

Accumulative Capital Outlay Fund

RECOMMENDED BUDGET • FY 2023-24

MISSION

This program directs funding for the project development and construction of facilities that support County functions. In addition, the program performs major maintenance projects on existing County buildings, parks, and paved trails. The Capital Projects Work Plan is produced by the Facilities Division of the Chief Administrative Office, and the program is staffed by the Facilities unit. All expenses for the facility Capital Work Plan are captured in the Accumulative Capital Outlay (ACO) fund.

DEPARTMENT BUDGET SUMMARY

Description	FY 2021-22 Actual	Current Year Adopted	CAO Recommended	Difference from Adopted
Taxes	1,769,157	1,783,505	1,950,140	166,635
Fines & Penalties	874	226	1,000	774
Rev Use Money/Prop	(87,218)	11,875	12,000	125
IG Rev - State	13,148	15,892	15,000	(892)
Other Gov Agency	6,363	6,500	6,500	0
Other Fin Sources	1,398,850	39,187,831	50,752,114	11,564,283
Fund Balance	0	2,209,065	2,794,224	585,159
Total Revenue	3,101,175	43,214,894	55,530,978	12,316,084
Salaries & Benefits	402,577	561,755	645,941	84,186
Fixed Assets	3,745,049	42,187,724	54,474,019	12,286,295
Other Fin Uses	449,197	465,415	411,018	(54,397)
Total Appropriations	4,596,823	43,214,894	55,530,978	12,316,084
FUND 1800 ACO FUND TOTAL	1,495,648	0	0	0

CAPITAL WORK PLAN SUMMARY

The ACO fund is the County budget unit used to accumulate capital project funding and to plan and track major maintenance and capital improvements to County-owned facilities. This budget unit does not include roads (please see Department of Transportation) or standard maintenance projects (please see Facilities – Maintenance). Projects identified in the Work Plan are typically greater than \$25,000 and must be improvements that add value and life to the facility. Funds are budgeted to be transferred to the ACO fund and appropriated from that fund throughout the year based on the approved Work Plan. However, funds that are budgeted to be transferred from the General Fund or special revenue funds and which are not spent during the year are not transferred to the ACO fund. Any unspent General Fund contribution is identified each year as that portion of the General Fund Carryover Fund Balance that is designated for capital projects.

Continuing Projects

Countywide Special Projects/Facilities Planning

Funding from the annual ACO fund is set aside annually for capital projects that have not been specifically identified. For FY 2023-24, a total of \$150,000 is set aside for emergency projects, security upgrades, HVAC repairs, painting, and Americans with Disabilities Act (ADA) compliance needs that may come up throughout the year.

Accumulative Capital Outlay Fund

RECOMMENDED BUDGET • FY 2023-24

Additionally, \$150,000 is budgeted for facilities planning costs, such as environmental assessments, ADA assessments, real estate negotiations, or other miscellaneous costs associated with future facility planning.

Parks Projects

\$419,000 in funding has been budgeted for various projects at Forebay Park, Bradford Park, Pioneer Park, Henningsen Lotus Park, and the El Dorado Trail at Jacquier.

Asset Management System

The budget includes \$200,000 for a new asset management system; this is a carryforward project from FY 2021-22 and FY 2022-23. The Department has identified a system and is working with Information Technologies and the vendor to move toward the purchase and implementation of the system.

Placerville Jail Expansion

The County received a \$25 million SB 844 grant from the Board of State and Community Corrections for the expansion/improvement of the Placerville Jail facility. The FY 2023-24 ACO work plan includes \$25 million for the Placerville Jail Expansion. The ACO work plan also includes \$280,284 for staff time not billable to the grant and the match requirement.

Juvenile Hall

In FY 2016-17, the Board set aside \$1.2 million as the County contribution and grant match for the replacement of the West Slope Juvenile Hall facility. Facilities continues to work with the State and the U.S. Federal Department of Justice on funding possibilities for the new Juvenile Hall. Initially, the County's plan was to rebuild a West Slope Juvenile Hall and to close the South Lake Tahoe Juvenile Hall once complete. However, the Board of Supervisors approved the plan to repurpose the West Slope Juvenile Hall into a Navigation Center to serve the unhoused population of El Dorado County. With this change in direction, the South Lake Tahoe Juvenile Hall remains the sole detention facility serving the youth of El Dorado County. The facility will need improvements to make it a suitable, more homelike environment.

Shakori Garage

The Board directed that \$2.5 million be set aside out of the Capital Reserve in FY 2020-21 for the replacement of the Shakori garage for the Department of Transportation. On June 7, 2021 (Legistar Item 21-0889), the Board authorized the use of an additional \$1 million of the Capital Projects Designated Reserve due to increasing costs. On October 18, 2022 (Legistar Item 22-1831), the Board authorized an additional \$1.5 million for a total budget of \$5 million. Demolition of the existing building has been completed and construction has begun on the new facility. The project is estimated to be completed in 2023.

