

April 18, 2017

Regular Meeting

Board of Supervisors

**Item #9g - Sheriff Vehicle
Comparison and 5-Year
Fiscal Gap Analysis**

**Jeff Walters; Janet
Dutcher; Sheriff Braun**

Potential Sheriff/Jail Vehicles

Ford Interceptor



Ford Expedition



Chevrolet Tahoe



EXHIBIT 1

	MAKE	MODEL	PURSUIT RATED?	PURCHASE PRICE	EQUIPMENT	TOTAL COST
Jail Transport	CHEVY	Tahoe 4X4 SSV	NO	\$41,687	\$17,782	\$59,469
	FORD	Expedition 4X4	NO	\$43,798	\$17,529	\$61,327

	MAKE	MODEL	PURSUIT RATED?	PURCHASE PRICE	EQUIPMENT	TOTAL COST
Patrol	FORD	AWD Interceptor	YES	\$34,226	\$35,806	\$70,032
	FORD	Expedition 4X4	NO	\$43,798	\$29,734	\$73,532
	CHEVY	Tahoe 4X4 PPV	YES	\$43,507	\$30,407	\$73,914

MOTOR POOL Sheriff Vehicles

- *Accounting Practices*
- *Pricing Decisions*
- *Financing Issues*
- *Financing Recommendations*

Internal Service Fund (ISF)

Accounting Practices

- **REVENUES** = Fees to user
 - County departments
- **FULL** Cost Reimbursement
 - Operating costs
 - Capital replacement (AKA Depreciation)
- **METHODOLOGY** =
 - Vehicle Life-time cost / Useful mileage
 - Total Cost / Units = Cost per Unit

Pricing Decisions

1. Service Needs of Sheriff?

- How many vehicles
- How many miles

2. Type of Vehicle(s)? – how much does it cost ...

- Purchase
- Operate
- Replace

3. Useful life (maximum mileage)?

- 5 years or 26,000 miles per year

4. Replacement Cost?

FINANCING ISSUES

1. Sheriff net contributions

- Contributions – Operating Cost – Vehicle Purchases = \$(75,700)

2. Insufficient capital reserves to sustain replacement of fleet

3. Maximum mileage reached in three years, not five

CURRENT FLEET PROFILE

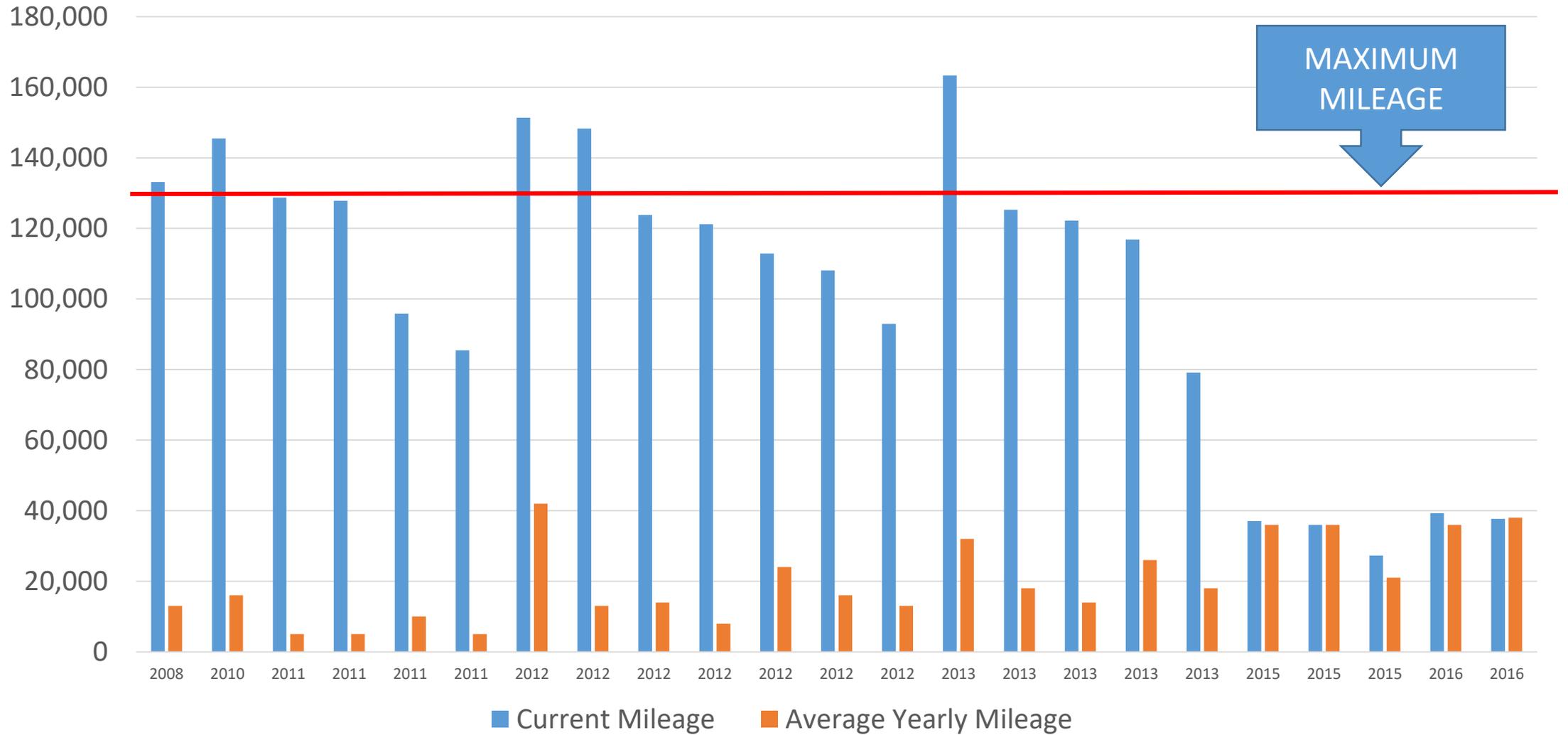
Use Type	# of Vehicles	Average Odometer	Average Miles per Year	Average Age	Average Years to Replacement	# of Vehicles Over Mileage Limit
Patrol	18	97,075	23,500	4.17	1.4	4
Patrol - unassigned	5	122,303	7,200	5.60	1.1	1
Command	2	98,115	18,000	4.00	1.8	--
Jail/Court	5	88,300	6,640	6.40	7.2	--
SAR/OES	6	56,716	3,133	8.50	31.4	1
Utility	2	52,056	2,750	14.50	39.3	--
	38					6

