assume 20-year borrowings and average rate of 4.50%.

# Debt Service with POB Debt Service Drops in FY 2015



\* AB900 and Coroner's Facility Tobacco endowment assume 20-year borrowings and average rate of 4.50%.

# Debt Affordability Model

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- The Debt Affordability Model is a planning tool designed to model and forecast the impacts of current and future debt on key debt ratios.
- We compare the debt ratios under various financing scenarios with the medians and target ranges in order to draw conclusions about the “affordability” of particular elements of the County’s capital plan.
- Although an emphasis is placed on carrying charge, the model also compares direct debt per capita and direct debt per AV.
- In advance of a debt issuance, the County can utilize the model to forecast the potential impact on debt ratios.
- The County can also see the impact on debt ratios that may result from potential changes in economic or financial health of the County.

# Moderate Impact to County Debt Ratios

- The table below shows the impact of the proposed AB900 and Coroner’s facility borrowings to the existing debt ratios in FY 11-12.

	FY 10-11 <sup>1</sup>	FY 11-12	FY 12-13	FY 13-14	FY 14-15
Existing Net COP Debt Service as % of GF Expenditures: <sup>2</sup>	3.19%	3.41%	3.43%	3.37%	3.29%
Existing Net COP Debt Service with New Tobacco Borrowings as % of GF Expenditures: <sup>3</sup>	3.19%	3.52%	3.86%	3.79%	3.71%
Debt Service (Net COP and POB) with New Tobacco Borrowings as % of GF Expenditures:	8.09%	8.33%	8.58%	8.41%	3.71%
Total Gov Funds as a % of Total Gov Expenditures: <sup>4</sup>	4.26%	-	-	-	-

<sup>1</sup> Debt service figures net of offsetting revenues for 1997B, 1998A, and 2004B. Source: County of Stanislaus.

<sup>2</sup> Ratios assume 2.00% annual growth in General Fund Expenditures for FY2011 - FY2015. General Fund expenditures do not appear to include majority of the County's COP and POB debt service, which were reported in "Other Governmental Funds" in the County's FY2010 Annual Financial Report.

<sup>3</sup> Tobacco Endowment loans assume 20-year term and 4.50% borrowing rate.

<sup>4</sup> Based on information from County of Stanislaus Annual Financial Report for Fiscal Year Ended June 30, 2010, page 20.

## Attachment # 2

# New Stanislaus County Coroner / Public Administrator Facility Feasibility Study

By Harley Ellis Devereaux  
dba Crime Lab Design

## PROGRAM FEASIBILITY STUDY

New Stanislaus County  
Coroner / Public Administrator Facility

Modesto, California



December 31<sup>st</sup>, 2009

Prepared by:

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323.497.0095



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## EXECUTIVE SUMMARY

### Project Overview

Stanislaus County desires to replace or move the existing Coroner's/Public Administrator facility currently located on Oakdale Road in Modesto, CA.

The Stanislaus County Coroner facility has undertaken this program feasibility study to determine and understand the conditions required for utilizing an existing building located at 17<sup>th</sup> and G streets in Modesto, CA.

Prior to this study a Needs Assessment was completed on March 9<sup>th</sup>, 2009 which was the first step in programming, designing and planning a modern coroner facility. The basic tenet of this needs assessment was to advance the process that built consensus among owners, users and staff. Resolutions made during this needs assessment defined the scope, budget, future growth and schedule for meeting needs that enabled the project representatives to proceed confidently into facility location, analysis and /or design.

Some of the information contained within this report was originally presented within the 2009 Needs Assessment report. This information has been modified to reflect projected staff growth based on 5 year increments to 2030 and to explore how the program could be accommodated within this newly identified existing building located on 17<sup>th</sup> and G Streets.

The current function of the Stanislaus County Coroner's facility is to effectively and efficiently meet the needs of the community by providing the highest quality investigative and forensic services. The office investigates deaths as outlined by government and health safety codes, provides storage for decedents with no known family and for funeral homes when necessary and protects the assets of the next of kin.



The following criteria impact facility size and make it essential for the construction of a new larger facility or providing another larger location for this facility:

- Growth in population
- Changes in crime rate
- Changes in operational procedures
- Increased workload as a result of teaching responsibilities and through contracts and arrangements with other counties
- Funding changes
- Technology developments
- Legislation changes

Program needs include modern autopsy and support areas, decedent storage, offices, training facilities, technologically-advanced equipment, instrumentation, and efficient, ergonomic and productive work environments.



Scope of Work

Based on programming meetings with the facility and County staff in 2008 and 2009 as well as researching and analyzing census data it was determined that in order to accommodate the growth of cases to the year 2030 the facility would need to be approximately 21,847 GSF.

After this study was completed, Stanislaus County identified an existing building in the city of Modesto that could potentially be utilized in a capacity to serve the County Coroner. The proposed facility, located at 17<sup>th</sup> and G Streets has approximately 12,250gsf on the first and second floors with an additional 12,250gsf in an underground basement / parking garage for a total gross square footage of 36,750.

In order to more effectively evaluate the efficacy of this existing building, the County has asked Crime Lab Design to re-evaluate the existing program information and break down future growth into planning horizons. These planning horizons should be a “right-sizing” of today’s need based on current staffing and caseload and an exploration of expansion needs of subsequent 5, 10, 15 and 20 year increments.



### Facility Requirements

The following are client requirements as identified during the original Needs Assessment process:

- Design of a building that can be operated 24/7 and that will incorporate safety and security for the employees
- Design of a building that meeting the current requirements for size of autopsy, storage and office space.
- The new facility will merge the Public Administrator component with the Coroner's office
- Incorporate flexibility in building system and utility design to allow changes in the future
- Storage is essential and must not be undersized
- Planning decisions should consider the effects of a mass casualty in all areas especially parking and security
- Provide space in the new facility for the Northern California Transplant Bank and Donor Network

Many factors need to be considered in accommodating the coroner and laboratory component of this project on the selected project site. The following briefly describes these considerations:

- Site Access – Two site access points are preferred to maintain security between facility personnel and the public. Access to the site for shipping and receiving of sensitive materials should also be separated from decedent intake areas to ensure proper process and procedures. Entry and exit surveillance should be provided via CCTV, card readers, or other bio metric methods.
- Emergency and Service Access – to ensure facility safety, proper circulation – paths should be coordinated with local authorities for emergency and fire department vehicles.

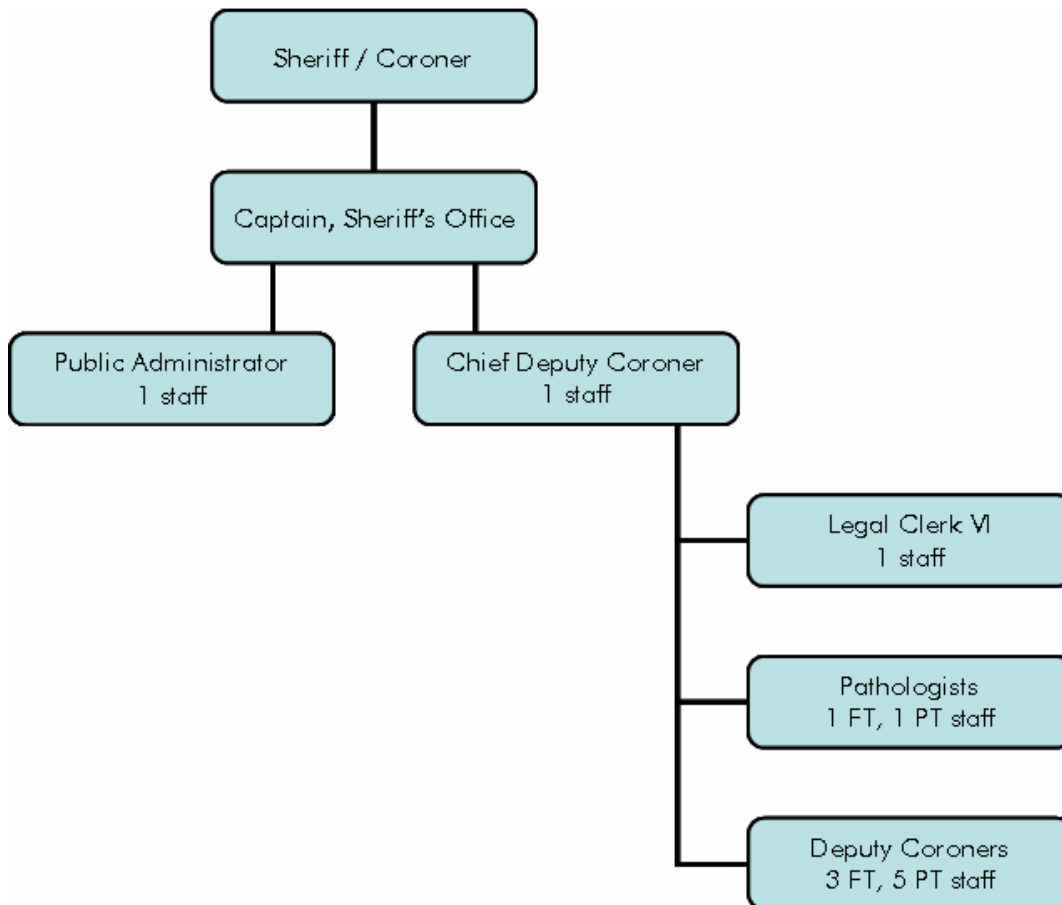


- Site Lighting – Lighting should be designed to discourage vandalism, threats, and to promote good security measures. As this is proposed to be a 24 hour facility, lighting and security in the parking zones of the facility as well as at the entrances are of paramount importance for the safety and well-being of the building inhabitants.
- Landscape Design – Appropriate plantings and landscaping treatments will be rendered to meet the city and county requirements and provide screening to sensitive access points. Landscaping can be designed to increase site security by creating an additional barrier to the building.
- Security: Proximity reader cardkey system or biometric readers; CCTV system for lobby, staff entrance, and decedent entrance; secure, well-lit parking zone for the employees
- Interior Lighting: Windows provided for all offices, open office areas and public areas; natural light is preferred in the autopsy suite, the autopsy room and the recovery suite
- Emergency: Utility backup systems should be provided, including emergency power
- Finishes: The facility finishes should be durable and long lasting while also being low-maintenance
- Exterior Support Space: Adequate space and utility support for mobile cooler/freezer units
- Tours: Design of facility to allow for tours and group educational programs with minimal disruption to facility operations

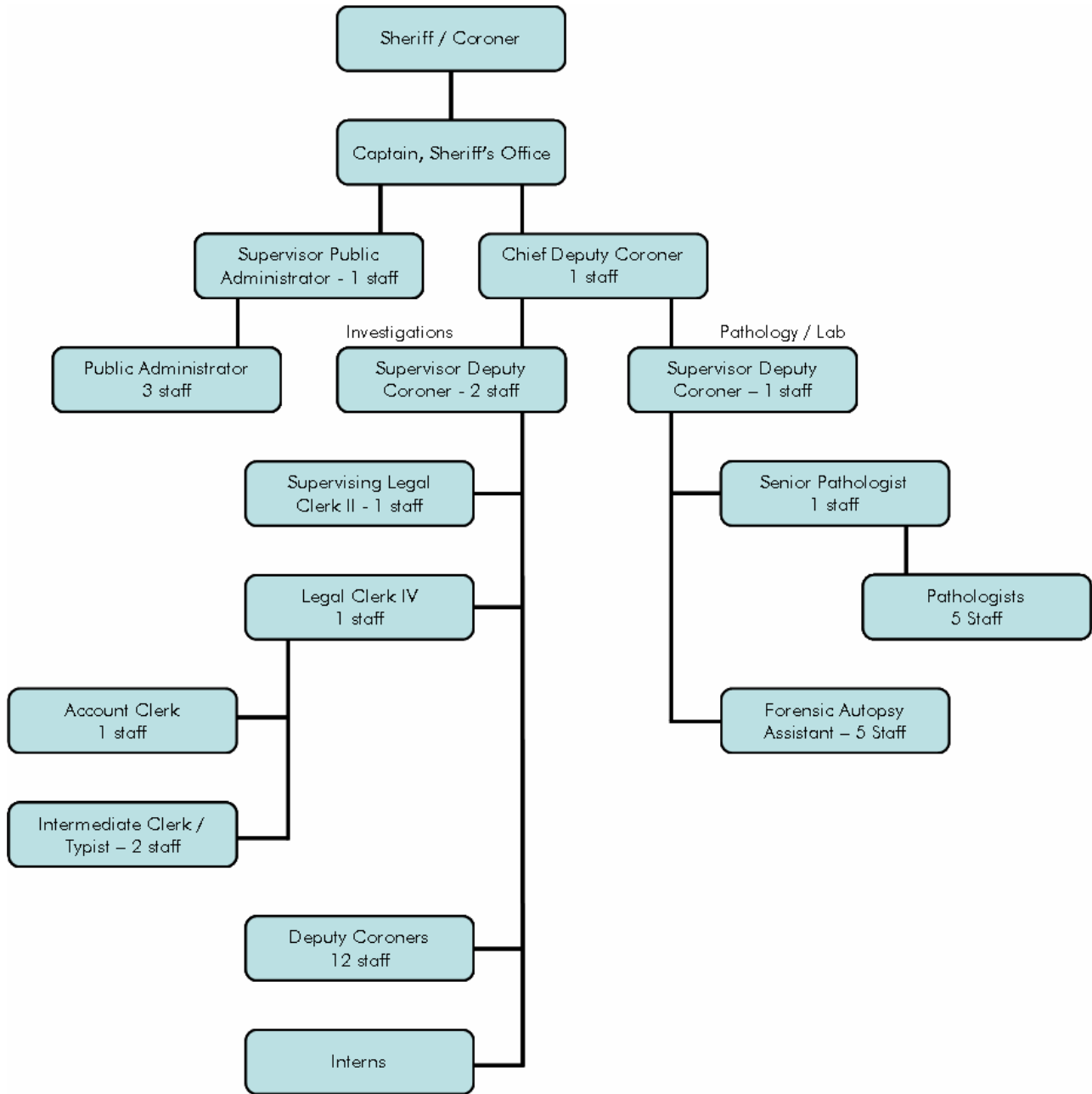
## PROCESS

### Introduction

The current organizational structure is headed up by the Sheriff / Coroner. When the 2009 needs assessment was initiated the number of staff was 6 full-time and 6 part-time.



