



OFFICE OF
THE SHERIFF AND CORONER
 FOR THE COUNTY OF ALPINE, STATE OF CALIFORNIA

KEEPING THE PEACE SINCE 1864



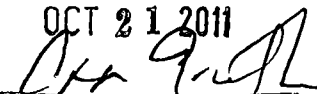
JOHN M. CRAWFORD
 SHERIFF-CORONER

ROBERT E. LEVY
 UNDERSHERIFF

October 21, 2011

Honorable David L. DeVore
 Presiding Judge
 Alpine County Superior Court
 P.O. Box 518
 Markleeville, CA 96120

FILED
 SUPERIOR COURT
 COUNTY OF ALPINE

OCT 21 2011
 BY 
 COURT CLERK

Alpine County Civil Grand Jury
 P.O. Box 102
 Markleeville, CA 96120
 RE: **Grand Jury Final Report 2010-2011**

The Honorable Judge Devore:

In response to Grand Jury Report 2010-2011, I submit the following in writing for the Grand Jury Report Title "Room for Justice", dated 2010-2011.

I agree with the findings numbered: F1, F2, R1, and R2.

During FY 2002-2003, I agreed to and used Rural Sheriff's Funds (AB443) to assist Alpine County in purchasing property located directly North of the Administration Building Parking lot. This site was designated by the Alpine County Board Chairman as the future site of the Alpine County Sheriff Office. I have attached a letter from then Chairman Herman Zellmer indicating that this was the Board's desire (BOS 06/03/2003 Item 1.2, BOS 07/01/2003 Item 1.2, & BOS 07/13/2003 Item 9.5 attached).

After the purchase of the property, Alpine County hired TRG consulting. A conceptual plan for the future Alpine County Sheriff's Office was developed. The plan was based on a similar design already built for the Lassen County Sheriff's Office. I personally toured this facility and have firsthand knowledge of its design in a real life application. One change to these plans I would suggest, is that the facility would need to be hardened with cinder block walls and projectile resistant windows.

I have attached the conceptual drawings to this response. This was an important first step in bringing forward the planning, design and construction of a new sheriff's facility. A preliminary cost analysis by TRG Consulting is attached.

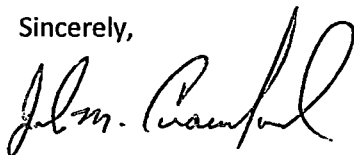
Unfortunately, Federal Funding priorities, the economic downturn and a change in county staffing have brought this project to a halt. The Federal funding priority has been interoperable radio communications. This agency has aggressively pursued that funding stream as the public safety communications system needed an additional facility to improve coverage and safety.

The economic down turn may present an opportunity to re-examine construction of a Sheriff's facility. Construction costs may have decreased as a result of slowing construction jobs and/or projects locally. Further, material costs have risen and may continue to rise in the future as the economy improves possibly eliminating the ability to bring a project forward. The economic conditions have also created financing opportunities with interest rates at historic lows.

I want to thank the Grand Jury for brining this critical issue forward. Under the California Constitution Article XIII, Section 35 (2), I agree that "the protection of the public safety is the first responsibility of local government and local officials have an obligation to give first priority to the provision of adequate public safety services". I believe that this statement applies to my employees and the public that would visit a Sheriff's Office.

I have agreed to moving most of my staff to the Turtle Rock Park Recreation Building, due to safety concerns (see OSHA complaint). While I have been assured that this move is temporary, the need to improve my staff's working environment should be a priority along with all of the public safety infrastructure needs. I look forward to working directly with the Board of Supervisors to implement the Grand Jury's recommendations as a part of a larger Sheriff's Office, located at the County Seat (Markleeville).

Sincerely,



John M. Crawford
Sheriff-Coroner
Alpine County

Attachments:

Letter dated June 18, 2003 Hon. Chairman Herman Zellmer to Sheriff John M. Crawford

BOS 06/03/2003 Item 1.2, BOS 07/01/2003 Item 1.2, & BOS 07/13/2003 Item 9.5

TRG Consulting Conceptual Plans Future Alpine County Sheriff's Office

TRG Consulting Preliminary Cost Analysis Future Alpine County Sheriff's Office

TRG Consulting Full size drawings future Alpine County Sheriff's Office

OSHA Complaint

**Agreement for Purchase of Property and Initial Instructions Contract No. CC2003-54 Approved
07/15/2003**

THE BOARD OF SUPERVISORS
ALPINE COUNTY, CALIFORNIA

P. O. BOX 158
MARKLEEVILLE, CALIFORNIA 96120

TELEPHONE
530-694-2281
FAX
530-694-2491

June 18, 2003

John Crawford, County Sheriff-Coroner
Alpine County Sheriff's Department
P.O. Box 278
Markleeville, CA 96120

Dear John:

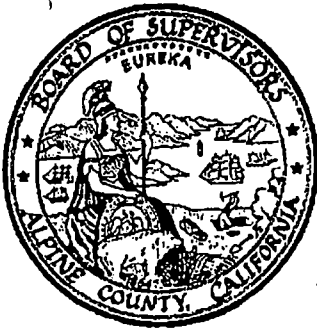
At its meeting June 3, 2003, the Board of Supervisors designated County Counsel J. Dennis Crabb as the real property negotiator for acquisition of property adjacent to the Alpine County Administrative building. The purpose of the proposed acquisition is to provide an adequate site for the construction of a new Sheriff's Office. Preliminary site evaluation and planning is currently being provided by TRG Consulting.

The estimated cost of the acquisition by the County is \$355,000. An escrow account has been established at First American Title in South Lake Tahoe, Account No. 1036185, in the sum of \$200,000. The escrow officer handling the transaction is Linda Hansen-Gordon, who may be contacted at 530 541-5353.

This is an exciting opportunity for the County. We thank you for your commitment to this important project.

Very truly yours,


Herman Zellmer
Chair, Board of Supervisors



**BOARD OF SUPERVISORS
ALPINE COUNTY**

County Administrative Office Building
Post Office Box 158
Markleeville, California 96120
Telephone (530) 694-2281

MINUTES

JUNE 3, 2003

1. CALL TO ORDER / CLOSED SESSION

Vice-Chair Terry Woodrow called the closed session to order at 8:00 a.m., with Supervisors Donald M Jardine, and Chris H. Gansberg, Jr. present. Supervisor Herman Zellmer was absent and District 3 Supervisorial position is vacant.

Vice-Chair Woodrow announced that the Board would adjourn to closed session to discuss the following items with legal counsel. Upon reconvening from closed session, Vice-Chair Woodrow announced the Board had been in closed session and Counsel would give the report.

1.1 Request for closed session with legal counsel to discuss pending labor negotiations pursuant to Government Code §§54954.5 and 54954.6.

County Counsel Dennis Crabb reported there was a status report with regard to the various proposals that had been tendered, received and in some cases not responded to; the closed session was continued until after the conclusion of the regular meeting for further discussion.

County Counsel Dennis Crabb reported the Board directed the negotiator to contact the union to request an independent financial analysis be conducted on both the union's current proposal and the county's current proposal; the results of that analysis be the subject of a meeting between the employee negotiators and the subcommittee of the Board, to be appointed by the Chair; results of that financial analysis report meeting be returned to the Board at the next available meeting.

1.2 Request for closed session for conference with real property negotiator, pursuant to Government Code §54956.8: Property: Post Office and related parcel - Highway 88, Markleeville, California; Negotiating Parties: Dennis Crabb, County Counsel - Mike Gard, Owner; Under Negotiation: Fee acquisition of all or portion of property, including price and terms pursuant to appraisal.

County Counsel Dennis Crabb reported the Board reviewed the results of an appraisal prepared by Lee H. Smith and directed the real property negotiator to determine whether an agreement could be reached and returned at the next Board meeting.

2. CALL TO ORDER, ANY OF THE FOLLOWING AGENCIES FOR WHICH THE BOARD OF SUPERVISORS SITS AS OFFICERS: LOCAL TRANSPORTATION COMMISSION / BOARD OF EQUALIZATION / WATER AGENCY.

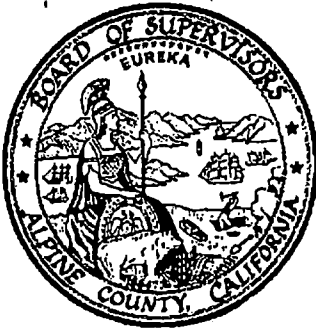
The Board of Supervisors adjourned to the **Local Transportation Commission** at 8:50 a.m. and after all matters were heard, they reconvened as the Board of Supervisors.

3. CALL TO ORDER REGULAR MEETING – PLEDGE OF ALLEGIANCE

Supervisors Donald M. Jardine, Terry Woodrow and Chris H. Gansberg, Jr. were present. Supervisor Herman Zellmer was absent and District 3 Supervisorial position is vacant. Vice-Chair Woodrow called the meeting to order at 9:00 a.m.

Director Health and Human Services Cindy Hannah led the Pledge of Allegiance.

