



2026 – 2031
CAPITAL FACILITIES MASTER PLAN
NEVADA COUNTY, CALIFORNIA



Prepared by
Information & General Services Agency

Capital Facilities Master Plan

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EXECUTIVE SUMMARY



Mission

The mission of the Facilities Department is to plan for, operate, maintain, and preserve County facilities. This includes providing for the management of facility improvements and new construction projects. Our goal is to provide safe, functional, aesthetically pleasing, and comfortable facilities and grounds for the public and county departments in the most cost-efficient, expeditious, and effective manner possible.

The ongoing sustainability of effective government operations relies on adequate and properly maintained facilities. Funding and planning for maintenance and improvements are essential to the preservation of the facilities.

EXECUTIVE SUMMARY

Responsibility

FACILITIES SNAPSHOT



42 COUNTY-OWNED FACILITIES
512,055 SQ. FT



5 LEASED FACILITIES
50,959 SQ. FT



200+ ACRES VACANT LAND



7 LEASE MANAGEMENT OFFICE SPACE AND CELL TOWERS

The Facilities Department is tasked with the following responsibility areas under the Nevada County Administrative code. (Administrative Code, Title 2, Chapter 11, Section 2.11.020 J,K.):

1. Provide for the maintenance and remodeling of County buildings and grounds, and perform all other services of a general nature for the upkeep, preservation, and function of County property that may be ordered by the CEO or the Board of Supervisors.
2. Provide for capital development and construction of new and existing facilities, including project management related to such development activities.

FACILITIES CORE SERVICES



MAINTENANCE BUILDINGS AND GROUNDS



PROJECT MANAGEMENT OVERSIGHT AND COORDINATION



REMODELING MODERNIZATION PROJECTS



CAPITAL DEVELOPMENT NEW FACILITY CONSTRUCTION

To fulfill these responsibilities, the Facilities Department is supported by a dedicated staff of 17, including custodians, building maintenance personnel, grounds workers, and project managers. Notably, when measured against benchmarks from the International Facility Management Association, the building maintenance and custodial teams manage nearly twice the square footage of similarly staffed departments.

EXECUTIVE SUMMARY

Purpose

The Nevada County Capital Facilities Master Plan (CFMP) will serve as a multi-year planning and budgeting document that outlines major infrastructure investments, project focus areas, and construction projects anticipated over the next 5 years. It is not a funding mechanism in itself, but a strategic tool used to help prioritize capital projects in alignment with county goals and available resources. The Goals of this plan are as follows:



Strategic Planning Tool

Provide a structure to align capital investment decisions with the County's long-term goals, project management capacity, and department needs.



Budgetary Forecasting

Support financial planning by estimating costs, funding sources, and project durations.



Transparency and Accountability

Communicate capital priorities clearly to stakeholder departments, the Board of Supervisors (BOS), and the public.

This plan will review strategic planning efforts, facilities department operational enhancements, capital project summaries, and building lifecycle maintenance summaries. Capital Projects are defined as major and infrequent expenditures, such as the construction of a new facility, major rehabilitation or repair of an existing facility, or the purchase of major equipment or property. Capital Projects require long-term planning and careful consideration to ensure they align with the organization's needs and the priorities of the Board of Supervisors.

EXECUTIVE SUMMARY

Strategic Planning



Comprehensive Site and Space Planning

Recognizing the importance of long-term planning, the Facilities Department will undertake a Comprehensive Site and Space Planning initiative to strategically manage all county-owned facilities and properties. As a part of this process, a consultant will evaluate the county's properties' condition, capacity, utilization, and future needs, creating a unified framework for consolidation, expansion, repurposing, and capital planning. This effort will also address evolving workplace needs through a countywide office space study that considers hybrid and remote work, employee-to-seat ratios, and flexible office arrangements. By aligning facility planning with the Board of Supervisors' objectives and community needs, the study will provide clear direction for maintenance priorities, acquisitions, dispositions, and capital investments, ensuring county facilities remain efficient, responsive, and adaptable to future growth.



Stakeholder Engagement

Stakeholder Meetings: The Facilities Department has established regular stakeholder meetings to provide updates, gather feedback, and coordinate planning with departments and agencies that rely heavily on project management and maintenance services. Current participants include the Health and Human Services Agency and the Sheriff's Office, with additional coordination maintained through standing meetings with Information Services, Purchasing, and the County Executive Office. These sessions are a vital tool for ensuring strong collaboration and maintaining healthy working relationships between Facilities and its partner departments.

Capital Projects Ad Hoc Committee: The Capital Projects Ad Hoc Committee is comprised of the Board of Supervisors Chair and Vice-Chair, and establishes a transparent, consistent platform for updates on major County Projects that are of concern or interest to the Board of Supervisors. The Facilities Department leverages this Ad Hoc Committee to focus on all county capital projects and to review CFMP progress.

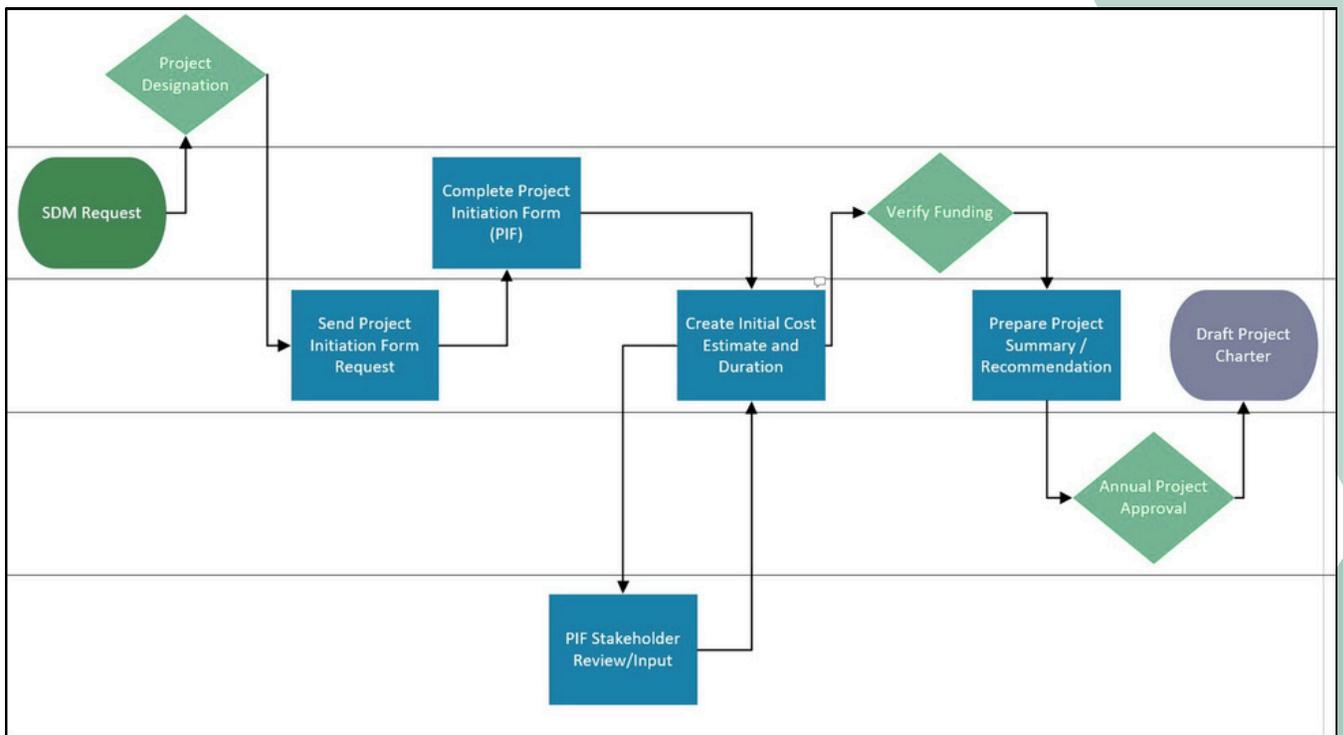
EXECUTIVE SUMMARY

Strategic Planning



Policy Development

Project Approval Policy: In 2025, the Facilities Department established a Project Approval Policy, which standardized the steps required for initiating and approving facilities projects within the County Organization. It applies to departmental project requests exceeding \$10,000 and distinguishes between mid-scale Facilities Projects (\$10,000–\$50,000) and larger Capital Facilities Projects (over \$50,000).



