

Deferred Maintenance Fund FY 18-19 Uses and FY 19-20 Priorities

CAROLINE JUDY, DIRECTOR GENERAL SERVICES

DAVID ROBINSON, REGIONAL PARKS MANAGER

KATHERINE DIPASQUA, COUNTY ADMINISTRATOR'S OFFICE

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Deferred Maintenance Fund Policy

Long Range Planning

- Approved FY 17/18 Budget Hearings
- Forty percent (40%) of new property tax growth for 5 years will be used to address deferred maintenance

Uses

- County Government Center, Los Guilicos, North County Detention Facility, and other County-owned locations.
- Supplement project costs at Bodega Bay facilities, when Enterprise Funds are insufficient.



Deferred Maintenance Fund Balance

Dedicated Discretionary General Fund	
FY 17-18 Budgeted Revenue	\$800,000
FY 18-19 Budgeted Revenue	\$2,466,229
FY 18-19 Q2 Adjustment for Tax Roll Increase	\$289,950
FY 19-20 Budgeted Revenue	\$2,756,179
FY 19-20 Estimated Adjustment for Tax Roll Increase	\$1,763,144
Interest Earned To-Date	\$42,233
Total Revenues	\$8,117,735
Minus: Total Projects Approved in FY 18-19	\$1,637,550
Minus: County Government Center Anticipated Costs (1/29/19 BOS Report)	\$1,825,000
Total Available Fund Balance in FY 19-20	\$4,655,185



Deferred Maintenance Projects Approved in FY 18-19

Hall of Justice Café Drain Line Repair	\$63,816
Sonoma Veterans Building Roof Repair (Auditorium)	\$134,000
Chanate Building Hardening, Security and Fire Watch for FY 18-19	\$800,354
Human Services Roof Repair (Paulin Avenue Building)	\$45,000
Main Adult Detention Facility Generator Radiator Replacement	\$77,003
North County Detention Facility Program Logic Controls Replacement	\$44,994
Central Mechanical Plant Cooling Towers Media Replacement	\$72,383
Spud Point Ice House Compressor Repair	\$40,000
Main Adult Detention Facility Fire Water Line Replacement	\$250,000
CAO Support for County Government Center for FY 19-20	\$50,000
County Counsel Support for County Government Center for FY 19-20	\$60,000
Total Projects Approved in FY 18-19	\$1,637,550



Capital Investment vs Deferred Maintenance

- Capital improvements - new construction or replacement of existing systems
- Deferred Maintenance – preventative maintenance not done due to lack of resources
- Five Year Capital Investment Plan - describes deferred maintenance needs



Status of County Facilities (County Campus, Los Guilicos, North County Detention, and Other Locations)

- Over 170 structures (2 million sq. ft. leased/owned)
- \$236 million backlog of deferred maintenance on County Campus
- 80% of facilities 50-80 years old
- Planning to consider replacement options for campus facilities is underway
- 26 building mechanics strive to repair/maintain/salvage all existing facilities



Status of Bodega Bay Marinas (Mason's Marina and Sport Fishing Center)

Mason's Marina

- Constructed in 1960 and after the creation of Spud Point Marina, lost 40% of its' berth holders
- Operators unable to perform maintenance and the County acquired the property in 2012 with a backlog of deferred maintenance needs

Sport Fishing Center

- Developed to provide berthing for recreational sport fishing vessels
- Similar to the other marinas, it has suffered with insufficient enterprise revenue to perform routine maintenance and now has a backlog of deferred maintenance needs



Status of Bodega Bay Marinas (Spud Point)

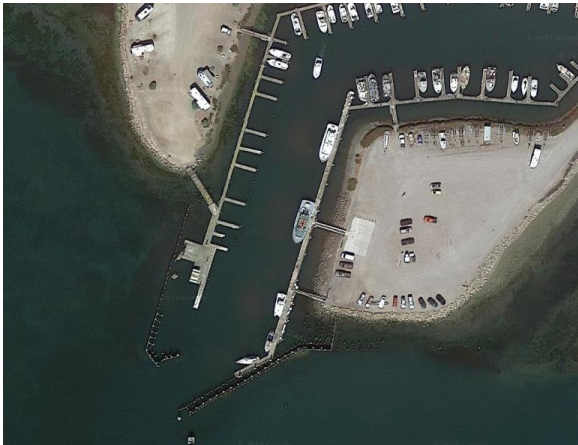
- Established in 1985 and was \$6 million under-funded
- The funding should have built revenue generating opportunities like a restaurant and grocery store
- Spud Point Marina could not afford to maintain infrastructure or even pay the loan that created the marina
- During 2012-2015, services, fees and hours were restructured throughout the Marinas to allow for the generation of small fund balances that are being reinvested into deferred maintenance



Status of Bodega Bay Marinas (Tidelands)

In addition to the Marinas, the County also owns the following Tidelands properties:

Porto Bodega



19.2 acres, improved with a dock, fish receiving building, and parking lot

Yacht Club



26,371 sq. ft., improved with a 4,000 sq. ft. 2-story structure, boat dock, decking and parking lot

Tides Restaurant



1.95 acres, improved with restaurant and parking area



Status of Bodega Bay Marinas (Tidelands cont.)

