

Facilities Update

August 30, 2022

FY 2022-23 Workplan

- Placerville Jail Expansion - \$18.5M
 - Total project costs estimated at \$26.2M (No County Funds Required)
 - Estimate is very old and does not take into account construction inflation
 - Contingency may not be sufficient to cover increased costs
 - Bridging documents completed. Waiting on approval from the State Department of Finance. Once received, ready to begin the RFQ/RFP for Design Build contractor
 - Facility completion date is dependent on State approval. Best estimate assuming no supply chain issues, 24 months to complete construction from award of design-build contract.
- Placerville new Juvenile Hall - \$800K
 - Total project costs estimated at \$18M (Additional County Funds Required)
 - Conceptual design and criteria documents almost completed.
 - Will return to BOS with conceptual design to seek direction on next steps.
- SLT El Dorado Center - \$50K
 - Total project budget estimated at \$10M(Additional County Funds Required)
 - Pursuing property in SLT to move out of El Dorado Center and consolidate services in leased facilities into County owned facilities.

Workplan cont.

- SLT Shakori garage replacement - \$3.35 (Funding identified per BOS Direction)
 - Bids are due 8/25/22
 - Possibility that bids may come in higher than \$3M due to increases in construction costs and supply chain issues
 - Goal of beginning construction in Spring of 2023 with completion towards the end of 2023
- Spring Street/Courts/PHF/Elections - \$500K
 - Submitted a letter on August 12, 2022 to the Administrative Office of the Courts regarding the intention to relocate the PHF
 - Courts have 30 days to respond
 - Facilities will be returning to the BOS within the next two months with a recommendation related to this project

Funding

Project	Total Costs	Funding Identified	Funding "Gap"
Spring Street	\$25M	\$0	\$25M
New Juvenile Hall	\$18M	\$11.1M	\$6.9M
SLT El Dorado Center	\$10M	\$3.9M	\$6.1M
Shakori	\$3.35?	\$3.35M	??
Jail Expansion	\$26.2M ?	\$26.2M	??
SLT Jail	??	??	??
Total	\$82.55	\$44.55	\$38M

Deferred Maintenance

- HVAC- \$1.77M (**funded**)
 - Agriculture Building
 - Placerville Jail
 - South Lake Tahoe Jail
 - El Dorado Hills Senior Center
 - Veterans Building
 - South Lake Tahoe Library
 - Placerville Animal Shelter (warehouse space)
- Generators- \$875K (**funded**)
 - New UPS and quick disconnects (Bldg's A & B)
 - Spring Street (portable generator)
 - SLT Sandy Way
- Placerville Jail \$1.15M (**funded**)
 - Control panel replacement
 - Parking expansion
 - Plumbing
- South Lake Tahoe Jail \$1M(**funded**)
 - Toilet and shower replacements
 - Control panel replacements
 - CMU repair
- Main Library Carpet - \$200,000

Maintenance & Repair Needs

- The Building Research Board of the National Academies of Sciences, Engineering and Medicine states:
 - “An appropriate budget allocation for routine maintenance and repair will typically be in the range of 2-4% of the aggregate replacement value”
- Current replacement value of County buildings = \$480M
 - 2% = Annual budget of \$9.6M
 - Recommended budget includes \$9.8M.
- 10 year facilities plan has approximately \$50M in deferred maintenance needs identified for existing County buildings based on most recent facilities assessments.

Replacement Needs

- Reserve for Capital Projects - \$26.9M (Based on FY 2022/23 Recommended Budget)
- Current capital replacement projects funding shortfalls
 - Juvenile Hall \$7M
 - South Lake Tahoe space needs- \$2-3M (would potentially be replenished with sale of El Dorado Center)
 - PHF - \$5.7M (Could be offset with some HHSA funding)
 - Shakori - \$1M (depends on final bid prices)
 - Jail Expansion - \$???
 - South Lake Tahoe Jail – End of life
 - Spring Street – Remaining services after PHF relocation

Leased Facilities

Dept	Square Feet	Annual Rent
District Attorney	17,900	\$400,000
Probation	16,200	\$270,000
Public Defender	5,300	\$115,000
DOT & Planning/Bldg (Tahoe)	6,000	\$155,000
Law Library	1,700	\$31,000
Child Support	18,600	\$394,000
HHSA – Briw	44,500	\$736,000
MH – Pleasant Valley	13,800	\$289,000
MH – Lake Tahoe	7,400	\$152,000
	131,400	\$2,542,000

Conclusion

- Progress has been made on replacing end of life buildings
- Possibility of multiple large projects happening simultaneously causes additional stress on strained resources
 - Department will need to continue to utilize contractors to help with the surge in one time project management needs
- Consistent progress is being made on deferred maintenance
 - Recruitment and retention continue to be an issue especially around building maintenance workers skilled in mechanical, electrical and plumbing
- Retirements in key management positions may impact some timelines as new staff come up to speed on existing projects
- Continued progress will require diligence in setting aside funding and strategic planning

Questions or
comments?