

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

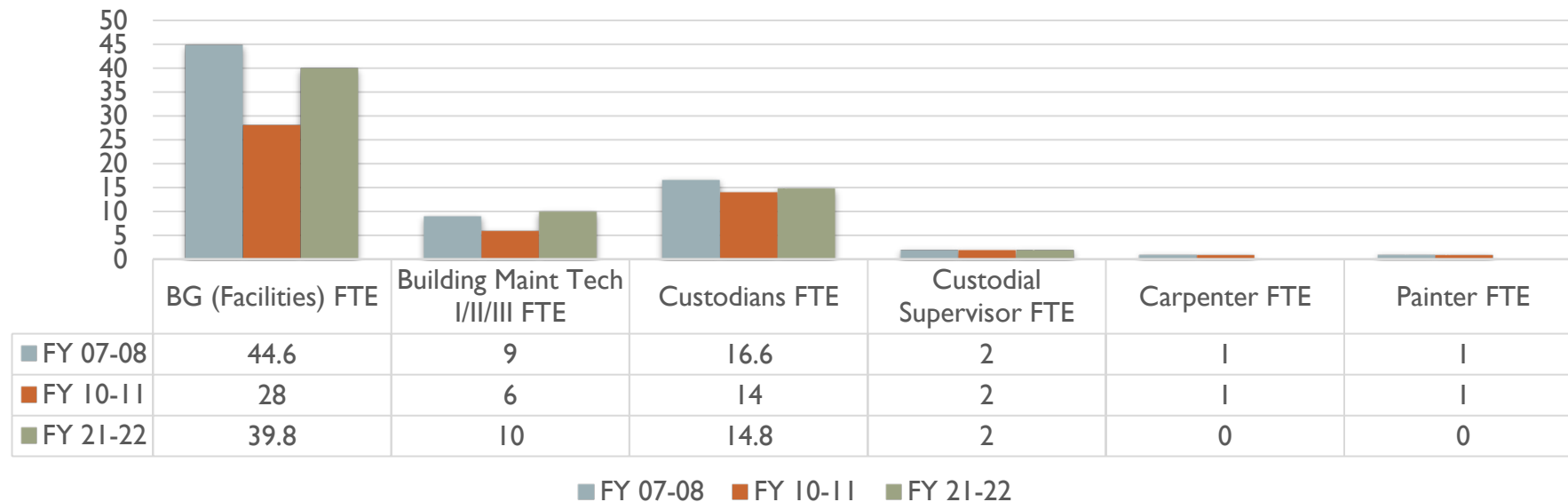
Fleet Administration

- 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

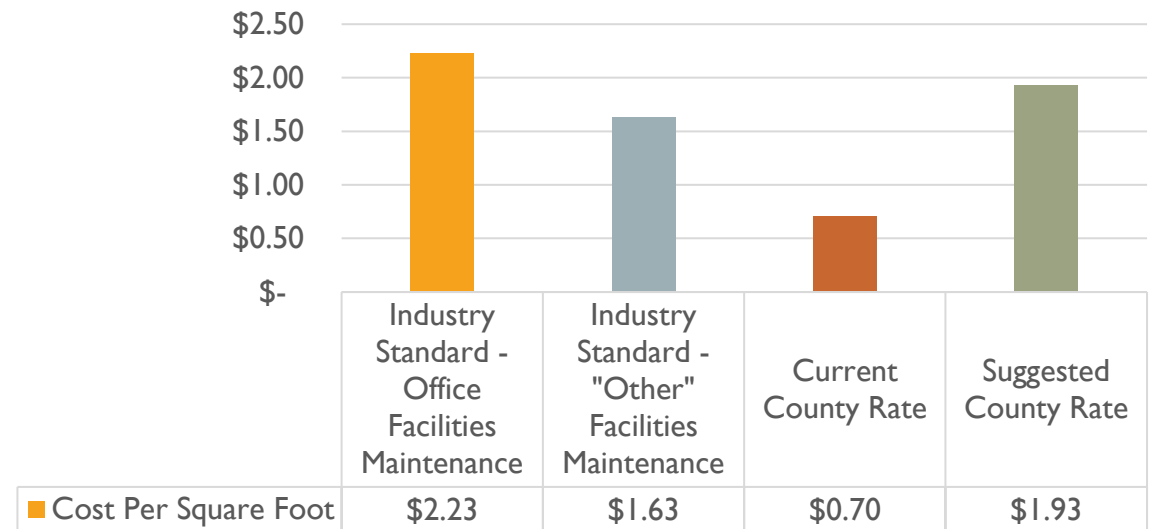
- **Number of County Occupied and Maintained Spaces**

- 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

INDUSTRY STANDARD PARK MAINTENANCE FUNDING

Calculation per square mile - Maint					
		Cost Per Acre			
		Developed	Natural		
<u>Community Park</u>	Acres	\$		Total	
Bower	10	\$ 50,000	\$ 500	\$ 50,000	
Lions	4	\$ 20,000		\$ 20,000	
Low Gap	80	\$ 75,000	\$ 32,500	\$ 107,500	
					\$ 177,500
<u>Regional Park</u>					
Faulkner	40	\$ 10,000	\$ 19,000	\$ 29,000	
Indian Creek	15	\$ 25,000	\$ 5,000	\$ 30,000	
Mill Creek	400	\$ 50,000	\$ 195,000	\$ 245,000	
					\$ 304,000
<u>Access Area</u>					
Mariposa	0.35		\$ 175	\$ 175	
McKee	25		\$ 12,500	\$ 12,500	
Vichy	2.7	\$ 5,000	\$ 850	\$ 5,850	
					\$ 18,525
Total	577.05	\$ 235,000	\$ 265,025	\$ 500,025	\$ 500,025

QUESTIONS?