Future growth is expected to accommodate additional coroners, forensic pathologists, forensic autopsy assistants and administration and support staff, totaling 36. The breakdown of these additional staff in 5 year increments are given later in this report.





As outlined in the earlier Needs Assessment and reiterated here, the staffing shown in the 2030 organization chart follows the organization structure found within other facilities of a similar size in the California Coroner system. The following are descriptions of staff types and responsibilities of each:

*Chief Deputy Coroner* – This job description remains the same with the exception of the magnitude of supervision that will be required due to the increase in caseload and staffing. To accommodate this increase in load, Supervisor Deputy Coroners have been added (see below).

*Supervisor Deputy Coroner* – Three Supervisor Deputy Coroners are recommended due to the staffing required by the projected increase in caseload. Three Supervisor Deputy Coroners would allow the facility to turn to a 24/7 operation by having enough breadth of staff to move to shift work in the future. Two Supervisor Deputy Coroners would head up the Investigations portion of the Coroner facility and would be in charge of the Administrative and Deputy Coroner staffs. The third Supervisor Deputy Coroner would head up the Lab and Pathology staff.

*Supervising Legal Clerk* – The Supervising Legal Clerk will take on the role of office manager to manage the day-to-day internal workings of the Investigations side of the coroner operations. This role is not currently a separate responsibility in the framework of today’s coroner facility but will be increasingly important with the projected facility growth.

*Clerks* – A Legal Clerk IV will be responsible for filing the legal paperwork generated by the coroner Investigations staff. Supporting the Legal Clerk IV are two Intermediate Clerk / Typists who will be responsible for the office support of the Investigations staff including word processing and phones. An Account Clerk will handle all financial inquiries to the Coroner’s office.





*Deputy Coroners* – Deputy Coroners would be in charge of all investigations and would retain the same job responsibilities as today. Deputy Coroners would work in shifts in order to adequately support the facility as a 24/7 operation. Deputy Coroners would be overseen by Supervisor Deputy Coroners.

*Pathologists* – Pathologists would retain the same capacity and responsibilities of today but at a greater number. Quantity of pathologists has been determined so that pathologists are not performing above the prescribed number of autopsies per year (250 per NAME standards). The Lab and Pathology section would be overseen by a Supervisor Deputy Coroner.

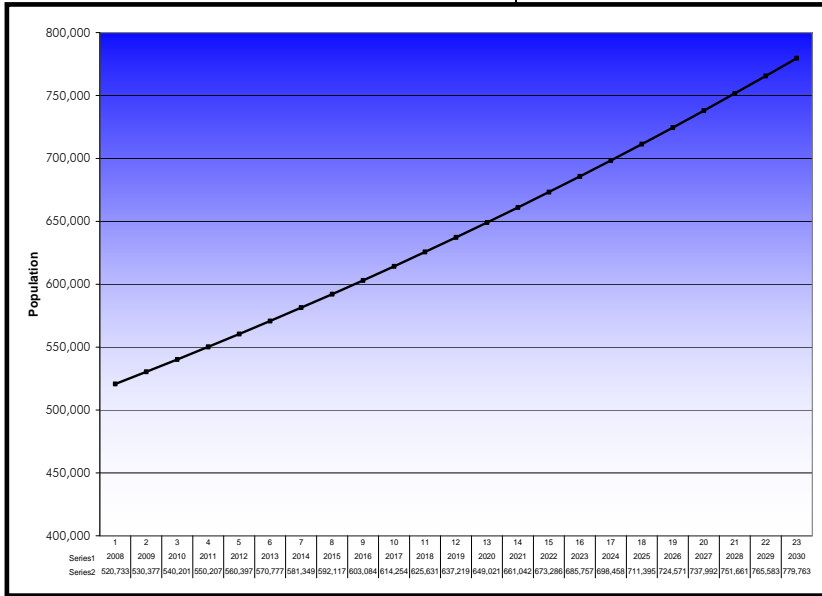
*Forensic Autopsy Assistant* – In order that Deputy Coroners may perform their prescribed investigations tasks, Forensic Autopsy Assistants will be employed as assistants to the pathologists. This is in keeping with the structure employed at other facilities throughout the California Coroner system that have a similar size and scope to the projected size and scope of this facility.



According to the US Department of Justice’s Research Report “Forensic Laboratories: Handbook for Facility Planning, Design, Construction and Moving” (U.S. Department of Justice, Office of Justice Programs, National Institute of Justice (Publication NCJ 168106 April 1998) the per person space ratio for new forensic facilities is 700 to 1000 gsf per staff member. Per our comparison of similar facilities (see graphic below) medical examiner and coroner facilities’ trend lower in gross square foot per occupant than other forensic facility types. This places the gross square foot per person calculation for Stanislaus County right in the average size needed for comparable facilities. The gross square footage for each administrative and technical space is based on benchmarking standard forensic labs. Annually, the cost per square foot will increase reflecting economic trends.

State	Jurisdiction	Location	GSF	Staff	GSF/Occupant	Date	Crime Index	Population
AZ	Maricopa County	Phoenix	62,000	124	500	2002	192,909	3,072,149
NY	NYC OCME Forensic Biology	New York City	366,000	614	596	2005	251,906	8,019,033
CA	San Diego Medical Examiner	San Diego	90,775	149	609	2009	52,816	2,941,454
CA	<b>Stanislaus County Coroner Facility</b>	<b>Modesto</b>	<b>20,018</b>	<b>39</b>	<b>513</b>	<b>2010</b>	<b>24,374</b>	<b>540,201</b>

Methodology



Since the year 2000, the population of the area serviced by Stanislaus County Coroner’s Office has increased on average of 101.85% annually. With a total population of 449,740 it has increased by an additional 61,523 people totaling 511,263 residents in the year 2007.

Projected Population Increase for Stanislaus County

Estimating that the population will continue to increase at a similar rate per year, the population estimate for Stanislaus County from 2010 to 2030 is broken down below along with staffing increases needed to support the effects of this rise in population.

Annual Projected Increase		
Year	Population	Staff
2010	540,291	15
2015	592,117	22
2020	649,021	26
2025	711,395	30
2030	779,763	36



The staffing numbers for each 5 year increment were arrived at by looking at historical data and utilizing this to project future growth.

Below is historical trend data recorded from 2000 to 2008 in which we arrived at the percentage average that approximately 32% of reportable deaths were autopsied.

Autopsy Percentages							
Year	Autopsy	Medical Review	Inspection	Reportable	Non-Reportable	Percent Reportable	Percent Autopsied
2008	112	36	12	216	363		
2007	378	129	168	769	1480	51.96%	49.15%
2006	309	361	0	802	1133	70.79%	38.53%
2005	349	286	0	831	1016	81.79%	42.00%
2004	392	175	0	1262	0		31.06%
2003	465	190	0	2098	0		22.16%
2002	421	161	0	1981	0		21.25%
2001	461	210	0	1833	0		25.15%
2000	428	162	0	1708	0		25.06%
<b>Average</b>						<b>68.18%</b>	<b>31.80%</b>

The staffing numbers for each 5 year increment were based on trending analyses in conjunction with future projections of populations and the projected number of deaths, reportable deaths, and autopsied decedents.

With an estimate of 8 deaths per 1,000 within the population it is expected that the amount of deaths in 2030 will be 6,238. In 2007, there were 378 autopsies performed, 168 visual inspections and 129 chart reviews. Currently there is 1 full time pathologist and 1 part time pathologist. This autopsy quantity also includes casework that Stanislaus County performs for adjacent municipalities

Autopsies per Year			
Year	Number of Deaths	Reportable Deaths	Autopsied Decedents
2010	4322	2946	937
2015	4737	3230	1027
2020	5192	3540	1126
2025	5691	3880	1234
2030	6238	4253	1352



Using the outcome of this analysis of deaths in the population year we can also project forward and determine the need for pathologist and deputy coroner staffing applying the methods below.

NAME regulations require each pathologist to perform no more than 250 autopsies per year. Taking all these factors into consideration pathologist need is estimated to increase to 6 pathologists by 2030 with an increased need for pathology in the prescribed 5 year increments as shown below.

Pathologist Justification				
Year	Number of Deaths	Reportable Deaths	Autopsied Decedents	Pathologists Required
2010	4322	2946	937	3.75
2015	4737	3230	1027	4.11
2020	5192	3540	1126	4.50
2025	5691	3880	1234	4.94
2030	6238	4253	1352	5.41

Estimating the number of deputy coroners needed, two different calculations were made – one based on the number of Deputy Coroners per pathologist and the other on Reportable Deaths per Coroner.

The first method looks at the number of pathologists required and is directly linked to the number of deputy coroners required. The need for deputy coroners increases for every 2.67 pathologist hired.

The second method bases it on the number of reportable deaths. With 256 reportable deaths assigned to each deputy, we can arrive at a need for deputy coroner per 5 year increments. Using these two methods, we can average out the need for deputy coroners to arrive at our staffing requirement number.

Deputy Coroner Justification							
Year	Number of Deaths	Reportable Deaths	Autopsied Decedents	Pathologists Required	Based on Pathologist	Reportable Deaths	Average Need
2010	4322	2946	937	3.75	10.01	11.51	11
2015	4737	3230	1027	4.11	10.97	12.62	12
2020	5192	3540	1126	4.50	12.03	13.83	13
2025	5691	3880	1234	4.94	13.18	15.16	14
2030	6238	4253	1352	5.41	14.44	16.61	16



Last, an estimate of administrative staffing was made based on the current staff to administrative ratio of 0.125. This was projected upwards to the number of future staff per 5 year increment.

Administrative Justification		
Year	Future # of Other Staff	Future Admin Staff Required
2010	15	2
2015	22	3
2020	27	4
2025	31	4
2030	36	5

Program Summary

The following chart is a summary of all projected staffing increases as broken down into 5 year increments:

Total Staffing Summary by Year					
Staff Type	2010	2015	2020	2025	2030
Public Administrator	1	1	2	3	4
Pathologist	2	4	5	5	6
FAA	0	2	3	4	5
Administration	2	3	3	4	5
Coroners	10	12	13	14	16
<b>Total Staff</b>	<b>15</b>	<b>22</b>	<b>26</b>	<b>30</b>	<b>36</b>

Staff needs are one factor in determining the program and design of a forensic science facility. Based on staff need as well as required support space the following chart shows required square footages per 5 year increments. The average N:G factor for all areas was 61%. Please see the programmatic detail in Section III to see how these square footage numbers were derived.

Projected Programmatic Need		
Year	NSF	GSF
2010	12,136	20,018
2015	12,580	20,691
2020	12,819	21,053
2025	12,990	21,312
2030	13,343	21,847

The following Program Summary spreadsheets looks at major space types within the facility. It compares square footage requirements to accommodate the needs of each of those space types. The delta from 2010 to 2030 is based on staff hiring during each of the five year periods. The average net to gross square footage requirements would be the same across the board.

Please keep in mind that the differences in square footage in each increment are only arrived at by the staff levels and accompanying square footage requirements for office and administrative areas to support these staff.

The change in delta per each 5 year increment is fairly insignificant. Projected staff size is not the only determinant of gross building size. In a forensic facility, particularly a Coroner facility, there are many support spaces that are required for the proper handling and process of the decedent that are not directly correlative to staffing numbers. Additionally, while some areas will grow larger in direct relation to staffing numbers, the increased square footage needed to accommodate future staff may want to be built and finished at move-in to avoid potential disruption to the facility at a later date. One example of this would be the main autopsy suite. It may be better for facility operational continuity to allow for the space needed from the 2030 program but handle equipment provisions such as autopsy stations incrementally.



Program Summary:

The following pages describe the programmatic detail for the date ranges or 2010, 2015, 2020, 2025 and 2030. The information can be summarized as follows:

Space Type	2010			2015			2020		
	Staff	nsf	gsf	Staff	nsf	gsf	Staff	nsf	gsf
AUTOPSY		2,505sf	4,318sf		2,505sf	4,318sf		2,505sf	4,318sf
SUPPORT / TISSUE BANK		4,952sf	8,539sf		4,952sf	8,539sf		4,952sf	8,539sf
OFFICE AND ADMINISTRATIVE	15	1,093sf	1,656sf	22	1,537sf	2,329sf	26	1,776sf	2,691sf
ADMINISTRATION SUPPORT		3,586sf	5,505sf		3,586sf	5,505sf		3,586sf	5,505sf
<b>TOTALS</b>	<b>15</b>	<b>12,136sf</b>	<b>20,018sf</b>	<b>22</b>	<b>12,580sf</b>	<b>20,691sf</b>	<b>26</b>	<b>12,819sf</b>	<b>21,053sf</b>
<b>DELTA (from 5 years prior)</b>				<b>7</b>	<b>444sf</b>	<b>673sf</b>	<b>4</b>	<b>239sf</b>	<b>362sf</b>

Space Type	2025			2030		
	Staff	nsf	gsf	Staff	nsf	gsf
AUTOPSY		2,505sf	4,318sf		2,505sf	4,318sf
SUPPORT / TISSUE BANK		4,952sf	8,539sf		4,952sf	8,539sf
OFFICE AND ADMINISTRATIVE	30	1,947sf	2,950sf	36	2,300sf	3,484sf
ADMINISTRATION SUPPORT		3,586sf	5,505sf		3,586sf	5,505sf
<b>TOTALS</b>	<b>30</b>	<b>12,990sf</b>	<b>21,312sf</b>	<b>36</b>	<b>13,343sf</b>	<b>21,847sf</b>
<b>DELTA (from 5 years prior)</b>	<b>4</b>	<b>171sf</b>	<b>259sf</b>	<b>6</b>	<b>353sf</b>	<b>535sf</b>





## Space Requirements

### Program Detail

The following pages provide the program detail for all Autopsy, Office and Support Areas for 2030.