CURRENT REPLACEMENT RESERVE

2008 – as of Feb. 2017 – 9 Years

CONTRIBUTIONS		\$2,104,562
MAINTENANCE COSTS	35%	(737,321)
VEHICLE PURCHASES	69%	(1,442,941)
BALANCE, as of Feb. 2017	(4%)	\$(75,700)

Patrol Vehicles - Fleet Profile



REPLACEMENT REQUIREMENTS - *Through FY 2022-2023*

FISCAL YEAR	PATROL	COMMAND/SAR	JAIL TRANSPORT	TOTAL VEHICLES	TOTAL COSTS
2016-2017	2	-	-	2	\$152,000
2017-2018	3	2	-	5	\$362,000
2018-2019	4	-	1	5	\$364,000
2019-2020	4	2	-	6	\$500,000
2020-2021	4	-	-	4	\$364,000
2021-2022	4	-	-	4	\$388,000
2022-2023	2	2	1	5	\$467,000
AVERAGE	3.3	0.86	0.29	4.43	\$371,000

FINANCE RECOMMENDATIONS

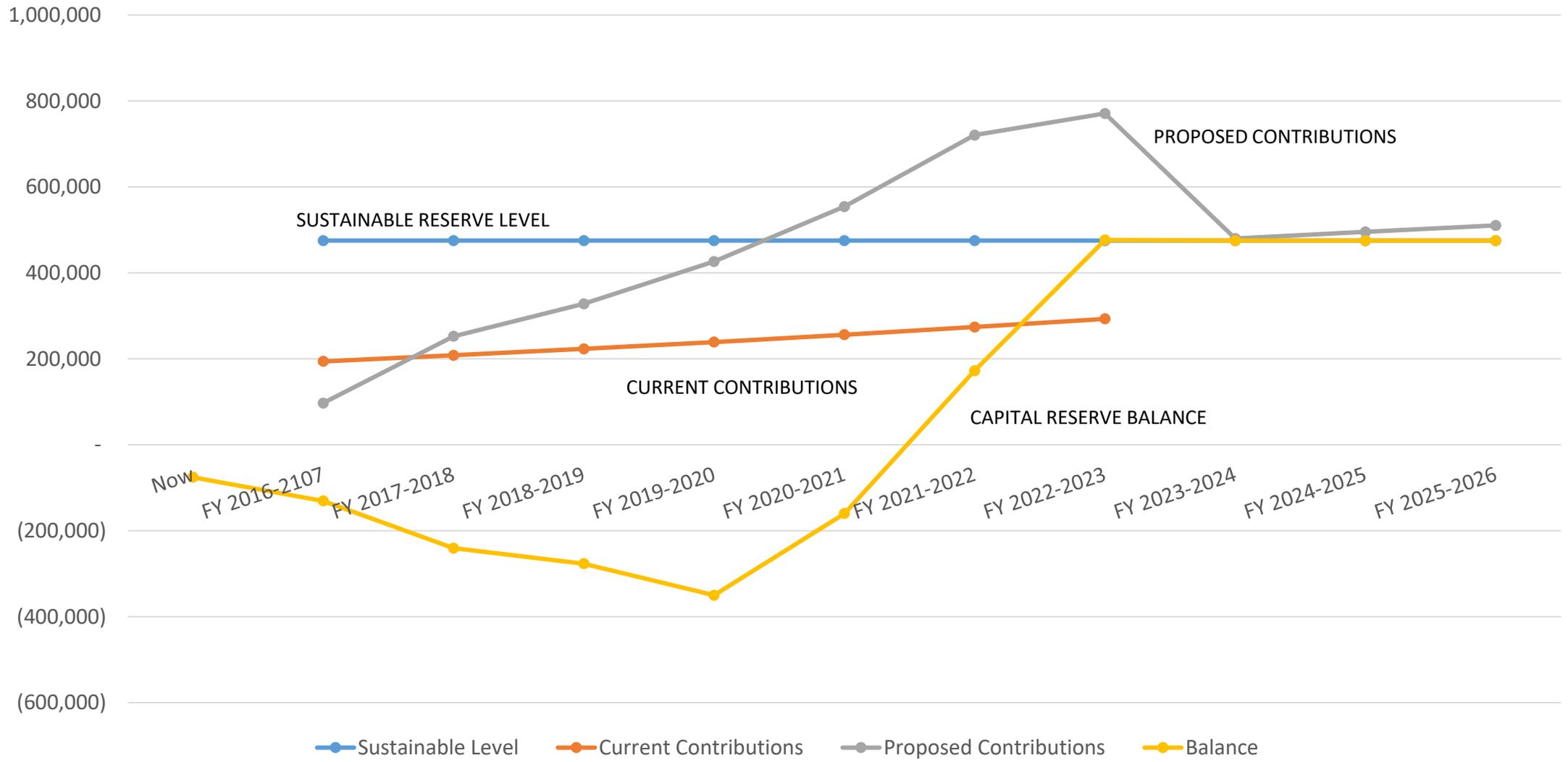
- Separate capital replacement reserve for Sheriff Fleet
- Five-year projections to gauge fiscal sustainability
- Increase capital replacement mileage rates by 30%

CAPITAL REPLACEMENT RESERVE

Recommendation – 30% increase

FISCAL YEAR	CURRENT BUDGET TREND	30% INCREASE	PURCHASES	BALANCE
As of Feb. 28, 2017				(75,700)
Remainder of 2016-2017	97,000	-	(152,000)	(130,700)
2017-2018	104,000	148,200	(362,000)	(240,500)
2018-2019	111,000	216,900	(364,000)	(276,600)
