

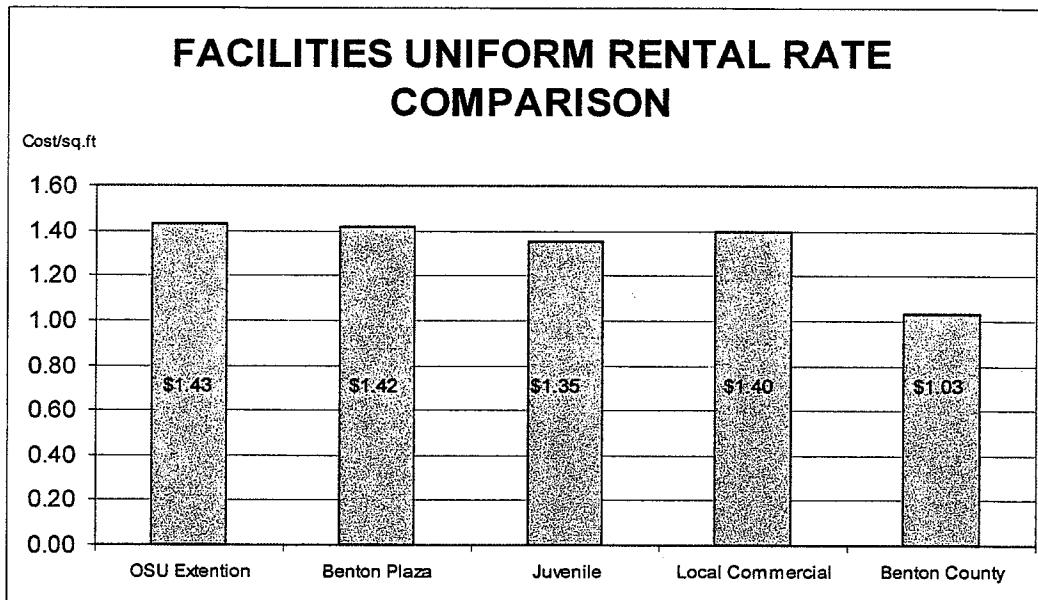
**PUBLIC WORKS DEPARTMENT
FACILITIES DIVISION
WORK PLAN SUMMARY
2007-2009 BIENNIUM**

<u>Program</u>	<u>Program Expense</u>	<u>Percent of Budget</u>
County Building Maintenance	\$2,530,713	64.5%
Joint Space	\$651,298	16.6%
Fairgrounds Building Maintenance	\$217,500	5.5%
Rental Property Management	\$209,994	5.3%
Capital Improvements	\$318,500	8.1%
Total Budgeted	\$3,928,005	

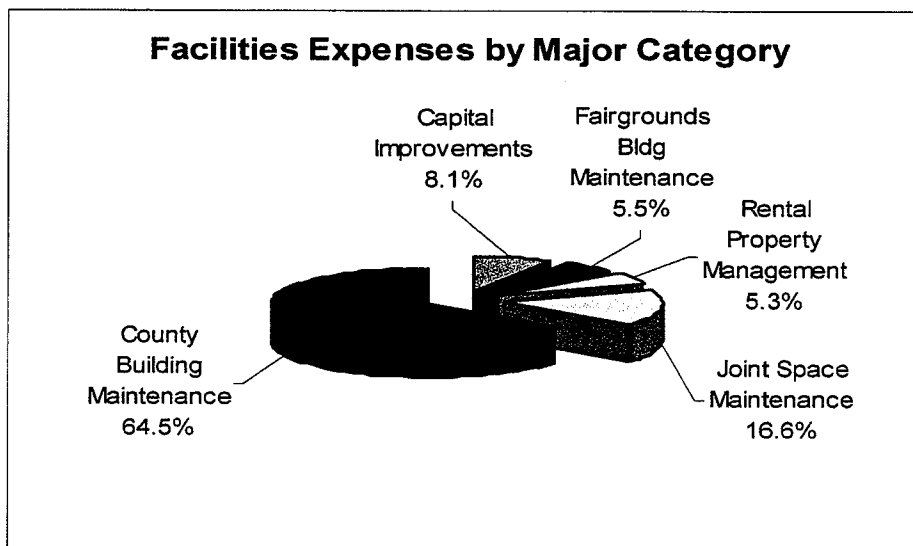
**Public Works Department
Facilities Division
FY 07-09 Work Plan Summary**

The Facilities Division (Facilities) manages County owned and leased buildings to make them accessible, safe, efficient, comfortable, and productive workspaces for County employees and the public. The Facilities Division maintains approximately 200,000 square feet of County owned and leased office, storage, and shop facilities. The Program develops and implements plans for space needs, and identifies major maintenance and capital improvement projects to preserve the historical integrity and capital investment in our public facilities.

Facilities funding is provided through a Uniform Rental Rate (URR) that is assessed to all Departments based on their portion of occupied area in each of the buildings. The chart below compares the County's URR to rental rates the County pays for buildings it leases as well as the local commercial rental rate. At \$1.03 per sq/ft per month, The County's URR is well below the local commercial rental rate of about \$1.50 per sq/ft per month.



With the addition of the Fairgrounds Building Maintenance budget approved last fiscal year by the Budget Committee and the Board of Commissioners, Facilities is comprised of five major cost centers. The chart below identifies the major functional areas of Facilities' budget.



