

## County of Sonoma

### American Rescue Plan Act (ARPA) Preliminary Funding Request



#### INSTRUCTIONS

This is intended to be a preliminary proposal for departmental projects eligible for ARPA Funding. The Board will review all submitted proposals on September 14 and will select which proposals for which they would like a more detailed proposal. These more detailed proposals will be due in October 22; the CAO will be sending out the detailed proposal instructions as soon as possible.

ARPA funds are limited term in nature; they must be allocated by December 31, 2024 and expended by December 31, 2026. As such proposals should emphasize capital investments. Additionally, given the one-time nature of these funds, departments are encouraged to submit proposals that do not include adding limited-term positions unless the position is directly tied to a one-time effort or capital investment (e.g. project manager overseeing the construction of a building or development of new training materials).

- These preliminary funding requests are due on **August 3, 2021**.
- Please complete this form and save it to your department's ARPA folder in the FY21-22 Budget Sharepoint Site; email your analyst when the request has been saved in that location.
- Please also complete the high-level overview form in Oracle Planning (No Cost Accounting -> Funding Requests (Use for ARPA) -> Funding Request Overview)

#### Department

General Service Department, in consultation with Sheriff's Office and Department of Health Services

#### Department Contact

Keith Lew

#### Oracle Planning Fund Request #(s)

#### Project Title

##### RESPONSE REQUIRED

New Morgue and Public Health Lab on County Government Center Campus

## Summary of Project

*It is anticipated that the Board of Supervisors will make ARPA funding decisions on December 14, 2021. Funds must be appropriated by December 31, 2024 and fully expended by December 31, 2026. ARPA projects must be completed within this timeframe.*

*Use this space to provide a summary of the project. Projects are to be clearly one-time in nature. For example, investing one-time resources to train staff/develop on-going training materials for the community/invest in capital projects or systems. Requests that include staffing are discouraged unless there is a clear explanation of how they will support a one-time, time-limited project. This summary will be what is presented to the Board of Supervisors for their consideration.*

### **Responses should not exceed 3 single spaced pages**

*Please see the position detail form for additional information related to position changes.*

## **RESPONSE REQUIRED**

### **Sonoma County's Public Health Lab – a lynchpin resource**

The proposed project supports essential services to the entire county of Sonoma by fulfilling the longstanding and urgent need for new modern, safe facilities for public health laboratory and morgue functions.

As the last public health lab standing between the State lab in Richmond, CA and the Humboldt County lab, the Sonoma County Public Health Lab (SCPHL) provides fundamentally crucial human and environmental testing services to Sonoma, Mendocino, Lake, and Humboldt Counties. In addition to COVID-19, the lab tests and monitors a wide range of communicable diseases such as influenza, tuberculosis, whooping cough, sexually transmitted infections, and measles. Environmental services include testing local drinking water, river and ocean beaches, and farmed shellfish for fecal contamination; rabies testing; and testing ticks for Lyme disease. Both the Lab and Morgue serve multiple jurisdictions including Lake, Mendocino and Humboldt County forensics. The lab facilitates the interaction between the health care community and state and federal agencies for unusual and exotic diseases, and provides training and reference testing to local clinical laboratories.

The SCPHL plays a key role in public safety by providing infectious disease data for local health policy planning, and emergency testing support to first responders and Northern California clinical laboratories. The SCPHL is one of 4 laboratories in California that perform shellfish testing; one of California's 14 CDC Laboratory Response Network-biological (LRN-B) labs; and the only local lab that performs dairy testing.

The current Public Health Laboratory is located at 3313 Chanate Road, adjacent the former Sutter Hospital, occupying approximately 3,000 square feet. It has been clear for some time that Public Health laboratory (Lab) and Morgue must be relocated, as the Chanate campus itself was declared surplus by the Board of Supervisors and will be sold. Aside from this, the 1920's era building has insurmountable limitations, particularly in electrical and telecommunications infrastructure, which are crucial to a modern laboratory's operations.

Not surprisingly, the lab's operating conditions have been profoundly challenged in response to the COVID-19 pandemic. The facility, which had normally processed approximately 15,000 tests annually, tested nearly 175,000 COVID-related specimens over the past 16 months since March 2020. After the advent of the COVID-19 vaccine, Public Health has received more than 27,000 vials of vaccine, resulting in nearly 188,000 doses distributed to our community.