The policy outlines key procedures, including direction on how to submit requests, cost estimation, funding verification, and a defined approval pathway based on project scope. The policy ensures accountability and orderly project initiation in support of County operations.

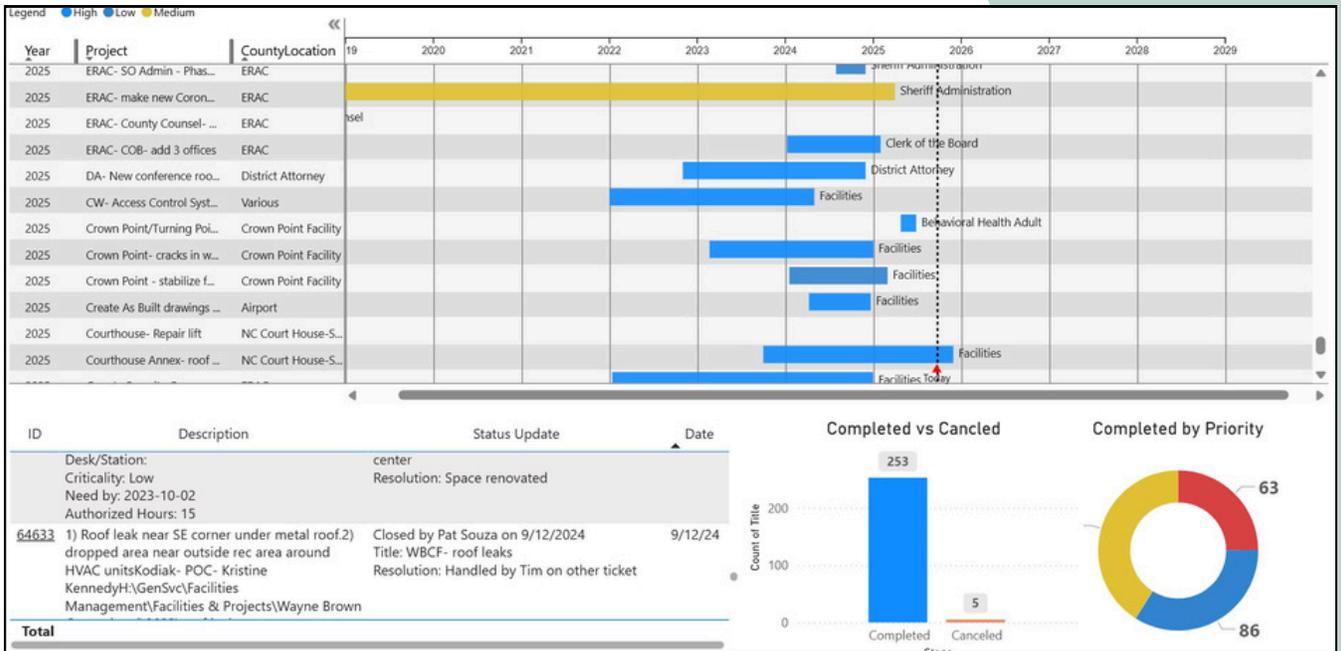
Cost Allocation Policy: Considering the significant portion of regular and building lifecycle maintenance projects planned over the next 5 years, the Facilities Department is developing a Maintenance Cost Allocation Policy to establish a consistent framework for allocating building maintenance and repair costs between occupying departments and the Facilities Department. This policy is expected to increase administrative efficiency, paving the way for timely maintenance work.

EXECUTIVE SUMMARY



Operational Enhancement

Real-Time Project Dashboard: The Facilities Department has developed a real-time Power BI internal dashboard to monitor timelines, budgets, and staffing capacity. This custom single-pane view enables decision-makers to quickly grasp trends, performance, and workload demands.



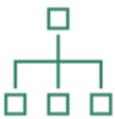
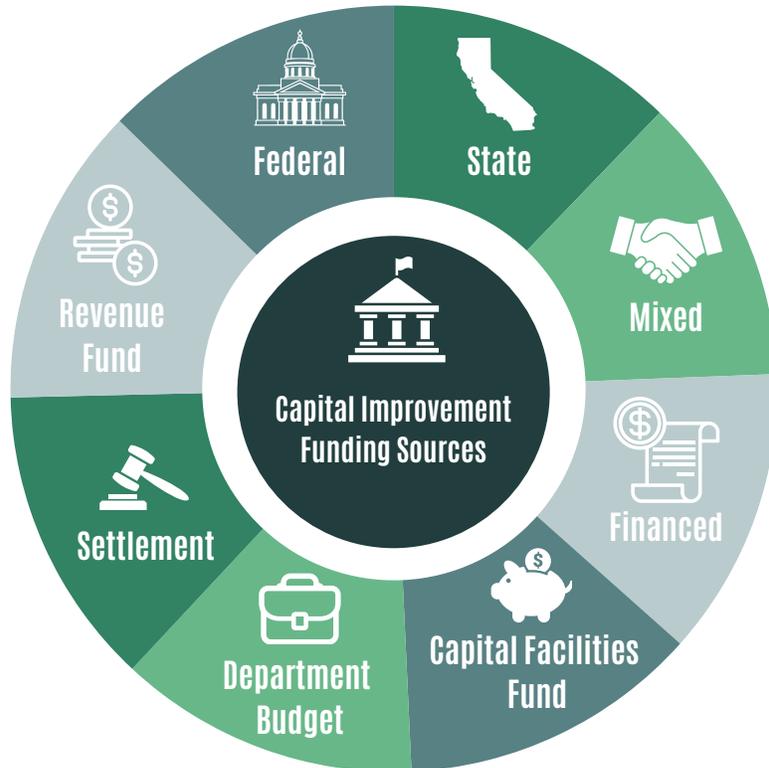
Digital Software: Over the next five years, tools such as Microsoft Project, Planner, Bluebeam, FMX, and emerging Artificial Intelligence platforms will significantly enhance the Facilities Department's ability to plan, execute, and manage projects and operations with greater efficiency and precision. Microsoft Project and Planner will support strategic scheduling, task management, and resource allocation, ensuring projects stay on track and aligned with departmental goals. Bluebeam will streamline document collaboration, enabling faster and more accurate reviews of plans, drawings, and specifications. FMX will centralize work order tracking, preventative maintenance schedules, and asset management, improving response times and operational oversight. Meanwhile, AI-driven tools will assist in analyzing trends and optimizing project workflows, allowing staff to make smarter, data-informed decisions. Together, these technologies will drive increased productivity, cost savings, and long-term resilience for the department.

EXECUTIVE SUMMARY

Capital Projects



Funding Sources: As part of the capital improvement process, the County evaluates whether available funding can meet current facility needs and planned growth. To ease upfront costs and support capital objectives, the County may pursue a mix of funding options shown below.



