



MENDOCINO COUNTY - GENERAL SERVICES AGENCY

MONTHLY OPERATIONAL UPDATE – JULY/AUGUST 2023

GENERAL SERVICES AGENCY

An Effective County Government Organization

In 2022, the County upgraded all qualifying County facilities and infrastructure to Sonoma Clean Power's (SCP) 100% renewable service, Evergreen. Since that time, the County has continued to forge lasting and meaningful partnerships with SCP to bring Do It Yourself (DIY) Energy and Water Savings Toolkits to all branches of the Mendocino County Library. Each branch has a "Climate Corner" with a curated collection of books for all ages about climate change.



The General Services Agency (GSA) and Cultural Services Agency staff met with SCP at the Willits Branch Library on July 31, 2023, to discuss a joint marketing and promotional plan for the DIY Toolkits. The County is committed to sharing practical actions people can take to address the climate crisis.

Visit <https://www.mendolibrary.org/borrow/diy-toolkits> for more information.

For more information on SCP's Evergreen program, visit <https://sonomacleanpower.org/programs/evergreen>

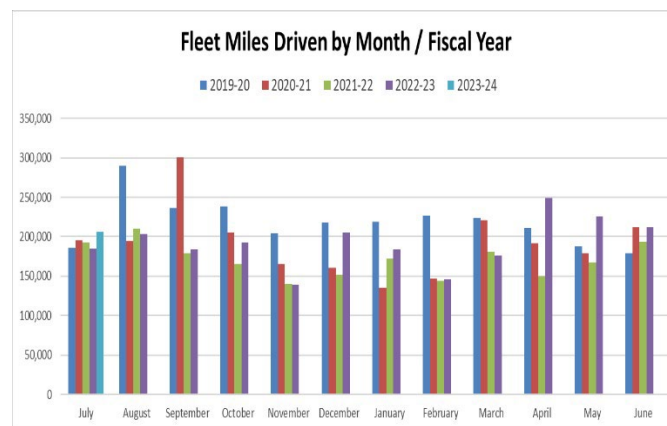
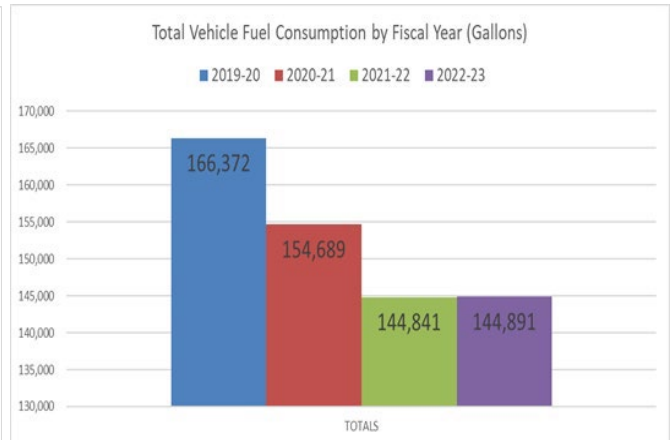
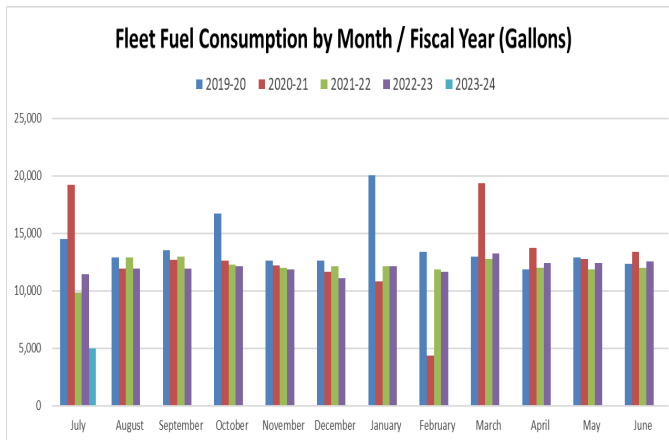


In addition to forging partnerships, the General Services Agency is rolling out an energy conservation and sustainable practices campaign. To that end, the General Services Agency met on site with several operating departments within the County to discuss sustainable practices, including energy conservation, organic waste recycling, and efforts towards zero carbon emissions. Please follow us on social media or visit the website below for updates.