New variants and resulting surges in infection rates underline the importance of supporting the Public Health Lab's work in our ongoing fight to quell this and other pandemics. The pandemic highlighted the fact that the facility lacks modern infrastructure to accommodate technological needs of existing and emerging laboratory technology and is inefficient in its configuration, as it was never originally intended to be a laboratory. Limitations include:

- Lack of dedicated 20amp outlets for large lab equipment.
- Lack of data ports for computer workstations and new lab equipment that requires access to the internet, or remote access from vendor technical support teams.
- Insufficient and unreliable heating and cooling in the primary lab area. The room is freezing in the winter. Additionally, the current BSL3 lab has an evaporative cooler that creates an excessively humid environment and does not adequately cool the space in the summer. These adverse conditions affect personnel, equipment, and test reagents/assays in the room.
- Exhaust system: Design of negative pressure system in the BSL3 lab is unreliable, creating a safety hazard for staff and inefficiencies in lab operations during the pandemic, because we have to stop working when repairs are being performed.
- Exhaust system lacks dedicated duct with a dedicated exhaust fan so if one unit has a problem the backup currently will not run independently.
- Scratched Formica countertops are difficult to properly decontaminate, and are uneven/not level in places. Facility needs solid surface laboratory grade countertops.
- Biosafety cabinets, autoclaves, and steam generator are all approaching their end of life.
- Narrow doorways and limited space configured as a series of small rooms were not designed to be a laboratory, and contribute to difficulties sourcing and placing large pieces of lab equipment.
- Space is not ADA compliant and many workstations are ergonomically challenged, contributing to staff discomfort and potential injury.
- Lab expanded into vacant space in the building to accommodate SARS-CoV-2 sequencing equipment and work space, which is carpeted and required installation of 20 amp outlets. Public Health plans to apply for an ELC Advanced Molecular Detection construction grant for this part of the new lab.
- Lacks an area for specimen drop-off by lab submitters, and an adjacent specimen receiving/processing room.
- Lab is located in a wildfire hazard zone and has had to stop operations and evacuate the premises.
- Facility lacks a loading dock

### **Sonoma County Sheriff's Office Coroner Bureau Morgue – a mandated service**

The current County Morgue is a 7,550 square foot facility constructed in 1935 as a mechanical building serving the former Norton Center clinic on Chanate Road. The building was adapted from its former use to current functions in 1989. The facility does not need current building codes or the functional needs of the Sheriff's Office Coroner Bureau. Prior to the pandemic of 2020, with a case load of 326 autopsies, the facility was already at capacity. The facility is insufficient in size, ventilation, and electrical capacity. The facility lacks modern infrastructure to accommodate the technological needs of the medical examiner and Coroner detectives and is inefficient in its configuration. Below is a list of a few of the current facility's deficiencies:

- The configuration of the current facility does not allow easy transition between sterile and non-sterile functional areas. Separation is needed between these areas to reduce the possibility of spreading any infectious diseases.
- The Morgue currently has only two autopsy rooms but based on workload needs three with direct access to cold storage.
- The cooler storage area is too small to accommodate current activities and requires a separate entrance and a segregated area for donor services.
- A covered sally port is needed to transport bodies into the facility with screening to limit visibility.
- Facility flooring needs to be non-porous.

- Lacks proper facility security including an automatic proxy gate for secure vehicular access as well as cameras, exterior security lighting, motion detectors, gate and door operators, and internal paging system
- The existing emergency generator is not large enough to power the entire facility.
- Current location is difficult to access and does not easily accommodate parking of refrigerated semi-tractor trailers in the case of mass casualties.

As existing older structures, neither building is constructed to current seismic safety standards and both are at increased risk of structural failure. This risk is increased due to the location of the facilities within the Alquist Prolo Seismic Fault zone, which increases the probability of a major seismic event occurring on the property. Recent geotechnical studies have identified 11 minor faults running underneath the Public Health lab building and three major faults immediately to the east and west of the existing structure. The essential services nature of both the Public Health lab and the mandated services performed at the Morgue warrant new facilities that are built to modern safety and seismic standards.

Both functions can be combined into a single facility totaling approximately 23,000 square feet. A potential site has been identified with proximity to the Sheriff’s Office, and consistent with future plans for the County Government Center. General Services recommends an accelerated development of this project to address operational shortfalls, to facilitate the sale of Chanate, and to add value to the County. Accelerated development includes programming and 30% design (Bridging Documents), funding for which is currently being pursued in partnership with Health Services. The first year funding represented below, is for subsequent completion of design documents and permitting only, with construction funding to follow in FY22-23.

