

# GENERAL SERVICES AGENCY

June 7-8, 2022 Budget Hearings



FACILITIES  
*(BUILDING MAINTENANCE  
& CUSTODIAL)*



FLEET



CAPITAL  
IMPROVEMENT  
PLAN (CIP)



CENTRAL  
SERVICES



PARKS



REAL PROPERTY

# FACILITIES OPERATIONS

Maintenance

Emergency/Disaster Response

Custodial

Landscaping

Parks (Current Model)

Project Development

Project Management

Architectural Services

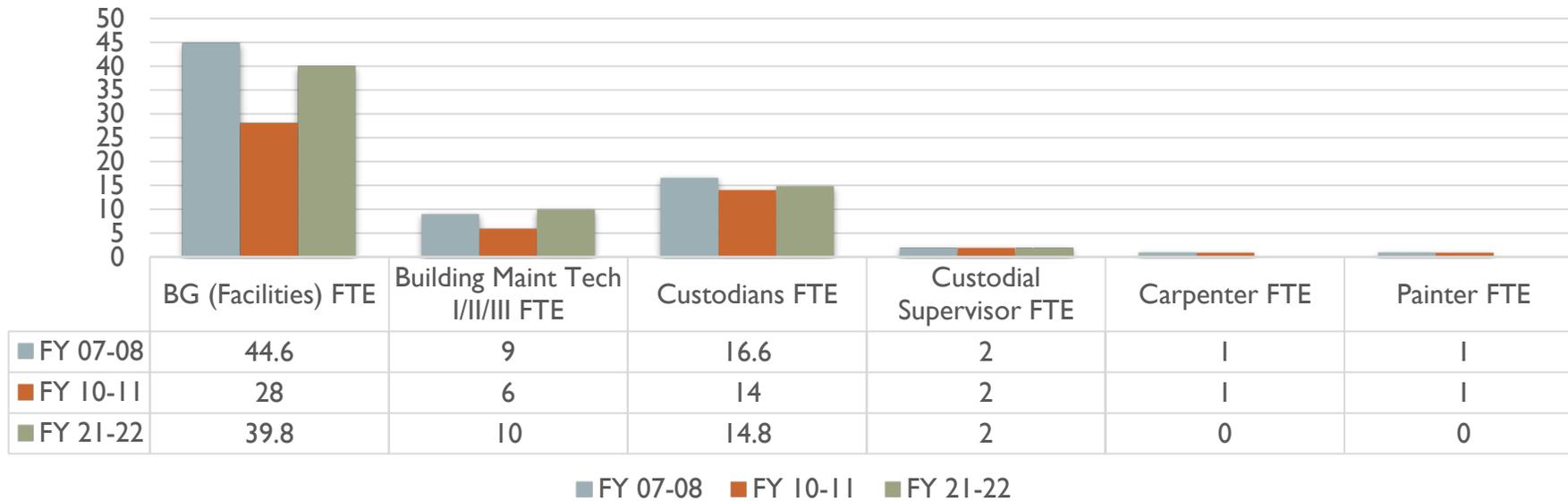
Fleet Administration

- Funding Deficit in the Fiscal Year (FY) 2020-21 Budget
  - 20-21, 21-22, 22-23 Net County Cost (NCC) Assignments
- Historical Facilities FTE Allocations
- Increasing County Owned & Leased Real Property (*Acquired: Whitmore Lane, Redwood Valley Training Center, CRT; In progress: Jail Expansion Project, 24/7 PHF, 911 Bunker, Microwave Hardening, etc.*)
- Historical reductions in Operations to meet NCC
- GSA Organizational Planning in Progress: Space Needs, Facility Condition Analysis, CIP, Energy, ADA Transition, Fuel & Fire Mitigation, Courthouse Relocation
- October 2021 Board Adopted Vehicle Replacement Program

## FUNDING DEFICIT IN THE FY 2020-21 BUDGET

- FY 2022-23 NCC assignment represents a 28% decrease in operational budget since FY 2020-21 (*Reductions made in the FY 2021-22 budget (Utilities and 1000 series)*)
- FY 2022-23 Department reductions to meet NCC **-\$667,000** (*submitted an assumed 10% staffing vacancy rate, eliminated rental generator funding for PSPS events, eliminated funding for the Five-Year CIP update, eliminated funding for Energy Efficiencies Planning*)
- ***The assigned NCC as presented would require discussions regarding resource reductions.***

# FACILITIES FTE ALLOCATIONS



*\*Positions represent allocated not filled FTE.. GSA has historically carried up to a 50% vacancy rate from FY 2007-08 through in FY 2020-21 to balance the budget.*

