

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

September 24, 2019

1958



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



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



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	



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



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



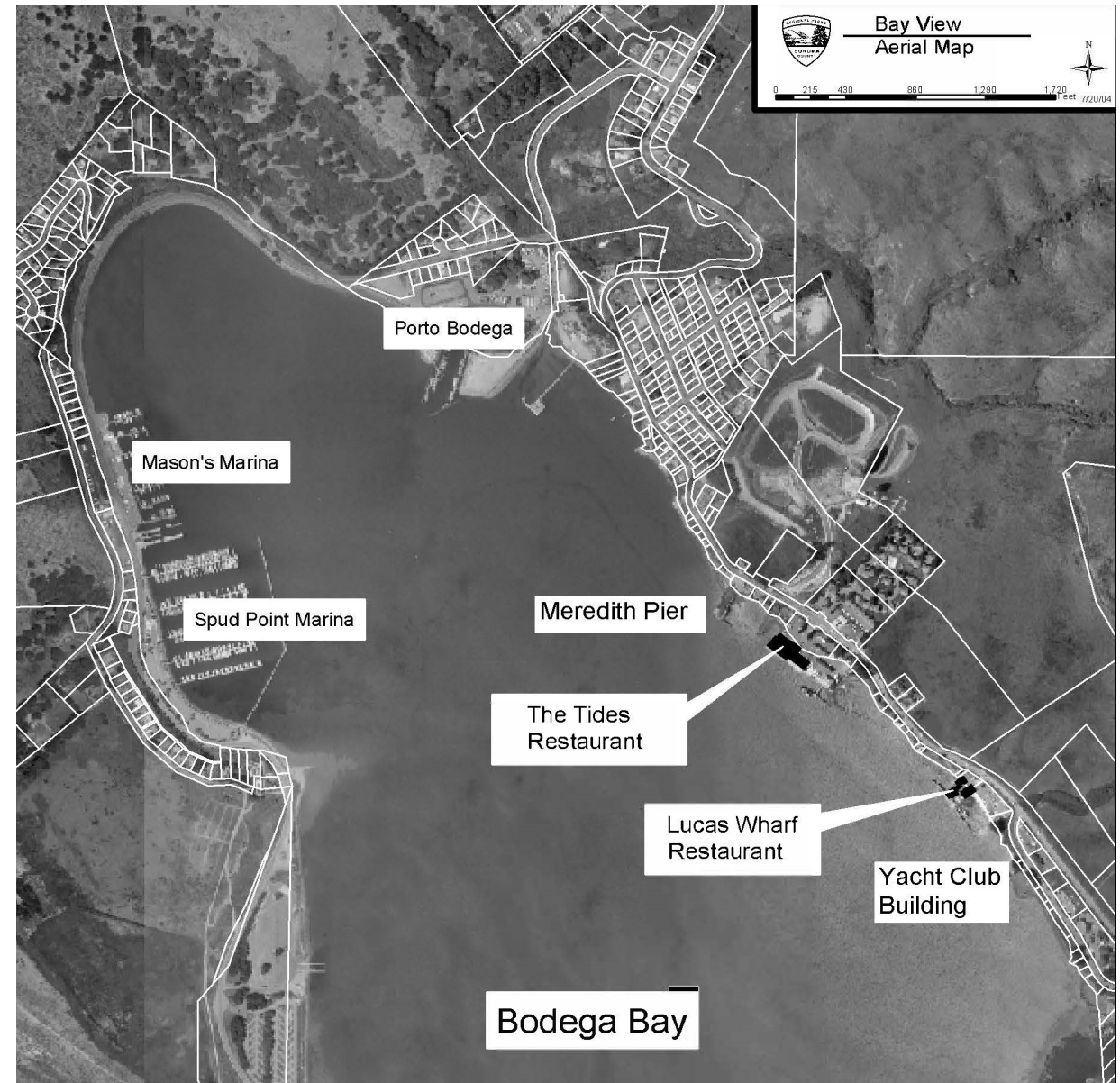
Recommended Projects for FY 19-20

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
14	*NEW* Community Engagement & Economic Feasibility Study for Bodega Bay Marinas	\$50,000
Total Recommended Projects		\$3,170,000



Bodega Bay Marinas

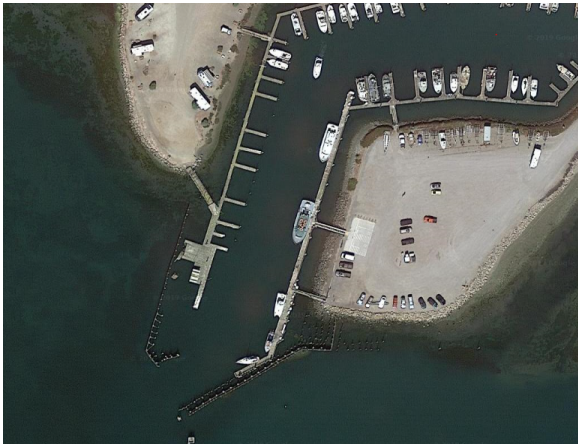
- Spud Point Marina
- Mason's Marina
- Sport Fishing Center
- Tidelands



Tidelands Leases

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

Porto Bodega



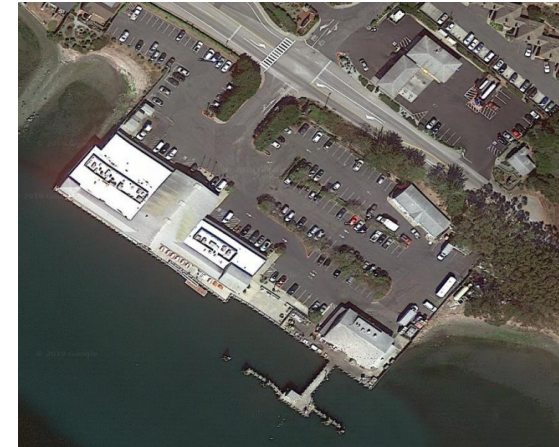
\$5,000/year, expires Dec 2020, staff will negotiate rent adjustments

Yacht Club



\$12,800/year, RFP issued in Nov 2018 & March 2019 for 10-year lease, BHHA successful respondent

Tides Restaurant



\$7,000/year, staff working on adjusting rent to fair market value, estimate completion Dec 2019



Tidelands Leases

Meredith's Pier (Cannery Building)



No rent, building to be demolished

Lucas Wharf Restaurant



\$3,000/year base rent, plus \$67,000/year for % of gross sales. Base rent held flat for term of lease.



Business Plan & Community Engagement for Bodega Bay

- In 2012 Regional Parks completed a Marina Management Plan
- Since then, Marina Enterprise funds have seen a moderate increase in net revenue leading to the investment of \$2.5 million into deferred maintenance over the past 3 years
- Sport Fishing Center dock replacement project funded during FY19/20 Budget Hearings includes \$50,000 for community engagement
- Today's funding request includes another \$50,000 towards an economic feasibility analysis for Marinas, including Tidelands, and additional community engagement



Conclusion

- High Priority Projects = \$10 million
- Deferred Maintenance Funds Available = \$4.66 million
- Staff Recommendation for FY 19/20 = \$3.17 million
- Fund Balance Remaining = \$1.48 million (for emergency repairs and other potential costs)
- Remaining High Priority Projects = \$5.7 million
 - \$3 million of General Fund supported projects (*Attachment A of Board Item*)
 - Includes \$1.14 million for second phase of Cannery Building construction/demolition
 - \$2.7 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 \$3,170,000, using Deferred Maintenance funds to complete the recommended high priority deferred maintenance projects in FY 19/20. (4/5th)