### Grossing Factors

Estimates of gross square feet are calculated by dividing the net square feet of a room (measured paint to paint) by a ratio that approximates the room's need for building support. For example, although a 10'-8" x 10'-8" office of 114sf requires walls, air ducts, vertical access, a department corridor systems and a major corridor system, it does not have the significant mechanical demand of the autopsy areas. For Stanislaus, office gross square foot need is calculated at a 65:35 ratio of net to gross using the following formula:

$$114sf \div .65 = 172 \text{ gsf}$$

Likewise, the Autopsy areas of the facility are calculated with a ratio of 58:42 net to gross based on the need for additional MEP infrastructure and support.

While the grossing factors utilized here are representative of the consultant's extensive experience in the design of similar forensic facilities, these grossing factors are based on new construction. The placement of the Coroner and Public Administration functions within the existing building identified at 17<sup>th</sup> and G Streets will skew the grossing ratio particularly as it pertains to mechanical, electrical and plumbing infrastructure support. Until this building is further assessed, a more specific grossing factor cannot be determined. The design analysis in Section IV discusses accommodations made for this issue in more detail.



## Stanislaus County Coroner Facility Program Summary - 2010

No	Type					2010	Bldg. Effic.	2010 Total GSF
		Mods.	NSF	Occ.	Qty	Total NSF		
<b>CORONER</b>		<b>MODULE</b>				<b>10.67</b>	<b>x</b>	<b>10.67 = 114sf</b>
<b>100</b>	<b>AUTOPSY</b>					<b>2,505sf</b>		<b>4,318gsf</b>
101	Main Autopsy Suite	2.5 mod.	285sf	6	1,708sf	58%	2,944gsf	
102	Isolation Autopsy	3.0 mod.	342sf	1	342sf	58%	589gsf	
103	Lab	3.0 mod.	342sf	1	342sf	58%	589gsf	
104	Odontology	1.0 mod.	114sf	1	114sf	58%	196gsf	
<b>200</b>	<b>AUTOPSY SUPPORT</b>					<b>4,952sf</b>		<b>8,539gsf</b>
201	Vehicle Bay/Sally Port (2 in & 3 out)	20.0 mod.	2,277sf					
202	Arrival	1.0 mod.	114sf	1	114sf	58%	196gsf	
203	Departure	1.0 mod.	114sf	1	114sf	58%	196gsf	
204	Detective Waiting	2.0 mod.	228sf	1	228sf	58%	393gsf	
205	Funeral Home Waiting (ph & Fax)	0.5 mod.	57sf	1	57sf	58%	98gsf	
206	Observation Room (10-15 Persons)	1.5 mod.	171sf	1	171sf	58%	294gsf	
207	Decedent Processing	2.5 mod.	285sf	1	285sf	58%	491gsf	
208	Drying Room	0.5 mod.	57sf	1	57sf	58%	98gsf	
209	Temporary Property / Evidence	0.5 mod.	57sf	1	57sf	58%	98gsf	
210	X-Ray Room	2.0 mod.	228sf	1	228sf	58%	393gsf	
211	Freezer (20) access to the Iso Cooler	2.0 mod.	228sf	1	228sf	58%	393gsf	
212	Cooler In (50)	5.0 mod.	569sf	1	569sf	58%	981gsf	
213	Cooler Out (50)	5.0 mod.	569sf	1	569sf	58%	981gsf	
214	FAA (Forensic Autopsy Assistant)	2.0 mod.	228sf	1	228sf	58%	393gsf	
215	Decedent Viewing	0.5 mod.	57sf	1	57sf	58%	98gsf	
216	Autopsy Supply	2.0 mod.	228sf	1	228sf	58%	393gsf	
217	Locker / Shower / Changing - MEN	2.5 mod.	285sf	1	285sf	58%	491gsf	
218	Locker / Shower / Changing - WOMEN	2.5 mod.	285sf	1	285sf	58%	491gsf	
219	Biovestibule (PPE)	1.0 mod.	114sf	1	114sf	58%	196gsf	
220	PPE (Personal Protection Equipment)	1.0 mod.	114sf	1	114sf	58%	196gsf	
221	Biohazard Waste & Trash	1.0 mod.	114sf	1	114sf	58%	196gsf	
222	Cart Wash	0.5 mod.	57sf					
<b>ISOLATION AUTOPSY SUPPORT</b>								
223	Cooler (10)	1.0 mod.	114sf	1	114sf	58%	196gsf	
224	Autoclave PT	0.5 mod.	57sf	1	57sf	58%	98gsf	
225	Biovestibule (PPE)	1.0 mod.	114sf	1	114sf	58%	196gsf	
<b>TISSUE BANK</b>						<b>569sf</b>		<b>981gsf</b>
226	Recovery Room	2.0 mod.	228sf	1	228sf	58%	393gsf	
227	Gowning	1.0 mod.	114sf	1	114sf	58%	196gsf	
228	Office	1.0 mod.	114sf	1	114sf	58%	196gsf	
229	Scrub	0.5 mod.	57sf	1	57sf	58%	98gsf	
230	Storage & Supplies	0.5 mod.	57sf	1	57sf	58%	98gsf	



<b>300</b>	<b>OFFICE AND ADMINISTRATIVE</b>			<b>15</b>		<b>1,093sf</b>		<b>1,656gsf</b>
	<b>PUBLIC ADMINISTRATOR</b>			<b>1</b>				
301	Supervisor Public Administrator	0.9 mod.	102sf	1	1	102sf	66%	155gsf
302	PA Staff	0.5 mod.	57sf	0	0	0sf	66%	0gsf
	<b>PATHOLOGISTS</b>			<b>1</b>				
303	Sr. Pathologist	1.0 mod.	114sf	1	1	114sf	66%	172gsf
304	Pathologist	0.9 mod.	102sf	0	0	0sf	66%	0gsf
	<b>FAA</b>			<b>0</b>				
305		0.9 mod.	102sf	0				
306	Forensic Autopsy Assistant (FAA)	0.5 mod.	57sf	0				
	<b>ADMINISTRATION</b>			<b>2</b>				
307	Supervising Legal Clerk II	0.9 mod.	102sf	1	1	102sf	66%	155gsf
308	Account Clerk	0.7 mod.	80sf	1	1	80sf	66%	121gsf
309	Legal Clerk IV	0.7 mod.	80sf	0	0	0sf	66%	0gsf
310	Intermediate Clerk Typist	0.5 mod.	57sf	0	0	0sf	66%	0gsf
	<b>CORONERS</b>			<b>11</b>				
311	Chief Deputy Coroners	0.9 mod.	102sf	1	1	102sf	66%	155gsf
312	Supervisor Deputy Coroner	0.7 mod.	80sf	1	1	80sf	66%	121gsf
313	Deputy Coroners	0.5 mod.	57sf	9	9	512sf	66%	776gsf
<b>400</b>	<b>ADMINISTRATION SUPPORT</b>					<b>3,586sf</b>		<b>5,505gsf</b>
401	Mail / Message / Copy / Supply / Shred	1.0 mod.	114sf	1		114sf	66%	172gsf
402	File (HDS)	2.0 mod.	228sf	1		228sf	66%	345gsf
403	Property Storage (Coroner)	3.5 mod.	398sf	1		398sf	66%	604gsf
404	Property Storage (PA)	2.0 mod.	228sf	1		228sf	66%	345gsf
405	Evidence Storage	1.0 mod.	114sf	1		114sf	66%	172gsf
406	Family Room	1.0 mod.	114sf	1		114sf	58%	196gsf
407	Sleep Room - MEN	1.0 mod.	114sf	1		114sf	58%	196gsf
408	Sleep Room - WOMEN	1.0 mod.	114sf	1		114sf	58%	196gsf
409	Office Supply Storage	1.0 mod.	114sf	1		114sf	66%	172gsf
410	Facility Storage (furniture)	1.0 mod.	114sf	1		114sf	66%	172gsf
411	Housekeeping Storage (Washer & Dryer)	1.0 mod.	114sf	1		114sf	66%	172gsf
412	Work Area	1.0 mod.	114sf	1		114sf	66%	172gsf
413	Library	1.0 mod.	114sf	1		114sf	66%	172gsf
414	Meeting / Conf Room	3.0 mod.	342sf	1		342sf	66%	517gsf
415	Training / Conf Room	3.0 mod.	342sf	1		342sf	66%	517gsf
416	Family Room	2.0 mod.	228sf	1		228sf	66%	345gsf
417	Lobby	4.0 mod.	455sf	1		455sf	66%	690gsf
418	Break Room w/ Kitchen	2.0 mod.	228sf	1		228sf	66%	345gsf
<b>TOTALS FOR 2010</b>						<b>12,136sf</b>	<b>61%</b>	<b>20,018gsf</b>



## Stanislaus County Coroner Facility Program Summary - 2015

No	Type					2015	Bldg. Effic.	2015	
		Mods.	NSF	Occ.	Qty	Total NSF		Total GSF	
<b>CORONER</b>		<b>MODULE 10.67 x 10.67 = 114sf</b>							
<b>100</b>	<b>AUTOPSY</b>							<b>2,505sf</b>	<b>4,318gsf</b>
101	Main Autopsy Suite	2.5 mod.	285sf		6	1,708sf	58%	2,944gsf	
102	Isolation Autopsy	3.0 mod.	342sf		1	342sf	58%	589gsf	
103	Lab	3.0 mod.	342sf		1	342sf	58%	589gsf	
104	Odontology	1.0 mod.	114sf		1	114sf	58%	196gsf	
<b>200 AUTOPSY SUPPORT</b>								<b>4,952sf</b>	<b>8,539gsf</b>
201	Vehicle Bay/Sally Port (2 in & 3 out)	20.0 mod.	2,277sf						
202	Arrival	1.0 mod.	114sf		1	114sf	58%	196gsf	
203	Departure	1.0 mod.	114sf		1	114sf	58%	196gsf	
204	Detective Waiting	2.0 mod.	228sf		1	228sf	58%	393gsf	
205	Funeral Home Waiting (ph & Fax)	0.5 mod.	57sf		1	57sf	58%	98gsf	
206	Observation Room (10-15 Persons)	1.5 mod.	171sf		1	171sf	58%	294gsf	
207	Decedent Processing	2.5 mod.	285sf		1	285sf	58%	491gsf	
208	Drying Room	0.5 mod.	57sf		1	57sf	58%	98gsf	
209	Temporary Property / Evidence	0.5 mod.	57sf		1	57sf	58%	98gsf	
210	X-Ray Room	2.0 mod.	228sf		1	228sf	58%	393gsf	
211	Freezer (20) access to the Iso Cooler	2.0 mod.	228sf		1	228sf	58%	393gsf	
212	Cooler In (50)	5.0 mod.	569sf		1	569sf	58%	981gsf	
213	Cooler Out (50)	5.0 mod.	569sf		1	569sf	58%	981gsf	
214	FAA (Forensic Autopsy Assistant)	2.0 mod.	228sf		1	228sf	58%	393gsf	
215	Decedent Viewing	0.5 mod.	57sf		1	57sf	58%	98gsf	
216	Autopsy Supply	2.0 mod.	228sf		1	228sf	58%	393gsf	
217	Locker / Shower / Changing - MEN	2.5 mod.	285sf		1	285sf	58%	491gsf	
218	Locker / Shower / Changing - WOMEN	2.5 mod.	285sf		1	285sf	58%	491gsf	
219	Biovestibule (PPE)	1.0 mod.	114sf		1	114sf	58%	196gsf	
220	PPE (Personal Protection Equipment)	1.0 mod.	114sf		1	114sf	58%	196gsf	
221	Biohazard Waste & Trash	1.0 mod.	114sf		1	114sf	58%	196gsf	
222	Cart Wash	0.5 mod.	57sf						
<b>ISOLATION AUTOPSY SUPPORT</b>									
223	Cooler (10)	1.0 mod.	114sf		1	114sf	58%	196gsf	
224	Autoclave PT	0.5 mod.	57sf		1	57sf	58%	98gsf	
225	Biovestibule (PPE)	1.0 mod.	114sf		1	114sf	58%	196gsf	
<b>TISSUE BANK</b>								<b>569sf</b>	<b>981gsf</b>
226	Recovery Room	2.0 mod.	228sf		1	228sf	58%	393gsf	
227	Gowning	1.0 mod.	114sf		1	114sf	58%	196gsf	
228	Office	1.0 mod.	114sf		1	114sf	58%	196gsf	
229	Scrub	0.5 mod.	57sf		1	57sf	58%	98gsf	
230	Storage & Supplies	0.5 mod.	57sf		1	57sf	58%	98gsf	