Given the Facilities Department's broad responsibilities and significant project load, it is essential to focus available funding and staff resources on the capital project priority areas listed below. The Capital Projects highlighted in these categories may be brought to the Board of Supervisors for consideration and approval at a future date, as funding allows.



DEPARTMENT REQUESTS



ADA, SAFETY AND EV



BUILDING LIFECYCLE MAINTENANCE

EXECUTIVE SUMMARY

Department Requests



The department request category reflects projects that are initiated by specific departments within the County of Nevada. Projects typically focus on improvements, modifications, or additions to facilities that support the department's functions, enhance efficiency, or provide better services to the community.

To guide the onboarding and approval of projects requested by departments, a policy has been developed, which facilitates an orderly annual review and approval practice that is in sync with the annual budget process. Consideration for department need, safety and regulatory compliance, project management capacity, funding availability, and, most importantly, the board of supervisors' objectives, along with the goals described in this document, are weighted during the project approval phase.

It is important to note that inclusion of a project in this master plan does not constitute approval for the project to proceed. Each project proposal concept and funding plan must be reviewed and approved by the Board of Supervisors at various stages of project development before proceeding.



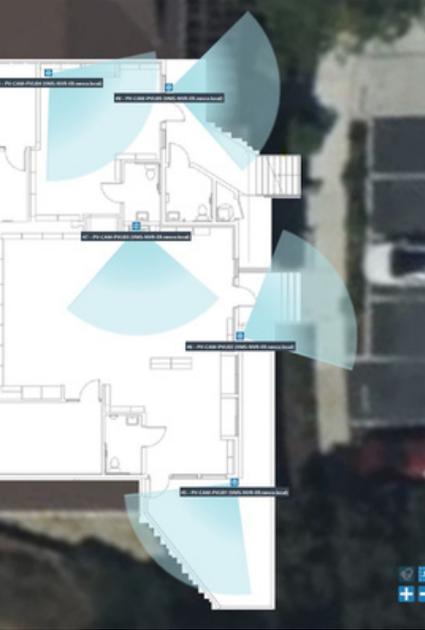
EXECUTIVE SUMMARY

ADA, Safety, and Electric Vehicle Transition

Projects in this category are prioritized due to their direct connection to safety, regulatory compliance, or state and federal mandates.

THE AMERICANS WITH DISABILITIES ACT

The County completed an ADA Survey in 2019 to compile a list of projects focused on ADA improvements. Many ADA projects occur simultaneously alongside lifecycle maintenance and departmental request projects as required by regulation. Facilities plans to include ADA improvements along with lifecycle maintenance projects for a total spend of roughly \$3 million over the next five years, and a \$760 thousand estimated expenditure in FY 26/27.



SAFETY

The Facilities Department prioritizes building safety by addressing urgent repairs like gas leaks, fallen trees, and structural damage. It manages the County's upgraded access control system with stronger encryption and a new security camera system that improves real-time monitoring. In partnership with Risk Management and the County Information Security Officer, the department has worked with the Cybersecurity & Infrastructure Security Agency (CISA) to assess primary buildings, including the Eric Rood Administrative Center. This effort has increased safety for county staff and infrastructure for years to come.

ELECTRIC VEHICLE TRANSITION

Based on California Assembly Bill 2127's assessment for Nevada County, there is a need to increase EV charging infrastructure from the current 6 fleet-managed units to over 300 units to effectively handle the mandated fleet transition by 2030. This does not include charging for public facilities. In 2025, Facilities was awarded a \$700,000 grant to fund the engineering and design of Electric Vehicle charging infrastructure at up to 15 County facilities. This study is anticipated to be completed by mid-year 2027 and will lay the groundwork for capital projects in this category.



EXECUTIVE SUMMARY

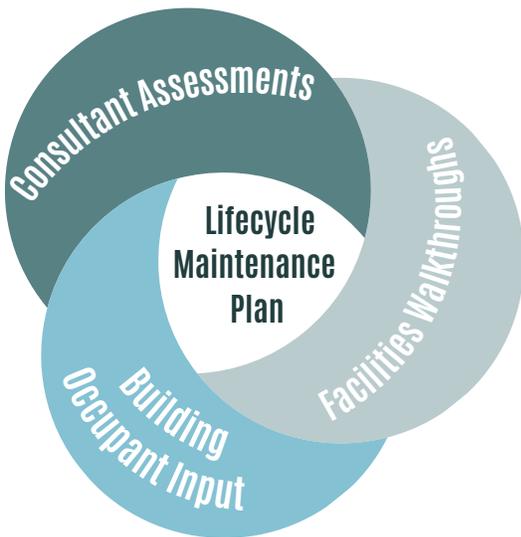
Building Lifecycle Maintenance



The sustainability of effective government operations depends on well-maintained facilities. To support this, the Facilities Department prioritizes dedicated maintenance funding, separate from new construction, ensuring new projects enhance services without undermining existing infrastructure.

Dedicated Maintenance Funding - Protecting County Operations.

Facilities has engaged Bureau Veritas in 2019 and 2025 to assess capital asset conditions and provide 20-year cost and lifecycle projections. Their analysis identifies the age and expected life of assets, helping Facilities weigh urgent needs against long-term planning.



Additionally, the knowledge of facilities staff and the observations of on-site employees are incorporated into planning, highlighting recurring issues and day-to-day building performance challenges that consultant reports may overlook. By combining consultant expertise with the practical insights of operations and maintenance staff, the department has created a responsive, facility-specific building lifecycle maintenance plan that accurately reflects real conditions.

To ensure maintenance projects are prioritized and implemented effectively, a specialized Project Manager oversees the building lifecycle maintenance program, ensuring accountability and follow-through.

BUILDING LIFECYCLE MAINTENANCE NEEDS

\$15 Million
OVER NEXT 5 YEARS

\$3.5 Million
PLANNED PROJECTS IN FY 26/27

PROJECT COST SUMMARY

The following table summarizes Nevada County’s projected capital expenditures from FY 2026–27 through FY 2030–31. Projects are grouped into three categories—ADA/Safety/EV Compliance, Lifecycle Maintenance, and projects requested by County Departments—reflecting both required and strategic facility improvements.

All cost amounts listed within this plan are Rough Order of Magnitude (ROM) estimates for planning purposes only; actual costs may vary significantly. Projects and expenditures will be approved by the Board of Supervisors as funding allows.