2019-2020	119,000	307,300	(500,000)	(350,300)
2020-2021	127,000	427,200	(364,000)	(160,100)
2021-2022	136,000	584,500	(388,000)	172,400
2022-2023	146,000	624,900	(467,000)	476,300

RECOMMENDED SHERIFF VEHICLE REPLACEMENT RESERVE



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**Item #12a - South
County Facility
Workshop**

**Public Comment - Drew
Hild**

Lease vs Building Calculation Sheet

		<u>Proposed Lease</u>	<u>Existing Lease</u>
Existing Facility - SCM Useable		30,446	SCM SF 21,545
Proposed Rent	\$ 1.65		Minaret SF 10,688
Proposed CAM	\$ 0.75		Total SF In Mammoth 32,233
Total Proposed Rent	\$ 2.40	\$ 50,235.90	SCM Total Rent + CAM \$ 65,632.33
Total Proposed CAM		\$ 22,834.50	Minaret Rent + CAM \$ 20,265.00
Total Monthly Rent		\$ 73,070.40	Total \$ 85,897.33
Total Years in Term	12		<u>Savings over old lease</u>
Annual Increase to Cam	3.00%		SCM Current Rate \$ 2.36
Annual Increase to Rent	3.00%		SCM New Rate \$ 1.65
Total Rent Paid		8,555,392.53	Savings \$ 0.71
Total CAM Paid		3,888,814.79	SCM Remaining Term (Mos.) 30
Total Rental and CAM Paid		12,444,207.32	Savings NOW over old lease \$ 458,908.50