# NEEDS ASSESSMENT

Stanislaus County Coroner Facility

<b>300</b>	<b>OFFICE AND ADMINISTRATIVE</b>			<b>22</b>		<b>1,537sf</b>		<b>2,329gsf</b>
	<b>PUBLIC ADMINISTRATOR</b>			<b>1</b>				
301	Supervisor Public Administrator	0.9 mod.	102sf	1	1	102sf	66%	155gsf
302	PA Staff	0.5 mod.	57sf	0	0	0sf	66%	0gsf
	<b>PATHOLOGISTS</b>			<b>4</b>				
303	Sr. Pathologist	1.0 mod.	114sf	1	1	114sf	66%	172gsf
304	Pathologist	0.9 mod.	102sf	3	3	307sf	66%	466gsf
	<b>FAA</b>			<b>2</b>				
305		0.9 mod.	102sf	0				
306	Forensic Autopsy Assistant (FAA)	0.5 mod.	57sf	2				
	<b>ADMINISTRATION</b>			<b>3</b>				
307	Supervising Legal Clerk II	0.9 mod.	102sf	1	1	102sf	66%	155gsf
308	Account Clerk	0.7 mod.	80sf	1	1	80sf	66%	121gsf
309	Legal Clerk IV	0.7 mod.	80sf	1	1	80sf	66%	121gsf
310	Intermediate Clerk Typist	0.5 mod.	57sf	0	0	0sf	66%	0gsf
	<b>CORONERS</b>			<b>12</b>				
311	Chief Deputy Coroners	0.9 mod.	102sf	1	1	102sf	66%	155gsf
312	Supervisor Deputy Coroner	0.7 mod.	80sf	1	1	80sf	66%	121gsf
313	Deputy Coroners	0.5 mod.	57sf	10	10	569sf	66%	862gsf
<b>400</b>	<b>ADMINISTRATION SUPPORT</b>					<b>3,586sf</b>		<b>5,505gsf</b>
401	Mail / Message / Copy / Supply / Shred	1.0 mod.	114sf	1		114sf	66%	172gsf
402	File (HDS)	2.0 mod.	228sf	1		228sf	66%	345gsf
403	Property Storage (Coroner)	3.5 mod.	398sf	1		398sf	66%	604gsf
404	Property Storage (PA)	2.0 mod.	228sf	1		228sf	66%	345gsf
405	Evidence Storage	1.0 mod.	114sf	1		114sf	66%	172gsf
406	Family Room	1.0 mod.	114sf	1		114sf	58%	196gsf
407	Sleep Room - MEN	1.0 mod.	114sf	1		114sf	58%	196gsf
408	Sleep Room - WOMEN	1.0 mod.	114sf	1		114sf	58%	196gsf
409	Office Supply Storage	1.0 mod.	114sf	1		114sf	66%	172gsf
410	Facility Storage (furniture)	1.0 mod.	114sf	1		114sf	66%	172gsf
411	Housekeeping Storage (Washer & Dryer)	1.0 mod.	114sf	1		114sf	66%	172gsf
412	Work Area	1.0 mod.	114sf	1		114sf	66%	172gsf
413	Library	1.0 mod.	114sf	1		114sf	66%	172gsf
414	Meeting / Conf Room	3.0 mod.	342sf	1		342sf	66%	517gsf
415	Training / Conf Room	3.0 mod.	342sf	1		342sf	66%	517gsf
416	Family Room	2.0 mod.	228sf	1		228sf	66%	345gsf
417	Lobby	4.0 mod.	455sf	1		455sf	66%	690gsf
418	Break Room w/ Kitchen	2.0 mod.	228sf	1		228sf	66%	345gsf
<b>TOTALS FOR 2015</b>						<b>12,580sf</b>	<b>61%</b>	<b>20,691gsf</b>



## Stanislaus County Coroner Facility Program Summary - 2020

No	Type					2020	Bldg. Effic.	2020 Total GSF
		Mods.	NSF	Occ.	Qty	Total NSF		
<b>CORONER</b>		<b>MODULE</b>				<b>10.67</b>	<b>x</b>	<b>10.67 = 114sf</b>
<b>100</b>	<b>AUTOPSY</b>					<b>2,505sf</b>		<b>4,318gsf</b>
101	Main Autopsy Suite	2.5 mod.	285sf	6	1,708sf	58%	2,944gsf	
102	Isolation Autopsy	3.0 mod.	342sf	1	342sf	58%	589gsf	
103	Lab	3.0 mod.	342sf	1	342sf	58%	589gsf	
104	Odontology	1.0 mod.	114sf	1	114sf	58%	196gsf	
<b>200</b>	<b>AUTOPSY SUPPORT</b>					<b>4,952sf</b>		<b>8,539gsf</b>
201	Vehicle Bay/Sally Port (2 in & 3 out)	20.0 mod.	2,277sf					
202	Arrival	1.0 mod.	114sf	1	114sf	58%	196gsf	
203	Departure	1.0 mod.	114sf	1	114sf	58%	196gsf	
204	Detective Waiting	2.0 mod.	228sf	1	228sf	58%	393gsf	
205	Funeral Home Waiting (ph & Fax)	0.5 mod.	57sf	1	57sf	58%	98gsf	
206	Observation Room (10-15 Persons)	1.5 mod.	171sf	1	171sf	58%	294gsf	
207	Decedent Processing	2.5 mod.	285sf	1	285sf	58%	491gsf	
208	Drying Room	0.5 mod.	57sf	1	57sf	58%	98gsf	
209	Temporary Property / Evidence	0.5 mod.	57sf	1	57sf	58%	98gsf	
210	X-Ray Room	2.0 mod.	228sf	1	228sf	58%	393gsf	
211	Freezer (20) access to the Iso Cooler	2.0 mod.	228sf	1	228sf	58%	393gsf	
212	Cooler In (50)	5.0 mod.	569sf	1	569sf	58%	981gsf	
213	Cooler Out (50)	5.0 mod.	569sf	1	569sf	58%	981gsf	
214	FAA (Forensic Autopsy Assistant)	2.0 mod.	228sf	1	228sf	58%	393gsf	
215	Decedent Viewing	0.5 mod.	57sf	1	57sf	58%	98gsf	
216	Autopsy Supply	2.0 mod.	228sf	1	228sf	58%	393gsf	
217	Locker / Shower / Changing - MEN	2.5 mod.	285sf	1	285sf	58%	491gsf	
218	Locker / Shower / Changing - WOMEN	2.5 mod.	285sf	1	285sf	58%	491gsf	
219	Biovestibule (PPE)	1.0 mod.	114sf	1	114sf	58%	196gsf	
220	PPE (Personal Protection Equipment)	1.0 mod.	114sf	1	114sf	58%	196gsf	
221	Biohazard Waste & Trash	1.0 mod.	114sf	1	114sf	58%	196gsf	
222	Cart Wash	0.5 mod.	57sf					
<b>ISOLATION AUTOPSY SUPPORT</b>								
223	Cooler (10)	1.0 mod.	114sf	1	114sf	58%	196gsf	
224	Autoclave PT	0.5 mod.	57sf	1	57sf	58%	98gsf	
225	Biovestibule (PPE)	1.0 mod.	114sf	1	114sf	58%	196gsf	
<b>TISSUE BANK</b>						<b>569sf</b>		<b>981gsf</b>
226	Recovery Room	2.0 mod.	228sf	1	228sf	58%	393gsf	
227	Gowning	1.0 mod.	114sf	1	114sf	58%	196gsf	
228	Office	1.0 mod.	114sf	1	114sf	58%	196gsf	
229	Scrub	0.5 mod.	57sf	1	57sf	58%	98gsf	
230	Storage & Supplies	0.5 mod.	57sf	1	57sf	58%	98gsf	



# NEEDS ASSESSMENT

Stanislaus County Coroner Facility

<b>300</b>	<b>OFFICE AND ADMINISTRATIVE</b>			<b>26</b>		<b>1,776sf</b>		<b>2,691gsf</b>
	<b>PUBLIC ADMINISTRATOR</b>			<b>2</b>				
301	Supervisor Public Administrator	0.9 mod.	102sf	1	1	102sf	66%	155gsf
302	PA Staff	0.5 mod.	57sf	1	1	57sf	66%	86gsf
	<b>PATHOLOGISTS</b>			<b>5</b>				
303	Sr. Pathologist	1.0 mod.	114sf	1	1	114sf	66%	172gsf
304	Pathologist	0.9 mod.	102sf	4	4	410sf	66%	621gsf
	<b>FAA</b>			<b>3</b>				
305		0.9 mod.	102sf	0				
306	Forensic Autopsy Assistant (FAA)	0.5 mod.	57sf	3				
	<b>ADMINISTRATION</b>			<b>3</b>				
307	Supervising Legal Clerk II	0.9 mod.	102sf	1	1	102sf	66%	155gsf
308	Account Clerk	0.7 mod.	80sf	1	1	80sf	66%	121gsf
309	Legal Clerk IV	0.7 mod.	80sf	1	1	80sf	66%	121gsf
310	Intermediate Clerk Typist	0.5 mod.	57sf	0	0	0sf	66%	0gsf
	<b>CORONERS</b>			<b>13</b>				
311	Chief Deputy Coroners	0.9 mod.	102sf	1	1	102sf	66%	155gsf
312	Supervisor Deputy Coroner	0.7 mod.	80sf	2	2	159sf	66%	241gsf
313	Deputy Coroners	0.5 mod.	57sf	10	10	569sf	66%	862gsf
<b>400</b>	<b>ADMINISTRATION SUPPORT</b>					<b>3,586sf</b>		<b>5,505gsf</b>
401	Mail / Message / Copy / Supply / Shred	1.0 mod.	114sf	1		114sf	66%	172gsf
402	File (HDS)	2.0 mod.	228sf	1		228sf	66%	345gsf
403	Property Storage (Coroner)	3.5 mod.	398sf	1		398sf	66%	604gsf
404	Property Storage (PA)	2.0 mod.	228sf	1		228sf	66%	345gsf
405	Evidence Storage	1.0 mod.	114sf	1		114sf	66%	172gsf
406	Family Room	1.0 mod.	114sf	1		114sf	58%	196gsf
407	Sleep Room - MEN	1.0 mod.	114sf	1		114sf	58%	196gsf
408	Sleep Room - WOMEN	1.0 mod.	114sf	1		114sf	58%	196gsf
409	Office Supply Storage	1.0 mod.	114sf	1		114sf	66%	172gsf
410	Facility Storage (furniture)	1.0 mod.	114sf	1		114sf	66%	172gsf
411	Housekeeping Storage (Washer & Dryer)	1.0 mod.	114sf	1		114sf	66%	172gsf
412	Work Area	1.0 mod.	114sf	1		114sf	66%	172gsf
413	Library	1.0 mod.	114sf	1		114sf	66%	172gsf
414	Meeting / Conf Room	3.0 mod.	342sf	1		342sf	66%	517gsf
415	Training / Conf Room	3.0 mod.	342sf	1		342sf	66%	517gsf
416	Family Room	2.0 mod.	228sf	1		228sf	66%	345gsf
417	Lobby	4.0 mod.	455sf	1		455sf	66%	690gsf
418	Break Room w/ Kitchen	2.0 mod.	228sf	1		228sf	66%	345gsf
<b>TOTALS FOR 2020</b>						<b>12,819sf</b>	<b>61%</b>	<b>21,053gsf</b>



## Stanislaus County Coroner Facility Program Summary - 2025

No	Type					2025	Bldg. Effic.	2025	
		Mods.	NSF	Occ.	Qty	Total NSF		Total GSF	
<b>CORONER</b>		<b>MODULE</b>				<b>10.67</b>	<b>x</b>	<b>10.67 = 114sf</b>	
<b>100</b>	<b>AUTOPSY</b>					<b>2,505sf</b>		<b>4,318gsf</b>	
101	Main Autopsy Suite	2.5 mod.	285sf		6	1,708sf	58%	2,944gsf	
102	Isolation Autopsy	3.0 mod.	342sf		1	342sf	58%	589gsf	
103	Lab	3.0 mod.	342sf		1	342sf	58%	589gsf	
104	Odontology	1.0 mod.	114sf		1	114sf	58%	196gsf	
<b>200 AUTOPSY SUPPORT</b>						<b>4,952sf</b>		<b>8,539gsf</b>	
201	Vehicle Bay/Sally Port (2 in & 3 out)	20.0 mod.	2,277sf						
202	Arrival	1.0 mod.	114sf		1	114sf	58%	196gsf	
203	Departure	1.0 mod.	114sf		1	114sf	58%	196gsf	
204	Detective Waiting	2.0 mod.	228sf		1	228sf	58%	393gsf	
205	Funeral Home Waiting (ph & Fax)	0.5 mod.	57sf		1	57sf	58%	98gsf	
206	Observation Room (10-15 Persons)	1.5 mod.	171sf		1	171sf	58%	294gsf	
207	Decedent Processing	2.5 mod.	285sf		1	285sf	58%	491gsf	
208	Drying Room	0.5 mod.	57sf		1	57sf	58%	98gsf	
209	Temporary Property / Evidence	0.5 mod.	57sf		1	57sf	58%	98gsf	
210	X-Ray Room	2.0 mod.	228sf		1	228sf	58%	393gsf	
211	Freezer (20) access to the Iso Cooler	2.0 mod.	228sf		1	228sf	58%	393gsf	
212	Cooler In (50)	5.0 mod.	569sf		1	569sf	58%	981gsf	
213	Cooler Out (50)	5.0 mod.	569sf		1	569sf	58%	981gsf	
214	FAA (Forensic Autopsy Assistant)	2.0 mod.	228sf		1	228sf	58%	393gsf	
215	Decedent Viewing	0.5 mod.	57sf		1	57sf	58%	98gsf	
216	Autopsy Supply	2.0 mod.	228sf		1	228sf	58%	393gsf	
217	Locker / Shower / Changing - MEN	2.5 mod.	285sf		1	285sf	58%	491gsf	
218	Locker / Shower / Changing - WOMEN	2.5 mod.	285sf		1	285sf	58%	491gsf	
219	Biovestibule (PPE)	1.0 mod.	114sf		1	114sf	58%	196gsf	
220	PPE (Personal Protection Equipment)	1.0 mod.	114sf		1	114sf	58%	196gsf	
221	Biohazard Waste & Trash	1.0 mod.	114sf		1	114sf	58%	196gsf	
222	Cart Wash	0.5 mod.	57sf						
<b>ISOLATION AUTOPSY SUPPORT</b>									
223	Cooler (10)	1.0 mod.	114sf		1	114sf	58%	196gsf	
224	Autoclave PT	0.5 mod.	57sf		1	57sf	58%	98gsf	
225	Biovestibule (PPE)	1.0 mod.	114sf		1	114sf	58%	196gsf	
<b>TISSUE BANK</b>						<b>569sf</b>		<b>981gsf</b>	
226	Recovery Room	2.0 mod.	228sf		1	228sf	58%	393gsf	
227	Gowning	1.0 mod.	114sf		1	114sf	58%	196gsf	
228	Office	1.0 mod.	114sf		1	114sf	58%	196gsf	
229	Scrub	0.5 mod.	57sf		1	57sf	58%	98gsf	
230	Storage & Supplies	0.5 mod.	57sf		1	57sf	58%	98gsf	