This facility is a part of the Fire Resiliency and Recovery program as defined in the County’s Five Year Capital Improvement Plan. A modern new facility would be designed consistent with the Board of Supervisors Strategic Plan Resilient Infrastructure pillar Goal 1, objective 1 and Goal 2, objective 1.

**Project Term**

*State the duration of the project including start and end date for the project. Earliest start date is 12/15/21; funds must be obligated by 12/31/2024, and all funds must be expended with work performed and completed by 12/31/2026.*

**RESPONSE REQUIRED**

General Services proposes to accomplish this project through design-build bridging procurement. Design-build is a proven procurement vehicle that reduces project delivery time by assigning design risk to the contracted DB entity. However, the design phase where the space program and technical requirements are specified for a medical examination facility combined with a public health laboratory is highly complex therefore a bridging design is warranted. Creating a bridging design document will convey specific functional requirements to the design-build team. The design will be limited to conceptual design as this will allow flexibility to design-builders to design within budget. Assuming a start date in Q3 of FY21/22, the following schedule is proposed:

	Start	Finish
RFQ/P Bridge Documents	Q3 2022	Q1 2023
Procurement	Q4 2022	Q1 2024

Design/Build	Q1 2024	Q4 2025
Commissioning	Q4 2025	Q1 2026
Completion	Q1 2026	

**Estimated Project Costs and Funding Sources**

<b>Estimated Project Costs</b>	
Salaries and Benefits (Extra help or time-limited* only)	\$0
Services and Supplies	\$0
Capital Costs	\$26,252,160
Other (5% budget for movable machinery, lab equipment and specialized medical devices)	\$994,400
<b>Estimated Total Project Costs</b>	<b>\$27,246,560</b>
<b>Anticipated Alternate/Leveraged Funding Sources</b>	
List here; provide a detailed description in the narrative below	\$0
<b>Total ARPA Funding Request</b>	<b>\$27,246,560</b>

Include a Statement of Special Funds Activities if proposing the use of Fund Balance

\*Departments are encouraged to submit requests that do not require adding staff, even if time-limited, due to the limited term nature of ARPA funding.

**Narrative Explanation of Estimated Project Costs**

*Provide a high level explanation of the estimated project cost (bulleted list is sufficient). If additional staff are being requested (extra help or limited term only) please explain how they are time-limited in nature and will not be used in an on-going capacity.*

*Describe additional funding sources that will be leveraged. If this request is being paired with a grant explain whether ARPA funds can be used if the grant is not awarded; provide details on the status of the grant (i.e. awarded; application pending. If pending, explain the status of the application process and note if funds have been received from this source previously).*

*Explain any funding sources that can be leveraged if ARPA funds are awarded (i.e. if ARPA funds can be used as a grant match).*

**RESPONSE REQUIRED**

Budget estimates and comparable projects nationwide have been estimated at \$710/SF per cost estimates prepared for the County Government Center project by Turner and Townsend Cost Estimators. Costs are as follows:

Construction (23,000 sf @ \$710/SF)      \$16,330,000

Site Development	\$ 1,750,000
Contingency (10%)	\$ 1,808,000
Subtotal Construction	\$19,888,000
Design and Permits (12%)	\$ 2,386,560
Staff Management and Inspection (20%)	\$ 3,977,600
PROJECT D/B COST	\$26,252,160
<b>TOTAL PROJECT COST FURNISHED WITH EQUIPMENT</b>	<b>\$27,246,560</b>

**ARPA Eligibility**

*Explain which element(s) of ARPA the project aligns with.*

*Please site the specific item (and page) from one of these two resource documents:*

- [NACo Guidance](#)
- [Funding Fact Sheet](#)
- *Other resource found by department (include the link/page number)*

*If you are uncertain about how a project aligns with ARPA, please contact your CAO analyst.*

*NOTE: projects that do not align with an ARPA category may still be submitted as some amount of the award will have a more flexible use under the “revenue replacement” category.*

**RESPONSE REQUIRED**

NACo Guidance:  
 Per NACO Guidance, Eligible Expenses include 1. SUPPORT PUBLIC HEALTH RESPONSE.  
 Prevent and Mitigate COVID-19

- Capital Investment to public facilities to which the existing facilities are inadequate
- Ventilation Improvement on existing facilities by replacement of inadequate facilities

Improving the Design and Execution of Health and Public Health Programs

- Improvements to data or technology infrastructure

## Strategic Plan Alignment

Please indicate which Strategic Plan **OBJECTIVE** will be furthered by this project. Note: if listed, item must tie to a specific objective, and not simply be in alignment with a general pillar or goal.

