



COUNTY of VENTURA

GENERAL SERVICES AGENCY
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Agency Director

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Fleet Services Deputy Director

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Parks Department Deputy Director

December 19, 2023

Board of Supervisors
County of Ventura
800 South Victoria Avenue
Ventura, CA 93009

SUBJECT: Approve the Use of General Fund Reserves in the Amount of \$8,920,000 to Fund Necessary and Priority Capital Improvement and Facility Projects and Programs at County Facilities (Recommendation #2 Requires 4/5ths vote)

RECOMMENDATION(S):

1. Approve the use of \$8,920,000 in General Fund for necessary and priority capital improvement and facility projects and programs
2. Authorize the Auditor-Controller's to process the accounting transactions necessary to revise appropriations and adjust fund balance (Recommendation requires 4/5ths vote)

INCREASE: 4500-4501 Services and Supplies \$8,920,000

DECREASE: General Fund – Fund Balance Assigned \$8,920,000
To Program Mitigation

FISCAL/MANDATES IMPACT:

Mandatory: No

Source of Funding: General Fund – Fund Balance Assigned to Program Mitigation

Fund Matching Requirement: No

Impact on Other Departments: County Executive Office

Summary of Revenues and Costs	FY 2023-24	FY 2024-25
Revenue:	\$ 0	\$ 0
Costs:		
Direct	\$ 8,920,000	\$ 0
Indirect-Agency/Dept.	\$ 0	\$ 0
Indirect – CAP	\$ 0	\$ 0
Total Costs	\$ 8,920,000	\$ 0
Net County Cost:	\$ 8,920,000	\$ 0

FY 2023-24 Budget Projection				
GSA – Capital Renewal – Budget Unit 4501				
	Adopted Budget	Adjusted Budget	Projected Budget	Est. Savings/ (Deficit)
Appropriations	\$ 10,500,000	\$ 17,064,829	\$ 17,064,829	\$ 0
Revenue	\$ 0	\$ 0	\$ 0	\$ 0
Net Cost	\$ 10,500,000	\$ 17,064,829	\$ 17,064,829	\$ 0

STRATEGIC PLAN:

In recognition of your Board's strategic priorities, this need for additional investment is consistent with the Reliable Infrastructure and Sustainability priority of your Board's recently approved Five-Year Strategic Plan.

DISCUSSION:

At the December 5th, 2023 Regular Meeting your Board was presented with the First Quarter Budget Update by the County Executive Office (CEO). During the presentation the CEO advised that the General Services Agency (GSA) would be bringing recommendations for a significant investment in County infrastructure to be funded by General Fund - Program Mitigation.

GSA maintenance of facilities is split into two distinct budget units. The Maintenance budget unit supports the daily operation and maintenance such as preventive and corrective maintenance requirements in order to support the tenant mission. The Capital Renewal budget is funded to support the replacement of building equipment and building systems that have met or gone beyond their useful service life.

There are two main reasons for the requested increase for the FY 2023-24 Capital Renewal budget unit. First, the expenditure of the original budget has been encumbered much quicker than expected by emergencies and higher cost of construction. Secondly, there are priority and necessary projects that are suspended until additional funding can be obtained.

Through the start of FY 2023-24 there has been a higher-than-expected number of unanticipated priority projects that have required immediate action and attention by GSA. These projects have

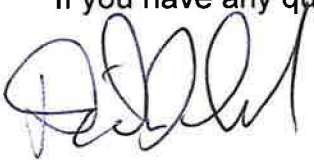
provided emergency response and critical repairs to support missions, valued at \$547k. These projects are above and beyond the normal programmed list of maintenance and repairs that GSA has already identified and programmed with the CEO for FY 2023-24. Examples include the emergency response to chiller repairs at Juvenile Justice Center (JJC) and flooding in Pre-Trial Detention Facility (PTDF). Another significant impact to the Capital Renewal budget was the cost to replace the chiller central plant at Hall of Administration (HOA) which came in \$2M higher than initially estimated. Much of this increase can be attributed to the higher cost of construction in the past 2-3 years and the large lead time for mechanical system equipment manufacturing and delivery. Combined, these two examples represent over \$2.5M of Capital Renewal expenditure that was unanticipated and unplanned. Replacing these funds would allow GSA to fund the next twenty-one (21) high priority safety projects.

There are also three (3) programmatic investments that require funding to move towards Reliable Infrastructure and Sustainability (COV Strategic Priority). The first is the funding of electrical master plans for the Government Center buildings and Todd Road Jail. These studies would identify the full long-term requirement for future electrification of grounds equipment, vehicles and building equipment. This would help avoid extra funding to conduct multiple upgrades to the same electrical feeder system with each separate project. Secondly, energy management of the HVAC systems across HOA, Hall of Justice (HOJ), and PTDF are limited until a replacement of the existing, locally set, and pneumatically operated controls are updated. The new direct digital controls are estimated by the Department of Energy to save more than 10% of the annual electricity usage. Finally, the sister building to 2220 Gonzales at 2240 Gonzales is not currently included in the Capital Renewal portfolio. Funding this work for 2240 Gonzales will bring the facility up to the average condition of the rest of the portfolio and avoid a large investment from the already stretched budget. As a result, an additional \$8.92 million is needed in the Capital Renewal budget to address these unanticipated needs and programmatic initiatives.

Project	Est Cost
Electrical Master Plan	\$ 565,000
Capital Renewal chiller fund replacement	\$ 2,555,000
Replace Pneumatic Controls	\$ 3,700,000
2240 Gonzales Repairs	\$ 2,100,000
TOTAL	\$ 8,920,000

This item has been reviewed by the County Executive Office, the Auditor Controller's Office, and County Counsel.

If you have any questions regarding this item, please contact Craig Clutts at (805) 654-3806.



David J. Sasek, P.E.
General Services Agency, Director