# NEEDS ASSESSMENT

Stanislaus County Coroner Facility

<b>300</b>	<b>OFFICE AND ADMINISTRATIVE</b>			<b>30</b>		<b>1,947sf</b>		<b>2,950gsf</b>
	<b>PUBLIC ADMINISTRATOR</b>			<b>3</b>				
301	Supervisor Public Administrator	0.9 mod.	102sf	1	1	102sf	66%	155gsf
302	PA Staff	0.5 mod.	57sf	2	2	114sf	66%	172gsf
	<b>PATHOLOGISTS</b>			<b>5</b>				
303	Sr. Pathologist	1.0 mod.	114sf	1	1	114sf	66%	172gsf
304	Pathologist	0.9 mod.	102sf	4	4	410sf	66%	621gsf
	<b>FAA</b>			<b>4</b>				
305		0.9 mod.	102sf	0				
306	Forensic Autopsy Assistant (FAA)	0.5 mod.	57sf	4				
	<b>ADMINISTRATION</b>			<b>4</b>				
307	Supervising Legal Clerk II	0.9 mod.	102sf	1	1	102sf	66%	155gsf
308	Account Clerk	0.7 mod.	80sf	1	1	80sf	66%	121gsf
309	Legal Clerk IV	0.7 mod.	80sf	1	1	80sf	66%	121gsf
310	Intermediate Clerk Typist	0.5 mod.	57sf	1	1	57sf	66%	86gsf
	<b>CORONERS</b>			<b>14</b>				
311	Chief Deputy Coroners	0.9 mod.	102sf	1	1	102sf	66%	155gsf
312	Supervisor Deputy Coroner	0.7 mod.	80sf	2	2	159sf	66%	241gsf
313	Deputy Coroners	0.5 mod.	57sf	11	11	626sf	66%	949gsf
<b>400</b>	<b>ADMINISTRATION SUPPORT</b>					<b>3,586sf</b>		<b>5,505gsf</b>
401	Mail / Message / Copy / Supply / Shred	1.0 mod.	114sf	1		114sf	66%	172gsf
402	File (HDS)	2.0 mod.	228sf	1		228sf	66%	345gsf
403	Property Storage (Coroner)	3.5 mod.	398sf	1		398sf	66%	604gsf
404	Property Storage (PA)	2.0 mod.	228sf	1		228sf	66%	345gsf
405	Evidence Storage	1.0 mod.	114sf	1		114sf	66%	172gsf
406	Family Room	1.0 mod.	114sf	1		114sf	58%	196gsf
407	Sleep Room - MEN	1.0 mod.	114sf	1		114sf	58%	196gsf
408	Sleep Room - WOMEN	1.0 mod.	114sf	1		114sf	58%	196gsf
409	Office Supply Storage	1.0 mod.	114sf	1		114sf	66%	172gsf
410	Facility Storage (furniture)	1.0 mod.	114sf	1		114sf	66%	172gsf
411	Housekeeping Storage (Washer & Dryer)	1.0 mod.	114sf	1		114sf	66%	172gsf
412	Work Area	1.0 mod.	114sf	1		114sf	66%	172gsf
413	Library	1.0 mod.	114sf	1		114sf	66%	172gsf
414	Meeting / Conf Room	3.0 mod.	342sf	1		342sf	66%	517gsf
415	Training / Conf Room	3.0 mod.	342sf	1		342sf	66%	517gsf
416	Family Room	2.0 mod.	228sf	1		228sf	66%	345gsf
417	Lobby	4.0 mod.	455sf	1		455sf	66%	690gsf
418	Break Room w/ Kitchen	2.0 mod.	228sf	1		228sf	66%	345gsf
<b>TOTALS FOR 2025</b>						<b>12,990sf</b>	<b>61%</b>	<b>21,312gsf</b>



## Stanislaus County Coroner Facility Program Summary - 2030

No	Type					2030	Bldg. Effic.	2030 Total GSF
		Mods.	NSF	Occ.	Qty	Total NSF		
<b>CORONER</b>		<b>MODULE</b>				<b>10.67</b>	<b>x</b>	<b>10.67 = 114sf</b>
<b>100</b>	<b>AUTOPSY</b>					<b>2,505sf</b>		<b>4,318gsf</b>
101	Main Autopsy Suite	2.5 mod.	285sf		6	1,708sf	58%	2,944gsf
102	Isolation Autopsy	3.0 mod.	342sf		1	342sf	58%	589gsf
103	Lab	3.0 mod.	342sf		1	342sf	58%	589gsf
104	Odontology	1.0 mod.	114sf		1	114sf	58%	196gsf
<b>200</b>	<b>AUTOPSY SUPPORT</b>					<b>4,952sf</b>		<b>8,539gsf</b>
201	Vehicle Bay/Sally Port (2 in & 3 out)	20.0 mod.	2,277sf					
202	Arrival	1.0 mod.	114sf		1	114sf	58%	196gsf
203	Departure	1.0 mod.	114sf		1	114sf	58%	196gsf
204	Detective Waiting	2.0 mod.	228sf		1	228sf	58%	393gsf
205	Funeral Home Waiting (ph & Fax)	0.5 mod.	57sf		1	57sf	58%	98gsf
206	Observation Room (10-15 Persons)	1.5 mod.	171sf		1	171sf	58%	294gsf
207	Decedent Processing	2.5 mod.	285sf		1	285sf	58%	491gsf
208	Drying Room	0.5 mod.	57sf		1	57sf	58%	98gsf
209	Temporary Property / Evidence	0.5 mod.	57sf		1	57sf	58%	98gsf
210	X-Ray Room	2.0 mod.	228sf		1	228sf	58%	393gsf
211	Freezer (20) access to the Iso Cooler	2.0 mod.	228sf		1	228sf	58%	393gsf
212	Cooler In (50)	5.0 mod.	569sf		1	569sf	58%	981gsf
213	Cooler Out (50)	5.0 mod.	569sf		1	569sf	58%	981gsf
214	FAA (Forensic Autopsy Assistant)	2.0 mod.	228sf		1	228sf	58%	393gsf
215	Decedent Viewing	0.5 mod.	57sf		1	57sf	58%	98gsf
216	Autopsy Supply	2.0 mod.	228sf		1	228sf	58%	393gsf
217	Locker / Shower / Changing - MEN	2.5 mod.	285sf		1	285sf	58%	491gsf
218	Locker / Shower / Changing - WOMEN	2.5 mod.	285sf		1	285sf	58%	491gsf
219	Biovestibule (PPE)	1.0 mod.	114sf		1	114sf	58%	196gsf
220	PPE (Personal Protection Equipment)	1.0 mod.	114sf		1	114sf	58%	196gsf
221	Biohazard Waste & Trash	1.0 mod.	114sf		1	114sf	58%	196gsf
222	Cart Wash	0.5 mod.	57sf					
<b>ISOLATION AUTOPSY SUPPORT</b>								
223	Cooler (10)	1.0 mod.	114sf		1	114sf	58%	196gsf
224	Autoclave PT	0.5 mod.	57sf		1	57sf	58%	98gsf
225	Biovestibule (PPE)	1.0 mod.	114sf		1	114sf	58%	196gsf
<b>TISSUE BANK</b>						<b>569sf</b>		<b>981gsf</b>
226	Recovery Room	2.0 mod.	228sf		1	228sf	58%	393gsf
227	Gowning	1.0 mod.	114sf		1	114sf	58%	196gsf
228	Office	1.0 mod.	114sf		1	114sf	58%	196gsf
229	Scrub	0.5 mod.	57sf		1	57sf	58%	98gsf
230	Storage & Supplies	0.5 mod.	57sf		1	57sf	58%	98gsf



# NEEDS ASSESSMENT

Stanislaus County Coroner Facility

<b>300</b>	<b>OFFICE AND ADMINISTRATIVE</b>			<b>36</b>		<b>2,300sf</b>		<b>3,484gsf</b>
	<b>PUBLIC ADMINISTRATOR</b>			<b>4</b>				
301	Supervisor Public Administrator	0.9 mod.	102sf	1	1	102sf	66%	155gsf
302	PA Staff	0.5 mod.	57sf	3	3	171sf	66%	259gsf
	<b>PATHOLOGISTS</b>			<b>6</b>				
303	Sr. Pathologist	1.0 mod.	114sf	1	1	114sf	66%	172gsf
304	Pathologist	0.9 mod.	102sf	5	5	512sf	66%	776gsf
	<b>FAA</b>			<b>5</b>				
305		0.9 mod.	102sf	0				
306	Forensic Autopsy Assistant (FAA)	0.5 mod.	57sf	5				
	<b>ADMINISTRATION</b>			<b>5</b>				
307	Supervising Legal Clerk II	0.9 mod.	102sf	1	1	102sf	66%	155gsf
308	Account Clerk	0.7 mod.	80sf	1	1	80sf	66%	121gsf
309	Legal Clerk IV	0.7 mod.	80sf	1	1	80sf	66%	121gsf
310	Intermediate Clerk Typist	0.5 mod.	57sf	2	2	114sf	66%	172gsf
	<b>CORONERS</b>			<b>16</b>				
311	Chief Deputy Coroners	0.9 mod.	102sf	1	1	102sf	66%	155gsf
312	Supervisor Deputy Coroner	0.7 mod.	80sf	3	3	239sf	66%	362gsf
313	Deputy Coroners	0.5 mod.	57sf	12	12	683sf	66%	1,035gsf
<b>400</b>	<b>ADMINISTRATION SUPPORT</b>					<b>3,586sf</b>		<b>5,505gsf</b>
401	Mail / Message / Copy / Supply / Shred	1.0 mod.	114sf	1		114sf	66%	172gsf
402	File (HDS)	2.0 mod.	228sf	1		228sf	66%	345gsf
403	Property Storage (Coroner)	3.5 mod.	398sf	1		398sf	66%	604gsf
404	Property Storage (PA)	2.0 mod.	228sf	1		228sf	66%	345gsf
405	Evidence Storage	1.0 mod.	114sf	1		114sf	66%	172gsf
406	Family Room	1.0 mod.	114sf	1		114sf	58%	196gsf
407	Sleep Room - MEN	1.0 mod.	114sf	1		114sf	58%	196gsf
408	Sleep Room - WOMEN	1.0 mod.	114sf	1		114sf	58%	196gsf
409	Office Supply Storage	1.0 mod.	114sf	1		114sf	66%	172gsf
410	Facility Storage (furniture)	1.0 mod.	114sf	1		114sf	66%	172gsf
411	Housekeeping Storage (Washer & Dryer)	1.0 mod.	114sf	1		114sf	66%	172gsf
412	Work Area	1.0 mod.	114sf	1		114sf	66%	172gsf
413	Library	1.0 mod.	114sf	1		114sf	66%	172gsf
414	Meeting / Conf Room	3.0 mod.	342sf	1		342sf	66%	517gsf
415	Training / Conf Room	3.0 mod.	342sf	1		342sf	66%	517gsf
416	Family Room	2.0 mod.	228sf	1		228sf	66%	345gsf
417	Lobby	4.0 mod.	455sf	1		455sf	66%	690gsf
418	Break Room w/ Kitchen	2.0 mod.	228sf	1		228sf	66%	345gsf
<b>TOTALS FOR 2030</b>						<b>13,343sf</b>	<b>61%</b>	<b>21,847gsf</b>

## Facility Concept

### Proposed Site Analysis

The County of Stanislaus has identified an existing structure located at the corner of G and 17<sup>th</sup> Streets in Modesto, California for the purposes of relocating the Coroner facility. An assessment of the location and surrounding site follow:

- Main public entry for the building is on the 17<sup>th</sup> Street side.
- Central location at the corner of 17<sup>th</sup> & G provides an identity to the community for the County functions of both Coroner and Property. This is both a positive and negative; positive in that the public location provides better access and location identification than the current facility but negative with regards to the sensitive function that the Coroner entails.



- Because of the availability of underground parking, sensitive drop-off and pick-up of decedents can take place within the building. This ameliorates some of the issues from the previous point.
- The building takes up most of the site requiring major mechanical to be located in the building or on the rooftop. This requires more square footage within the building be dedicated to these functions requiring a change to the grossing factor. It also provides some challenges to the location

of emergency power generators.

- Although some employee parking can be accommodated in the building basement, not all future staff will be accommodated for parking within the structure nor is visitor parking accessible within the building or on-site. Parking will have to be accommodated at adjacent surface parking areas and street parking.
- Site limitations do not allow for the parking of refrigeration trucks in the event of a mass casualty.
- Site drop-off of non-sensitive materials should be processed through the main entry of the building.



### Building Assumptions

This existing building has not been evaluated other than for design concept. To fully understand the structural, mechanical, electrical, plumbing and code status of this existing building, a further study will be required.

Taking the building program that was established for 2030, the program areas are successfully able to be located within this building. As stated earlier, due to site limitation for location of building infrastructure and support equipment, additional net floor space is required on each floor for mechanical, electrical and plumbing. Additionally, the floor-to-floor heights in this building are substantially lower than what would be recommended for a new facility. By providing distributed access per floor for MEP systems, branch ductwork and utilities will be smaller in size to help fit in the decreased space between ceiling and the floor above.

Other building assumptions include:

- The building is structurally sufficient to meet current California seismic codes.
- The building envelope is sound. Recommendations would be to upgrade doors and door hardware (both man doors and overhead doors). New hardware should include modern security devices befitting the nature of this facility. This would include proximity sensor cards or biometric readers at all main doors as well as at internal rooms where security and tracking are required such as at evidence and property storage areas.
- Vertical transportation (stairs and elevators) are in sound working order. Stairs comply with current exiting requirements for the building.
- Structurally the building appears to be supported by a series of concrete columns that extend through the building into the basement. It does not appear that any walls are load-bearing. While some walls may be able to be preserved, the majority of the building interior would be demolished and refit for the new purpose of the facility.
- It is impossible to assess the state of current mechanical, electrical and plumbing systems. A system check will need to take place to determine the extent of demolition or replacement needed for these systems.

### Design Analysis - 2010

The following illustrations show one suggested scenario for fitting the 2010 program into the proposed existing building. There are many scenarios for fitting the program into this facility. It has sufficient square footage to contain this program including the additional square footage to continue to support this program up to the 2030 time projection.

#### Lower Level:

Vehicle access for drop-off & pick-up of the decedents will be accommodated at this level. This area includes the functions of cold storage for decedents awaiting pick-up, proposed new vertical transportation to the Autopsy floor, a unisex toilet for staff and visitors, and other Receipt/Release functions including mortuary waiting. The north wall contains existing MEP rooms and will retain this function. A second, secure area for internal vehicle access of staff vehicles is provided along the south half of the lower level. This secure zone includes both the staff elevator and stair for access to the other two building floors. Additionally, property and evidence storage is located on this level and which allows for more secure drop-off of items.