4. ORAL COMMUNICATIONS – GENERAL PUBLIC COMMENT



BOARD OF SUPERVISORS
ALPINE COUNTY

County Administrative Office Building
Post Office Box 158
Markleeville, California 96120
Telephone (530) 694-2281

MINUTES

JULY 1, 2003

1. CALL TO ORDER / CLOSED SESSION

Chair Herman Zellmer called the closed session to order at 8:00 a.m., with Supervisors Donald M Jardine, Terry Woodrow and Chris H. Gansberg, Jr. present. District 3 Supervisorial position is vacant.

Chair Zellmer announced that the Board would adjourn to closed session to discuss the following items with legal counsel. Upon reconvening from closed session, Chair Zellmer announced the Board had been in closed session and Counsel would give the report.

1.1 Request for closed session with legal counsel to discuss pending labor negotiations pursuant to Government Code §§54954.5 and 54954.6.

County Counsel Dennis Crabb reported the Board reviewed the status of salary negotiations and directed the contracts be prepared with both of the remaining units based upon the present status negotiations; the contracts to return at the July 15, 2003 meeting for Board consideration.

1.2 Request for closed session for conference with real property negotiator, pursuant to Government Code §54956.8: Property: Post Office and related parcel - Highway 89, Markleeville, California; Negotiating Parties: Dennis Crabb, County Counsel - Mike Gard, Owner; Under Negotiation: Fee acquisition of all or portion of property, including price and terms pursuant to appraisal.

County Counsel Dennis Crabb reported the Board was briefed on the status of negotiations and directed that a purchase agreement be prepared for Board consideration on July 15, 2003 in conjunction with the report from the consultant on the Sheriff/Court/Administration facility project.

2. CALL TO ORDER, ANY OF THE FOLLOWING AGENCIES FOR WHICH THE BOARD OF SUPERVISORS SITS AS OFFICERS: LOCAL TRANSPORTATION COMMISSION / BOARD OF EQUALIZATION / WATER AGENCY. None.

3. CALL TO ORDER REGULAR MEETING – PLEDGE OF ALLEGIANCE

Supervisors Donald M. Jardine, Herman Zellmer, Terry Woodrow and Chris H. Gansberg, Jr. were present. District 3 Supervisorial position is vacant. Chair Zellmer called the meeting to order at 9:00 a.m.

STPUD Land Application Manager for Alpine County Hal Bird led the Pledge of Allegiance.

4. ORAL COMMUNICATIONS – GENERAL PUBLIC COMMENT

This portion of the meeting is an opportunity for members of the public to address the Board of Supervisors on subjects relating to county business. No action can be taken on matters not listed on the agenda.

Chamber of Commerce Update Executive Director Alpine County Chamber of Commerce Teresa Burkhauser reported the Chamber was open seven days a week through the summer and stated she would be working Sunday through Thursday. Burkhauser announced the Chamber building was being painted today. Burkhauser reported the Death Ride was two weeks away and stated all the details were coming together. Burkhauser thanked the County for their support.

Fire Safe Council Update Resource Advisory Committee Fire Projects Coordinator Clint Celio reported 35 members of the public attended the meeting on Saturday, June 28, 2003 regarding the courtesy fire safe review. Celio reported there were approximately 35 agency representatives from U.S. Forest Service, CDF and BLM.

Director Public Works Leonard Turnbeaugh reported opening public bids on July 14, 2003 at 2:00 p.m. In the Board room and stated there were four bids; California Pavement Management, Inc. from Sacramento was the low bidder at \$217,688. Turnbeaugh requested Board authorization to include all of C Lot for a total cost not to exceed \$250,000.

MOTION Woodrow/SECOND Jardine authorizing Director Public Works or his designee to award contract for Bear Valley Roads and Parking Lots Overlay Project, including a change order to include all of C Lot and a 5% contingency at a cost not to exceed \$250,000.

AYES: Jardine, Zellmer, Woodrow, Gansberg;

VACANT: Supervisor District 3;

MOTION CARRIED.

9.4 Status report by TRG Consulting, William Harry Munyon, regarding Alpine County Space Planning and Site Design Services. - Assistant to the Board

TRG Consulting, Inc. representative William Harry Munyon gave a PowerPoint presentation regarding Alpine County Space Planning and Site Design. Munyon stated the planning goals and presented three options for the Sheriff's Building, Administration Building and Courthouse. Munyon presented an options analysis matrix based on need, cost, funding availability, grant probability, public safety and public service and recommended Option 1 (New sheriff's administration building with court holding, renovated and expanded administration building in current location, renovated courthouse including court expansion, probation and district attorney and site development including parking and public restrooms). Munyon presented the development options cost summary both with and without the Office of Education, reviewed funding alternatives and the timeline for implementation. Munyon reviewed parking needs and requirements, site utilization, public restrooms and the One Stop Permit Center.

There was consensus of the Board to pursue Option 1 and direction to Director Public Works Leonard Turnbeaugh to pursue National Historic Building Registry for the Courthouse.

9.5 Request for approval of agreement between Mike and Janna Gard and the County of Alpine for purchase of property and initial instructions. - County Counsel

County Counsel Dennis Crabb reported the Gards had signed the purchase agreement. Crabb stated that there were two Board concerns: that the property purchase would make a meaningful contribution to the Strategic Plan and the status of the front portion of the property. Crabb reported that the property purchase was necessary to move forward with the Strategic Plan and that they would continue to discuss purchase of the front portion of the property with the Gards.

Director Public Works Leonard Turnbeaugh reported the Technical Advisory Committee had approved a proposed parcel split with conditions to meet Building Code requirements.

MOTION Gansberg/SECOND Jardine approving CC2003-54 agreement between Mike and Janna Gard and the County of Alpine for purchase of property and initial instructions.

AYES: Jardine, Zellmer, Woodrow, Gansberg;

VACANT: Supervisor District 3;

MOTION CARRIED.

10. DEPARTMENT'S AGENDA

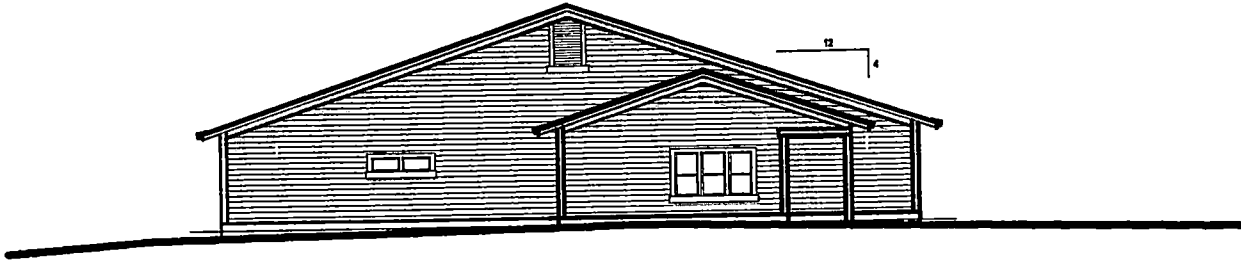
10.1 ASSISTANT TO THE BOARD

a) Assistant to the Board / Personnel / Purchasing update and oral communication.

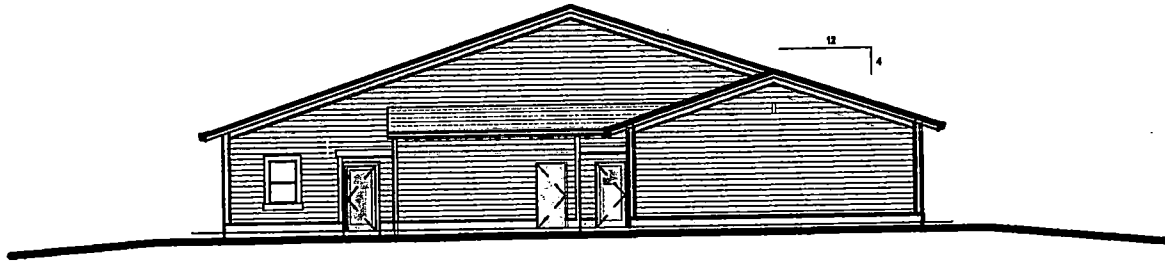
Assistant to the Board Judy Molnar had nothing further to report.

10.2 COUNTY COUNSEL

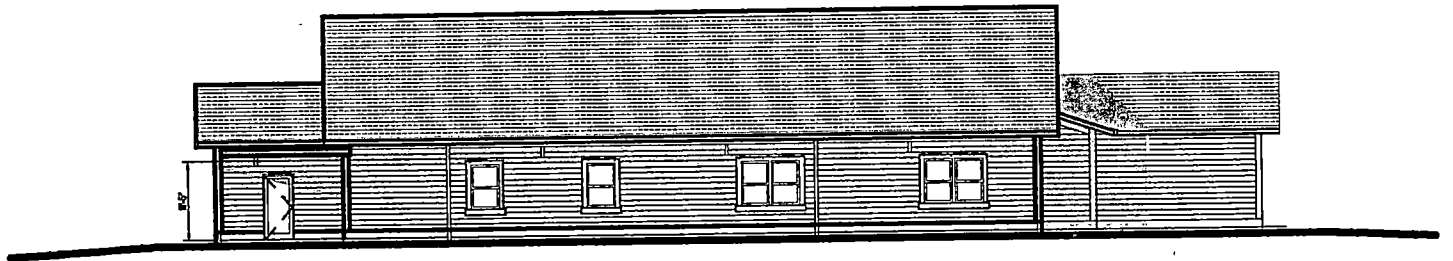
a) County Counsel update and oral communication.