<https://www.mendocinocounty.gov/departments/general-services/facilities-and-fleet/planning-resources/energy-conservation>

Fuel Consumption:

As part of the overall County's efficiency initiative, GSA staff are including vehicle fuel consumption metrics for Fiscal Years 2019-20; 2020-21; 2021-22 and 2022-23. It should be noted that the County's overall fleet inventory was at a high of 320 vehicles (and a low of approximately 280); currently, the County's reportable fleet inventory is 293. As GSA continues to comply with the Board's direction to downsize the fleet, we will be providing statistics on fuel consumption, miles driven (2,319,766 total miles driven for fiscal year 2022-23), and fleet inventory that will provide an overall view of the County's fleet efficiencies. As the County implements fleet electrification, staff will be able to effectively illustrate reductions in fuel consumption, along with a reduction in our overall carbon footprint.

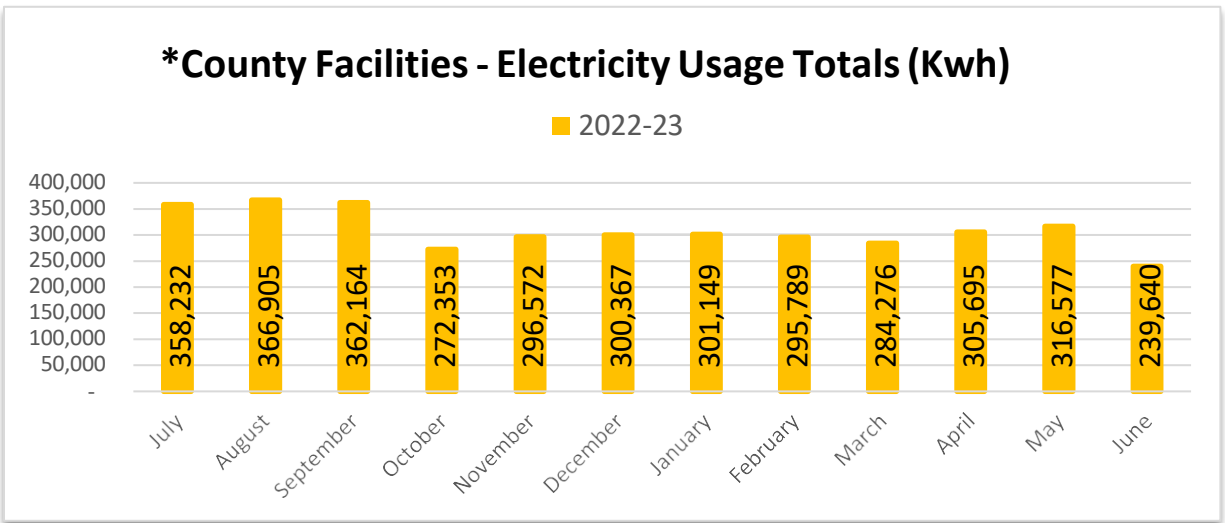


As the County works on efficiencies, this data will be used to further analyze savings potential. For example, should the County determine to reduce its real property footprint, the resulting potential operational impacts may realize increased miles driven. Comparisons can be made to the efficiencies of the real property reduction v. the possible increase in vehicle miles (compare energy savings to potential increased miles). Additionally, as the County embarks upon energy retrofitting projects and conversion to electric or hybrid vehicles, staff will be able to illustrate potential efficiencies by means of reduced fuel and energy consumed.

Utility Reporting:

Several external factors impact the trend and usage of utilities, especially with regards to electrical usage for County facilities. Scheduled working hours, outside temperatures, holidays, daylight hours, unplanned emergency events, and number of employees in office are just a few. These factors do impact the trends of data that are collected and must be considered when reviewing and utilizing the data for trend analysis.

GSA staff collect and track utility costs by building monthly. Prior to Fiscal Year 2023-24, GSA staff tracked and was fiscally responsible for approximately 75% of the County's owned properties utility usage.



*Above is a graph of the electrical utility usage by month for Fiscal Year 2022-23, the data is representative of the approximately 75% of County owned real property tracked previously by GSA staff. The remaining 25% of the County owned real properties utility usage was under departmental fiscal authority prior to Fiscal Year 2022-23. GSA is working with each operational department on gathering historical data and anticipates having a more comprehensive list which will include the staff utility usage data at the end of Fiscal Year 23-24 Quarter 1 (October 2023) which was previously untracked by GSA. GSA is working in conjunction with the Executive Office on implementing more efficient practices associated with the collection of utility data for Fiscal Year 2023-24.