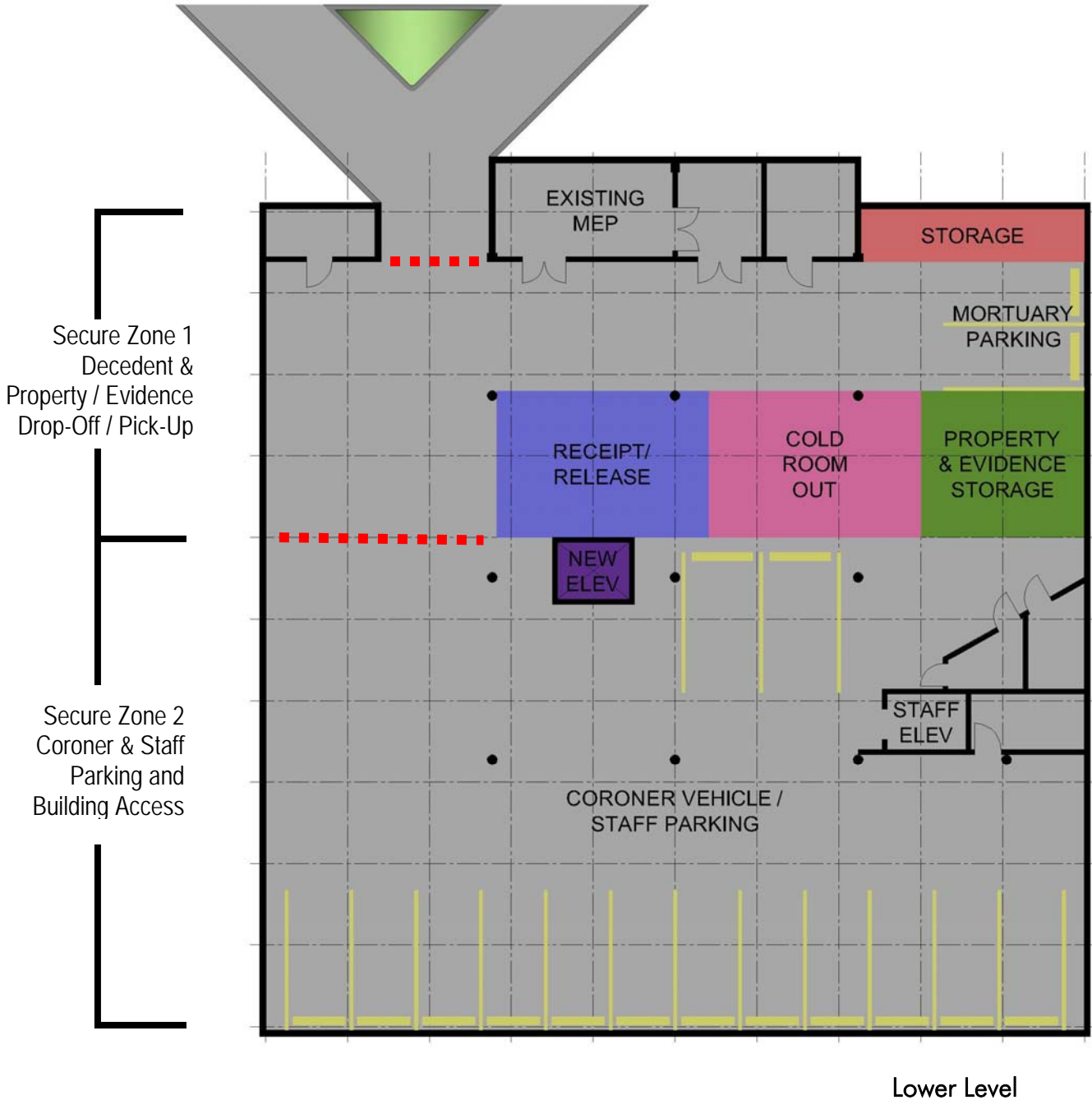
Flow of staff and decedents at this level are as follows:

#### Decedent drop off –

- Drop-off vehicle pulls into entry drive and is buzzed in to facility through first secure gate.
- Vehicle pulls into area in front of Receipt/Release.
- Decedent is processed and entered into the computer system in the Receipt/Release area.
- Decedent is moved into the elevator and taken directly to the second floor for further processing and cold storage intake.

#### Staff / Coroner –

- Staff vehicle pulls into entry drive and enters the first of two security gates. Staff will have access cards to enter secure areas. Tracking of in/out privileges can be accommodated through the Building Management System.
- Staff vehicle continues straight through the second secure gate and into staff parking zone.
- Staff enters the building through the designated staff elevator or stair.



First Floor:

The main entry for families and visitors can be found here on the south side of the building into an entry vestibule. Located in the south-east corner one can find the family lobby & reception with family rooms and public toilets. The building atrium is maintained to provide both circulation and a secure, private area for building occupants. In the 2010 scenario, the remainder of the floor is unoccupied by the Coroner.

Flow of staff, decedents and visitors at this level are as follows:

Decedent –

- Decedents by-pass this level and are transported directly from the lower level receiving area to the second floor autopsy area. A second, new elevator is proposed specifically for the transportation of decedents.

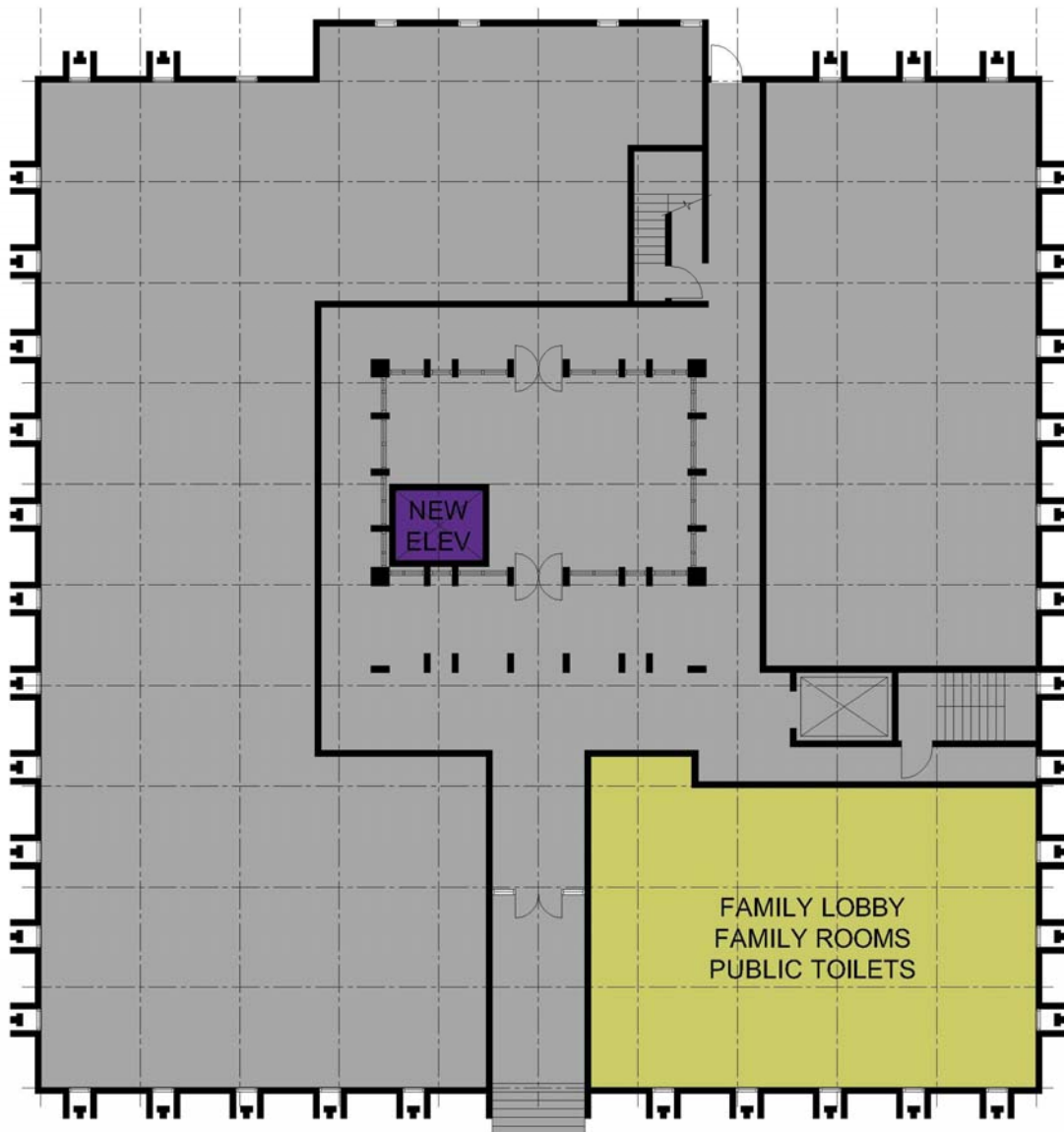
Staff / Coroner –

- Staff may enter the facility either on the lower level or on this main level and utilize the staff elevator or stairs to the second floor where all other functions reside.

Visitors –

- Visitors enter through the main entrance and proceed right for coroner functions including family rooms and property pick-up.
- In this design, decedent viewing is located on the second floor. Visitors would be escorted upstairs to the observation area by Coroner staff.





First Floor

#### Second Floor:

By locating the autopsy function on the second floor, we have the ability to more effectively serve the stringent mechanical needs of the spaces by utilizing the roof for air handling systems. Additionally, the ability to provide more daylight in the autopsy spaces exists on the second floor by the potential introduction of skylights. On this floor, adjacent to the new decedent elevator are initial intake functions such as x-ray with the intake cold room and freezer located directly adjacent. To the north of the intake area is the isolation autopsy function including isolation cold storage. Immediately to the south of the intake cooler is the main autopsy suite including odontology. This area is adjacent to the observation room. The laboratory and tissue bank functions are located along the south side of the building. Gowning, showers and toilets are located in the interstitial space between autopsy and laboratory. Additionally in this 2010 scenario, Administrative and Break functions are located along the east side of the building. By merit of location across the atrium, these functions have adjacency to the staff elevator but are as removed as possible from the autopsy area.

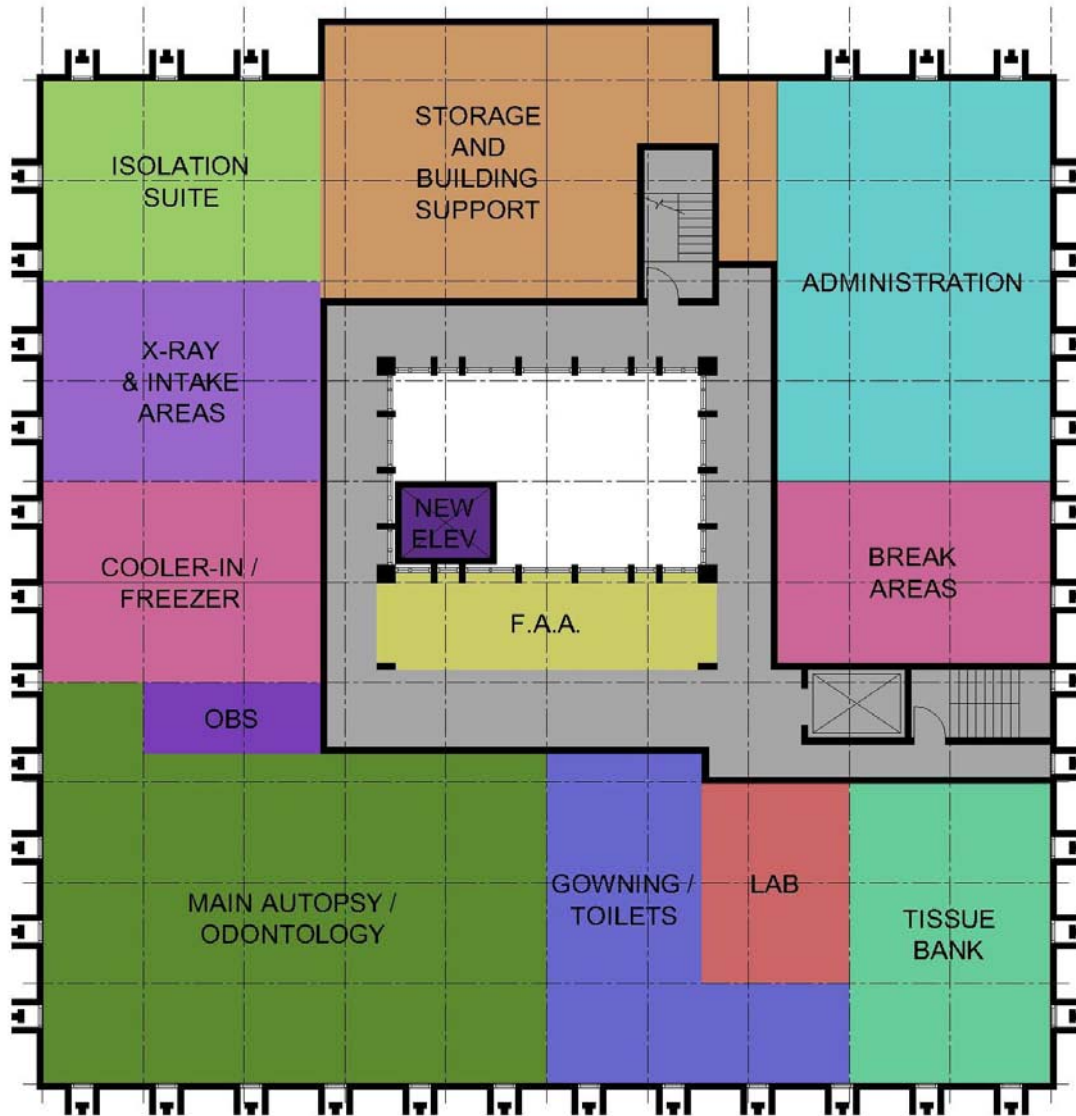
Flow of staff and decedents at this level are as follows:

#### Decedent –

- Decedents are brought to this level on the decedent elevator. Decedents can move to x-ray from here before moving to either the isolation or the main intake cooler.
- Decedents move from the cooler into the autopsy space (isolation or main).
- After autopsy, decedents are moved back to the elevator and transferred back to the lower level for cooler-out holding.