Expenditure	2026-27	2027-28	2028-29	2029-30	2030-31	2026-2031
ADA/Safety/EV	\$1,454,229	\$363,522	\$985,282	\$45,262	\$827,710	\$3,676,004
Animal Shelter - ADA			\$22,373			\$22,373
Crown Point - ADA			\$15,431	\$13,416		\$28,848
District Attorney Office - ADA		\$60,484				\$60,484
Electric Vehicle Infrastructure Design - EV	\$250,000					\$250,000
Eric Rood Administrative Center - ADA	\$200,000	\$36,522		\$22,133	\$660,922	\$919,576
Eric Rood Administrative Center Bathrooms - ADA		\$150,000	\$850,000			\$1,000,000
Grass Valley Library - ADA		\$28,471				\$28,471
Grass Valley Vets Hall - ADA		\$8,474				\$8,474
Madelyn Helling Library - ADA	\$95,000				\$9,266	\$104,266
Nevada City Vets Hall - ADA	\$20,000		\$11,063			\$31,063
Truckee Complex - ADA	\$13,607			\$9,713	\$8,116	\$31,436
Wayne Brown Correctional Facility - ADA	\$181,921	\$79,571	\$86,414		\$149,406	\$497,313
Wayne Brown Correctional Facility Fence - Safety	\$693,700					\$693,700
Department Requests	\$18,647,107	\$51,079,238	\$26,365,000	\$500,000	\$3,400,000	\$99,991,345
Behavioral Health Treatment Campus	\$10,000,000	\$7,970,738				\$17,970,738
Community Resilience Center	\$1,350,000	\$4,950,000	\$1,500,000	\$200,000		\$8,000,000
Eric Rood Administrative Center Café			\$15,000	\$50,000		\$65,000
Eric Rood Administrative Center Lobby	\$60,000					\$60,000
Grass Valley Library Remodel	\$700,000					\$700,000
Radio Infrastructure Upgrade	\$545,490					\$545,490
Summit Maintenance & Storage Facility			\$350,000	\$250,000	\$3,400,000	\$4,000,000
Truckee Library (New)	\$1,316,617	\$16,000,000	\$20,000,000			\$37,316,617
Firearms Training Facility	\$3,175,000	\$13,658,500				\$16,833,500
Animal Shelter (New)	\$1,500,000	\$8,500,000	\$4,500,000			\$14,500,000
Lifecycle Maintenance	\$3,542,537	\$2,131,262	\$3,207,116	\$1,170,158	\$4,985,755	\$15,036,828
Airport Capital Improvement Program	\$135,000		\$1,580,000	\$56,000		\$1,771,000
District Attorney Office		\$604,842		\$3,283		\$608,125
Eric Rood Administrative Center	\$1,000,000	\$182,608	\$178,832	\$110,663	\$3,304,612	\$4,776,714
Grass Valley Library		\$142,357	\$138,525	\$17,588		\$298,470
Grass Valley Vets Hall	\$3,099	\$84,738	\$1,771		\$3,900	\$93,508
Madelyn Helling Library	\$295,497	\$197,270			\$92,658	\$585,424
Nevada City Vets Hall	\$80,000	\$4,722	\$110,626			\$195,348
Truckee Complex	\$136,074	\$45,204	\$26,831	\$51,930	\$81,159	\$341,197
Wayne Brown Correctional Facility	\$1,819,213	\$795,709	\$864,143	\$796,535	\$1,494,061	\$5,769,661
Crown Point	\$67,752	\$73,814	\$82,655	\$134,160		\$358,381
Animal Shelter (Existing)	\$5,902		\$223,734		\$9,365	\$239,001

FUNDING SOURCE SUMMARY

The table below summarizes Nevada County's 5-year projected capital expenditures broken down by funding category.

Expenditure	2026-27	2027-28	2028-29	2029-30	2030-31	2026-2031
Capital Facilities Fund	\$1,789,701	\$620,308	\$1,318,341	\$257,854	\$4,217,381	\$8,203,586
ADA/Safety/EV						
Eric Rood Administrative Center - ADA	\$200,000	\$36,522		\$22,133	\$660,922	\$919,576
Animal Shelter - ADA			\$22,373			\$22,373
Grass Valley Vets Hall - ADA		\$8,474				\$8,474
Grass Valley Library - ADA		\$28,471				\$28,471
Madelyn Helling Library - ADA	\$95,000				\$9,266	\$104,266
Nevada City Vets Hall - ADA	\$20,000		\$11,063			\$31,063
Truckee Complex - ADA	\$13,607			\$9,713	\$8,116	\$31,436
Wayne Brown Correctional Facility - ADA	\$181,921	\$79,571	\$86,414		\$149,406	\$497,313
Crown Point - ADA			\$15,431	\$13,416		\$28,848
Eric Rood Administrative Center Bathrooms - ADA		\$150,000	\$850,000			\$1,000,000
Department Requests						
Eric Rood Administrative Center Café			\$15,000	\$50,000		\$65,000
Eric Rood Administrative Center Lobby	\$60,000					\$60,000
Lifecycle Maintenance						
Eric Rood Administrative Center	\$1,000,000	\$182,608	\$178,832	\$110,663	\$3,304,612	\$4,776,714
Grass Valley Vets Hall	\$3,099	\$84,738	\$1,771		\$3,900	\$93,508
Nevada City Vets Hall	\$80,000	\$4,722	\$110,626			\$195,348
Truckee Complex	\$136,074	\$45,204	\$26,831	\$51,930	\$81,159	\$341,197
Department	\$7,302,554	\$15,532,975	\$1,659,056	\$1,201,566	\$4,996,084	\$30,692,236
ADA/Safety/EV						
District Attorney Office - ADA		\$60,484				\$60,484
Wayne Brown Correctional Facility Fence - Safety	\$693,700					\$693,700
Department Requests						
Grass Valley Library Remodel	\$700,000					\$700,000
Radio Infrastructure Upgrade	\$545,490					\$545,490
Summit Maintenance & Storage Facility			\$350,000	\$250,000	\$3,400,000	\$4,000,000
Firearms Training Facility	\$3,175,000	\$13,658,500				\$16,833,500
Lifecycle Maintenance						
Grass Valley Library		\$142,357	\$138,525	\$17,588		\$298,470
Madelyn Helling Library	\$295,497	\$197,270			\$92,658	\$585,424
Wayne Brown Correctional Facility	\$1,819,213	\$795,709	\$864,143	\$796,535	\$1,494,061	\$5,769,661
Crown Point	\$67,752	\$73,814	\$82,655	\$134,160		\$358,381
District Attorney Office		\$604,842		\$3,283		\$608,125
Animal Shelter (Existing)	\$5,902		\$223,734		\$9,365	\$239,001
Financed	\$1,500,000	\$8,500,000	\$4,500,000			\$14,500,000
Department Requests						
Animal Shelter (New)	\$1,500,000	\$8,500,000	\$4,500,000			\$14,500,000
Mixed	\$1,451,617	\$16,000,000	\$21,580,000	\$56,000		\$39,087,617
Department Requests						
Truckee Library (New)	\$1,316,617	\$16,000,000	\$20,000,000			\$37,316,617
Lifecycle Maintenance						
Airport Capital Improvement Program	\$135,000		\$1,580,000	\$56,000		\$1,771,000
State	\$11,600,000	\$12,920,738	\$1,500,000	\$200,000		\$26,220,738
ADA/Safety/EV						
Electric Vehicle Infrastructure Design - EV	\$250,000					\$250,000
Department Requests						
Behavioral Health Treatment Campus	\$10,000,000	\$7,970,738				\$17,970,738
Community Resilience Center	\$1,350,000	\$4,950,000	\$1,500,000	\$200,000		\$8,000,000

DEPARTMENT REQUESTS

The following project sheets summarize current capital project requests from departments through 2031

Animal Shelter (New)

Department IGS	Location La Barr Meadows Rd	Funding Financed	Start 2026	Est. Completion 2029
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Project Description:

Nevada City, Grass Valley, and Nevada County are jointly pursuing a new regional animal shelter as the existing facilities have exceeded their useful life and are not cost-effective to reuse. Partners are coordinating design, construction, funding, and operations, while current services continue at the existing site off McCourtney Road in Nevada County.