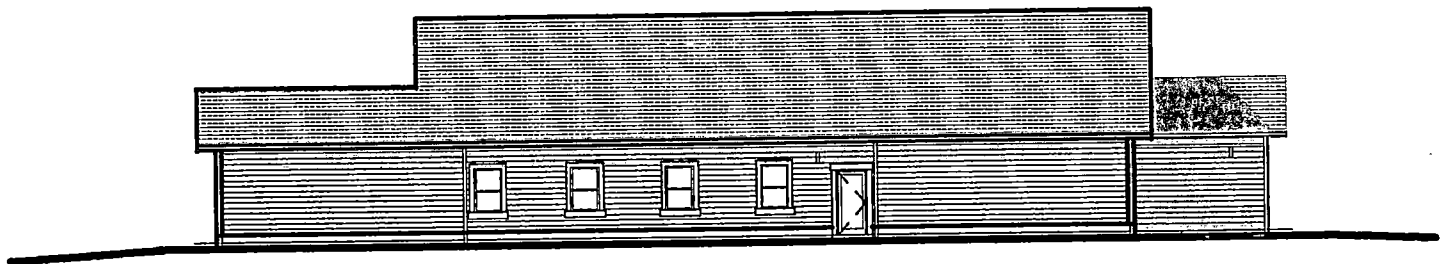
NORTH ELEVATION



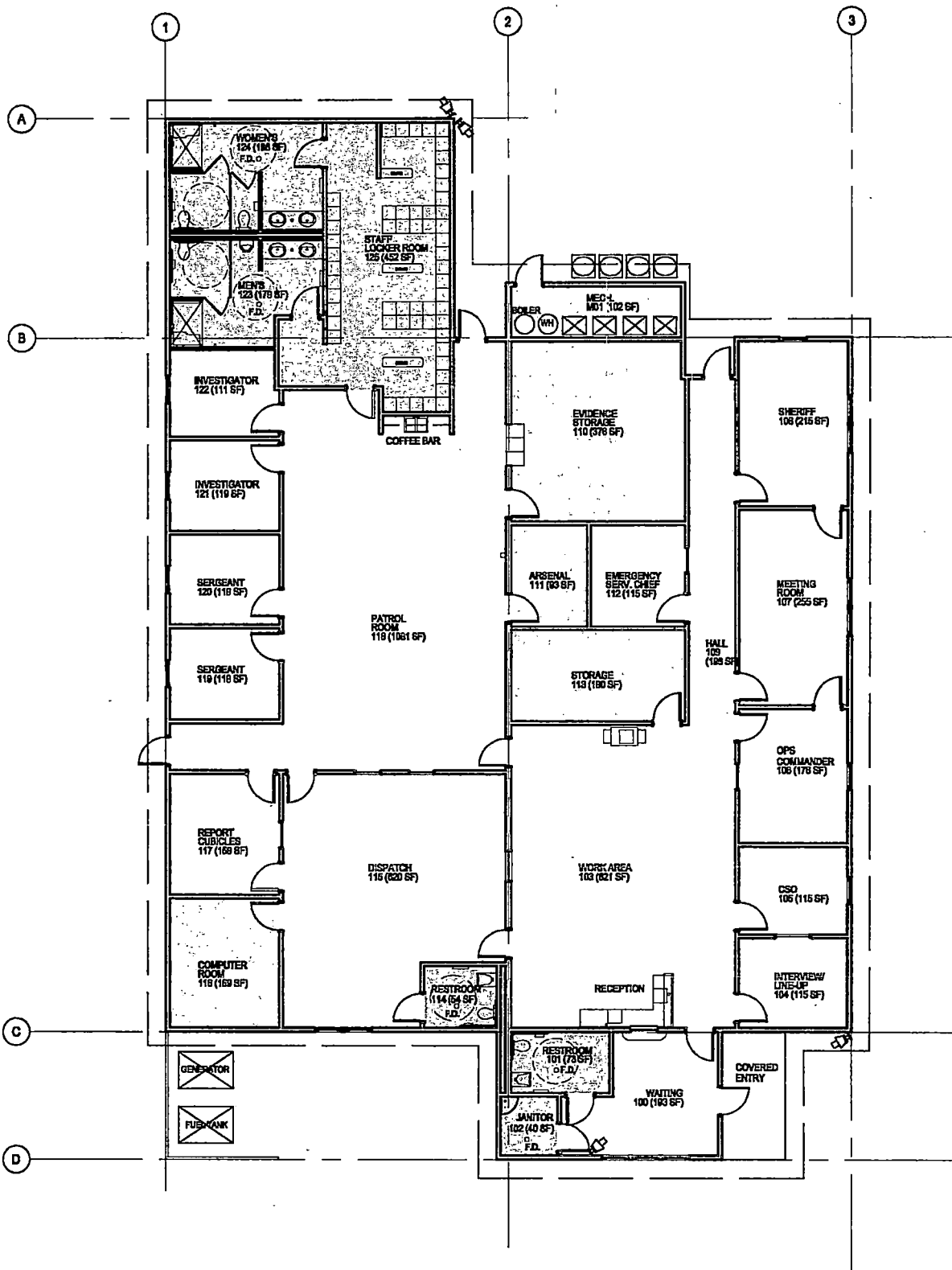
SOUTH ELEVATION



EAST ELEVATION



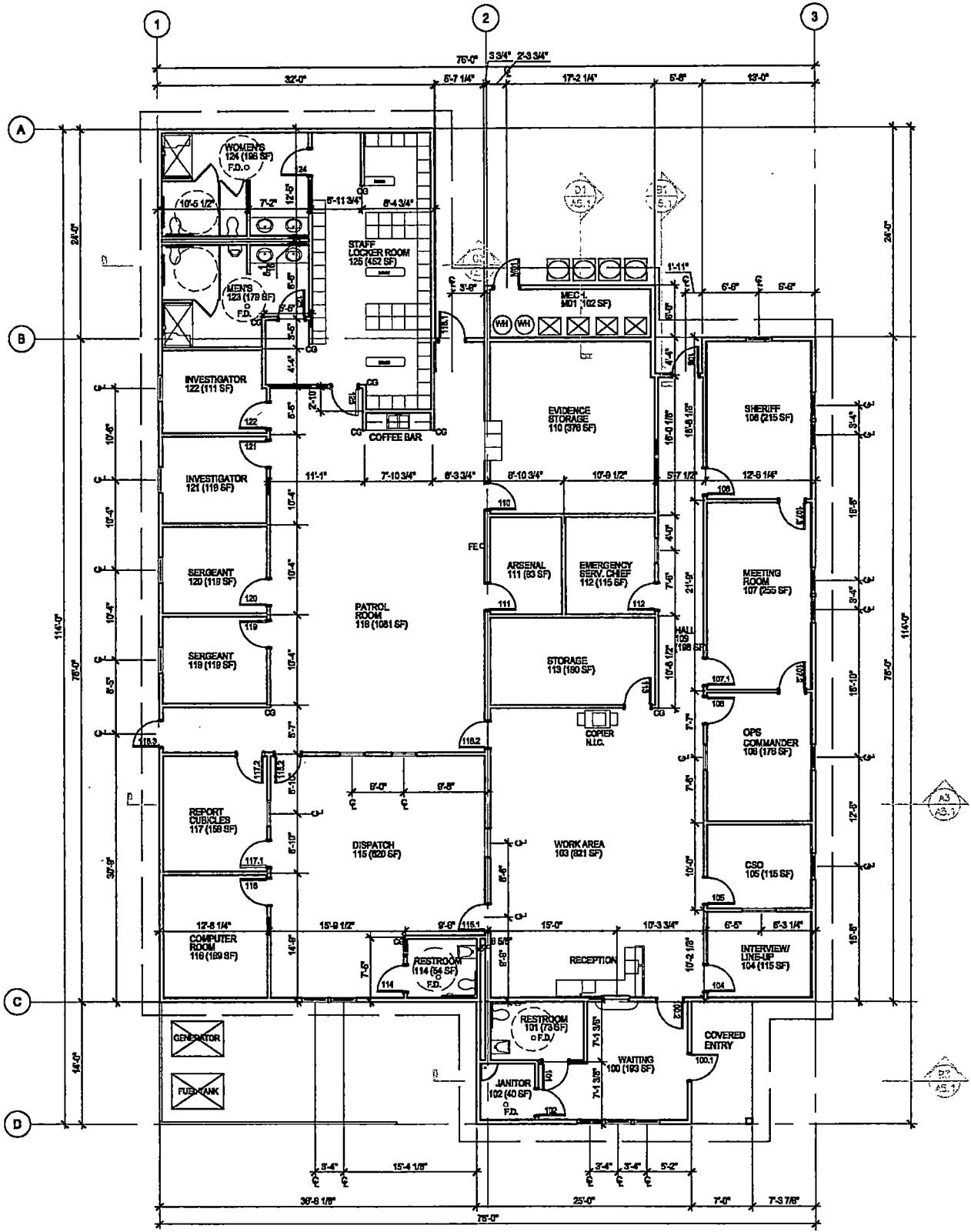
WEST ELEVATION



ADMINISTRATION BUILDING FLOOR PLAN
 SCALE 1/16" = 1'-0"

