

Carmichael

RECREATION AND
PARK DISTRICT

Memo

To: The Advisory Board of Directors

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

Date: May 18, 2023

Subject: Utilities and Services Rate Study

INTRODUCTION/DISCUSSION

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 CRPD has not imposed a rate increase for Utilities and Services for some time. This rate is used as a component of the base rental charge for the LS tenants. It is especially useful in negotiating the rates with the community tenants: Chautauqua Theatre, Sacramento Fine Arts Center, and Regional Parks Therapeutic Recreation Services in order to minimize the gap and keep up with rising utility and service costs and demands. In FY2021-22, CRPD subsidized the rate by the following amounts:

Chautauqua Theatre: \$17,631.36

Sacramento Fine Arts Center: \$20,439.36

Regional Parks – Therapeutic Recreation Services: \$3,879.34

These non-profit organizations and governmental entity provide valuable recreation and cultural services in the local community and region. They deliver programs and services that the CRPD is not able to provide. The CRPD has discretion by law to waive the costs and provide subsidies for non-profits in good standing with the CA Attorney General's Office and public agencies. The two non-profits were especially hard hit by COVID-19 closures and gathering restrictions, relying on reserves and donations to cover expenses, and they were the last category to reopen. Revenue recovery has improved through memberships, subscriptions, ticket sales, classes, and continued donations.

The attached report includes the calculation of the Utilities and Services Rate, including historical data going back 12 years. The utilities and service costs are pro-rated by occupancy. Based on the study, the FY2021-22 rate for Utilities and Services for the La Sierra Community Center is calculated at **\$.63/square foot**. The main cost elements contributing to the increase has been the cost of utilities, insurance, and contracted services.

This Utilities and Service Rate became a factor in negotiating the leases with Regional Parks – Therapeutic Recreation (TRS) and California Montessori Project, Inc. (CMP). TRS has been paying \$0.42/sq. ft.; while with CMP, it affected the portion of the monthly lease amount going towards rent vs utilities and services. More information is presented on Action Items 2 and 3.

RECOMMENDATION

Staff recommends that the Advisory Board of Directors approve the Utilities and Services Rate Study, as presented.

La Sierra Utility and Services Rate Study
Fiscal Years: 2009/2010 through 2021/2022

ANNUAL COST COMPONENTS:

LA SIERRA CC UTILITIES & SERVICES	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22
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	97,845.34	105,333.10
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	49,616.75	92,738.19
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	5,452.33	16,395.06
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	12,823.93	16,044.63
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	11,158.28	58,740.18
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	2,880.00	2,880.00
Fire Inspection	2,400.00	4,200.00	-	4,200.00	-	261.60	4,340.00	4,480.00	4,200.00	1,866.02	993.97	3,800.00	4,130.00
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	66,974.00	95,249.00
HVAC PM Contract	-	-	-	-	-	-	-	-	-	-	-	43,864.00	100,183.12
Janitorial Contract	-	-	-	-	-	-	-	-	50,385.82	52,085.56	52,392.89	15,467.58	34,882.68
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	333,743.98	283,726.05
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	105,194.00	114,017.94
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	748,820.19	924,319.95

COST PER SQ. FT. AND MONTHLY:

LA SIERRA CC UTILITIES & SERVICES	2009/10	EXP PER SQ FT	MNTHLY COST	2010/11	EXP PER SQ FT	MNTHLY COST	2011/12	EXP PER SQ FT	MNTHLY COST	2012/13	EXP 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
Fiscal Years: 2009/2010 through 2021/2022

COST PER SQ. FT. AND MONTHLY (cont):