Facilities Updates:

Facilities Staff has been aggressively pursuing HVAC unit issues and failures throughout the many County buildings to provide the best possible and most energy efficient working conditions. This includes the County's Main Jail, Public / Behavioral Health in Ukiah, Willits Justice Center, and the main Administrative Complex in Ukiah.

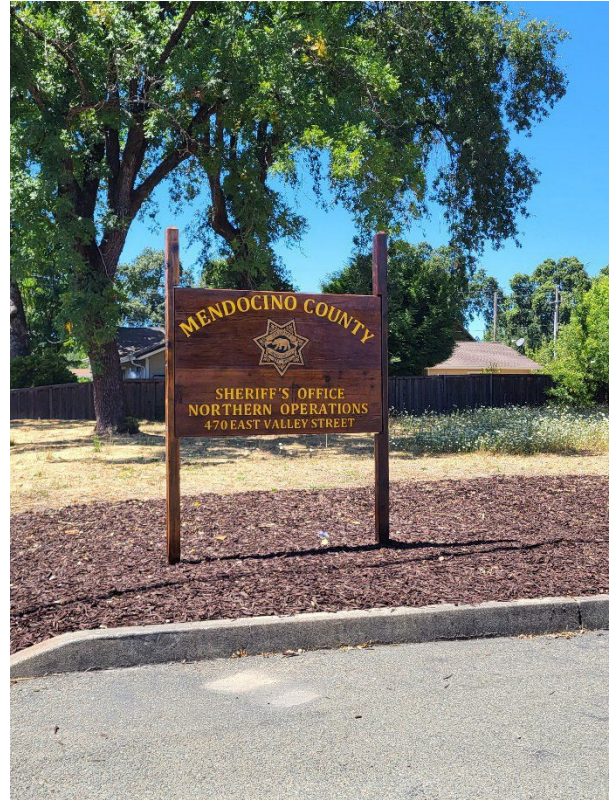
Facilities staff have been diligently repainting many of the sun-bleached and long neglected areas in the County administration complex. This refresh has brightened the area and created a more welcoming environment for both staff and patrons.



In recognition and support of the dedicated Sheriff's Officers of Mendocino County, the General Services Agency/Facilities Division staff have refurbished and rehung the Sheriff's Office sign that is posted at the entrance to Willits Integrated Service Center. This beautifully restored sign will provide many years of future acknowledgment to the great services provided by the Mendocino County Sheriff's Department.

Real Property Updates:

As part of the County's efficiencies initiative, the General Services Agency has been analyzing the County's facilities operations with a goal to reduce the overall County footprint. To this end, staff have been analyzing the results of the recently conducted space needs assessment and evaluating satellite operational locations to determine if space reductions were possible. The County's owned real property - Willits Integrated Services Center (WISC) was one of many facilities identified as being underutilized through the recent space needs assessment process. GSA began analyzing the property profile including its current land use characteristics such as the potential to subdivide to create separate parcels for certain operations, zoning designations, and potential strategies to downsize the County's operation at the location. While undergoing this property analysis, GSA was contacted by a local government agency with an interest in occupying a portion of one facility on the WISC campus. This partnership would be a viable revenue generating source and would provide the County with options in considering the future uses of this campus. GSA will provide regular updates on the property uses as progress is made.



Also related to the County's efficiency initiative and towards the goal of utilizing the County's owned real property effectively, GSA initiated a third-party appraisal of the Willits Justice Center to determine the fair market value of the building. This process is required to determine the equity buy out details per the Joint Occupancy and Transfer agreement(s) between the County and the Administrative Office of the Court (AOC). Staff will provide updates on this process as they become available.

GSA has been working with the American Legion Post 385 in Boonville to determine viability of an agreement to transfer the County's owned real property known as the Boonville Veterans Hall to the Legion in the best interest of both the County and the community of Anderson Valley. While the American Legion is doing some needed outreach to the California State Board of Equalization, GSA has been in negotiations with one of the current tenants of the Veterans Hall to enter into an agreement that would relieve the County of financial burden imposed by the tenant by allowing the County to recoup a portion of the utilities used.