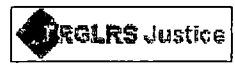
10 May 2002

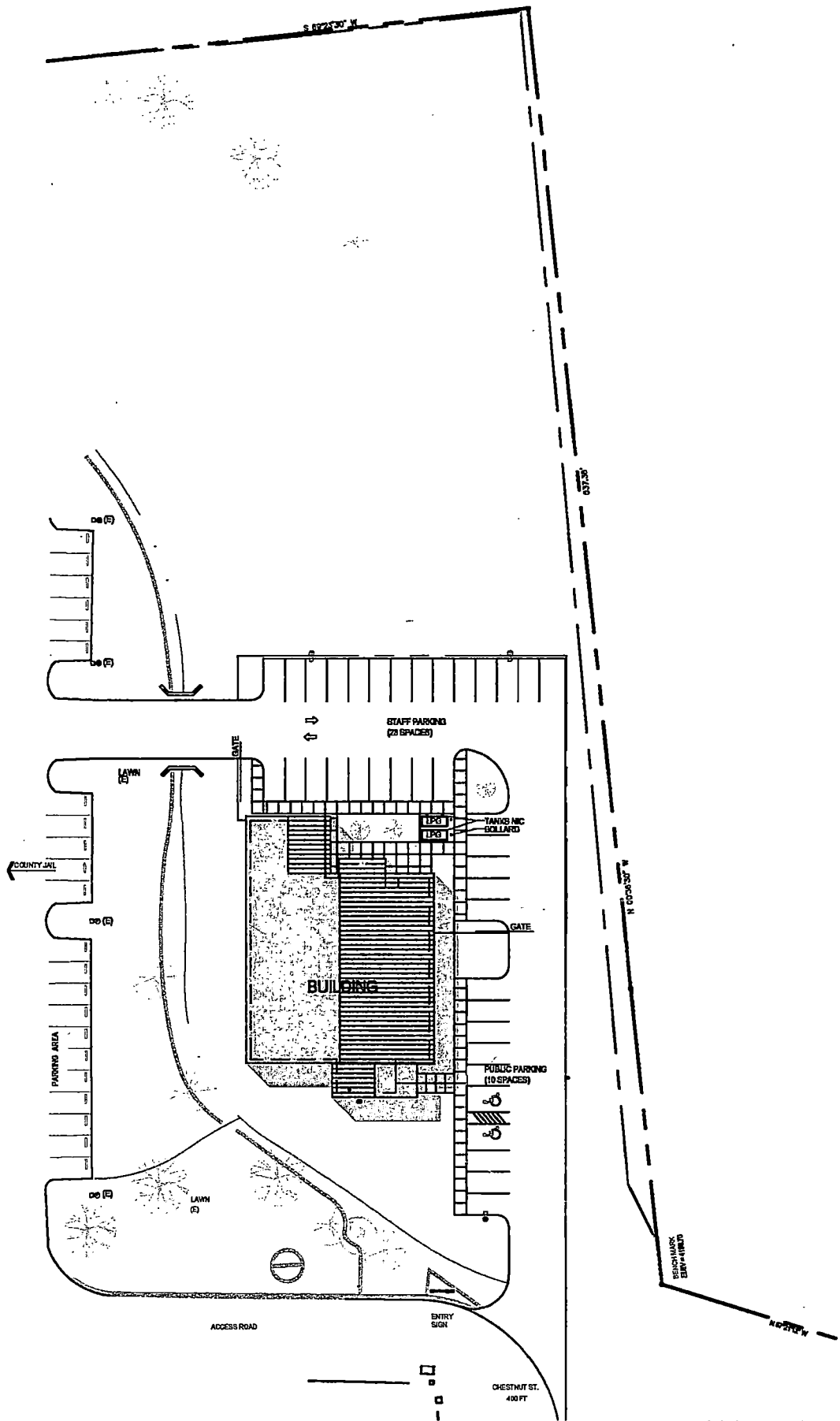




ADMINISTRATION BUILDING FLOOR PLAN
 SCALE 1/16" = 1'-0"

10 May 2002





ADMINISTRATION BUILDING SITE PLAN
SCALE 1:60

10 May 2002





Alpine County Sheriff's Administration Building Construction Cost Analysis

September 9th, 2003 (Revision 00)

Introduction. The original architectural program for the new Sheriff's Administration Building envisioned a construction budget of \$1,877,412.50 using a Building Gross Square Footage (BGSF) cost of \$250/BGSF. Unfortunately only \$1,000,00.00 is available to cover construction costs. The following three tables illustrate the analysis to meet the proposed construction budget.

Construction Cost Analysis [Page 1]

- This table illustrates the original budget at \$250/BGSF along with a column showing the construction cost if the Administrative Space can be constructed for \$200/BGSF.¹
- Two non-contact visiting stations have been added as requested by the Sheriff's Office. (This line item appears in red typeface.)

Construction Cost Analysis (Option 1) [Page 2]

- This table reduces the quantities of spaces and/or the size of spaces to come more in line with the available construction budget. [Brackets] indicate quantities from the original estimate of probable construction costs. Red typeface indicates items that were reduced in square footages and/or quantities. Again, this table illustrates the original budget at \$250/BGSF along with a column showing the construction cost if the Administrative Space can be constructed for \$200/BGSF.

Construction Cost Analysis (Option 2) [Page 3]

- Finally, this table illustrates the original budget at \$250/BGSF along with a column showing the construction cost if the Administrative Space can be constructed for \$175/BGSF.
- It is reasonable to assume that Administrative Space can be constructed for \$175/BGSF based on our recent experience with the construction of similar space for the Sheriff's Administration Building in Lassen County. The Lassen County facility was occupied in June 2002.

Questions and Comments. Please direct any questions or comments to:

Harry Munyon
TRGConsulting
74885 North Cove Drive
Indian Wells, California 92210-7109

Telephone: 559.269.3500
Facsimile: 760.674.9916
E.Mail whmunyon@lightspeed.net



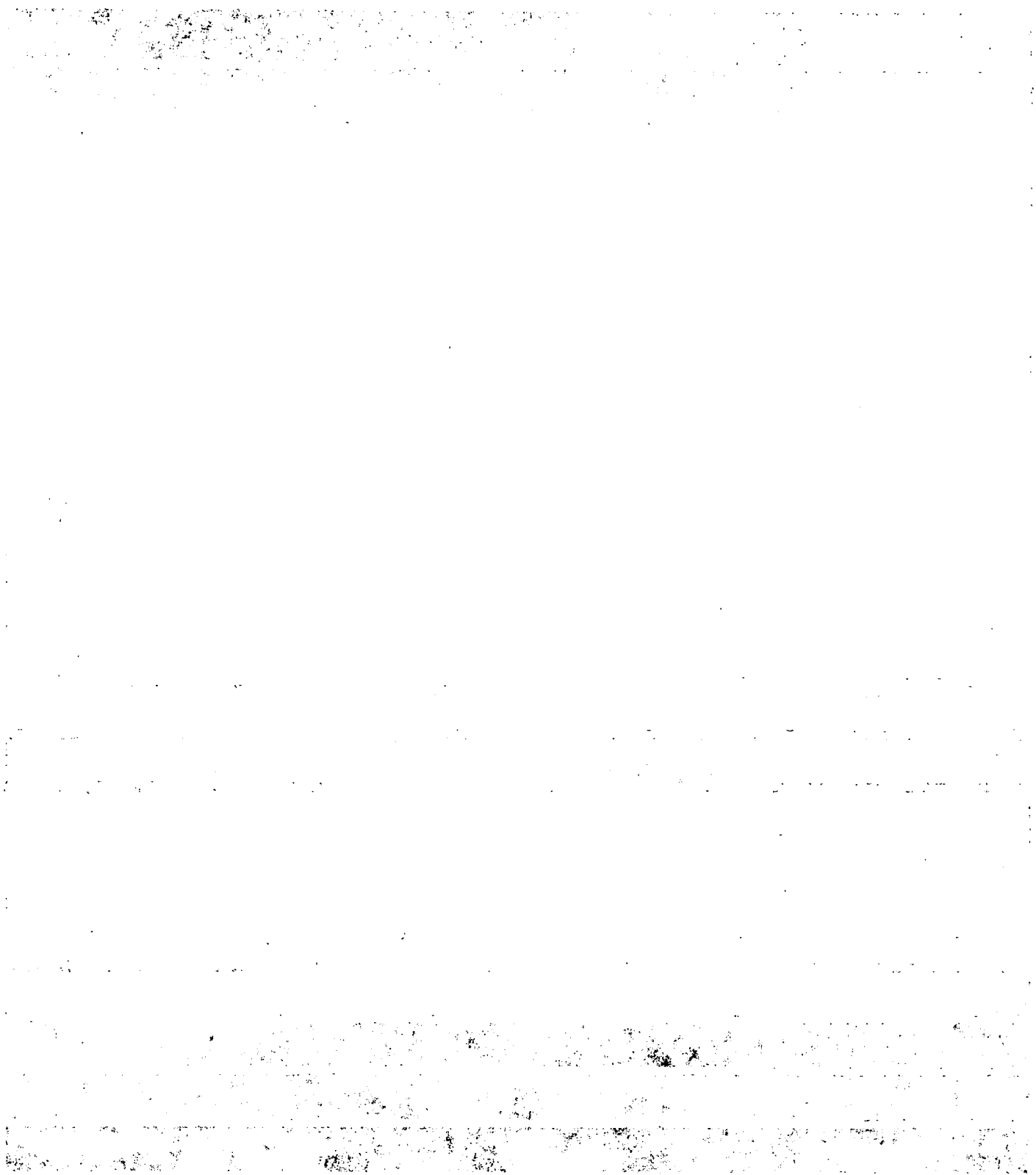
¹ The cost of the Court Holding Space remains at \$250/BGSF in each budget analysis because of the additional cost associated with constructing secure detention space that meets the requirements of Title 24.