#### Staff / Coroner –

- Staff members access this floor by means of the staff elevator or stairs.
- Staff can gown in the gowning / shower area adjacent to laboratory and autopsy spaces.
- Staff can move through the corridor to the autopsy suite or to any of the other functions surrounding the building core.
- After autopsy, staff can gown and shower out and return to office areas through the internal circulation path around the atrium.



Second Floor

### Design Analysis - 2030

The following illustrations show one suggested scenario accommodating the 2030 program into the proposed existing building. As in the 2010 Design Analysis, there are many possible scenarios for fitting the full program into this facility. It has sufficient square footage to contain this program including the additional square footage that will be required to support the decentralized distribution of mechanical, electrical and plumbing.

#### Lower Level:

Vehicle access for drop-off & pick-up of the decedents will be accommodated at this level. This area includes the functions of cold storage for decedents awaiting pick-up, proposed new vertical transportation to the Autopsy floor, a unisex toilet for staff and visitors, and other Receipt/Release functions including mortuary waiting. The north wall contains existing MEP rooms and will retain this function. A second, secure area for internal vehicle access of staff vehicles is provided along the south half of the lower level. This secure zone includes both the staff elevator and stair for access to the other two building floors. Additionally, Property and Evidence storage may continue to reside on this floor or be accommodated on the First Floor.

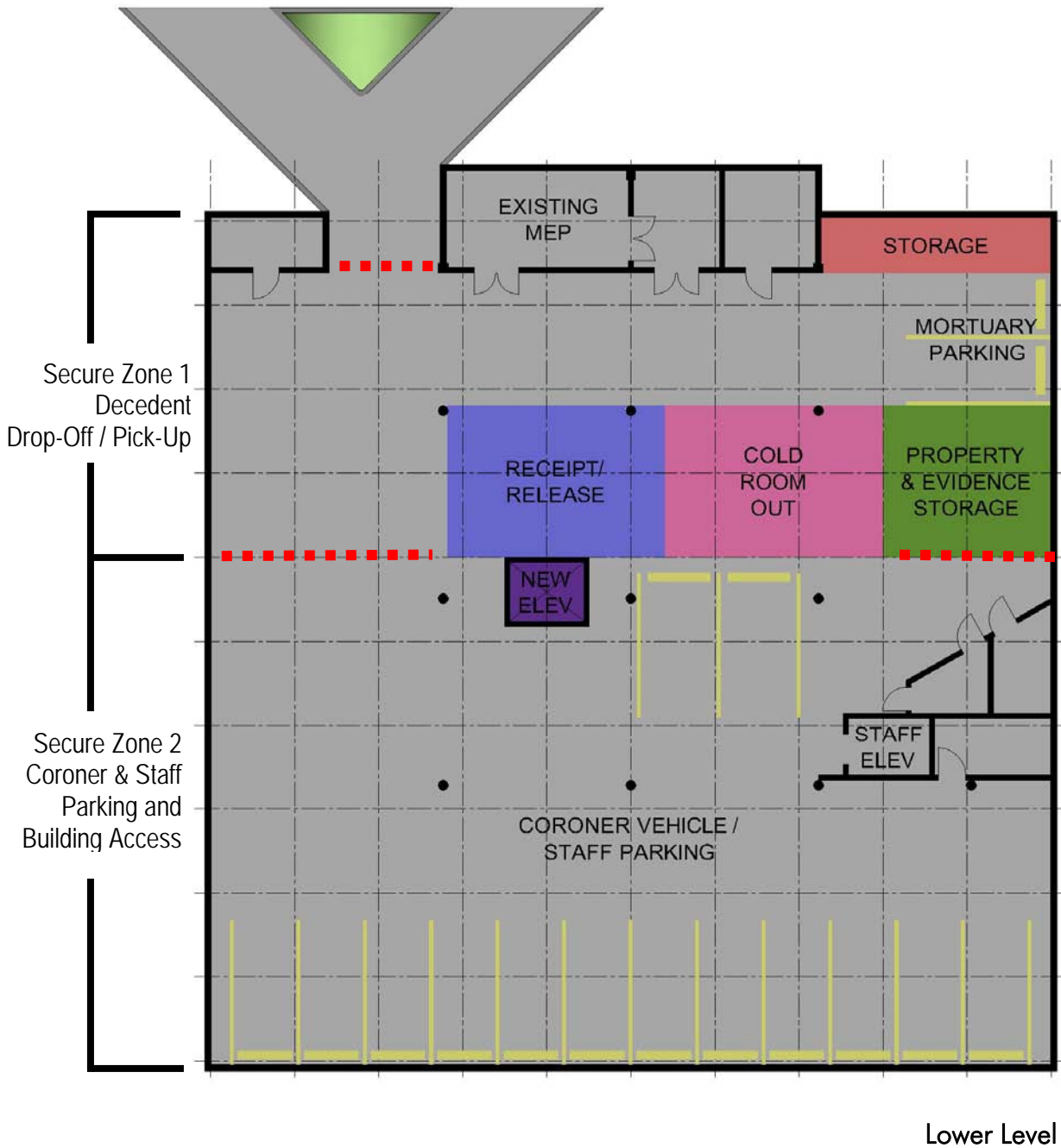
Flow of staff and decedents at this level are as follows:

#### Decedent drop off –

- Drop-off vehicle pulls into entry drive and is buzzed in to facility through first secure gate.
- Vehicle pulls into area in front of Receipt/Release.
- Decedent is processed and entered into the computer system in the Receipt/Release area.
- Decedent is moved into the elevator and taken directly to the second floor for further processing and cold storage intake.

#### Staff / Coroner –

- Staff vehicle pulls into entry drive and enters the first of two security gates. Staff will have access cards to enter secure areas. Tracking of in/out privileges can be accommodated through the Building Management System.
- Staff vehicle continues straight through the second secure gate and into staff parking zone.
- Staff enters the building through the designated staff elevator or stair.



### First Floor:

The main entry for staff & visitors can be found here on the south side of the building into an entry vestibule. This vestibule provides a potential three points of access: lobby / reception for next of kin and family viewing, a release area for property, and a secure access point for staff into the building. Located in the south-east corner one can find the family lobby & reception with family rooms and public toilets. From the entry vestibule to the west one can find property release and the bulk of the administrative offices. This location for offices will allow for future growth to the north for office space as required. Break and sleep areas are located along the east side of the building. Evidence and property may also be located along the east side of the building in a secure zone. Building support and storage are located along the north side of the building on all floors. The building atrium is maintained to provide both circulation and a secure, private area for building occupants.

Flow of staff, decedents and visitors at this level are as follows:

#### Decedent –

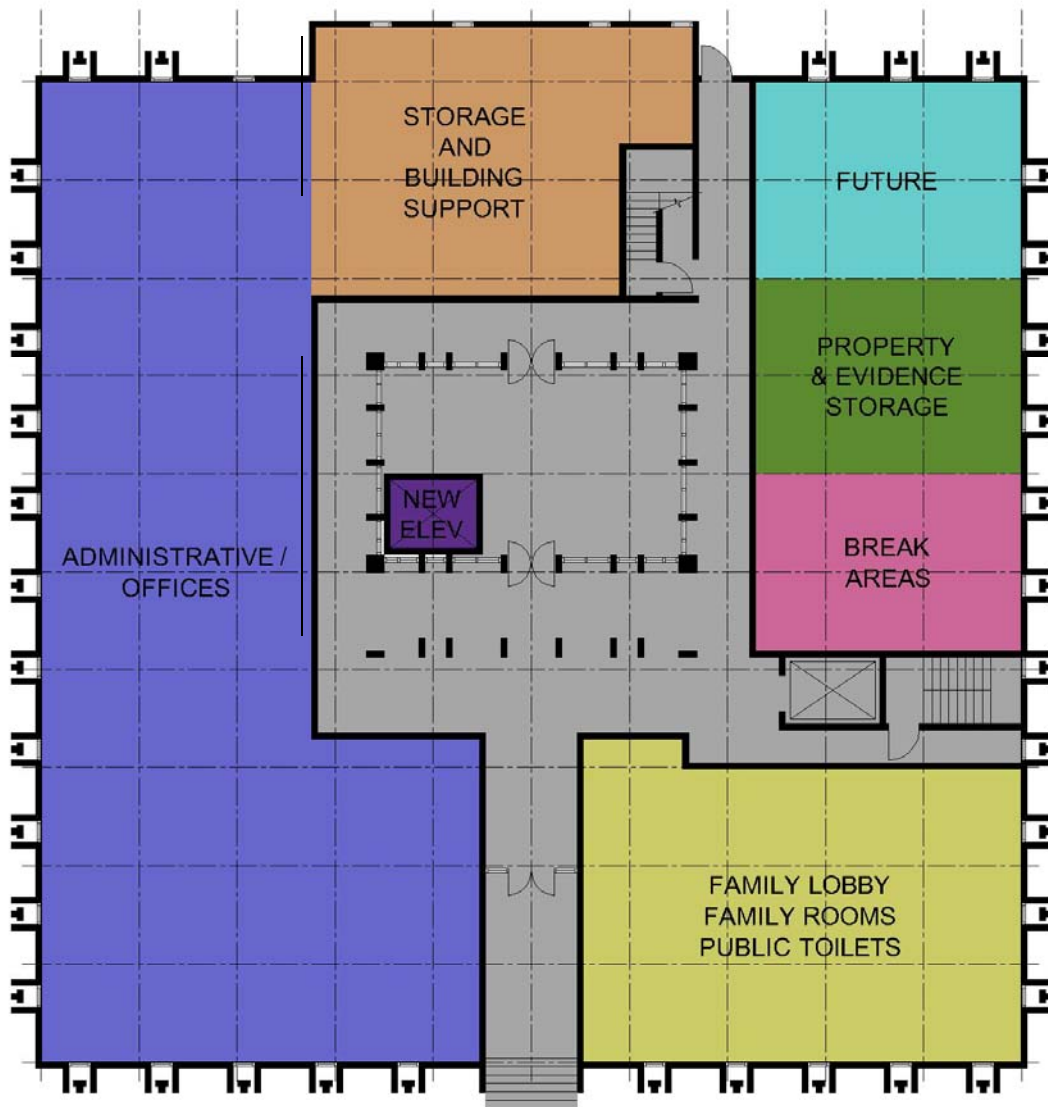
- Decedents by-pass this level and are transported directly from the lower level receiving area to the second floor autopsy area. A second, new elevator is proposed specifically for the transportation of decedents.

#### Staff / Coroner –

- Staff members enter the building through the front door. Secure card sensors should be utilized for entry tracking into the facility.
- Offices for all building occupants except for the Forensic Autopsy Assistants (FAA) are located on this floor.
- Staff can take the staff elevator or stairs to the second floor where autopsy functions reside.

#### Visitors –

- Visitors enter through the main entrance and go either right for coroner functions including family rooms or left for property pick-up. Property pick-up could also take place in the family areas.
- In this design, decedent viewing is located on the second floor. Visitors would be escorted upstairs to the observation area by Coroner staff.



First Floor

Second Floor:

By locating the autopsy function on the second floor, we have the ability to more effectively serve the stringent mechanical needs of the spaces by utilizing the roof for air handling systems. Additionally, the ability to provide more daylight in the autopsy spaces exists on the second floor by the potential introduction of skylights. On this floor, adjacent to the new decedent elevator are initial intake functions such as x-ray with the intake cold room and freezer located directly adjacent. To the north of the intake area is the isolation autopsy function including isolation cold storage. Immediately to the south of the intake cooler is the main autopsy suite including odontology. This area is adjacent to the observation room. The laboratory and tissue bank functions are located along the south side of the building. Expansion space between autopsy and laboratory could be used for future expansion of either space. Gowning, showers and toilets are located along the east wall adjacent to the staff elevator as well as providing plumbing economy by stacking this function with the toilet rooms below. Flow of staff and decedents at this level are as follows:

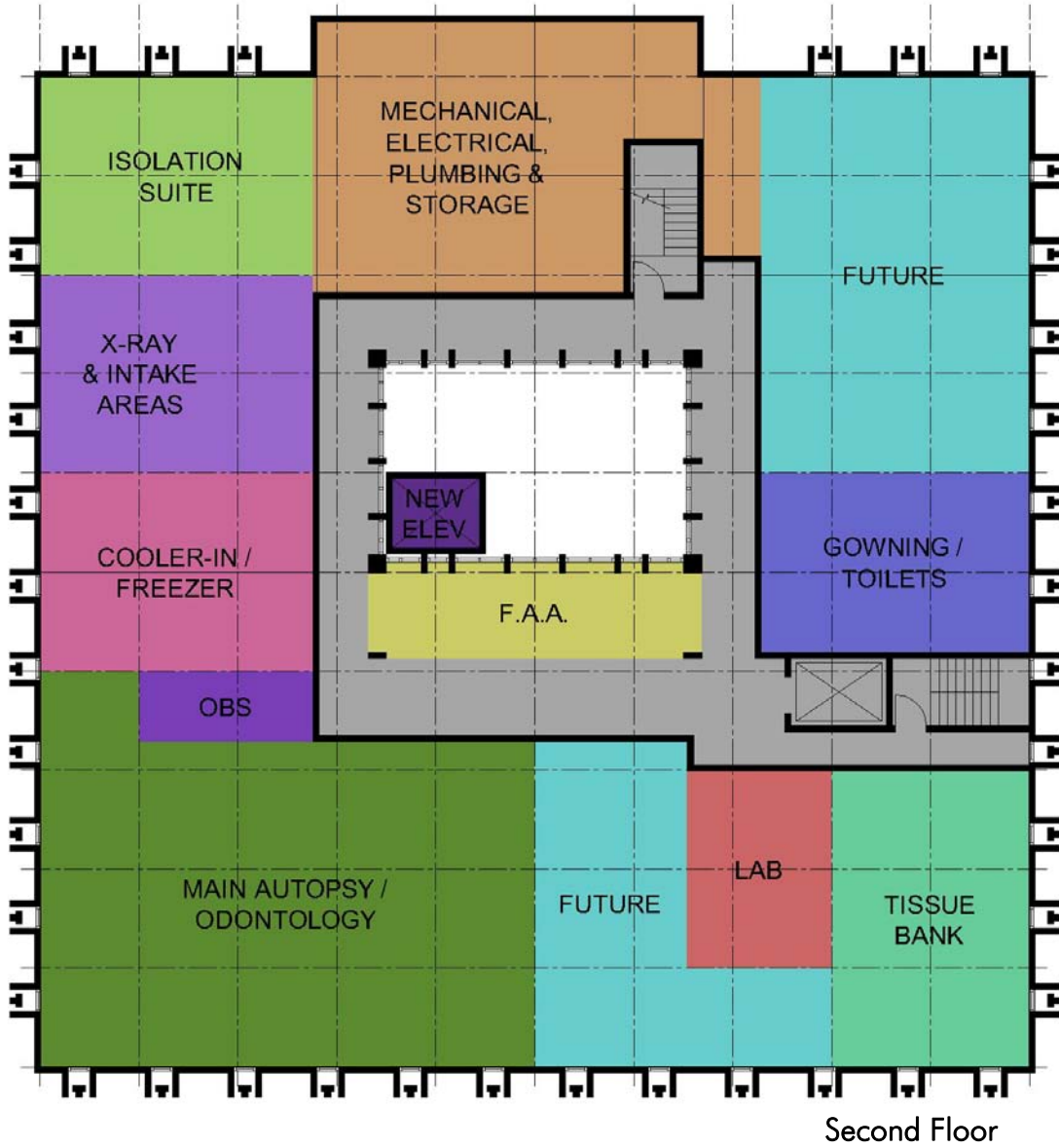
Decedent –

- Decedents are brought to this level on the decedent elevator. Decedents can move to x-ray from here before moving to either the isolation or the main intake cooler.
- Decedents move from the cooler into the autopsy space (isolation or main).
- After autopsy, decedents are moved back to the elevator and transferred back to the lower level for cooler-out holding.