Link to the Strategic Plan: <https://sonomacounty.ca.gov/Board-of-Supervisors/Strategic-Plan/PDF/Five-Year-Strategic-Plan-2021-26-English/Strategic-Plan-1-Pager>

**Indicate N/A if not applicable**

Pillar: Resilient Infrastructure

Goal 1: Invest in County buildings and technology to enhance service delivery and improve employee mobility

Objective 1: Design the new County Center to be carbon neutral and zero waste; and pursue carbon reduction and zero waste plans for remaining County facilities.

Goal 2: Invest in capital systems to ensure continuity of operations and disaster response.

Objective 1: Strengthen critical communications infrastructure, interoperability, and information technology tools relied upon during disasters.

Department Lead for these Objectives: General Services Department

## Racial Equity and Social Justice

In January of 2021, the Sonoma County Board of Supervisors adopted a five-year strategic plan that included a Racial Equity and Social Justice pillar. The ARPA guidance specifically calls out how the pandemic has disproportionately impacted low-income families and communities of color. Please answer the questions below to describe how the project supports the Racial Equity and Social Justice pillar.

For additional resources please refer to the [Racial Equity Tool Kit](#), which the Board adopted on November 17, 2020.

1. Describe how your project advances racial and economic equity and/or reduces or eliminates disparities and improve outcomes for low-income communities and communities of color Countywide.
2. Identify potential negative impacts of your project on communities of color and low-income communities, and describe what strategies your Department recommends to mitigate any potential adverse impacts.
3. Does this project address specific racial and/or economic inequities in Sonoma County?
4. Does the estimated project budget and timeline include resources and time to ensure sufficient community engagement, accessibility (i.e. translation, interpretation), outreach, etc?

### RESPONSE REQUIRED

#### RE: The Public Health Lab and Morgue

The lab's data regarding how COVID-19 in particular has affected particular ethnic/racial community sectors has been seminally important in developing a fact-based, science-driven strategy to combat these deficiencies and target resources to the areas that most need it.

#### Re: The Project

1. The Project endeavors to incorporate minority and small business subcontracting goals similar to Federal requirements.
2. Project could include in the procurement process a minority business outreach effort to facilitate business relationships between experienced large Prime design-build entities and minority owned subcontractors.
3. Project dollar volume meets the threshold for Project Labor Agreement to which labor would be engaged to help meet equity goals.
4. Potential negative impacts include reduced competition and pricing. Widespread advertisement of contracting opportunity may help mitigate this impact.
5. Services provided through the Public Health Laboratory and the Morgue are provided equally to all in Sonoma County.
6. Yes, community engagement is a key business process incorporated in projects.

**Describe how this will project lead to future efficiencies or cost savings (indicate n/a if not applicable)**

**Indicate N/A if not applicable**

Project will be designed to consider modern processes required in a Public Health Laboratory and in Medical forensics. Design will endeavor to facilitate the work of staff, through a modern facility layout and technological improvements.

Cost savings will be achieved as a result of no longer having to maintain the existing aging buildings which needed costly and ongoing repairs and maintenance.

**Does the project support a community need based on COVID-19, if so, describe.**

**Indicate N/A if not applicable**

Yes. Both the Morgue and Public Health lab have supported community needs during COVID-19. The Public Health Lab was and still is performing a critical function for the County during the COVID-19 Pandemic. The lab has been responsible for COVID testing, and is the primary point of distribution for vaccination supply coming into the County, and continues testing and analysis. The Morgue is responsible for all medical examinations and has served to receive casualties from the pandemic.

**Does this meet a known unmet community need? If yes, please provide a link to a report/study/etc.**

**Indicate N/A if not applicable**



**Is your project included in the County's 5-year Capital Plan?**

*If so, please indicate which project*

Yes. Request R200026 in the 2021-2026 Capital Improvement Plan

**Is your project included in the County's Recovery & Resiliency Framework?**

*The Framework can be found [here](#).*

NA

**Will your proposal leverage community partnerships? If yes, explain?**

Yes: The Morgue is a regional facility for Sonoma as well as Lake, Mendocino, and Humboldt Counties. The Public Health facility contains a Public Health Lab Bio-Safety Level 3 regional laboratory, servicing a three county region, which includes Sonoma, Mendocino, and Lake Counties.  
Improving these facilities will allow them to better serve these communities.

**Describe which community groups you have or will engage with in developing this proposal or to create an implementation plan**

NA