Alpine County Sheriff's Office - Construction Cost Analysis

Administrative Space	NSF	BGSF	\$250/BGSF	\$200/BGSF
Sheriff's Office	225	281	\$ 70,312.50	\$ 56,250.00
Undersheriff's Office	180	225	\$ 56,250.00	\$ 45,000.00
Sergeant's Office (future; 2 @ 120 NSF)	240	300	\$ 75,000.00	\$ 60,000.00
Investigator's Office (1 future; 2 @120 NSF)	240	300	\$ 75,000.00	\$ 60,000.00
Secure Arsenal	100	125	\$ 31,250.00	\$ 25,000.00
Secretary's Office	120	150	\$ 37,500.00	\$ 30,000.00
Briefing/Training/Conference/EOC/Patrol	800	1,000	\$ 250,000.00	\$ 200,000.00
Patrol Report Writing Cubicles (2 @ 50 NSF)	100	125	\$ 31,250.00	\$ 25,000.00
Public Waiting	150	188	\$ 46,875.00	\$ 37,500.00
Interview/Conference Room (2 @ 100 NSF)	200	250	\$ 62,500.00	\$ 50,000.00
Dispatch/Holding Control Room	700	875	\$ 218,750.00	\$ 175,000.00
Computer Room (serves Dispatch/Cont. Rm.)	180	225	\$ 56,250.00	\$ 45,000.00
Storage/Supply Room	200	250	\$ 62,500.00	\$ 50,000.00
Evidence Storage Room	400	500	\$ 125,000.00	\$ 100,000.00
Duplication/Copy Area	100	125	\$ 31,250.00	\$ 25,000.00
Small Conference Room	250	313	\$ 78,125.00	\$ 62,500.00
File Storage	200	250	\$ 62,500.00	\$ 50,000.00
Staff Locker Room	250	313	\$ 78,125.00	\$ 62,500.00
Staff Restrooms (2 @ 170 NSF)	340	425	\$ 106,250.00	\$ 85,000.00
Unisex Public Restroom	50	63	\$ 15,625.00	\$ 12,500.00
Janitor Closet	80	100	\$ 25,000.00	\$ 20,000.00
Sub-Total (Administrative Spaces)	5,105	6,382	\$1,595,312.50	\$1,276,250.00
Court Holding Space			\$250/BGSF	\$250/BGSF
Double Cells (4 @ 70 NSF)	280	364	\$ 91,000.00	\$ 91,000.00
Dormitory Holding (accommodates 6)	300	390	\$ 97,500.00	\$ 97,500.00
Safety Cell	48	62	\$ 15,600.00	\$ 15,600.00
Sobering Cell (accommodates 3)	60	78	\$ 19,500.00	\$ 19,500.00
Holding Anteroom	80	104	\$ 26,000.00	\$ 26,000.00
Non-Contact Visiting (2 @ 50 NSF)	100	130	\$ 32,500.00	\$ 32,500.00
Sub-Total (Court Holding Space)		1,128	\$ 282,100.00	\$ 282,100.00
Totals		7,510	\$ 1,877,412.50	\$ 1,558,350.00
Available Funds (Construction Cost)			\$ 1,000,000.00	\$ 1,000,000.00
Deficit			\$ 877,412.50	\$ 558,350.00

Notes:

1. Does not include demolition or site development beyond that required for this project.
2. Two non-contact visiting stations have been added since the original estimate.

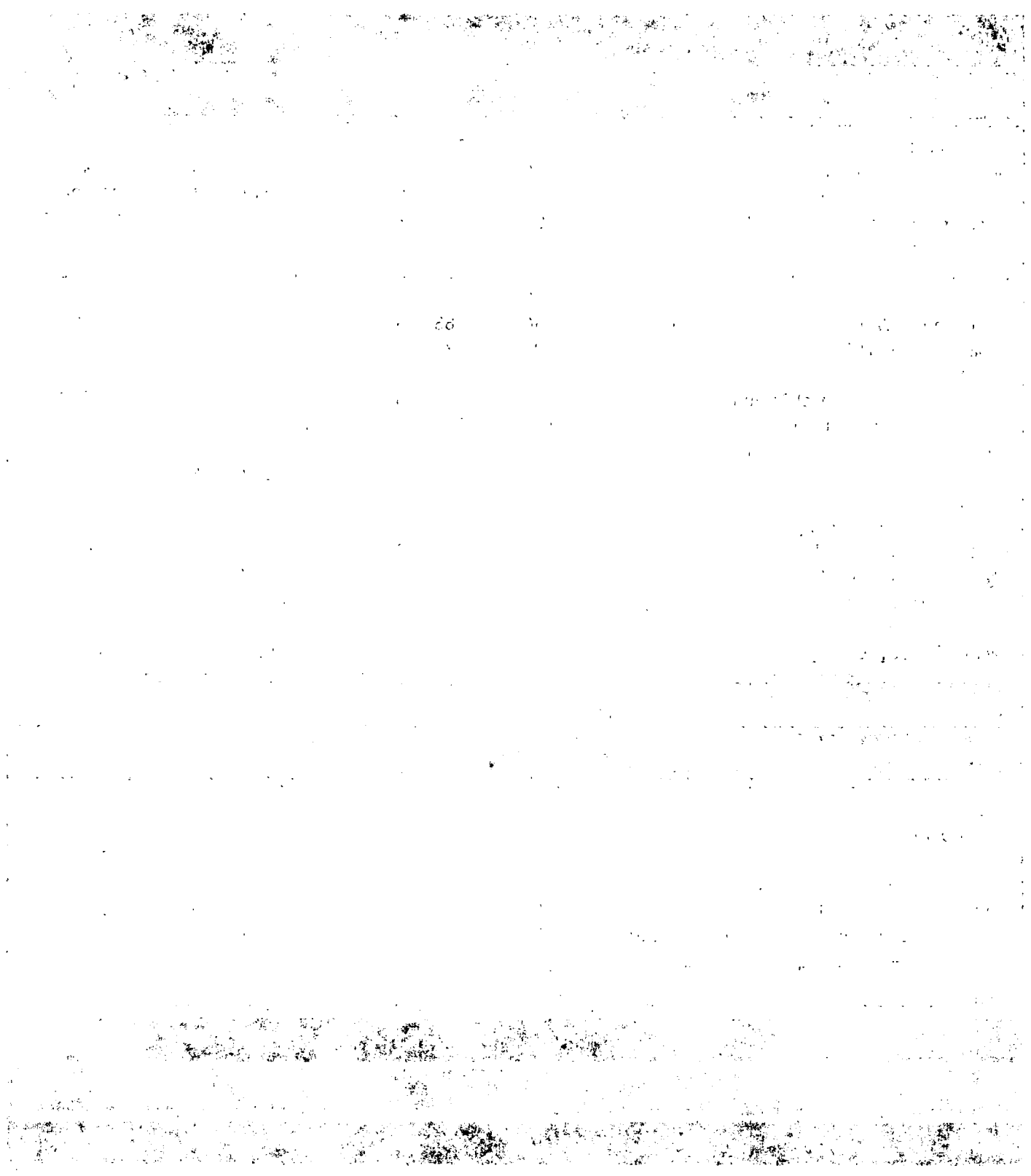


Alpine County Sheriff's Office - Const. Cost Analysis (Option 1)