**Work Plan
Public Works Department
2007-2009 Biennium**

Division: Facilities
Program: Joint Space

Program Manager: Chris Bielenberg
Program Expense: 16.6% of Budget

Description: Joint Space Maintenance represents approximately 16.3 percent of the total facilities budget. This major category of work provides for the operations and maintenance of the Jointly owned and operated Law Enforcement center. By intergovernmental agreement the County prepares the budget with input from the City public Works department and is basically responsible for carrying out all operations, maintenance, and capital projects for the facility. This facility is jointly owned by both the City and County, however the City currently occupies approximately 55% of the total space. Therefore the City pays slightly more in this facility as the allocation of cost is predicated on the space use with in the facilities. The only exception is with major Capital replacement projects; these are equally split between the two entities. As this is a 24-hour operation the square foot cost for operations in this facility are considerably higher than other County facilities.

Functional Area	Activity Description	% Of program Budget	Total Cost
Personnel	Provides labor to perform all aspects of maintenance and operation work. Includes 0.2 Maintenance Tech I, 0.3 Maintenance Tech II, 0.5 Working Foreman, .25 Facilities Manager, & 0.08 extra hire.	29.7	\$193,318
Utilities	This cost is identified to fund complete utility services for the facility including: water, sewer, power, natural gas, and garbage. As identified, this facility maintains 24-hour operation and as a result utility costs are significantly higher per square foot of space.	31.1	\$203,000
Janitorial	Provides funding for the contract custodial and cleaning services in the building.	10.3	\$67,000
Contract Repairs	Expenses that cover the cost of contract repair and maintenance items for this facility. It includes those specialize functions that are either to large or require licensed individuals to perform the work. This may include electrical or mechanical work as well as maintenance agreements for elevator and fire alarm systems etc.	5.5	\$36,000
Misc. O&M	Provides for all the miscellaneous costs associated with providing supplies and operations in the building. This includes the paper products and janitorial supplies, filters for HVAC equipment, light tubes, paint etc. In addition, it covers County cost allocation, communications and training requirements.	23.4	\$152,610

**Work Plan
Public Works Department
2007-2009 Biennium**

Division: Facilities

Program Manager: Chris Bielenberg

Program: Capital Improvements (CIP)

Program Expense: 8.1% of Budget

Description: The Facilities Division's capital improvement plan makes up approximately 5.9 percent of the total budget. This funding is specifically identified to support significant major maintenance and large capital projects. The intent of this program is to protect and preserve the County's assets as well as fund major changes or modifications to the facilities to accommodate the needs of the various departments. CIP projects are reviewed by the CIP committee and are prioritized based on a hierarchy of critical criteria from safety and security to asset preservation and return on investment.

Project Expense Summary	Prior Year Rev/Exp	07-09 Biennium		09-11 Biennium		11-13 Biennium		Total
		07-08	08-09	09-10	10-11	11-12	12-13	
LEB-HC Valves & Piping	-	13,000	-	-	-	-	-	13,000
LEB-Enclose 2nd Floor Walkway	-	-	-	-	35,000	-	-	35,000
LEB-Enclose 1st Floor Walkway	-	-	-	-	-	18,000	-	18,000
LEB-Boiler Stack Replacement	-	-	120,000	-	-	-	-	120,000
LEB-HVAC Duct Cleaning	-	22,000	-	-	-	-	-	22,000
LEB-Emergency Gen Circuits	-	11,000	-	-	-	-	-	11,000
PSB-Chiller Replacement	-	50,000	-	-	-	-	-	50,000
PSB-Gas Pack Unit Replacement	-	-	-	13,000	-	-	-	13,000
PSB-Covered Walkway *	-	-	-	-	-	35,000	-	35,000
PSB-Duct Cleaning	-	-	14,000	-	-	-	-	14,000
PSB-Final Phase Carpet Replace	-	-	12,000	-	-	-	-	12,000
Avery-Paint Exterior	-	-	14,500	-	-	-	-	14,500
Avery-Security System	-	-	-	-	25,000	-	-	25,000
Avery-Restroom-Shower Remodel	-	-	-	11,500	-	-	-	11,500
Avery-Lighting Retrofit	-	-	-	-	10,000	-	-	10,000
Avery-Parks Shop Roof Replace	-	9,000	-	-	-	-	-	9,000
Avery-Replace 3-Phase Power Line	-	10,000	-	-	-	-	-	10,000
CH-Exterior Painting	-	-	-	120,000	-	-	-	120,000
CH-Renovate Courtroom #3 *	3,000	-	-	-	27,000	-	-	30,000
CH-Restore Ceiling Height *	-	-	-	-	-	16,000	-	16,000
CH Seismic Upgrade *	-	-	-	-	-	-	6,000,000	6,000,000
CH-Replace Standing Seam Roof	-	-	-	-	-	50,000	-	50,000
CH-DDC Radiator Control System	-	-	-	-	12,000	-	-	12,000
CH-Emergency Generator	-	-	-	-	-	45,000	-	45,000
CH-Main Disrtrib Panel Upgrade	-	-	-	25,000	-	-	-	25,000
Assessor-HVAC Mechanical Upgrade	-	30,000	-	-	-	-	-	30,000
Assessor-Carpet Replacement	-	-	-	11,000	-	-	-	11,000
Assessor-DDC Controls for HVAC	-	-	-	18,000	-	-	-	18,000
Cascade-Exterior Painting	-	-	13,000	-	-	-	-	13,000
Cascade-Roof Replacement **	-	-	-	-	11,000	-	-	11,000
Total	3,000	145,000	173,500	198,500	120,000	164,000	6,000,000	6,804,000

* Not funded through the uniform rental rate

** Roof replacement is not necessary if building is demolished