Meredith's Pier (Cannery Building)



36,155 sq. ft., with 9,425 sq. ft. warehouse and 5,586 sq. ft. wood pier

Lucas Wharf Restaurant



2.05 acres, improved with restaurant, other buildings and parking areas



Deferred Maintenance at Bodega Bay Marinas (Spud Point, Masons and the Sport Fishing Center)

- Regional Parks invested \$2.5 million into Marina deferred maintenance over the past 3 years
- \$3.9 million is currently identified for future deferred maintenance needs



Deferred Maintenance at Bodega Bay Marinas

Two Funding Sources

Marinas Enterprise Funds
(Primary Funding Source)



Deferred Maintenance Fund
(Supplemental Funding Source)



Deferred Maintenance Project Prioritization Criteria

- Deferred Maintenance projects are prioritized based upon the following criteria:

County-Owned Facilities	Marinas at Bodega Bay
Urgency	Urgency
Service Interruptions to Departments	Commercial Interruptions & Economic Impact
Risk of System Failure or Cascading Failure	Risk of System Failure or Cascading Failure
Health and Safety, Code Compliance	Health and Safety, Code Compliance
Impact of Service Delivery to Public	Opportunities to Leverage Outside Funding
Impact on Continuity of Operations	



Bodega Bay Projects Already Funded in FY 19/20

Marina: Project (Funding Source)	
Spud Point: Replace 3 Dock Transformers (Enterprise Fund)	\$101,250
Spud Point: Upgrade Fuel Dispenser & Card Reader (Enterprise Fund)	\$120,000
Mason's Marina: Replace Dock Electrical Systems (Enterprise Fund)	\$72,000
Mason's Marina: Replace Dock G (Enterprise Fund)	\$80,000
Sport Fishing Center: Dock Replacement (FY 19/20 Budget Hearings – General Fund)	\$450,000
Total Funded Projects	\$823,250



Recommended Projects for FY 19-20

Rank	Project	Estimated Cost
1	Main Adult Detention Facility Boiler Replacements	\$135,000
2	Critical Uninterruptible Power Supply (UPS) Replacements	\$75,000
3	Central Mechanical Plant High Efficiency Boiler Replacement	\$195,000
4	North County Detention Facility Water Softener Replacement	\$16,000
5	County Center Transformer Repair	\$50,000



Recommended Projects for FY 19-20

Rank	Project	Estimated Cost
6	Main Adult Detention Facility Kitchen Equipment Renewal	\$1,222,000
7	Bodega Bay Cannery Building Demolition First Phase (Preliminary Design)	\$56,000
8	Cloverdale Veterans Building Roof Replacement	\$350,000
9	Administration Building underground plumbing replacement	\$516,000
10	North County Detention Facility Building 101 Shower Floor replacement	\$85,000



Recommended Projects for FY 19-20

Rank	Project	Estimated Cost
11	Bodega Bay Spud Point Dock A & B Replacement	\$300,000
12	Human Services Building Automatic Transfer Switch Replacement	\$75,000
13	Juvenile Justice Center Switchgear Services	\$45,000
Total Recommended Projects		\$3,120,000



Conclusion

- \$10 million of high priority deferred maintenance projects.
- \$4.66 million of Deferred Maintenance Funds available.
- Staff recommendation = \$3.12 million (highest priority FY 19/20 projects)
- Fund Balance Remaining = \$1.5 million (for emergency repairs and other potential costs)
- Remaining High Priority Projects = \$5.8 million
 - \$3 million of General Fund supported projects (*Attachment A of Board Item*)
 - Includes \$1.14 million for second phase of Cannery Building construction/demo
 - \$2.8 million Enterprise Fund supported projects (*Attachment B of Board Item*)
- Projects not recommended for funding will remain on the priority list for next fiscal year, and will be discussed during the FY 20-21 Budget Hearings.



Recommended Actions

- A. Accept a report on the current status and prioritization of FY 19/20 recommended deferred maintenance projects for General Fund supported properties and Enterprise Fund supported properties in Bodega Bay.
- B. Adopt a resolution approving budget adjustment to the FY 19/20 Budget in the amount of \$3,120,000, using Deferred Maintenance funds to complete the recommended high priority deferred maintenance projects in FY 19/20. (4/5th)