Administrative Space	NSF	BGSF	\$250/BGSF	\$200/BGSF
Sheriff's Office [225 NSF]	200	250	\$ 62,500.00	\$ 50,000.00
Undersheriff's Office [180 NSF]	150	188	\$ 46,875.00	\$ 37,500.00
Sergeant's Office (1 @ 100 NSF) [2 @ 120]	100	125	\$ 31,250.00	\$ 25,000.00
Investigator's Off. (1 @ 100 NSF) [2 @ 120]	100	125	\$ 31,250.00	\$ 25,000.00
Secure Arsenal	100	125	\$ 31,250.00	\$ 25,000.00
Secretary's Office [120 NSF]	100	125	\$ 31,250.00	\$ 25,000.00
Briefing/Training/Conference/EOC/Patrol	800	1,000	\$ 250,000.00	\$ 200,000.00
Patrol Report Writing Cubicles [2 @ 50 NSF]	50	63	\$ 15,625.00	\$ 12,500.00
Public Waiting [150 NSF]	100	125	\$ 31,250.00	\$ 25,000.00
Interview/Conference Room (2 @ 100 NSF)	200	250	\$ 62,500.00	\$ 50,000.00
Dispatch/Holding Control Room [700 NSF]	600	750	\$ 187,500.00	\$ 150,000.00
Computer Room (for Dispatch) [180 NSF]	140	175	\$ 43,750.00	\$ 35,000.00
Storage/Supply Room [200 NSF]	140	175	\$ 43,750.00	\$ 35,000.00
Evidence Storage Room [400 NSF]	250	313	\$ 78,125.00	\$ 62,500.00
Duplication/Copy Area	100	125	\$ 31,250.00	\$ 25,000.00
Small Conference Room [250 NSF]	0	0	\$ -	\$ -
File Storage [200 NSF]	120	150	\$ 37,500.00	\$ 30,000.00
Staff Locker Room [250 NSF]	200	250	\$ 62,500.00	\$ 50,000.00
Staff Restrooms (2 @ 120 NSF) [2 @ 170]	240	300	\$ 75,000.00	\$ 60,000.00
Unisex Public Restroom	50	63	\$ 15,625.00	\$ 12,500.00
Janitor Closet [80 NSF]	40	50	\$ 12,500.00	\$ 10,000.00
Sub-Total (Administrative Spaces)	3,780	6,382	\$1,181,250.00	\$945,000.00
Court Holding Space			\$250/BGSF	\$250/BGSF
Double Cells (2 @ 70 NSF) [4 @ 70 NSF]	140	182	\$ 45,500.00	\$ 45,500.00
Dormitory Holding (holds 4) [holds 6]	200	260	\$ 65,000.00	\$ 65,000.00
Safety Cell	48	62	\$ 15,600.00	\$ 15,600.00
Sobering Cell (accommodates 3)	60	78	\$ 19,500.00	\$ 19,500.00
Holding Anteroom [80 NSF]	60	78	\$ 19,500.00	\$ 19,500.00
Non-Contact Visiting (1 @ 50 NSF) [2 @ 50]	50	65	\$ 16,250.00	\$ 16,250.00
Sub-Total (Court Holding Space)		725	\$ 181,350.00	\$ 181,350.00
Totals		7,107	\$ 1,362,600.00	\$ 1,126,350.00
Available Funds (Construction Cost)			\$ 1,000,000.00	\$ 1,000,000.00
Deficit			\$ 362,600.00	\$ 126,350.00

Notes:

1. Does not include demolition or site development beyond that required for this project.
2. [Brackets] indicate quantities from original estimate of probable construction costs.
3. Red typeface indicates items that were reduced in square footage and/or quantities.



Alpine County Sheriff's Office - Const. Cost Analysis (Option 2)

Administrative Space	NSF	BGSF	\$250/BGSF	\$175/BGSF
Sheriff's Office [225 NSF]	200	250	\$ 62,500.00	\$ 43,750.00
Undersheriff's Office [180 NSF]	150	188	\$ 46,875.00	\$ 32,812.50
Sergeant's Office (1 @ 100 NSF) [2 @ 120]	100	125	\$ 31,250.00	\$ 21,875.00
Investigator's Off. (1 @ 100 NSF) [2 @ 120]	100	125	\$ 31,250.00	\$ 21,875.00
Secure Arsenal	100	125	\$ 31,250.00	\$ 21,875.00
Secretary's Office [120 NSF]	100	125	\$ 31,250.00	\$ 21,875.00
Briefing/Training/Conference/EOC/Patrol	800	1,000	\$ 250,000.00	\$ 175,000.00
Patrol Report Writing Cubicles [2 @ 50 NSF]	50	63	\$ 15,625.00	\$ 10,937.50
Public Waiting [150 NSF]	100	125	\$ 31,250.00	\$ 21,875.00
Interview/Conference Room (2 @ 100 NSF)	200	250	\$ 62,500.00	\$ 43,750.00
Dispatch/Holding Control Room [700 NSF]	600	750	\$ 187,500.00	\$ 131,250.00
Computer Room (for Dispatch) [180 NSF]	140	175	\$ 43,750.00	\$ 30,625.00
Storage/Supply Room [200 NSF]	140	175	\$ 43,750.00	\$ 30,625.00
Evidence Storage Room [400 NSF]	250	313	\$ 78,125.00	\$ 54,687.50
Duplication/Copy Area	100	125	\$ 31,250.00	\$ 21,875.00
Small Conference Room [250 NSF]	150	188	\$ 46,875.00	\$ 32,812.50
File Storage [200 NSF]	120	150	\$ 37,500.00	\$ 26,250.00
Staff Locker Room [250 NSF]	200	250	\$ 62,500.00	\$ 43,750.00
Staff Restrooms (2 @ 120 NSF) [2 @ 170]	240	300	\$ 75,000.00	\$ 52,500.00
Unisex Public Restroom	50	63	\$ 15,625.00	\$ 10,937.50
Janitor Closet [80 NSF]	40	50	\$ 12,500.00	\$ 8,750.00
Sub-Total (Administrative Spaces)	3,930	6,382	\$1,228,125.00	\$859,687.50
Court Holding Space			\$250/BGSF	\$250/BGSF
Double Cells (2 @ 70 NSF) [4 @ 70 NSF]	140	182	\$ 45,500.00	\$ 45,500.00
Dormitory Holding (holds 4) [holds 6]	200	260	\$ 65,000.00	\$ 65,000.00
Safety Cell	48	62	\$ 15,600.00	\$ 15,600.00
Sobering Cell (accommodates 3)	60	78	\$ 19,500.00	\$ 19,500.00
Holding Anteroom [80 NSF]	60	78	\$ 19,500.00	\$ 19,500.00
Non-Contact Visiting (1 @ 50 NSF) [2 @ 50]	50	65	\$ 16,250.00	\$ 16,250.00
Sub-Total (Court Holding Space)		725	\$ 181,350.00	\$ 181,350.00
Totals		7,107	\$ 1,409,475.00	\$ 1,041,037.50
Available Funds (Construction Cost)			\$ 1,000,000.00	\$ 1,000,000.00
Deficit			\$ 409,475.00	\$ 41,037.50

Notes:

1. Does not include demolition or site development beyond that required for this project.
2. [Brackets] indicate quantities from original estimate of probable construction costs.
3. Red typeface indicates items that were reduced in square footage and/or quantities.



Alpine County Sheriff's Administration Building Design Notes

September 9th, 2003 (Revision 00)

Project Representatives. The primary contacts for this project are listed below.

County Administrative Office.

J. Dennis Crabb.....County Counsel
Judy Molnar.....Assistant to the Board
Leonard Turnbeaugh.....Director of Public Works

Sheriff's Office.

John M. Crawford.....Sheriff
Robert Levy.....Undersheriff
.....Project Manager/Sheriff's Office

Design Notes. Notes relating to each space are included below.

Interior Administrative Spaces.

Sheriff's Office (1 @ 200 sq. ft.)

- Co-locate with Undersheriff
- Locate adjacent to meeting room
- Provide "buffer" between Sheriff's Office and public areas
- Includes small conference area
-
-
-

Undersheriff's Office (1 @ 150 sq. ft.)

- Co-locate with Sheriff
- Locate near meeting room
-
-
-

Sergeant's Office (2 @100 sq. ft.)

- Co-locate with command staff if possible
- Locate adjacent to briefing room if possible
-
-
-



Investigator's Office (1 @100 sq. ft.)

- Locate adjacent to sergeant's offices
- Locate adjacent to briefing room if possible
-
-
-

Secure Arsenal (1 @ 100 sq. ft.)

- Locate in secure area
- Provide access from briefing room
- Provide direct visual supervision from dispatch
-
-
-

Secretary's Office (1 @ 100 sq. ft.)

- Locate adjacent to reception/waiting and dispatch
- Locate near command staff and briefing room
-
-
-

Briefing/Training/Conference/EOC/Patrol (1 @ 800 sq. ft.)¹

- Locate adjacent to dispatch
- Locate to enhance interaction among staff
-
-
-

Report Writing Cubicles (1 @ 50 sq. ft.)

- Locate adjacent to dispatch
-
-
-

Public Waiting (1 @ 100 sq. ft.)²

- Locate at public entrance
- Provide secure barrier between public waiting and staff spaces.
-
-
-

¹ Accommodates 32 people.

² Accommodates 6 people.



Interview/Conference Room (2 @ 100 sq. ft.)

- Include video and audio monitoring
- Locate one near public area and one near staff entrance
- Configure one to function as line up room
-
-
-

Dispatch/Holding Control Room (1 @ 600 sq. ft.)

- Locate adjacent to secretary's office, counter position and computer room
- Include an ADA restroom (50 sq. ft.) in dispatch
- Include Dispatch Supervisor work area (100 sq. ft.); separate area by partition with vision panel
- Provide control panels and fire alarm panel for detention holding
-
-
-

Computer Room (1 @ 140 sq. ft.)