<i>Fiscal Year</i>	2026-27	2027-28	2028-29	2029-30	2030-31	2026-2031 Total
Development						
Design	\$1,500,000					\$1,500,000
Construction		\$8,500,000	\$4,500,000			\$13,000,000
Total	\$1,500,000	\$8,500,000	\$4,500,000			\$14,500,000



Fiscal Stability and Core Services



Emergency Preparedness



Economic Development



Broadband



Climate Resilience



Housing



Homelessness



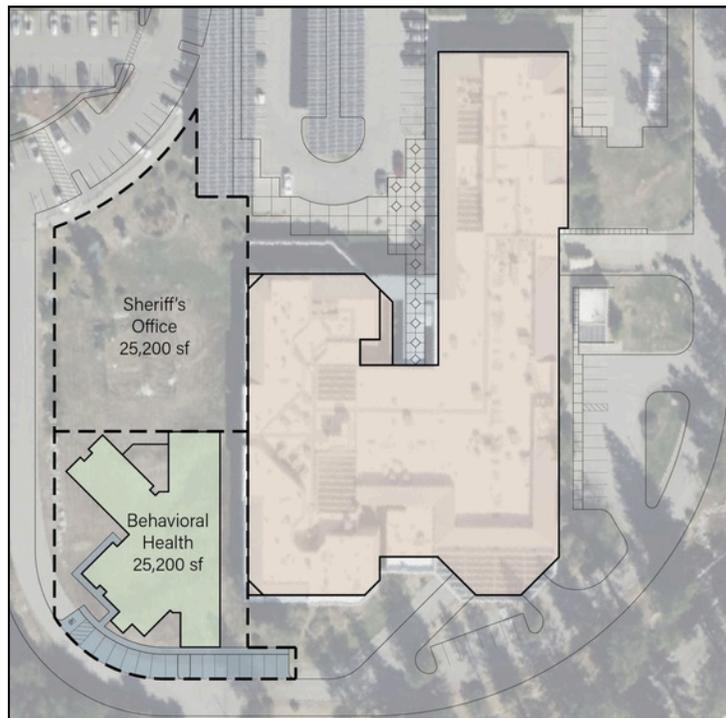
Recreation

Department HHS	Location ERAC Campus	Funding State	Start 2025	Est. Completion 2028
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Project Description:

This Behavioral Health Continuum Infrastructure Program (BCHIP) funded project aims to create a modern behavioral-health treatment facility that adds local inpatient treatment options, strengthening the community's continuum of services. The facility will offer 24/7 psychiatric evaluation and stabilization, short-stay treatment with step-down longer-term options when needed.

<i>Fiscal Year</i>	2026-27	2027-28	2028-29	2029-30	2030-31	2026-2031 Total
Development	\$1,000,000					\$1,000,000
Design	\$2,000,000					\$2,000,000
Construction	\$7,000,000	\$7,970,738				\$14,970,738
Total	\$10,000,000	\$7,970,738				\$17,970,738



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 Fiscal Stability and Core Services
- 
 Emergency Preparedness
- 
 Economic Development
- 
 Broadband
- 
 Climate Resilience
- 
 Housing
- 
 Homelessness
- 
 Recreation

Department IGS	Location 255 S. Auburn St	Funding State	Start 2025	Est. Completion 2028
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Project Description:

This project combines seismic upgrades with targeted renovations at the Grass Valley Veterans Hall to strengthen the facility's role as a resilient community asset. The improvements will enhance safety and structural performance, expand programming opportunities, and ensure the building can serve as a reliable shelter and resource hub during extreme weather events and emergencies, supporting health, preparedness, and overall well-being for Nevada County residents

<i>Fiscal Year</i>	2026-27	2027-28	2028-29	2029-30	2030-31	2026-2031 Total
Development	\$500,000	\$450,000	\$250,000	\$200,000		\$1,400,000
Design	\$600,000					\$600,000
Construction	\$250,000	\$4,500,000	\$1,250,000			\$6,000,000
Total	\$1,350,000	\$4,950,000	\$1,500,000	\$200,000		\$8,000,000



Fiscal Stability and Core Services



Emergency Preparedness



Economic Development



Broadband



Climate Resilience



Housing



Homelessness



Recreation

Eric Rood Administrative Center Cafe

Department IGS	Location 950 Maidu Ave	Funding Facilities	Start 2028	Est. Completion 2029
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Project Description:

This project will renovate the café space to enhance the overall customer experience and meet current Health and Building standards. Improvements will include the installation of updated cabinets, counters, wall and ceiling finishes, sanitary tile baseboards, sinks, and partitions separating public and service areas, along with a dedicated public ice machine. Once completed, the upgraded space will provide a compliant, functional, and welcoming café for County employees and visitors.

<i>Fiscal Year</i>	2026-27	2027-28	2028-29	2029-30	2030-31	2026-2031 Total
Development						
Design			\$15,000			\$15,000
Construction				\$50,000		\$50,000
Total			\$15,000	\$50,000		\$65,000



Fiscal Stability and Core Services



Emergency Preparedness



Economic Development



Broadband



Climate Resilience



Housing



Homelessness



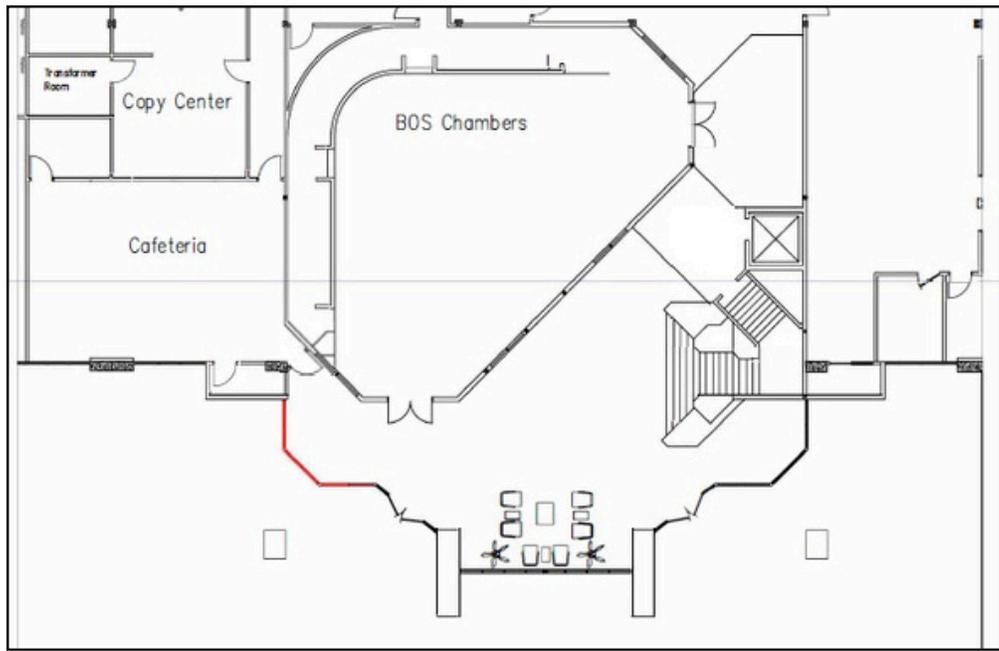
Recreation

Department IGS	Location 950 Maidu Ave	Funding Facilities	Start 2026	Est. Completion 2027
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Project Description:

This renovation of the County Government Center lobby aims to create a more welcoming, functional, and visually cohesive space for visitors and staff. The project will update the dated finishes, unify signage using current County graphics, and improve wayfinding through the installation of wall-mounted monitors. It will also include new furniture to enhance comfort and a strategically relocated security station to improve safety and accessibility.

