

El Dorado Center Project Update

Presented to the Board of Supervisors
October 13, 2020

El Dorado County Facilities Division and the Health and Human
Services Agency

Overview

- ❖ Why are we addressing the El Dorado Center?
- ❖ Two-Phased Project
 - ❖ Sandy Way
 - ❖ El Dorado Center Replacement
- ❖ Status of El Dorado Center
- ❖ Funding Situation
- ❖ Re-envisioning the scope of this project (County Campus)

Why the El Dorado Center?

❖ 2013 Conditions Assessment

- ❖ Identified the El Dorado Center as “end of life”
- ❖ County prioritized replacement of this building along with two others.

❖ Sandy Way Purchase & El Dorado Center Replacement

- ❖ Allowed for County services to be combined
- ❖ Create a holistic service approach for HHS clients

Two Phased Project

- ❖ Phase 1 - Purchase & Renovation of 3368 Sandy Way (old Post Office)
- ❖ Phase 2 - Replacing old El Dorado Center

Phase 1 - Sandy Way

- ❖ March 2018 – Purchase & sales agreement approved (BOS)
- ❖ May 2018 – BOS CEQA finding exempting & authorized the close of escrow
- ❖ January 2019 – BOS adopted plans for TI's & signed construction bid documents
- ❖ June 2019 - Renovations started
- ❖ October 14, 2019 – Renovations completed
- ❖ October 25 & 26, 2019 - Staff move-in
- ❖ Total Project Cost \$2,655,000

Status – COMPLETED

Phase 2 – El Dorado Center Replacement

- ❖ Where are we now?
 - ❖ Bridging Architect contract awarded.
 - ❖ Initial programming and designs.
 - ❖ Preliminary Discussions with TRPA
 - ❖ CEQA Notice of Exemption has been approved and filed
 - ❖ Geotechnical Investigation Complete
- ❖ New El Dorado Center: Current Concept
 - ❖ Est. \$12M-\$15M

El Dorado Center Funding

- ❖ \$969,019 GF Designation (FY 20/21 Budget)
- ❖ \$1,096,085 Tobacco Settlement Funds
- ❖ \$8,465,483 Public Health Realignment Fund Balance
 - ❖ Structural Budget Deficits
 - ❖ Behavioral Health (FY 23/24)
 - ❖ Social Services (FY 24/25)
 - ❖ 10% Transfer Authority
- ❖ Use of Capital Improvement Funds

Recommendation

- ❖ Conceptual approval to return to the BOS with a re-envisioned “County Campus” Project for the El Dorado Center
 - ❖ Scope of project
 - ❖ Downsize Footprint?
 - ❖ Merge Staff from Emerald Bay to El Dorado Center?
 - ❖ Telework Assessment
 - ❖ Specific County Departments (HHSA & others)
 - ❖ Funding options
 - ❖ Project timeline
- ❖ Return to the BOS 1st Qtr 2021

Next Steps

- ❖ Determine feasibility of merging staff from the leased Emerald Bay facility into New El Dorado Center
- ❖ Gather internal information regarding staffing, physical needs, and parking studies
- ❖ Study teleworking impacts
- ❖ Revise programming and conceptual floorplans
- ❖ Present revised project to TRPA
- ❖ Update the master project estimate and schedule
- ❖ Identify funding sources