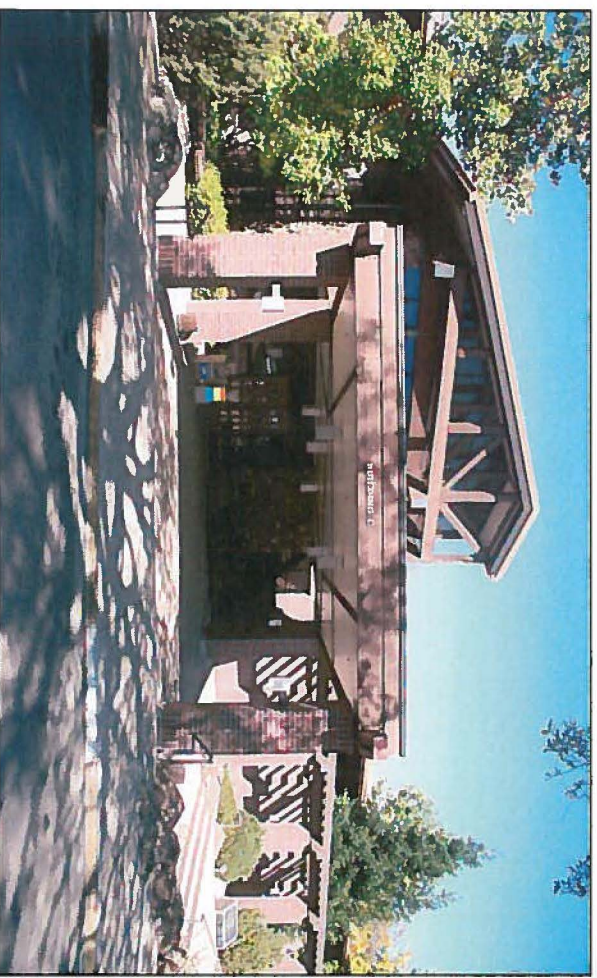


Facilities Capital Improvement Program

Fiscal Year 2013/2014



Today's Items

- 1) Approve, in concept, years two through five of the deferred maintenance Capital Improvement Plan for Fiscal Year 2013/2014
- 2) Approve the priority of the proposed facility replacements

County Facilities

Consisting of:

- A number of administrative offices
- Several Libraries
- Two Jails
- Two Juvenile Detention Centers
- Senior and Community Centers
- Two Animal Shelters
- Over 20 Ancillary Facilities

Overall, more than 70 buildings totaling over 746,000 SF

County Facilities

Administration Facilities: Gross SF		Correctional Facilities: Gross SF	
Building A , B & C	153,553	Sheriff Admin/Sally Port	22,154
Main Library	38,292	Juvenile Hall	7,308
District Attorney	9,644	Main Jail (Placerville)	85,920
Transportation	21,916	South Lake Tahoe Jail	63,388
Library – Cameron Park	12,574	SLT Juvenile Center	26,180
PHF / Sr. Day Care Center	18,976	Sub Total:	204,950
Health Department	7,776		
Comm Svcs / Sr Nutrition	21,775		
SLT Admin	22,343		
SLT El Dorado Center	18,543		
SLT Library	12,221		
Sub Total:	337,613		
Total Square Feet: 542,563			

Building Systems

Site Utilities	Exterior Envelope
Exterior Lighting	Interior Systems
Paving	Plumbing
Landscape and Irrigation	HVAC
Building Structural Systems	Electrical
Roofing	Fire & Safety
ADA	

Executive Summary Details

Building:	100 - Building A
Address:	330 Fair Lane Road, Placerville
Square Footage:	38,987
Number of Floors:	2
Year Built:	1976/1992 Addition
Occupants:	Board of Supervisors, Chief Administrative Office, County Counsel, Economic Development, Human Resources, 911, OES, Parks and Recreation, Risk
Replacement Cost:	\$11,270,000
Alternate Site Replacement Cost:	\$13,670,000
Deferred Maintenance:	\$4,088,424
Deferred Maintenance as % of Replacement Cost:	37.3%

Executive Summary Details

Staff Comments:

The Conditions Assessment Report (CAR) sights numerous building conditions requiring attention. Staff concurs with the report and has prioritized the repairs over 5 years. Priority will be given to the modernization of the Fire and Safety systems and ADA upgrades, followed by critical systems and structural concerns. The timing of certain improvements associated with Building A will be a function of the availability of temporary accommodations for displaced agencies during the process.

