

Agenda Question Re: 5/24/19 Action Plan and Budget Committee Agenda

* Re: pp. 14/15 of Attachment 4 - Land and Facilities Department and Non -MAA CAPEX/Operating Expenses. As we increase our stock of buildings including housing, fencing, restrooms, bridges, etc. - what's a good way to estimate maintenance costs and capital improvement projects to just replace what we have? Do we have an "assets" view of what capital stock we need to maintain? FOSM made a rough estimate based on where we are on the growth trajectory - we are on track?

One of the action plan projects for FY 18-19 is the development of a Work Order Asset Management System, which went live earlier this week with the initial phase. We are on track with our implementation of that system. The software we are using (Cityworks) will allow us to better track our on-the-ground-assets, work orders, and monitor our ADA transition plan. Over time, all of our physical assets that need to be maintained will be put into the system and geo-located. Currently we make budget estimates based on the need to perform repairs and the cost of prior similar repairs. In general housing, driveways and grazing infrastructure inherited through land purchases are in fair to poor condition. We are working through a backlog of infrastructure projects. Some of this work is managed through the Land & Facilities Department operating budget and larger projects over 50K are managed under our capital budgets. We don't have replacement costs determined for all our assets, but estimates can be made based on the cost of similar work when creating annual budgets.

Through Board action, a Committed Capital Maintenance Reserve Fund was established and funded with a \$1,000,000 contribution two years in a row, bringing the current balance to \$2,000,000. Pending further development and refinement of the data in the Work Order and Asset Management system (such as quantity and description of assets, remaining life, replacement cost, etc), we will propose to add funds to the Capital Maintenance fund from time to time as budget allows. Once additional information and data is available, a more detailed capital maintenance schedule and budget can be developed, funded by this Capital Maintenance fund.

The FOSM estimated the levels of staff growth in two periods: 2015 to 2020 and 2020 to 2045. We are on target for those growth projections. The need for staff growth going forward we be dependent on the development of public access, visitation growth, acquisition of new lands, and resource management needs, which we assess in part based on the Board's Strategic Plan Goals and Objectives, the CIAP, and the Board's 5-year MAA Project List.

* Re: Berman/Quam driveway, p. 87 of budget. \$414,000 for the driveway. Last time, you showed the long driveway to one house to be re-rocked. Can you give more details on the house it would serve - size and state of repair - is it staff housing? Or market value? I'm trying to justify this amount for one house given it must need to be done periodically.

The Quam/Bergman driveway is approximately 1.5 miles long. It serves four District residences, in addition to private residences near the top of the driveway. The cost of any work on the top section is shared with the private residents.

The following repairs to the Bergman Houses (located at the middle of the driveway) are underway to meet permitting and habitability needs:

- 2,500 square foot, 2 bedroom, 1 bath, market rent \$2,900;
- 850 square foot, 1 bedroom, 1 bath, market rent \$986;
- 1200 square foot, 2 bedroom, 1 bath, market rent \$1,392;

The Quam house located at the end of the driveway is a 960 square foot, 1 bedroom/1.5 bath house with a separate garage. Market rent is \$1,114/month. It is in good condition.

The request for bids for the Quam/Bergman driveway project will include the section of driveway between Bergman and Quam as an add alternate. We will evaluate the cost of just the lower section of road against the return from the residential rental of the Quam house based on the actual bids received. As an add alternate item, this section of the driveway can be excluded from the proposed bid amount based on the cost. If a recommendation is made to not repair the lower section of road, and the Board approves this recommendation, the house will not be rented out. In that case, staff will return to the Board with options for the final disposition of the Quam house.

These houses are not currently designated as operational employee housing (e.g. for rangers and/or maintenance crew) and therefore can be made available to general employees (e.g. administrative employees) per our housing policy. If there is no interest from employees, they would be offered to the general public.