<i>Fiscal Year</i>	2026-27	2027-28	2028-29	2029-30	2030-31	2026-2031 Total
Development						
Design						
Construction	\$60,000					\$60,000
Total	\$60,000					\$60,000



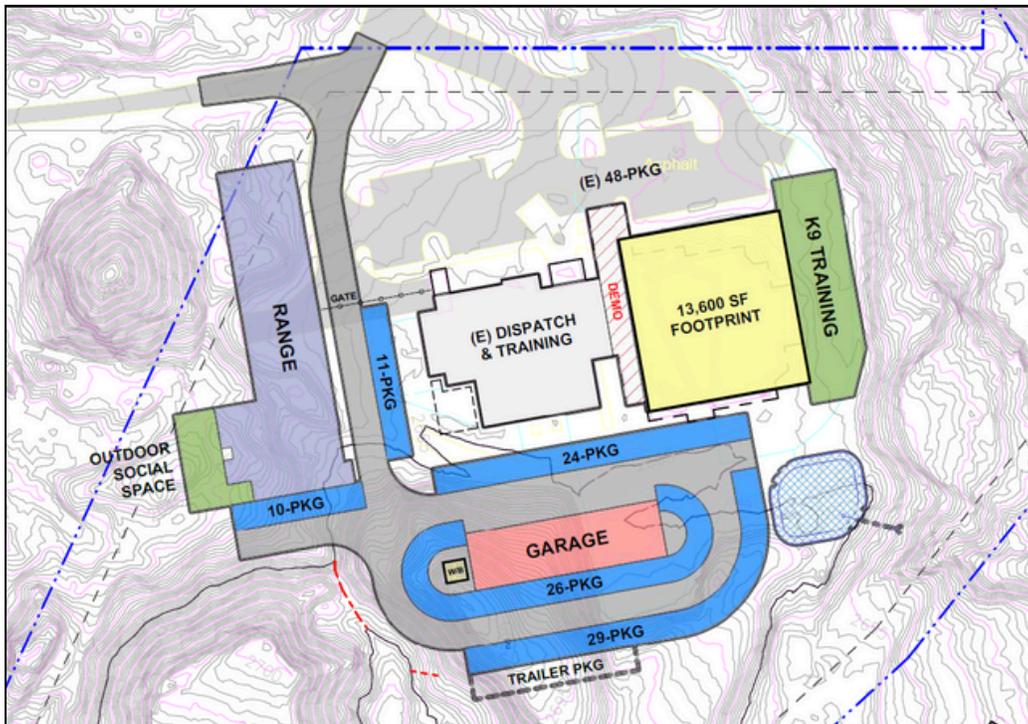
- Fiscal Stability and Core Services
- Emergency Preparedness
- Economic Development
- Broadband
- Climate Resilience
- Housing
- Homelessness
- Recreation

Department Sheriff	Location 15434 Hwy 49	Funding Department	Start 2025	Est. Completion 2027
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Project Description:

This project focuses on creating a regional indoor firearms training facility near the Regional Dispatch and Training Facility, located off Highway 49. It will feature 50-yard lanes, classroom space, and the ability to bring vehicles inside for realistic training. Designed with health and safety in mind, the facility will use advanced filtration to remove lead and other hazards and incorporate noise-reduction measures.

<i>Fiscal Year</i>	2026-27	2027-28	2028-29	2029-30	2030-31	2026-2031 Total
Development						
Design	\$3,175,000					\$3,175,000
Construction		\$13,658,500				\$13,658,500
Total	\$3,175,000	\$13,658,500				\$16,833,500



- Fiscal Stability and Core Services
- Emergency Preparedness
- Economic Development
- Broadband
- Climate Resilience
- Housing
- Homelessness
- Recreation

Grass Valley Library Remodel

Department Library	Location 207 Mill St	Funding Department	Start 2025	Est. Completion 2027
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Project Description:

With design being completed in FY25/26 this project will modernize the facility with ADA-compliant restrooms, renovated yard space, and interior wall extensions. Exterior surfaces will be refinished with fresh paint and sealed for efficiency. Replace flooring with new carpet and vinyl plank installation. Stairs, railings, and detailed trim work will also be refinished to enhance durability and appearance.

<i>Fiscal Year</i>	2026-27	2027-28	2028-29	2029-30	2030-31	2026-2031 Total
Development						
Design	\$70,000					\$70,000
Construction	\$630,000					\$630,000
Total	\$700,000					\$700,000



Fiscal Stability and Core Services



Emergency Preparedness



Economic Development



Broadband



Climate Resilience



Housing



Homelessness



Recreation

Radio Infrastructure Upgrade

Department Sheriff	Location 15434 Hwy 49	Funding Department	Date 2025	Est. Completion 2027
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Project Description:

The communications upgrade includes design and construction of a 180-foot self-supporting communication tower adjacent to the Sheriff’s Office Regional Dispatch and Training Facility off Highway 49. The project will strengthen the County’s radio dispatch system by delivering a fully functional tower built to meet all environmental and safety regulations, ensuring long-term structural integrity and reliable operational performance.

<i>Fiscal Year</i>	2026-27	2027-28	2028-29	2029-30	2030-31	2026-2031 Total
Development						
Design						
Construction	\$545,490					\$545,490
Total	\$545,490					\$545,490



Fiscal Stability and Core Services



Emergency Preparedness



Economic Development



Broadband



Climate Resilience



Housing



Homelessness



Recreation

Department Public Works	Location Donner Pass Rd	Funding Department	Start 2028	Est. Completion 2031
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Project Description:

The Public Works Department has identified the need for a Maintenance and Emergency Operations Building at Donner Pass Road and Interstate 80 to support snow removal, road maintenance, and emergency services in East County. The potential of a low-cost long-term lease by Sugar Bowl Resort would the facility would house equipment, provide crew lodging, and improve readiness for severe winter conditions.

<i>Fiscal Year</i>	2026-27	2027-28	2028-29	2029-30	2030-31	2026-2031 Total
Development			\$100,000			\$100,000
Design			\$250,000	\$250,000		\$500,000
Construction					\$3,400,000	\$3,400,000
Total			\$350,000	\$250,000	\$3,400,000	\$4,000,000



Fiscal Stability and Core Services



Emergency Preparedness



Economic Development



Broadband



Climate Resilience



Housing



Homelessness



Recreation

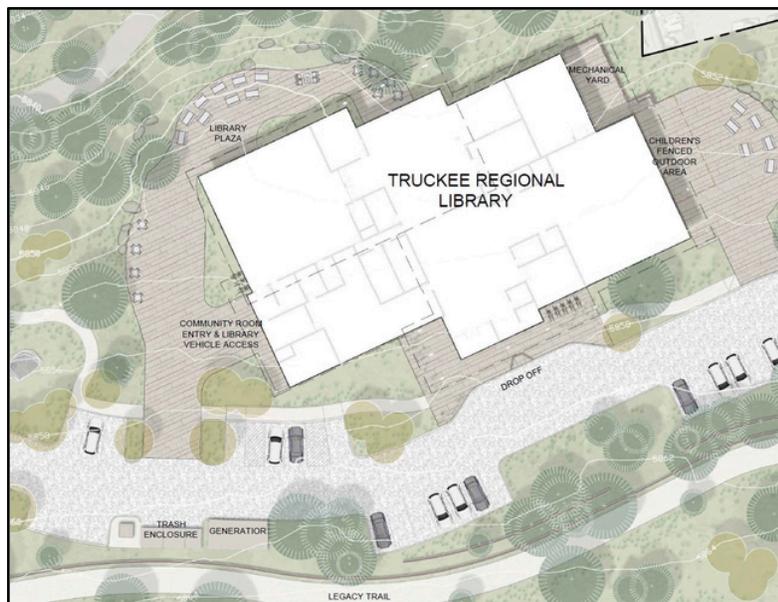
Truckee Library (New)

Department Library	Location Truckee	Funding Mixed	Start 2027	Est. Completion 2029
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Project Description:

This project is a multi-agency partnership among the Friends of the Truckee Library, the Town of Truckee, and Nevada County to replace the undersized branch with a new community resource. The new building will support reading and literacy and serve as a community resource during emergencies. Building construction costs will be supported by a diversified funding strategy, including a local bond measure passed in November of 2025, capital contributions, and grants from local organizations.