- Locate adjacent to dispatch with acoustic separation
- Provide acoustic pass-through for computer cables
-
-
-

Storage/Supply Room (1 @ 140 sq. ft.)

- Locate near secretary's office
-
-
-

Evidence Storage (1 @ 250 sq. ft.)

- Locate adjacent to the briefing room
- Divide into two separate areas: one area with small lockers to which officers have access and one permanent area to which only the property officer has access
- The lockers should be accessible from the briefing room and the property room (similar to a post office box)
-
-
-

Duplication/Copy Area (1 @ 100 sq. ft.)

- Locate near secretary's office, dispatch, investigators' offices and sergeant's offices
- Can be an alcove rather than a separate room
-
-
-



Small Conference Room (1 @ 150 sq. ft.)³

- Locate adjacent to Sheriff's Office
-
-
-

File Storage (1 @ 120 sq. ft.)

- Locate near secretary's office, dispatch and sergeant's office
-
-
-

Staff Locker Room (1 @ 200 sq. ft.)

- Male and female staff share locker room
- Locate adjacent to staff restrooms
- Provide ____ lockers (18" x 18" x 72")
-
-
-

Staff Restrooms (2 @ 120 sq. ft.)

- Locate adjacent to the staff locker room
- Provide ADA compliant male and female restrooms
- Provide one ADA compliant shower (50 sq. ft.) in each restroom
-
-
-

Public Restroom (1 @ 50 sq. ft.)

- Locate adjacent to reception/waiting
- Provide ADA compliant unisex restroom
-
-
-

Janitor Closet (1 @ 80 sq. ft.)

-
-
-

Interior Court Holding Spaces.

All court holding spaces will comply with the requirements of Title 24.

Double Cells (2 @ 70 sq. ft.)

-
-
-

³ Accommodates 10 people.



Dormitory Holding (1 @ 200 sq. ft.)

- Accommodates 4 inmates
-
-
-

Safety Cell (1 @ 48 sq. ft.)

-
-
-

Sobering Cell (1 @ 60 sq. ft.)

- Accommodates 3 arrestees
-
-
-

Holding Anteroom (1 @ 60 sq. ft.)

- Cannot function as dayroom (at 35 sq. ft./inmate would require 280 sq. ft.)
-
-
-

Non-Contact Visiting (1 @ 50 sq. ft.)

- Include paper pass
-
-
-

Exterior Spaces.

Equipment Area (1 @ 200 sq. ft.)

- Locate adjacent to briefing/training/conference/EOC/patrol room
- Provide area for clearing weapons
-
-
-

Parking (___ @ 430 sq. ft.; includes driving lanes)

- Provide parking for ___ staff and ___ official vehicles
- Provide ___ visitors' parking spaces
- Include 1 ADA compliant space in the visitor's parking area
-
-
-



Vehicular Sally Port (1 @ 800 sq. ft.)

-
-
-

Additional Notes.

- All offices, the conference room, the meeting room and file storage to be provided with telephone and data lines
- Two stage evaporative cooling will be used where possible
- Dispatch and the computer room will be zoned separately and air conditioned
- The evidence storage area must be exhausted to the exterior
- Provide fingerprinting area (near secretary's office) with adequate lighting

Questions and Comments. Please direct any questions or comments to:

Harry Munyon

We may be reached at:

TRGConsulting
74885 North Cove Drive
Indian Wells, California 92210-7109

Telephone: 559.269.3500
Facsimile: 760.674.9916
E.Mail whmunyon@lightspeed.net



Department of Industrial Relations
DIVISION OF OCCUPATIONAL SAFETY AND HEALTH
4206 Technology Drive, Suite 3
Modesto, CA 95356
Telephone: (209) 545-7310
Fax: (209) 545-7313



04-25-2011

Alpine County Sheriffs Dept
PO Box 278
Markleeville, CA 96120

Dear Employer:

The Division of Occupational Safety and Health has received a complaint alleging the following condition(s) at your workplace at 14777 State Route 89, Markleeville, which may be a violation of the Safety Orders found in Title 8 of the California Code of Regulations.

Alleged Condition(s) and Title 8 Code Section(s): Regulatory reference available at www.dir.ca.gov/samples/search/query.htm.

1.8CCR 3272(b): Employees work in cramped unsafe environment.

The Division has not determined whether the hazards, as alleged, exist at your workplace and, at this time, the Division does not intend to conduct an inspection of your workplace.

However, you are required to investigate the alleged condition(s) and notify this Office in writing no later than fourteen (14) calendar days after receipt of this letter whether the alleged condition(s) exist and, if so, specify the corrective action(s) you have taken and the estimated date when the corrections will be completed.

Please include any written documentation, e.g., equipment purchase orders or contracts for corrective work, and photographs, if appropriate, in your response. If you do not respond in a timely and satisfactory manner, an unannounced inspection of your workplace will be scheduled which may result in citation(s) and monetary penalties. Also, every tenth satisfactory letter response from employers is subject to verification by an inspection.

You are required to post a copy of this letter and a copy of your response to the Division in a prominent location in your workplace where it is readily accessible for employee review for at least three (3) days or until the hazard is corrected, whichever is longer.

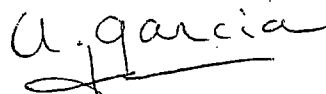
This letter is not a citation or a notification of a proposed penalty. Citations and penalties can only be issued after an inspection of your workplace. If the Division does not receive a satisfactory response from you within fourteen (14) calendar days after receipt of this letter, an on-site inspection will be conducted as appropriate.

If the identity of the complainant is known to the Division, a copy of this letter will be sent to the complainant. Also, the complainant will be notified that California law protects any person who makes a complaint about workplace safety and health hazards from being treated differently, discharged or discriminated against in any manner by their employer. If a complainant believes they have been discriminated against, it is their right to file a complaint with the Division of Labor Standards Enforcement within six (6) months of the discriminatory action.

If you have any questions concerning this matter, please contact me at the address in the letterhead.

Your interest in the safety and health of your employees is appreciated.

Sincerely



John Gaynak
District Manager

/ag

Reference: File 1099 208256784-d

Project: Sheriff/Courts Facility Upgrade
Grantor: Mike and Janna Gard

**AGREEMENT FOR PURCHASE OF PROPERTY
AND INITIAL INSTRUCTIONS**

This Agreement for Purchase of Property is between the County of Alpine (County) and Mike and Janna Gard (Grantors), The parties hereby agree as follows:

1. PROPERTY.

For use by the County in the Sheriff/Courts Facilities Upgrade (the Project), Grantors agree to sell to the County, and the County agrees to purchase from Grantors, on the terms and conditions set forth in this Agreement, the building and personal property more particularly described and designated on Attachment A to this agreement, together with such other property interests as may be specified herein (the Property).

2. DELIVERY OF DOCUMENT.

A Grant Deed to the Property shall be executed and delivered by Grantors to First American Title Company, South Lake Tahoe, California Attn: Linda Hansen-Gordon, Escrow Officer. The grant deed shall convey fee simple, marketable title to the Property to the County, clear of all liens, mortgages and encumbrances.

3. PURCHASE PRICE AND TITLE.

The purchase price for Property shall be two hundred thousand dollars (200,000). The Escrow Officer shall deliver the purchase price to Grantors upon notification of the recorded Grant Deed by the County. Acceptance of the grant deed by the County shall be expressly contingent upon the issuance of a final title report by First American Title Company and a California Land Title Insurance Policy. Both the report and the policy shall be acceptable to the County in its sole and unfettered discretion.

The County shall pay all escrow expenses and recording fees incurred in this Transaction. The County shall be responsible for the relocation expenses, if any, due tenants presently occupying the residential structures on the Property. The County shall pay Grantors \$10,000 to offset the costs of business equipment, propane tank, and other utility relocations ("the cost to cure") as a result of the bifurcation of the parcel and the impact of that bifurcation of the parcel.

This purchase agreement shall also constitute the parties initial escrow instructions to the Escrow Officer concerning transfer of title. County and Grantor's shall provide the Escrow Officer such additional written instructions as may be necessary or desirable to carry out this agreement. County and Grantor's hereby covenant to and shall promptly execute all documents necessary to carry our purposes of this agreement. Completion of the transaction shall be expressly contingent upon County obtaining all required approvals for division of the property into two separate parcels as depicted on Attachment B.

4. PRORATION OF TAXES.

- a. If the County acquires fee title to real property under the terms, covenants and conditions of this Agreement, taxes shall be prorated in accordance with California Revenue and Taxation Code section 5081 et seq., as of the recordation of the Deed conveying title to the County, except that where the County has taken possession, taxes shall be prorated as of the date of possession.
- b. Grantors authorize the Escrow Officer to deduct from the purchase price any amount necessary to satisfy any delinquent taxes, together with penalties and interest thereon, and any delinquent or non-delinquent assessments or bonds, which are to be cleared from the title to real property.

5. LEASE WARRANTY.

Grantors warrant that there are no oral or written leases on any portion of the real property exceeding a period of one month.