# COUNTY OWNED & LEASED REAL PROPERTY

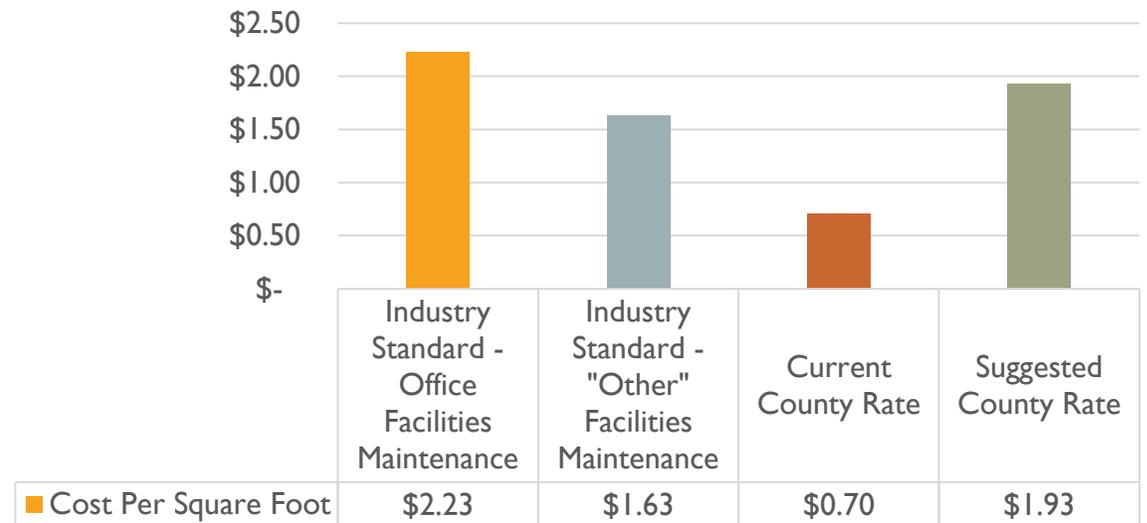
## • Number of County Occupied and Maintained Spaces

- Owned Properties: 65
- Owned Buildings: 97
- Leased: 46
- Lease/Owned: 7
- Parks and Misc. Areas: 11
- Total Excluding Repeater Sites/Parks: 150
- Repeater Sites: 10

## • Total Square Feet Under County Ownership

- Owned: 611,776
- Leased: 44,052
- Lease/Owned: 121,577
- Parks: 586+ Acres
- Total Excluding Repeater Sites/Parks: 777,405

- Multiple new facility purchases in the last several years have resulted in increased demand on limited resources with no funding increase and minimal FTE increases
- Realistic Preventative Maintenance Funding based on sq ft and industry standard vs current approximate \$0.70/per sq ft



## REDUCTION IN OPERATIONS

- Historical issues with reduction in operations
  - Reduced workforce = reduction in cost allocations to state/federal programs and impacts to the Cost Plan
  - Limits response to CRITICAL work orders only
  - Deterioration of County facilities

## CAPITAL IMPROVEMENT PLAN (CIP)

Roof Replacements & Repairs

Energy Efficiency Retrofitting & Upgrades

Capital Facilities Maintenance (Corrective)

Fire-Life-Safety/Modernization of Aging  
Facilities

Major Projects – Capital Improvements

- Five-Year CIP (Last adopted in 2012)
- Capital Maintenance Reserve Funding (No current funding formula)
  - Current Funding Model Uses Only One Time Funds
  - Industry Standard:
    - Capital Asset Management Standards
    - Cost of Ownership
- Increasing Emergency Projects (*Increasing due to lack of preventative maintenance funding and insufficient staffing levels*)
- Unfunded Critical Projects (*Life, Health, Safety, & Welfare of Employees and Citizens*)

# PARKS

Bower Park

Low Gap Park

Faulkner Park

Indian Creek Campground

Mill Creek Park/Dams

Redwood Valley Lions Club Park

Bechtol Field

Access Areas: *Mariposa Swimming Hole,*

*Vichy Springs Bridge –Fishing Area,*

*McKee Parkway*

- Historical Funding Levels
- Proposed Parks Staffing Model v Industry Standard (per Parks Needs Assessment)
- Parks Critical Safety Hazard Projects/Needs
- Impacts Due To Lack Of Operational Resources



## ***Mendocino County Regional Parks***

Low Gap Park  
Mill Creek Park  
Lion's Club Park

Faulkner Park  
Indian Creek Park  
Bower Park

***Discover Your Parks!***

***[www.mendocinocounty.org/parks](http://www.mendocinocounty.org/parks)***

# INDUSTRY STANDARD PARK MAINTENANCE FUNDING

Calculation per square mile - Maint					
		Cost Per Acre			
		Developed	Natural		
<b><u>Community Park</u></b>	Acres	\$		Total	
Bower	10	\$	5,000	\$	50,000
Lions	4	\$	20,000	\$	20,000
Low Gap	80	\$	75,000	\$	32,500
					<b>\$ 177,500</b>
<b><u>Regional Park</u></b>					
Faulkner	40	\$	10,000	\$	19,000
Indian Creek	15	\$	25,000	\$	5,000
Mill Creek	400	\$	50,000	\$	195,000
					<b>\$ 304,000</b>
<b><u>Access Area</u></b>					
Mariposa	0.35			\$	175
McKee	25			\$	12,500
Vichy	2.7	\$	5,000	\$	850
					<b>\$ 18,525</b>
<b>Total</b>	<b>577.05</b>	<b>\$</b>	<b>235,000</b>	<b>\$</b>	<b>265,025</b>
				<b>\$</b>	<b>500,025</b>
				<b>\$</b>	<b>500,025</b>

QUESTIONS?