Staff / Coroner –

- Staff members access this floor by means of the staff elevator or stairs.
- Staff can gown in the gowning / shower area adjacent to the staff elevator.
- Staff can move through the corridor to the autopsy suite or to any of the other functions surrounding the building core.
- After autopsy, staff can gown and shower out and move back down to the first floor office areas by means of the staff elevator or stairwell.







## Concept Summary

Based on this proposed blocking concept, this building appears to provide sufficient future expansion to meet the needs of the Coroner program through the 2030 timeframe while meeting current accommodation needs for 2010 in an expandable scenario.

Immediate plans should begin with concentrating on the build out and utilization of the second floor. Additionally, provisions for parking, decedent and evidence/property drop-off and pick-up should also be made at this time in the lower level. Last, the family space located on the first floor should be fit out to provide an understandable and easy-to-find identity within the larger building. Mechanical, Electrical and Plumbing infrastructure should be planned for at the early demolition stages to outfit the facility for the full 2030 program. Office and Administrative areas can easily be subdivided to provide current work areas for 2010 functions on the second floor as well as space on the first floor for future expansion. Autopsy space can either be built at the beginning while only outfitting the space with enough autopsy fixtures as needed for current capacity or modular rooms can be planned where only those spaces as needed in today's plan can be built and finished with provision for the fit and finish of future adjacent spaces as necessary.

As stated earlier, there are multiple concept fits that could work with this building configuration. This study shows only that the program will fit up to the 2030 time span with additional future expansion as necessary. Next steps of further schematic design studies should be undertaken in conjunction with the Users to design the space most appropriate to the process and protocol of the employees of the Stanislaus County Coroner and Public Administrator.

Attachment # 3  
Overview Floor Plans

# Stanislaus County 700 17<sup>th</sup> Street, Modesto, CA

## Proposed Remodel for Coroner, Detention Visitation and Records Uses



Approval of Matters Related to the Expansion, Financing,  
Design and Construction of the Public Safety Center  
Detention Facilities and Coroner Facility

Approval and Authorization for Re-Use of the Former  
Medical Arts Building (MAB) as the New Permanent Location  
for the Sheriff's Coroner Facility;  
Approval of the Financing Plan;  
Issuance of a Request for Proposal of Professional  
Architectural Design Services; and Related Actions

Stanislaus County Board of Supervisors  
Agenda Item B-4 (b), December 13, 2011





**Patricia Hill Thomas**  
Stanislaus County Chief Operations Officer

# Overview

- The Board of Supervisors approved the updated Public Safety Center (PSC) Needs Assessment and Master Plan (including the Coroner-Public Administrator facility project) on June 26, 2007.
- Original estimated cost to construct a new Coroner Facility to meet the projected needs through the year 2030 was over \$11 million for an all new facility to be located at the County's PSC at Hackett and Crows Landing Roads.

## Overview

- The cost and scope of the Coroner's project re-using an existing County facility was then reduced to \$5.6 million, which was reported in the County's most recent Capital Improvement Plan (CIP).
- The recommended plan provides for re-use of a vacant County facility at a cost of \$4.4 million for the Coroner, \$1.3 million in payments to the Health Services Agency, and \$0.5 million for needed improvements for other appropriate uses, for a total of \$6.2 million, at no increase to the existing General Fund's debt obligations.



# Background

- Sheriff-Coroner facility, currently located in 3,520 sq. ft. at 939 Oakdale Road, was constructed in 1978.
- The Coroner's functions have completely outgrown the current space for offices, storage, public, waiting, autopsy and processing.
- "Temporary" modular space has been added to meet critical needs and additional outdoor storage space was enclosed but the facility remains insufficient to meet current peak needs.

# Background

- Harley Ellis Devereaux Corporation initially conducted a detailed program study for the Coroner at the PSC site.
- Harley Ellis Devereaux Corporation was later retained to examine the feasibility of locating the Coroner in the County's Medical Arts Building vacated by the Health Services Agency in 2006.

# Coroner-Public Administrator Plan

- Harley Ellis Devereaux Corporation found the “core and shell” of the MAB building to be an excellent location for the long-term needs of the Coroner.
- The project cost at the MAB Building was estimated at \$4,400,000 for the Coroner’s portion only.
- Re-use of the MAB represents a considerable savings over new construction.
- The Coroner would occupy about 70% of the available net space plus the entire basement garage in the building.



CONCEPTUAL PLAN Subject to detailed design and layout

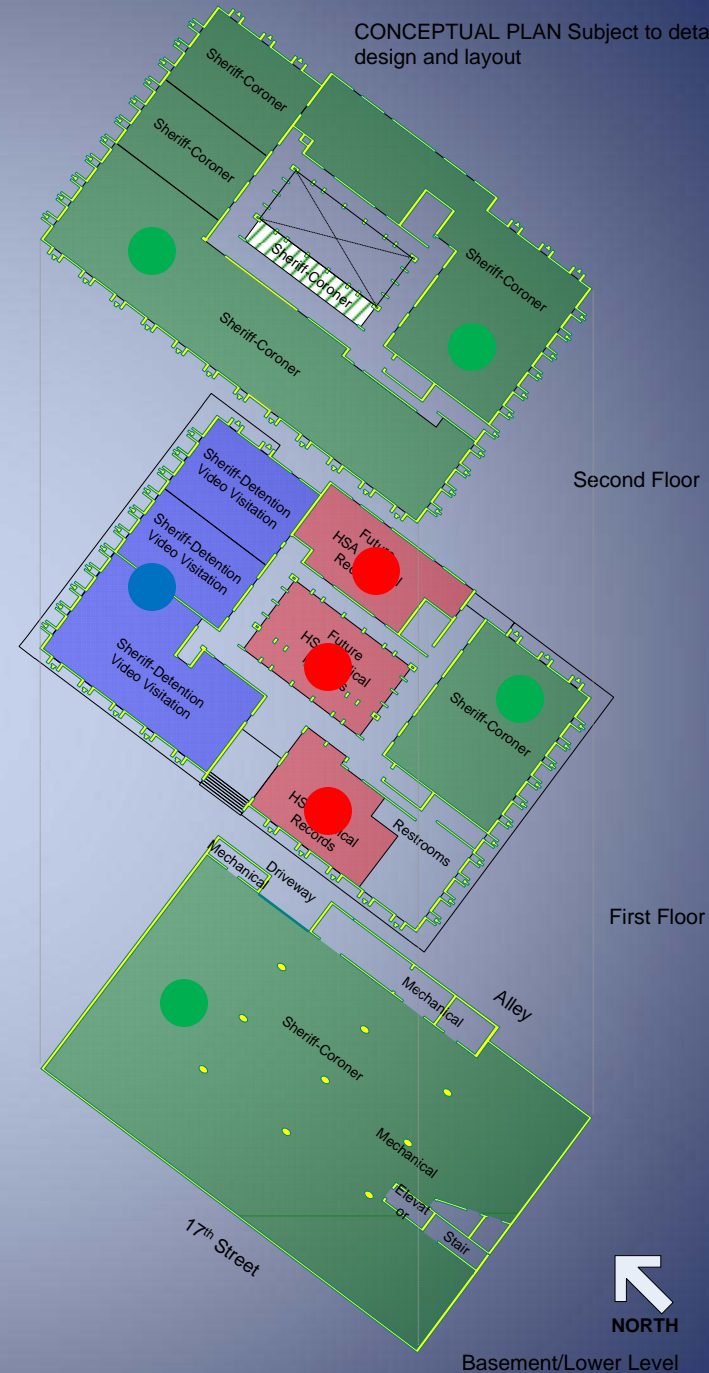
## Sheriff

- Coroner 14,000 sq. ft.
- Video Visitation 4,000 sq. ft.

## Health Services Agency

- Medical Records 3,000 sq. ft.

Coroner (basement) 13,000 sq. ft.



## Other Compatible Uses of the Medical Arts Building

- The balance of the first floor space would be occupied by a Sheriff's Video Visitation Center and Health Services Agency Medical Records as secondary tenants to be completed after the Coroner project.
- The proposed Detention Video Visitation program will permit use of remote, monitored audio-video to provide required inmate visits by authorized family members and others at a remote site.
- Use of Video Visitation removes access to the secure detention environment by public and substantially decreases potential for the introduction of contraband into the jails.

## Other Compatible Uses of the Medical Arts Building

- Video Visitation technology is being implemented increasingly in county detention systems throughout the U.S. and provides the potential for increased visitation.
- A decision to implement Video Visitation now will affect the design of Jail facilities being planned at the PSC.
- The remaining first floor space, about 3,000 sq. ft., would be used to house Health Services Agency Medical Records in the future.
- The project includes \$500,000 for tenant improvements for Video Visitation and Medical Records functions.

# Project Sources and Uses

<b>Recommended Sources 12-13-11</b>	<b><i>Amount</i></b>
2006 Tobacco Endowment	\$6,200,000
<b>Total</b>	<b>\$6,200,000</b>
<b>Recommended Uses 12-13-11</b>	<b><i>Amount</i></b>
Construction	\$4,400,000
Tenant Improvements for Video Visiting and Medical Records	\$500,000
Health Services Agency Building Buyback	\$1,000,000
Final Debt Payment for 1997B COP	\$300,000
<b>Total</b>	<b>\$6,200,000</b>







**Adam Christianson**  
Stanislaus County Sheriff-Coroner

**David Leifer**

Principal  
KNN Public Finance



# Financing Strategy

	Scenario 1	Scenario 2	Scenario 3	Scenario 4
<b>Term</b>	15 years 2.62%	15 years 4.50%	20 years 2.62%	20 years 4.50%
<b>Total Project Fund Deposit:<sup>1</sup></b>	<b>\$13,200,000</b>	<b>\$13,200,000</b>	<b>\$13,200,000</b>	<b>\$13,200,000</b>
<i>Average Annual Gross Debt Service:</i>				
AB900:	\$598,911	\$676,646	\$468,879	<b>\$550,044</b>
Coroner's Facility:	\$530,464	\$599,315	\$415,292	<b>\$487,182</b>
<b>Total:</b>	<b>\$1,129,375</b>	<b>\$1,275,961</b>	<b>\$884,171</b>	<b>\$1,037,225</b>
<i>Total Estimated General Fund</i>				
<b>Savings from Retirement of 1997B COPs:<sup>2</sup></b>	<b>\$1,217,673</b>	<b>\$1,217,673</b>	<b>\$1,217,673</b>	<b>\$1,217,673</b>
<b>Net Savings/(Cost) to GF:</b>	<b>\$88,298</b>	<b>(\$58,288)</b>	<b>\$333,502</b>	<b>\$180,448</b>
<i>1 Represents both AB900 and Coroner's Facility financings.</i>				
<i>2 Source: County of Stanislaus.</i>				

# Financing Plan Review

- The Financing Plan for this Project has been reviewed by the Capital Facilities Committee and the County's Debt Advisory Committee.
- Both committees concur with the following recommendations.

# Staff Recommendations

1. Approve the re-use of the former Medical Arts Building as the new permanent location of the Sheriff's Coroner Facility.
2. Approve the financing plan for replacement of the Coroner Facility as recommended by the Debt Advisory Committee including the commitment of \$6.2 million financed through an internal borrowing from the 2006 Tobacco Endowment Fund.

# Staff Recommendations

3. Authorize the Project Manager to issue a Request for Proposals for professional architectural design services, issue a notice inviting submittal of qualifications and proposals on December 14, 2011; modify the issuance date if necessary; accept and open the proposals on January 19, 2012, immediately after 2:00 p.m.; and return to the Board of Supervisors to recommend an award.
4. Authorize the Project Manager to issue a Request for Proposals for a Specialty Abatement and Demolition Consultant.

## Staff Recommendations

5. Direct the Auditor-Controller to increase appropriations and revenue in the Coroner Capital Project Fund as outlined in the Budget Journal form through an operating transfer from the 2006 Tobacco Endowment fund.
6. Authorize the Project Manager to negotiate and sign contracts, work authorizations, and purchase orders for professional services needed in this phase of the project as long as they are within the project budget. Staff will return to the Board of Supervisors for approval of the contract for design work.



Questions?