<i>Fiscal Year</i>	2026-27	2027-28	2028-29	2029-30	2030-31	2026-2031 Total
Development						
Design	\$1,316,617					\$1,316,617
Construction		\$16,000,000	\$20,000,000			\$36,000,000
Total	\$1,316,617	\$16,000,000	\$20,000,000			\$37,316,617



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 Fiscal Stability and Core Services
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 Economic Development
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 Broadband
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 Climate Resilience
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 Homelessness
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ADA, SAFETY, AND EV

The following sheets reflect planned ADA, Safety and EV
Transition projects through 2031

Department Facilities	Location 950 Helling Way	Funding Facilities	Start 2027	Est. Completion 2028
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Project Description:

This project involves a remodel of existing dated restrooms, increasing ventilation, meeting ADA standards, and addressing outdated finishes. The scope includes demolition, followed by upgrades to plumbing, electrical, and flooring. The remodel will incorporate ADA-compliant layouts and fixtures, improved ventilation, and durable, low-maintenance finishes such as slip-resistant flooring. New energy-efficient lighting, touchless fixtures, and accessible accessories will enhance hygiene, sustainability, and user experience.

<i>Fiscal Year</i>	2026-27	2027-28	2028-29	2029-30	2030-31	2026-2031 Total
Development						
Design		\$150,000				\$150,000
Construction			\$850,000			\$850,000
Total		\$150,000	\$850,000			\$1,000,000



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 Fiscal Stability and Core Services
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Department Sheriff	Location 925 Maidu Ave	Funding Department	Start 2025	Est. Completion 2027
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Project Description:

This project will enhance internal security by installing a high-security welded wire mesh fencing system around the facility’s second story. The system will feature tamper-resistant mesh panels, secure gates with manual and automated locking mechanisms, and full integration with the central control system. All components will be structurally anchored to meet current building codes and designed for long-term durability. The result will improve operational safety.

<i>Fiscal Year</i>	2026-27	2027-28	2028-29	2029-30	2030-31	2026-2031 Total
Development						
Design	\$93,700					\$93,700
Construction	\$600,000					\$600,000
Total	\$693,700					\$693,700



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Department Facilities	Location Various	Funding State	Start 2025	Est. Completion 2027
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Project Description:

With the recent award of a \$700,000 California Energy Commission Local Government Building Decarbonization Challenge grant, the County will fund the engineering and design of electric vehicle charging infrastructure at up to 15 County facilities, including the Gold Country Senior Services offices. The effort began in FY 2025/26 with \$450,000 in expenditures and will be completed in FY 2026/27. The project builds on the Nevada County Zero Emission Vehicle Implementation Plan and will design power upgrades and EV charging installations aligned with fleet replacement sequencing to support long-term sustainability goals.

<i>Fiscal Year</i>	2026-27	2027-28	2028-29	2029-30	2030-31	2026-2031 Total
Development						
Design	\$250,000					\$250,000
Construction						
Total	\$250,000					\$250,000



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BUILDING LIFECYCLE MAINTENANCE

The following sheets summarize building lifecycle maintenance needs and costs by facility through 2031

Department IGS	Location 13083 John Bauer Av	Funding Mixed	Start 2026	Est. Completion 2031
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Improvement Summary:

The capital improvement plan targets key airfield upgrades to enhance safety, pavement conditions, and operations. Projects include runway lighting replacement, helicopter parking improvements, Taxiway A reconstruction and lighting upgrades, and pavement preservation on runways and taxiways. The plan concludes with phased surface replacement of Taxiway A. These efforts are strategically timed to support airfield functionality and align with funding cycles.

<i>Fiscal Year</i>	2026-27	2027-28	2028-29	2029-30	2030-31	2026-2031 Total
Development	\$135,000					\$135,000
Design			\$161,000	\$56,000		\$217,000
Construction			\$1,419,000			\$1,419,000
Total	\$135,000		\$1,580,000	\$56,000		\$1,771,000



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Animal Shelter (Existing)

Department IGS	Location 14647 McCourtney Rd	Funding Department	Start 2026	Est. Completion 2031
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Lifecycle Needs Summary:

In anticipation of a new location within the next five years, planned maintenance at this site will focus on critical building systems and safety. Improvements include roof and skylight replacements, new flooring and finishes, HVAC and water system upgrades, fire alarm improvements, kitchen updates, roadway resurfacing, and replacement of fences, gates, ramps, and stairs, along with new monument signage. These upgrades will support continued effective use of the facility during its remaining service life.

<i>Fiscal Year</i>	2026-27	2027-28	2028-29	2029-30	2030-31	2025-2031 Total
Lifecycle	\$5,902		\$223,734		\$9,365	\$239,001
ADA Improvements			\$22,373			\$22,373
Total	\$5,902		\$246,107		\$9,365	\$261,374



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Department District Attorney	Location 201 Commercial St	Funding Department	Start 2026	Completion 2031
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Lifecycle Needs Summary:

The scope includes replacing the roof and roof-mounted HVAC equipment, installing a new interior air handler, refreshing restroom ceiling finishes through preparation and painting, replacing the existing residential electric water heater, and upgrading the fire alarm panel to improve building safety and system reliability.

<i>Fiscal Year</i>	2026-27	2027-28	2028-29	2029-30	2030-31	2025-2031 Total
Lifecycle		\$604,842		\$3,283		\$608,125
ADA Improvements		\$60,484				\$60,484
Total		\$665,326		\$3,283		\$668,609



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Department HNSA	Location 500 Crown Point Cir	Funding Department	Start 2026	Est. Completion 2031
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Lifecycle Needs Summary:

On going maintenance includes repainting exterior walls, replacing doors, roofing, and windows, and renovating interiors with new ceilings. HVAC systems, lighting, and electrical components will be replaced or upgraded for efficiency and safety. Fire alarm, sprinkler, and security systems will be modernized, site work includes new fencing, signage, parking lot resurfacing, and pole lighting. Interior upgrades include removing wallpaper, repainting, and replacing worn carpet.

<i>Fiscal Year</i>	2026-27	2027-28	2028-29	2029-30	2030-31	2025-2031 Total
Lifecycle	\$67,752	\$73,814	\$82,655	\$134,160		\$358,381
ADA Improvements			\$15,431	\$13,416		\$28,848
Total	\$67,752	\$73,814	\$98,086	\$147,577		\$387,228



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Department Multiple	Location 950 Maidu Ave.	Funding Facilities	Start 2026	Est. Completion 2031
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Lifecycle Needs Summary:

Constructed in 1987, this government center supports over 400 staff and serves hundreds of community members daily. Ongoing maintenance needs include major upgrades to exterior siding, windows, and doors; interior finishes, flooring, seating, and fixtures; HVAC, electrical, fire, and security systems; and site improvements such as irrigation. These projects will modernize the facility while maintaining safety and ADA standards.

<i>Fiscal Year</i>	2026-27	2027-28	2028-29	2029-30	2030-31	2025-2031 Total
Lifecycle	\$1,000,000	\$182,608	\$178,832	\$110,663	\$3,304,612	\$4,776,714
ADA Improvements	\$200,000	\$36,522		\$22,133	\$660,922	\$919,576
Total	\$1,200,000	\$219,129	\$178,832	\$132,795	\$3,965,534	\$5,696,290



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Department Library	Location 207 Mill St	Funding Department	Start 2026	Est. Completion 2031
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Lifecycle Needs Summary:

This historic building is scheduled for a major remodel next year, which will address many ongoing maintenance issues. However, additional lifecycle replacements, such as replacing the 19-gallon electric water heater, installing a backflow preventer, replacing the service sink, upgrading the 5-ton split system condensing unit, and replacing HVAC ductwork, will be completed over the next 5 years.

