



Memo

To: The Advisory Board of Directors

From: Mike Blondino, District Administrator
Ingrid S. Penney, Administrative Services Manager

Date: February 18, 2021

Subject: Utilities and Services Rate Study

Staff has prepared a Utilities and Services Rate Study for the La Sierra Community Center. The report focuses on the direct costs for Utilities and Services to support its operation. It does not include the cost of supplies nor improvements. The methodology has remained the same from inception.

The Utilities and Services Rate is used as a component of the base rental charge for the LS tenants. In the past, it has been a useful tool in negotiating the rates with the community tenants, Chautauqua Theatre, Sacramento Fine Arts Center, and Regional Parks Therapeutic Recreation in order to minimize the gap and keep up with rising utility and services costs and demands.

The attached report includes the calculation of the Utilities and Services Rate over the last ten years. The Report highlights changing costs and aggregate reduced spending in FY2019-20. These decreases are demonstrated by electricity usage and staffing overhead expenditures, reflecting programming changes, staffing vacancies, and savings from replacement hires.

Current District subsidies vary, especially with adjustments made due to the economic impact of COVID-19. Based on the study, the current rate for Utilities and Services for the La Sierra Community Center is calculated at **\$.44/square foot**.

The District has not imposed a rate increase for Utilities and Services since 2014 for the community tenants and 2018 for TR Services during lease renewal. Staff doesn't recommend increasing the rates at this time. The District has discretion by law to waive the costs and provide subsidies for public agencies and non-profits in good standing with the CA Attorney General's Office.

Staff recommends no action; that you receive and file the Report.

La Sierra Utility and Services Rate Study 2009/2010 - 2019/20

ANNUAL COST COMPONENTS:

LA SIERRA CC UTILITIES & SERVICES	2009/10	2010/2011	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20
Electricity	\$ 69,134.85	\$ 62,244.08	\$ 77,293.41	\$ 76,867.22	\$ 78,165.78	\$ 78,321.49	\$ 90,892.41	\$ 93,800.84	\$ 100,528.32	\$ 91,741.88	\$ 89,570.42
Gas	\$ 14,934.59	\$ 18,785.97	\$ 25,242.36	\$ 21,900.93	\$ 21,254.25	\$ 21,011.04	\$ 22,416.12	\$ 33,751.74	\$ 34,332.06	\$ 34,806.44	\$ 35,030.28
county utilities	\$ 13,923.42	\$ 12,409.05	\$ 13,128.15	\$ 13,640.46	\$ 15,876.52	\$ 17,343.39	\$ 21,125.65	\$ 19,155.36	\$ 11,623.78	\$ 12,349.70	\$ 13,768.35
Refuse waste	\$ 9,456.96	\$ 7,874.46	\$ 4,833.14	\$ 6,125.18	\$ 5,005.32	\$ 6,080.35	\$ 7,001.59	\$ 9,687.13	\$ 8,670.58	\$ 13,838.28	\$ 13,118.26
Water	\$ 24,625.57	\$ 22,393.29	\$ 21,131.92	\$ 27,422.43	\$ 29,704.68	\$ 25,871.03	\$ 29,095.84	\$ 38,279.80	\$ 40,228.59	\$ 43,580.53	\$ 41,335.21
Fire Equip/Monitoring	\$ 1,320.00	\$ 2,343.41	\$ 7,057.68	\$ 9,740.00	\$ 2,782.00	\$ 1,740.00	\$ 2,562.76	\$ 2,425.38	\$ 1,740.00	\$ 11,740.00	\$ 11,740.00
Fire Inspection	\$ 2,400.00	\$ 4,200.00	\$ 0.00	\$ 4,200.00	\$ 0.00	\$ 261.60	\$ 4,340.00	\$ 4,480.00	\$ 4,200.00	\$ 1,866.02	\$ 993.97
Insurance	\$ 25,000.00	\$ 26,993.65	\$ 30,794.35	\$ 29,459.38	\$ 31,752.96	\$ 33,823.45	\$ 33,923.00	\$ 35,765.00	\$ 41,021.00	\$ 49,410.50	\$ 59,549.00
Janitorial Contract	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50,385.82	\$ 52,085.56	\$ 52,392.89
Maint. Overhead	\$ 379,471.99	\$ 362,439.44	\$ 298,288.47	\$ 397,140.75	\$ 354,966.19	\$ 388,624.88	\$ 370,844.07	\$ 350,281.74	\$ 338,132.76	\$ 335,397.94	\$ 250,446.40
Admin Overhead	\$ 93,635.38	\$ 93,207.54	\$ 102,886.06	\$ 103,973.67	\$ 147,277.42	\$ 118,483.43	\$ 106,261.31	\$ 116,780.77	\$ 125,098.96	\$ 99,666.43	\$ 102,560.68
Total	\$ 633,902.76	\$ 612,890.89	\$ 580,655.54	\$ 690,470.02	\$ 686,785.12	\$ 691,560.66	\$ 688,462.75	\$ 704,407.76	\$ 755,961.87	\$ 746,483.28	\$ 670,505.46

COST PER SQ. FT. AND MONTHLY:

LA SIERRA CC UTILITIES & SERVICES	2009/10	EXPENSES PER SQ FT	MNTHLY COST	2010/2011	EXPENSES PER SQ FT	MNTHLY COST	2011/12	EXPENSES PER SQ FT	MNTHLY COST	2012/13	EXPENSES PER SQ FT	MNTHLY COST
Electricity	\$ 69,134.85			\$ 62,244.08			\$ 77,293.41			\$ 76,867.22		
Gas	\$ 14,934.59			\$ 18,785.97			\$ 25,242.36			\$ 21,900.93		
county utilities	\$ 13,923.42			\$ 12,409.05			\$ 13,128.15			\$ 13,640.46		
Refuse waste	\$ 9,456.96			\$ 7,874.46			\$ 4,833.14			\$ 6,125.18		
Water	\$ 24,625.57			\$ 22,393.29			\$ 21,131.92			\$ 27,422.43		
Fire Equip/Monitoring	\$ 1,320.00			\$ 2,343.41			\$ 7,057.68			\$ 9,740.00		
Fire Inspection	\$ 2,400.00			\$ 4,200.00			\$ 0.00			\$ 4,200.00		
Insurance	\$ 25,000.00			\$ 26,993.65			\$ 30,794.35			\$ 29,459.38		
Janitorial Contract	\$ -			\$ -			\$ -			\$ -		
Maint. Overhead	\$ 379,471.99			\$ 362,439.44			\$ 298,288.47			\$ 397,140.75		
Admin Overhead	\$ 93,635.38			\$ 93,207.54			\$ 102,886.06			\$ 103,973.67		
Total	\$ 633,902.76			\$ 612,890.89			\$ 580,655.54			\$ 690,470.02		
Total Occupied Sq. ft	91,129	6.96	0.58	93,032	6.59	0.55	126,942	4.57	0.38	126,942	5.44	0.45

La Sierra Utility and Services Rate Study 2009/2010 - 2019/20

COST PER SQ. FT. AND MONTHLY:

LA SIERRA CC UTILITIES & SERVICES	2013/14	EXPENSES PER SQ FT	MTHLY COST	2014/15	EXPENSES PER SQ FT	MNTHLY COST	2015/16	EXPENSES PER SQ FT	MNTHLY COST	2016/17	EXPENSES PER SQ FT	MNTHLY COST
Electricity	\$ 78,165.78			\$ 78,321.49			\$ 90,892.41			\$ 93,800.84		
Gas	\$ 21,254.25			\$ 21,011.04			\$ 22,416.12			\$ 33,751.74		
county utilities	\$ 15,876.52			\$ 17,343.39			\$ 21,125.65			\$ 19,155.36		
Refuse waste	\$ 5,005.32			\$ 6,080.35			\$ 7,001.59			\$ 9,687.13		
Water	\$ 29,704.68			\$ 25,871.03			\$ 29,095.84			\$ 38,279.80		
Fire Equip/Monitoring	\$ 2,782.00			\$ 1,740.00			\$ 2,562.76			\$ 2,425.38		
Fire Inspection	\$ 0.00			\$ 261.60			\$ 4,340.00			\$ 4,480.00		
Insurance	\$ 31,752.96			\$ 33,823.45			\$ 33,923.00			\$ 35,765.00		
Janitorial Contract	\$ -			\$ -			\$ -			\$ -		
Maint. Overhead	\$ 354,966.19			\$ 388,624.88			\$ 370,844.07			\$ 350,281.74		
Admin Overhead	\$ 147,277.42			\$ 118,483.43			\$ 106,261.31			\$ 116,780.77		
Total	\$ 686,785.12			\$ 691,560.66			\$ 688,462.75			\$ 704,407.76		
Total Occupied Sq. ft	126,942	5.41	0.45	126,942	5.45	0.45	126,942	5.42	0.45	126,942	5.55	0.46

LA SIERRA CC UTILITIES & SERVICES	2017/18	EXPENSES PER SQ FT	MNTHLY COST	2018/19	EXPENSES PER SQ FT	MNTHLY COST	2019/20	EXPENSES PER SQ FT	MNTHLY COST
Electricity	\$ 100,528.32			\$ 91,741.88			\$ 89,570.42		
Gas	\$ 34,332.06			\$ 34,806.44			\$ 35,030.28		
county utilities	\$ 11,623.78			\$ 12,349.70			\$ 13,768.35		
Refuse waste	\$ 8,670.58			\$ 13,838.28			\$ 13,118.26		
Water	\$ 40,228.59			\$ 43,580.53			\$ 41,335.21		
Fire Equip/Monitoring	\$ 1,740.00			\$ 11,740.00			\$ 11,740.00		
Fire Inspection	\$ 4,200.00			\$ 1,866.02			\$ 993.97		
Insurance	\$ 41,021.00			\$ 49,410.50			\$ 59,549.00		
Janitorial Contract	\$ 50,385.82			\$ 52,085.56			\$ 52,392.89		
Maint. Overhead	\$ 338,132.76			\$ 335,397.94			\$ 250,446.40		
Admin Overhead	\$ 125,098.96			\$ 99,666.43			\$ 102,560.68		
Total	\$ 755,961.87			\$ 746,483.28			\$ 670,505.46		
Total Occupied Sq. ft	126,942	5.96	0.50	126,942	5.88	0.49	126,942	5.28	0.44