Executive Summary Details

Staff Recommendations:

While deferred maintenance as a percentage of replacement value is high, Staff feels an investment to preserve the asset is advisable. Building A serves as a valuable component of the government campus. The unique nature of the Building A use, location and operations would make obtaining a suitable replacement site problematic. The useful life of the asset could extended significantly with proper planning and investment.

Executive Summary Details

2013/2014 Activities:

The list of actions proposed by the Facilities Division for FY 13/14 includes, but is not limited to, the following:

- 1) Solicit design proposals and initiate the design of the Building A/B Mechanical Renovation Project.
- 2) Solicit design proposals and initiate the design of the Building A Interior ADA upgrade project.
- 3) Begin construction for the Building A/B Generator Replacement Project.
- 4) Solicit design proposals and initiate the design of the Exterior Structural Retrofit project.
- 5) Begin various exterior ADA upgrades.

Executive Summary Details

Staff Supplemental Conditions Report

Item	Implementation Year						Total
	1	2	3	4	5	6 - 15	
100 Building A							
1 Fire & Safety Modernization							
Emergency and Exit Lighting	\$12,890						\$12,890
Fire Alarm	\$12,890	\$12,890	\$12,890	\$12,890			\$51,560
Ramps, Stairs & Guardrails	\$19,044						\$19,044
Stairs and Handrails	\$1,058						\$1,058
Wet Type System	\$25,780	\$25,780	\$25,780	\$25,780			\$103,121
2 ADA Enhancements							
Cabinets	\$6,084						\$6,084
Site Access	\$99,188						\$99,188
Toilet Rooms		\$148,120					\$148,120
Windows	\$1,389						\$1,389
3 Structural							
Structural Framing			\$128,547				\$128,547
4 Building Integrity							
Access Hatches	\$1,984						\$1,984
Built-up Roofing						\$372,152	\$372,152
Doors, frames and hardware	\$1,818						\$1,818
Fascia			\$39,675				\$39,675
Windows and Frames						\$107,123	\$107,123

Budget

CAO 2013-14 Facilities Capital Budget

Descriptions:	Amount:	Funding Source:
West Slope Animal Shelter	\$5,674,272	General Fund Contribution (Previously Tobacco Settlement)
Vanir Facilities Assessment	\$4,537,340	Designation for Capital Projects
Countywide Maintenance Pool	\$2,162,285	Accumulated Capital Outlay Fund
Future Expansion Space – in Due Diligence	\$1,125,000	Accumulated Capital Outlay Fund
	\$1,125,000	Designation for Capital Projects
Criminal Justice Projects in-progress or planning	\$1,305,500	Criminal Justice Special Revenue Fund
Court Construction Projects	\$415,445	Court Construction Special Revenue Fund
Miscellaneous Insurance & Move Projects	\$485,000	Miscellaneous reimbursements
Total 2013-14 Facilities Capital Budget	\$16,829,842	

Budget

Deferred Maintenance – Subsequent Years

Current Fund balance remaining is Designation for Capital Projects:	\$7,115,793
Accumulated Capital Outlay Fund Balance:	\$2,011,831
Accumulated Capital Outlay Fund - annual contribution (45%):	\$500,000
Criminal Justice Special Revenue Fund Balance:	\$258,628
Criminal Justice Special Revenue Fund – annual contributions:	\$275,000