LA SIERRA CC UTILITIES & SERVICES	2013/14	EXP PER SQ	MTHLY COST	2014/15	EXP PER SQ	MNTHLY COST	2015/16	EXP PER SQ	MNTHLY COST	2016/17	EXP PER SQ	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	\$ -			\$ 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	EXP PER SQ	MNTHLY COST	2018/19	EXP PER SQ	MNTHLY COST	2019/20	EXP PER SQ	MNTHLY COST	2020/21	EXP PER SQ	MNTHLY COST
Electricity	\$ 100,528.32			\$ 91,741.88			\$ 89,570.42			\$ 97,845.34		
Gas	\$ 34,332.06			\$ 34,806.44			\$ 35,030.28			\$ 49,616.75		
county utilities	\$ 11,623.78			\$ 12,349.70			\$ 13,768.35			\$ 5,452.33		
Refuse waste	\$ 8,670.58			\$ 13,838.28			\$ 13,118.26			\$ 12,823.93		
Water	\$ 40,228.59			\$ 43,580.53			\$ 41,335.21			\$ 40,548.48		
Fire Equip/Monitoring	\$ 1,740.00			\$ 11,740.00			\$ 11,740.00			\$ 3,792.79		
Fire Inspection	\$ 4,200.00			\$ 1,866.02			\$ 993.97			\$ 3,800.00		
Insurance	\$ 41,021.00			\$ 49,410.50			\$ 59,549.00			\$ 66,974.00		
HVAC PM - contracted	\$ -			\$ -			\$ -			\$ 43,864.00		
Janitorial Contract	\$ 50,385.82			\$ 52,085.56			\$ 52,392.89			\$ 15,467.58		
Maint. Overhead	\$ 338,132.76			\$ 335,397.94			\$ 250,446.40			\$ 333,743.98		
Admin Overhead	\$ 125,098.96			\$ 99,666.43			\$ 102,560.68			\$ 131,857.86		
Total	\$ 755,961.87			\$ 746,483.28			\$ 670,505.46			\$ 805,787.04		
Total Occupied Sq. ft	126,942	5.96	\$ 0.50	126,942	5.88	\$ 0.49	126,942	5.28	\$ 0.44	126,942	6.35	\$ 0.53

La Sierra Utility and Services Rate Study

Fiscal Years: 2009/2010 through 2021/2022

COST PER SQ. FT. AND MONTHLY (cont):

LA SIERRA CC UTILITIES & SERVICES	2021/22	EXP PER SQ	MTHLY COST	2022/23	EXP PER SQ	MTHLY COST	2023/24	EXP PER SQ	MTHLY COST	2024/25	EXP PER SQ	MTHLY COST
Electricity	\$ 105,333.10											
Gas	\$ 92,738.19											
county utilities	\$ 16,395.06											
Refuse waste	\$ 16,044.63											
Water	\$ 58,740.18											
Fire Equip/Monitoring	\$ 2,880.00											
Fire Inspection	\$ 4,130.00											
Insurance	\$ 95,249.00											
HVAC PM - contract	\$ 100,183.12											
Janitorial Contract	\$ 34,882.68											
Maint. Overhead	\$ 283,726.05											
Admin Overhead	\$ 141,817.45											
Total	\$ 952,119.46			\$ -			\$ 0.00			\$ 0.00		
Total Occupied Sq. ft	126,942	\$ 7.50	\$ 0.63	126,942	0.00	\$0.00	126,942	0.00	\$0.00	126,942	0.00	\$0.00
LA SIERRA CC UTILITIES & SERVICES	2025/26	EXP PER SQ	MTHLY COST	2026/27	EXP PER SQ	MTHLY COST	2027/28	EXP PER SQ	MTHLY COST	2028/29	EXP PER SQ	MTHLY COST
Electricity												
Gas												
county utilities												
Refuse waste												
Water												
Fire Equip/Monitoring												
Fire Inspection												
Insurance												
HVAC PM - contract												
Janitorial Contract												
Maint. Overhead												
Admin Overhead												
Total	\$ 0.00			\$ 0.00			\$ 0.00					
Total Occupied Sq. ft	126,942	0.00	\$0.00	126,942	0.00	\$0.00	126,942	0.00	\$0.00			\$0.00