

# County of Riverside - Department of Building Services

## Background

The four divisions of the Department of Building Services are: Architecture/Engineering, Building Maintenance, Custodial and Real Property Management.

This report examines the Building Maintenance and Custodial Divisions. There is a large and rapidly-growing backlog of deferred maintenance caused by past funding shortfalls. In 1990, Building Services had an authorized staff of approximately 216 personnel. Since then, the County Board of Supervisors has authorized the construction of more than thirty new facilities county wide, and the added maintenance responsibility for twenty-two libraries. Building Services staff has been reduced by almost 50 percent (fifty-three maintenance personnel and sixty-nine custodial) and for various reasons, regular budgeted funding has also been reduced. Currently, the average building is twenty-nine years old. The older the building, the higher maintenance requirements.

## Findings

1. Riverside County Building Maintenance is under-funded by approximately \$3 million per year when compared with industry standards.
2. There is a \$32 million backlog of overdue maintenance on county facilities. Lack of funding for the regular maintenance program is leading to continued building deterioration that increases the financial burden.
3. The exterior walls of the Elsinore Sheriff's Station and County Administration Center leak water into the buildings in rainy weather. Both buildings have not been retrofitted to meet American Disabilities Act (ADA) requirements.
4. Building Services maintains twenty-two libraries with one budgeted person for maintenance. Emergency staffing is available from other facilities.
5. There are only seven persons responsible for the maintenance of Southwest Detention Center, Temecula, Hemet and Elsinore County Administration Centers.
6. The recently acquired Edward-Dean Museum needs approximately \$740,000 to repair and bring it up to meet safety and ADA standards.

## Recommendations

The Board of Supervisors:

1.The Board of Supervisors and the County Executive Officer develop a cost averaging plan for Building Services. Allocate annually a set amount in a separate fund specifically for use of deferred and life cycle maintenance. This fund is to be used and administered exclusively by the Building Services Department in accordance with their 1999-2007 Facilities Master Plan.

2.Authorize adequate funds for maintenance of all county facilities to immediately bring them up to acceptable operational standards in accordance with the Building Services list of priorities.

3.Authorize an increase in maintenance staff to eliminate the rapidly growing backlog of deferred maintenance.

4.Assure that new county facilities have funding for adequate maintenance and custodial staffing.