Conditions Summary Report

By Facility

Facility	Implementation Year						Will not be Expended	Total
	1	2	3	4	5	6~15		
100 Building A	\$438,666	\$1,212,995	\$834,765	\$626,372		\$975,627		\$4,088,424
110 Building B	\$722,110	\$677,247	\$1,151,231	\$625,669	\$837,269	\$1,253,700		\$5,267,225
115 Building C	\$139,651	\$334,151	\$87,438			\$3,474,188		\$4,035,427
120 Sheriff Administration	\$46,597	\$178,491	\$44,283				\$2,822,216	\$269,371
123 Juvenile Hall	\$55,736	\$615,824	\$485,094	\$264,097	\$149,934	\$287,952		\$1,858,637
126 Main Jail	\$999,071	\$950,752	\$709,656	\$1,553,335	\$345,503	\$4,147,841		\$8,706,159
160 Main Library	\$331,984	\$32,556	\$20,256	\$20,256	\$20,256	\$3,282,852		\$3,708,162
221 District Attorney	\$88,094	\$52,900					\$1,269,093	\$140,994
330 DOT Administration - Headquarters	\$66,788	\$113,008	\$2,381			\$792,892		\$975,068
362 Cameron Park Library	\$14,011	\$64,075	\$107,470			\$501,350		\$686,905
440 PHF	\$223,767		\$92,575			\$1,401,303		\$1,717,645
440A Sr Day Car Center	\$116,535	\$141,772				\$699,784		\$958,091
441 Health Department	\$206,147	\$145,211				\$450,027		\$801,385
470 Community Services / Sr Nutrition	\$529,656	\$167,296	\$12,696			\$3,556,354		\$4,266,002
600 South Lake Tahoe Administration	\$231,943	\$607,318	\$476,396	\$102,705		\$709,013		\$2,127,375
610 South Lake Tahoe El Dorado Center	\$23,788	\$9,919					\$3,864,941	\$33,707
620 South Lake Tahoe Juvenile Treatment	\$5,150		\$65,827			\$15,275		\$86,252
621, 622 & 631 South Lake Tahoe Jail	\$223,994	\$40,551	\$67,646	\$483,668	\$279,603	\$4,253,413	\$22,912	\$5,348,875
760 South Lake Tahoe Library	\$73,653	\$32,325	\$145,750	\$154,415		\$911,354		\$1,317,496
Grand Total	\$4,537,340	\$5,376,389	\$4,303,463	\$3,830,517	\$1,632,566	\$26,712,925	\$7,979,163	\$46,393,200

Conditions Summary Report

By Category

Category	Implementation Year						Will not be Expended	Total
	1	2	3	4	5	6~15		
1 Fire & Safety Modernization	\$729,306	\$187,587	\$320,934	\$810,958	\$60,526	\$966,062	\$294,626	\$3,075,372
2 ADA Enhancements	\$377,600	\$735,135	\$330,493	\$37,030	\$109,768	\$5,052	\$443,368	\$1,595,077
3 Structural	\$794	\$0	\$646,025	\$0	\$0	\$2,765,371	\$1,482,824	\$3,412,189
4 Building Integrity	\$220,272	\$207,236	\$162,668	\$154,415	\$7,056	\$4,448,374	\$1,082,776	\$5,200,019
5 Finishes	\$284,657	\$223,066	\$243,503	\$296,676	\$95,114	\$1,607,671	\$468,985	\$2,750,687
6 Mechanical	\$1,757,729	\$3,188,861	\$1,892,631	\$1,598,978	\$1,108,110	\$7,424,415	\$2,307,954	\$16,970,723
7 Electrical	\$862,732	\$256,083	\$144,029	\$575,465	\$166,163	\$7,935,939	\$1,196,745	\$9,940,410
8 Civil	\$148,470	\$423,960	\$418,765	\$298,806	\$14,548	\$1,055,535	\$602,460	\$2,360,084
9 Miscellaneous	\$155,781	\$152,279	\$144,417	\$58,190	\$71,283	\$504,507	\$99,426	\$1,086,457

Budget

Anticipated Shortfalls

Year:	1	2	3	4	5	6~15
Funding required	\$4,537,340	\$5,376,389	\$4,303,463	\$3,830,517	\$1,632,566	\$26,712,925
Designation for CIP	4,537,340	2,330,930	3,528,463	1,256,400	---	---
ACO Fund Balance		2,011,831	---	---	---	---
Criminal Justice FB		258,628	---	---	---	---
Annual Criminal Justice Funds		275,000	275,000	275,000	275,000	2,750,000
45% Annual ACO Funds		500,000	500,000	500,000	500,000	5,000,000
Shortfall:	---	---	---	\$1,799,117	\$857,566	\$18,962,925

Acquisitions / Dispositions

Facilities at End of Life



Facility Replacement Priority

- 1) Sheriff Administration
- 2) El Dorado Center
- 3) District Attorney Facility

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