

THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS
ACTION AGENDA SUMMARY

DEPT: General Services Agency *ms*

BOARD AGENDA # *B-9

Urgent

Routine

AGENDA DATE May 21, 2013

CEO Concurs with Recommendation YES NO
(Information Attached) *ms*

4/5 Vote Required YES NO

SUBJECT:

Approval to Adjust the General Services Agency 12th Street Office Building Budget Using Departmental Fund Balance in the Amount of \$3,500 for Various Maintenance Costs

STAFF RECOMMENDATIONS:

1. Approve the adjustment to the General Services Agency 12th Street Office Building budget in the amount of \$3,500 for the various maintenance cost exposures outlined in this report.
2. Direct the Auditor-Controller to increase appropriations in the amount of \$3,500 as detailed in the attached Budget Journal.

FISCAL IMPACT:

The requested increase of \$3,500 will be funded by the available fund balance in the General Services Agency - 12th Street Office Building budget. As of April 30, 2013, the available balance is \$7,581, which may be used for 12th Street Office Building expenses. The use of fund balance was approved by the Management Committee of the 12th Street Condominium Association on May 10, 2013.

BOARD ACTION AS FOLLOWS:

No. 2013-252

On motion of Supervisor Withrow, Seconded by Supervisor O'Brien

and approved by the following vote,

Ayes: Supervisors: O'Brien, Withrow, Monteith and Chairman Chiesa

Noes: Supervisors: None

Excused or Absent: Supervisors: De Martini

Abstaining: Supervisor: None

1) Approved as recommended

2) Denied

3) Approved as amended

4) Other:

MOTION:

ATTEST:

Elizabeth A. King
ELIZABETH A. KING, Assistant Clerk

File No.

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DISCUSSION:

The 12th Street Office Building is owned jointly by Stanislaus County, Stanislaus County Employees Retirement Association (StanCERA), and a private developer, Westland Development Corporation. The General Services Agency (GSA) – 12th Street Office Building budget is managed by GSA – Administration and was established to process and distribute operational costs associated with the 12th Street Office Building.

In Fiscal Year 2012-2013, this budget experienced higher than expected maintenance costs due to increased pigeon control, 5-year fire sprinkler testing, and other maintenance services. Costs are projected to exceed current appropriations and therefore an increase of \$3,500 in appropriations is needed to cover these costs in the current fiscal year.

Additional pigeon control was experienced earlier in the year, but it was thought that the budget could absorb the cost, if other expenses were controlled. The additional 5-year fire sprinkler testing was not included in the mid-year review, as it was believed to be strictly related to the 12th Street Garage. However, the 5-year fire sprinkler testing process also involves testing the connection to the 12th Street Office Building, and will result in a cost sharing.

The General Services Agency (GSA) 12th Street Office Building is a Special Revenue Fund, which covers the expenses of the Condominium Association, and is split between Stanislaus County (51%), Stanislaus County Employee Retirement Association (16.9%) and private business (32.1%). The fund currently has a balance of \$7,581 due to the collection of administrative and alley fees. Any use of fund balance must be approved by the Management Committee of the 12th Street Condominium Association.

The Management Committee of the 12th Street Condominium Association, comprised of representatives of the Stanislaus County Chief Executive Office, Stanislaus County Employee Retirement Association, and Westland Development, met on May 10, 2013 and approved the additional expenditures and the use of Restricted Fund balance for these costs.

POLICY ISSUES:

Approval of this item supports the Boards' priority of Efficient Delivery of Public Services by ensuring that required safety inspections are performed in a timely manner and payments are processed appropriately.

STAFFING IMPACT:

There is no staffing impact associated with this item.

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CONTACT PERSON:

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