Deferred Maintenance

The FY 2023-24 Work Plan includes approximately \$8.3 million to fund deferred maintenance projects in the coming year. The majority of these projects are related to the jails, generators, carpet, and parking lot and roof repairs.

Placerville and South Lake Tahoe Jail

The FY 2023-24 Work Plan includes \$900,000 for both the Placerville and South Lake Tahoe Jails. The majority of improvements are safety upgrades.

Accumulative Capital Outlay Fund

RECOMMENDED BUDGET • FY 2023-24

Recommended New Projects

New projects recommended in FY 2023-24 are projects for the HHS Senior Nutrition program, tenant improvements for the South Lake Tahoe Johnson Center, library projects for Cameron Park, Pollock Pines, and South Lake Tahoe, kennels for the South Lake Tahoe Animal Control facility, and the Court renovation project in Building C.

Sources of Funds

The General Fund contribution is currently recommended at \$17,558,263, which includes \$7,159,782 of General Fund Balance carryforward, \$1,150,000 of the Juvenile Hall designation, \$5,300,000 from the Capital Designation for the Building C Redesign, and \$3,948,481 from the Capital Projects Designation primarily for ACO Maintenance. The following funding sources are also included: \$25,000,000 from SB 844 for the Jail Expansion, \$2,794,224 of ACO fund balance and \$1,984,640 of new ACO revenue, \$1,171,000 from the Sheriff for various projects, \$167,529 from the Probation Department, \$4,300,000 from Public Health, \$100,000 from Health and Human Services Tobacco Settlement funds, \$225,000 from Health and Human Services Agency Sr. Nutrition grant, \$600,000 from the American Rescue Plan Act audit reserve, \$160,000 from the Criminal Justice Construction Special Revenue Fund, \$1,157,000 from Library grants, \$250,000 from General Fund for Chili Bar, \$35,000 from Animal Services, \$25,000 in TOT funds and \$3,322 from Quimby funds.

Pending Issues and Policy Considerations

The County continues to make steady progress in replacing end-of-life buildings and keeping up with deferred maintenance. A standard measurement metric used within the facilities industry for determining the required budget to properly maintain public facilities is two to four percent of the replacement value. Our current replacement value for County facilities is estimated at \$527 million. With this metric applied at two percent of the replacement value, the County would be appropriating approximately \$10.5 million, invested annually into our assets. The FY 2023-24 Recommended Budget includes approximately \$8.3 million towards projects in the ACO Fund identified as deferred maintenance, and approximately \$4.9 million in the maintenance division budget (labor and projects less than \$25,000), for a total of \$13.2 million included in the Recommended Budget toward what are identified as deferred maintenance projects on the County's public facilities.

The budget policy recommends adding an additional \$6 million annually to the Capital Projects Designation. The FY 2023-24 Recommended Budget only includes new funding of approximately \$331,000 from Child Support Services for the rent of the Carlton building. The recommended budget includes uses of the Capital Projects designation of \$9,248,481, leaving a balance of \$13,190,406. These funds have been set aside annually for large capital projects and for future building replacement needs. These funds have been discussed as possible funding sources for the possible replacement of the Spring Street facility, which houses several County Health and Human Services programs including the Psychiatric Health Facility. However, in addition to Spring Street, Facilities has also noted several other County buildings that will need either a full replacement or major refurbishment over the next 10-15 years. Estimates for the replacement of County buildings which are at 50% of their useful life exceed \$247 million.

Construction costs continue to increase. There are several large projects currently in process which may require additional funding. Some examples are the Placerville Jail expansion project, costs for tenant improvements at the newly acquired buildings in South Lake Tahoe, the Court renovation in Building C and the South Lake Tahoe Juvenile Treatment Center improvements. The County must remain diligent in setting funds aside for current and future facility needs.