<i>Fiscal Year</i>	2026-27	2027-28	2028-29	2029-30	2030-31	2025-2031 Total
Lifecycle		\$142,357	\$138,525	\$17,588		\$298,470
ADA Improvements		\$28,471				\$28,471
Total		\$142,357	\$138,525	\$17,588		\$298,470



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Library - Madelyn Helling

Department Library	Location Nevada City	Funding Department	Start 2026	Est. Completion 2031
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Lifecycle Needs Summary:

Constructed in 1991, this location is scheduled for a remodel before 2030. The maintenance plan includes replacing fabric awnings, solid-core wood doors, ceramic tile, and vinyl tile flooring, a 30-gallon electric water heater, plumbing systems, service sinks, and medium-density HVAC ductwork. It also covers adding a fire suppression backflow preventer, resurfacing parking lots, and replacing building signage, timber retaining walls, irrigation systems, and site walkway bollard lights.

<i>Fiscal Year</i>	2026-27	2027-28	2028-29	2029-30	2030-31	2025-2031 Total
Lifecycle	\$295,497	\$197,270			\$92,658	\$585,424
ADA Improvements	\$95,000				\$9,266	\$104,266
Total	\$390,497	\$197,270			\$101,923	\$689,690



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Department Multiple	Location Donner Pass Rd	Funding Facilities	Start Date 2026	Est. Completion 2031
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Lifecycle Needs Summary:

This list includes the adjacent Joseph Center, Truckee Library, and the Government Center buildings owned by Nevada County in Truckee. Upkeep on these buildings includes facility upgrades such as new roofing, ceilings, walls, flooring, doors, and lockers. Mechanical and plumbing work covers water heaters, furnaces, split systems, condensing units, HVAC controls, and sewage pumps. Safety and technology improvements add fire suppression, alarms, lighting, and security cameras. Site work includes paving repair, ramps, sidewalks, and dumpster enclosures.

<i>Fiscal Year</i>	2026-27	2027-28	2028-29	2029-30	2030-31	2025-2031 Total
Lifecycle	\$136,074	\$45,204	\$26,831	\$51,930	\$81,159	\$341,197
ADA Improvements	\$13,607			\$9,713	\$8,116	\$31,436
Total	\$149,681	\$45,204	\$26,831	\$61,643	\$89,275	\$372,633



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Department IGS	Location 255 S. Auburn Street	Funding Facilities	Start 2026	Est. Completion 2031
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Lifecycle Needs Summary:

This building is slated for major seismic and functional upgrades funded through the Community Resource Center grant. Additional maintenance considerations include interior upgrades (walls, doors, finishes, flooring, bookcases), accessibility improvements and major mechanical replacements (furnaces, water heaters, coolers, exhaust fans, BAS/HVAC controls). Other needs include new kitchen equipment and site updates like fences, gates, and a scoreboard.

<i>Fiscal Year</i>	2026-27	2027-28	2028-29	2029-30	2030-31	2025-2031 Total
Lifecycle	\$3,099	\$84,738	\$1,771		\$3,900	\$93,508
ADA Improvements		\$8,474				\$8,474
Total	\$3,099	\$93,212	\$1,771		\$3,900	\$101,981



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Department IGS	Location Nevada City	Funding Facilities	Start 2026	Est. Completion 2031
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Lifecycle Needs Summary:

The 5 year out look to maintain this building includes replacing metal windows, hollow-core wood doors, vinyl sheet flooring, and installing a domestic backflow preventer. Mechanical work covers replacing gas furnaces, packaged HVAC units, and upgrading emergency lighting and fire alarm systems. Commercial kitchen upgrades include a new range/oven, icemaker, exhaust hood, counters, and cabinetry. Site work involves parking lot resurfacing, new monument signage, and irrigation system replacement.

<i>Fiscal Year</i>	2026-27	2027-28	2028-29	2029-30	2030-31	2025-2031 Total
Lifecycle	\$80,000	\$4,722	\$110,626			\$195,348
ADA Improvements	\$20,000		\$11,063			\$31,063
Total	\$100,000	\$4,722	\$121,689			\$226,410



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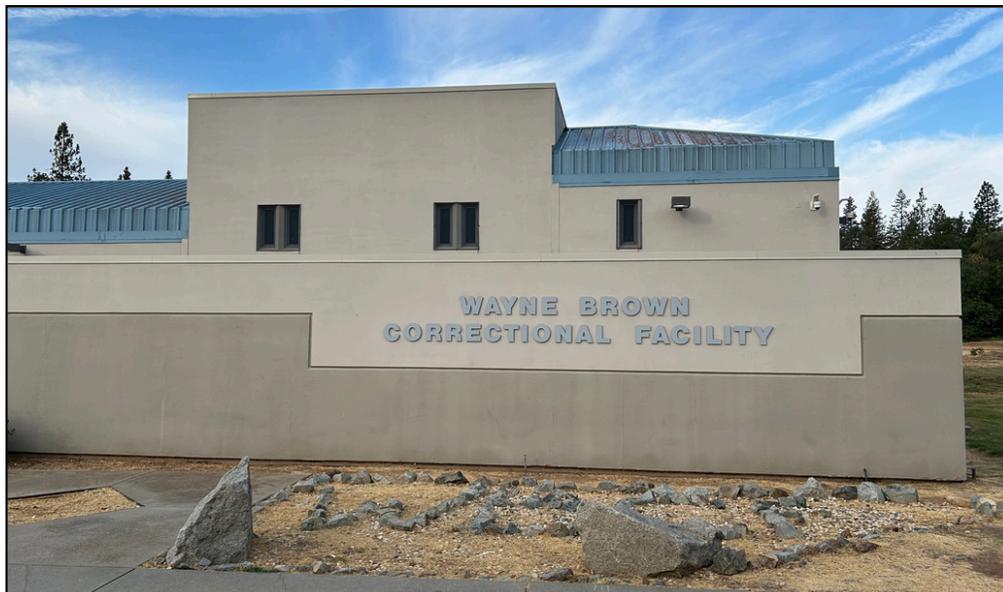
Department Sheriff	Location 925 Maidu Ave	Funding Department	Start 2026	Est. Completion 2031
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Lifecycle Needs Summary:

The scope of work to maintain this location over the next 5 years includes masonry wall restoration, replacement of raised rubber stair treads, and painting the exterior. Interior upgrades involve replacing suspended and wall-mounted acoustical ceiling tiles, vinyl tile, and sheet flooring.

Mechanical improvements include multiple replacements of gas tankless water heaters, domestic circulation pumps, air compressors, compressed air dryers, and HVAC components, including multiple rooftop packaged units. Additional systems to be replaced include intercom speakers, fire alarm panels, and HVAC control systems.

<i>Fiscal Year</i>	2026-27	2027-28	2028-29	2029-30	2030-31	2025-2031 Total
Lifecycle	\$1,819,213	\$795,709	\$864,143	\$796,535	\$1,494,061	\$5,769,661
ADA Improvements	\$181,921	\$79,571	\$86,414		\$149,406	\$497,313
Total	\$2,001,135	\$875,280	\$950,557	\$796,535	\$1,643,467	\$6,266,974



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Information and General Services Agency

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**NEVADA
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