6. LETTER FROM COUNTY COUNSEL REGARDING EMINENT DOMAIN; SATISFACTION OF ALL CLAIMS.

The Board of Supervisors has authorized the County Counsel, if requested to issue a letter concerning possible involuntary transfer of the Property. The purchase price for the Property and the other consideration set forth herein constitutes a complete settlement of all rights of Grantors to just compensation and to claim, assess or receive severance, inverse condemnation or other eminent domain damages arising from or related or the acquisition of the Property by the County in the event such a letter is issued.

7. POSSESSION.

The County shall have the right of possession and use of the Property including the right to remove and dispose of improvements. Such possession shall commence on at the close of escrow.

8. IMPROVEMENT.

Except as may be otherwise provided herein, the purchase price for the Property includes compensation for any and all improvements thereon. The parties shall agree upon and cause to be completed any "costs to cure" due to impacts on the property as a result of division of the property into two parcels.

9. RIGHT OF ENTRY.

Permission is hereby granted to the County and its authorized agents and contractors to enter upon Grantors' property, where necessary, for the purpose of compliance with the terms and condition of this agreement.

10. HAZARDOUS WASTE MATERIAL

It is understood the Property may contain hazardous materials requiring mitigation under State or Federal law. The purchase price herein reflects the fair market value of the Property without the presence contamination. If clean up of hazardous materials on or under the Property is required, the County may elect to recover its clean-up costs from those who are legally responsible.

- a) Grantors hereby represent and warrant that during the period of Grantors' ownership of the Property, there have been no disposals, releases or threatened releases of hazardous materials on, from, or under the Property. Grantors further represent and warrant that Grantors have no knowledge of any disposal, release, or threatened release of hazardous materials on, from or under the Property that have occurred prior to Grantors taking title to the Property.
- b) Grantors hereby agree to indemnify, defend and hold the County harmless from any and all past, present and future claims, losses, liabilities, obligations, or causes of action arising out of or connected with the disposal or release of hazardous materials on, from or under the Property.

11. SEVERABILITY.

If any provision in this Agreement is held by a court of competent jurisdiction to be invalid, void or unenforceable, the remaining provisions shall continue in full force without being impaired or invalidated in any way.

12. GOVERNING LAW.

This Agreement shall be governed by and construed in accordance with the laws of the State of California.

13. PUBLIC PURPOSE.

The County requires the Property, which is not now appropriated to a public use, for the Project, and the County can acquire the Property through the exercise of the power of eminent domain.

Both Grantors and the County recognize the expense, time, effort and risk to both Grantors and the County in resolving a dispute over compensation for the Property by eminent domain litigation; and, the compensation set forth herein is in lieu the necessary institute any such litigation.

14. AUTHORITY AND EXECUTION.

Each person executing this Agreement on behalf of a party represents and warrants that such person is duly and validly authorized to do so on behalf of the entity it purports to bind and if such party is a partnership, corporation or trustee, that such partnership, corporation or trustee has full right and authority to enter into this Agreement and perform all of its obligations hereunder.

15. ENTIRE AGREEMENT AND INTERPERTATION.

This Agreement represents the full and complete understanding of the parties with respect to the Property and the Project. Any prior or contemporaneous oral or written agreements by and between the parties or their agents and representatives with respect to the Property or the Project are revoked and extinguished by this Agreement. It is the intention of the parties that this agreement shall be fully and fairly interpreted in order to carry out its terms. No presumption shall arise from the identity of drafter

IN WITNESS WHEREOF, the parties have executed this Agreement as follows:

Alpine County

Grantors



Herman Zellmer
Chair of the Board

Mike Gard

12. GOVERNING LAW.

This Agreement shall be governed by and construed in accordance with the laws of the State of California.

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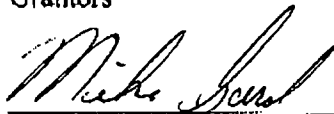
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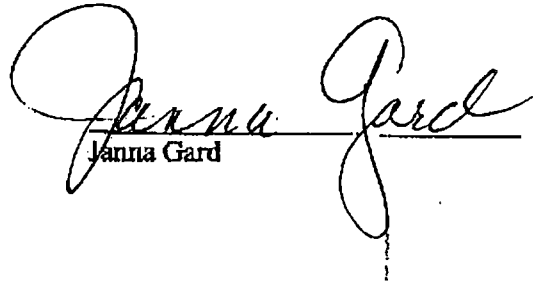
Alpine County


Herman Zellmer
Chair of the Board

Grantors


Mike Gard

Date: 7/12/03


Janna Gard

RECOMMENDED FOR APPROVAL:


J. Dennis Cretch

Date: 7-15-03
Alpine agmt purchase property gard 062303

ATTACHMENT A

Owners of Record

Michael A. Gard and Janna L. Gard, Husband and Wife

Property Identification (entire parcel)

APN 02-280-010

Size +/- 1.5 acres

Address of Portion of Property to be Acquired

14837 Main Street – Duplex (+/- 792 sq ft)

14833 Main Street – Residence (+/- 1,012 sq ft)

Other Property Interests to be Acquired

Balance of Parcel Zoned Residential Neighborhood (RN).

Asphalt Paving, landscaping, and exterior fencing.

Valuation Summation Per Lee B. Smith Appraisal

Duplex, Residence Supporting Land - \$168,3000

Excess Land - \$32,500

Total (Rounded) - \$200,000

OWNER'S CERTIFICATE

WE THE UNDERSIGNED, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OR HAVE SOME INTEREST IN THE PROPERTY SHOWN ON THIS MAP AND THAT WE CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP.

Michael A. Gard
MICHAEL A. GARD

Janna L. Gard
JANNA L. GARD

STATE OF CALIFORNIA
S1 Dorado S.S.
COUNTY OF ALPINE

ON THIS 30th DAY OF October, 2003, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, Michael A. Gard, Janna L. Gard, KNOWN TO ME TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

Linda Hansen-Gordon
NOTARY PUBLIC
Linda Hansen-Gordon
Expiration Date
7-23-07



OWENS ENGINEERING
P.O. BOX 16
GARDNERVILLE, NV. 89410
775.782-2881

COUNTY TREASURER/TAX COLLECTOR CERTIFICATE

I HEREBY CERTIFY THAT THERE ARE NO LIENS FOR UNPAID STATE OR COUNTY TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES EXCEPT TAXES OR SPECIAL ASSESSMENTS NOT YET PAYABLE AGAINST THE PROPERTY SHOWN ON THIS MAP AND THAT A BOND OR DEPOSIT FOR ANY AND ALL TAXES OR SPECIAL ASSESSMENTS NOT YET PAYABLE HAS BEEN PRESENTED TO ALPINE COUNTY.
SIGNED THIS 10th DAY OF November, 2003

CAROL MCELROY, ALPINE COUNTY TREASURER/TAX COLLECTOR
BY: *Carol McElroy*
DEPUTY

SURVEYOR'S STATEMENT

I, WYATT J. OWENS, HEREBY CERTIFY THAT THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE PARCEL MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF ALPINE COUNTY. IN OCTOBER, 2003, I HEREBY STATE THAT THE PARCEL MAP PROCEDURES OF THE LOCAL AGENCY HAVE BEEN COMPLIED WITH AND THAT THIS PARCEL MAP CONFORMS TO THE APPROVED TENTATIVE MAP AND THE CONDITIONS OF APPROVAL THEREOF WHICH WERE REQUIRED TO BE FULFILLED PRIOR TO THE PLUING OF THIS PARCEL MAP.

11/11/03
DATE

Wyatt J. Owens
WYATT J. OWENS
RCE 14747



COUNTY SURVEYOR'S CERTIFICATE

I, LEONARD TURNBEAUGH, HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND THAT THE SUBDIVISION AS SHOWN HEREON IS IN SUBSTANTIAL CONFORMITY WITH THE REQUIREMENTS OF APPROVAL AND WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AND THAT I AM SATISFIED THE MAP IS TECHNICALLY CORRECT.

29 Oct 2003
DATE

Leonard R. Turnbeaugh
LEONARD R. TURNBEAUGH, COUNTY SURVEYOR
P.L.S. 6736
EXPIRES 9-30-2004



COUNTY PLANNER'S CERTIFICATE

I, BRIAN PETERS, HEREBY CERTIFY THAT THIS MAP IS IN CONFORMITY WITH THE TENTATIVE MAP AS APPROVED BY THE ALPINE COUNTY TECHNICAL ADVISORY COMMITTEE ON THE 30th DAY OF July, 2003.

SIGNED THIS 29th DAY OF October, 2003.

Brian Peters
BRIAN PETERS, COUNTY PLANNER

COUNTY RECORDER'S CERTIFICATE

FILED THIS 17th DAY OF November, 2003, AT 9:14 A.M. IN BOOK 6 OF MAPS AT PAGE 20-21, AT THE REQUEST OF THE COUNTY SURVEYOR.

Carol McElroy
CAROL MCELROY, COUNTY RECORDER

BY: _____
DEPUTY

PARCEL MAP
FOR
MICHAEL A. & JANNA L. GARD

WITHIN SECTION 21, T. 10 N., R. 20 E., M.D.B. & M.
ALPINE COUNTY, CALIFORNIA