Alternative One - New Facility (County Only)		<u>Proposed New Bldg</u>	
Proposed Useable Square footage		34,000	Total Project Cost Financed \$ 30,039,000.00
Rentable Add On Factor		24%	Debt Rate 4.00%
Total Square footage for Costs		42,160	Amortization Years 35
Proposed Hard Cost Per SF of Building	\$	575.00	Monthly Debt Payments \$ 133,005.10
Soft Costs Additions (Architects,Permits, Etc.)	20%		Operating Cost Rate SF \$ 0.75
Total Costs Hard and Soft per SF	\$	690.00	YR 1 - Operating Cost Per Mo \$ 31,620.00
			Total Cost Per Month \$ 164,625.10
			Total Cost SF \$ 3.90
			Monthly Cost over SCM \$ 91,554.70
Total Building Cost (County Only)	\$	29,090,400.00	"Cash In Bank" at end of SCM \$ 13,183,877.44
Parking Cost	\$ 7,500.00		
Parking Ratio (Per Building Code)	3		<u>ReCap of Total Costs</u>
Number of Parking spaces needed	126		Total Debt \$ 30,039,000.00
Total Cost of Parking (Surface Only)	\$	948,600.00	Total Interest Cost \$ 25,823,143.87
Total Cost of Project	\$	30,039,000.00	Total Cost Including Finance \$ 55,862,143.87

Alternative Two - New Facility TOML & Mono		<u>Proposed New Bldg with TOML</u>	
Proposed Mono Useable Square footage		34,000	Debt Financing \$ 43,291,500.00
Proposed TOML Useable Square footage		15,000	Debt Rate 4.00%
Subtotal		49,000	Amortization Years 35
Rentable Add On Factor		24%	Monthly Debt Cost \$ 191,683.83
Total Square Footage for Costs		60,760	Operating Cost Rate \$ 0.75
Proposed Hard Cost Per SF of Building	\$	575.00	Operating Cost Mo. \$ 36,750.00
Soft Costs Additions (Architects,Permits, Etc.)	20%		Total Cost \$ 228,433.83
Total Costs Hard and Soft per SF	\$	690.00	Total Cost SF \$ 4.66
			Total Debt \$ 43,291,500.00
			Total Interest Cost \$ 37,215,707.35
Total Building Cost (County & TOML) No Parking	\$	41,924,400.00	Total Cost Including Finance \$ 80,507,207.35
Parking Cost	\$ 7,500.00		
Parking Ratio	3		
Number of Parking spaces needed	182		
Total Cost of Parking (Surface Only)	\$	1,367,100.00	*Parking Structure May Be Required at higher Cost
Total Cost of Project	\$	43,291,500.00	Structured Parking would almost double the cost

Summary Costs over Term of Lease 12 Years		<u>Sierra Center</u>	<u>New Building</u>
Total Rent Payments	\$	8,555,392.53	\$ 19,152,735.04
Total Cam Payments	\$	3,888,814.79	\$ 5,385,023.70
Total Occpancy Cost over 12 Years	\$	12,444,207.32	\$ 24,537,758.74
Savings Over 12 Years at SCM			\$ 12,093,551.42

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**Item #12a - South
County Facility
Workshop**

**Public Comment - Jay
Bretton**

Mono County's
South County Government Building
30,000 Square Feet

Development Analysis

Development Costs

Land Costs		?
Construction Costs	\$	18,000,000
Soft Costs	\$	6,300,000
Land Development	\$	1,600,000
General & Administrative		?
Financing	\$	26,907,166
Furniture, Fixtures & Equipment		?
Cost of Escalation	\$	4,500,000
Contigency	\$	<u>900,000</u>
Total Costs	\$	58,207,166
Monthly Mortgage Payment will be:	\$	138,588.49

Assumptions

Development Costs

Size of Building: 30,000 Square Feet

Land Costs: Unknown Cost Mono County Will Allocate

Construction Costs: \$600 / Square Foot

Soft Costs: 35% of Construction Costs - Permits, Project Manager,
Construction Mngement, Land Plan, Architecture,
Engineering, Accounting, etc.

Land Site & Development Costs: Grading, Utilities, Paving, Drywells
Storm Drains, Curb & Gutters, Walkways & Landscaping
\$ 1 Mil / 1 Acre

General & Administrative: Unknown

Financing: Term of 35 Years, 4% Interest

Furniture, Fixtures & Equipment: Unknown

Estimated Cost of Escalation over Time - 5% per year to the Midpoint
of Construction

Contigency: Cost Overruns & Unexpected Costs - 5% of Construction
Costs