Accumulative Capital Outlay Fund

RECOMMENDED BUDGET • FY 2023-24

CAPITAL PROJECTS WORKPLAN

CAO FY 2023-24 Facilities Capital Budget PROPOSED WORKPLAN as of May 9, 2023		
Project Title	Requested Amount for FY 2023-24	Funding Source
Countywide Special Projects	150,000	ACO Fund
Facilities Planning	150,000	ACO Fund
New Facility Asset Management System	200,000	ACO Fund
Placerville Jail Expansion	25,000,000	SB844 Grant
- Staff time not billable to grant	100,000	ACO Fund
- Match requirement	180,284	General Fund
Juvenile Hall Replacement planning/design	1,325,000	\$1.15M Juv. Hall Designation, \$175K GF (JHD RO)
SLT Johnson Center TI's / Move	300,000	Capital Designation (NEW)
Shakori Garage	2,778,048	General Fund - ROCD
Deferred Maintenance (see below)	8,337,667	\$4,039,186 ACO Fund, \$160,000 CJ Funding, \$100,000 Tobacco Settlement, \$4,038,481 GF
Parks and Trails (see detail below)	419,000	\$276,000 General Fund, \$139,678 ACO Fund, \$3,322 Quimby Funds
Sheriff Various Projects	1,171,000	Sheriff
Court renovation/move	5,370,000	\$370K GF, \$5M Capital Designation (NEW)
Placerville Jail Safety Upgrades	550,000	General Fund
SLT Jail Safety Upgrades	350,000	General Fund
SLT JTC outdoor heating	167,529	Probation
Public Health Lab expansion	100,000	Public Health ARPA Funds
Chili Bar	250,000	General Fund (Org 1560620)
Barton properties remodel	2,590,450	General Fund (ROCD) \$2,090,450, PH Fund Balance \$500K
Permanent Navigation Center	4,000,000	\$2.8M HHAP, \$200K PHLA, \$600K ARPA Audit Reserve, \$400K Public Health ARPA
HHSA Sr. Nutrition projects (Dishwasher & HVAC)	225,000	HHSA Sr. Nutrition Infrastructure grant
Carlton TI's	600,000	General Fund - ROCD
Library Grants	1,157,000	Library
Veterans Rebuild Flood Damage	25,000	General Fund
Animal Services Kennels	35,000	Animal Services - HHSA
Total ACO Workplan	55,530,978	

Accumulative Capital Outlay Fund

RECOMMENDED BUDGET • FY 2023-24

Totals by Funding Source	
ACO	-
Criminal Justice SRF	160,000
General Fund (Org 1550500)	11,133,263
General Fund (Chili Bar - Org 1560620)	250,000
ARPA General Fund Audit Reserve	600,000
Capital Designation	5,300,000
Juvenile Hall Designation	1,150,000
Quimby Funds	3,322
HHSa Tobacco Settlement Funds	100,000
Sheriff	1,171,000
Probation	167,529
SB 844 Funds	25,000,000
Public Health ARPA Funds	800,000
Public Health HHAP (\$2.8M) and PHLA (\$200K)	3,000,000
Public Health Fund Balance	500,000
HHSa Sr. Nutrition Grant	225,000
Library Grant Funds	1,157,000
HHSa - Animal Services Kennels	35,000
Total	50,752,114

Parks / Trails Workplan	Budget	Funding Source
Forebay Park Playground	40,000	General Fund
Forebay Park Backflow Preventer	25,000	ACO Fund
Bradford Park Playgroud Cover	26,000	General Fund
El Dorado Trail Jacquier Crack & Fill Seal coat	150,000	General Fund
Pioneer Park Dry Rot Paint repair	40,000	ACO Fund
HLP Ballfield Rehab	60,000	General Fund
HLP New Septic System for new bathroom	78,000	ACO Fund
Parks / Trails Total	419,000	

Accumulative Capital Outlay Fund

RECOMMENDED BUDGET • FY 2023-24

Deferred Maintenance Subtotals by Building:	
Building A	105,000
Building B	201,000
Building C	260,000
Ag	405,000
Placerville Jail (\$219K Criminal Justice)	1,460,000
Main Library	260,000
Temporary Navigation Center	50,000
DOT Headington	60,000
Cameron Park Library	360,000
El Dorado Hills Library	300,000
Pollock Pines Library	68,667
El Dorado Hills Sr. Center	570,000
Spring Street (\$100K Tobacco Settlement)	410,000
Veteran's Building	100,000
Placerville Animal Shelter	60,000
SLT Johnson Center	300,000
SLT El Dorado Center	100,000
SLT JTC	50,000
SLT Jail	1,928,000
SLT Library	30,000
DOT Shakori (General Fund)	50,000
SLT Animal Shelter	140,000
SLT HHSa Sandy Way	475,000
Facilities House 2	60,000
Facilities House 3	60,000
Public Safety Facility	60,000
SLT Barton property	415,000
Deferred Maintenance Total	8,337,667

RECOMMENDED BUDGET

This Budget is recommended at \$55,530,978. The Recommended Budget reflects an increase of \$12,316,084 when compared to the FY 2022-23 Adopted Budget. The budget fluctuates annually based on the funding and resources available and projects completed.

General Fund – Designation for Capital projects

The FY 2023-24 Budget includes a recommended \$331,333 increase to the General Fund Designation for Capital Projects, to set one-time monies aside to fund future capital projects and deferred maintenance. These funds are rental revenue from Child Support based on the space used in the building recently purchased by the County in Shingle Springs. The Recommended budget does not include any additional funds made pursuant to Board Budget Policy No. 11, Designation for Capital Projects, which provides, in part:

Once the General Reserve and General Fund Appropriation for Contingency equal 8% of adjusted General Fund appropriations, the Board may choose to transfer any remaining unappropriated discretionary resources to the Designation for Capital Projects to be retained to assist in addressing unmet capital needs and building a replacement reserve. The goal is to set aside \$6,000,000 each year. The Designation for Capital Projects may be cancelled, in any amount, when alternate funding sources are not available, and upon a recommendation from the Chief Administrative Officer, to address unmet capital replacement and maintenance projects.