



Doing Things!

Real Estate Management Work Session Presentation

Presented by: Andrew Pupke, Director
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Who We Are

- 157 FTE (8% of workforce)
 - Facility Operations
 - Building Design & Construction
 - Real Property
 - Fleet Management
 - STAR Center

What We Do

- Provide cradle-to-grave services for County-owned real estate, buildings, and vehicular assets
- Real property and asset management/preservation



Ensure Public Health, Safety, and Welfare

- 2.1 Provide planning, coordination, prevention, and protective services to ensure a safe and secure community
 - Collaborate with Emergency Management to identify emergency shelter space deficit
 - Provide emergency power generation at strategic County building locations

Practice Superior Environmental Stewardship

- 3.3 Protect and improve the quality of our water, air, and other natural resources
 - Explore and implement alternative energy sources and conservation opportunities
 - Solicit and employ green alternatives to traditional chemicals
 - Bio-fuels, compressed natural gas (CNG), hybrid and electric vehicles



Foster Continual Economic Growth and Vitality

- 4.1 Proactively attract and retain businesses with targeted jobs to the county and the region
 - Continue providing opportunities to companies interested in leasing space at the Young-Rainey STAR Center



Foster Continual Economic Growth and Vitality

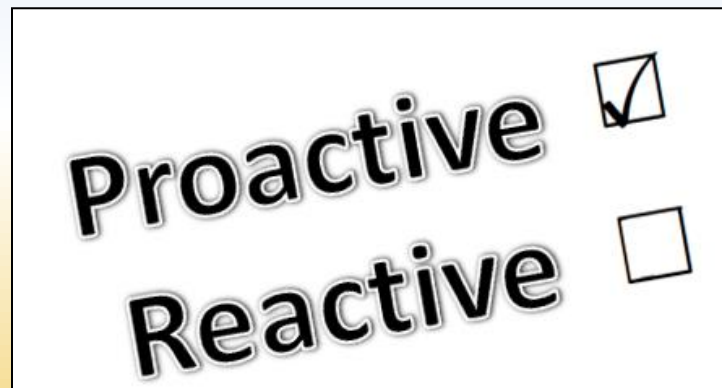
- 4.3 Catalyze redevelopment through planning and regulatory programs
 - Continue existing and identify new Brownfield redevelopment initiatives and designations
 - Clean-up and repurpose 126th Avenue landfill site

Deliver First Class Services to the Public and Our Customers

- 5.2 Be responsible stewards of the public's resources
 - Complete implementation of the space consolidation plan; reduce reliance on leased space
 - Monitor and manage fuel variances

Deliver First Class Services to the Public and Our Customers

- 5.3 Ensure effective and efficient delivery of County services and support
 - Implement an Asset Management Plan
 - Increase availability of assets through proactive maintenance strategies



Opportunities

- Aging infrastructure

Doing Things:

- Regularly assess conditions and functionality of County buildings (4.4)
- Upgrade fuel sites (4.4)

Opportunities

- Workforce analysis and planning

Doing Things:

- Update job description profiles to be more reflective of current and future needs (1.1)
- Create Individual Development Plans (1.2)
- Develop career ladder programs with Human Resources (where applicable) (1.4)

2.1 Key Measures

- Number of shelter and Point of Distribution (POD) site deficits
- Percent of operable generators



3.3 Key Measures

- Return on Investment (ROI) for
 - Geo-thermal cooling and chilled water plants
 - Co-Generation systems
 - Solar power
- Reduction in use of traditional chemicals with approved green chemicals

4.1 Key Measures

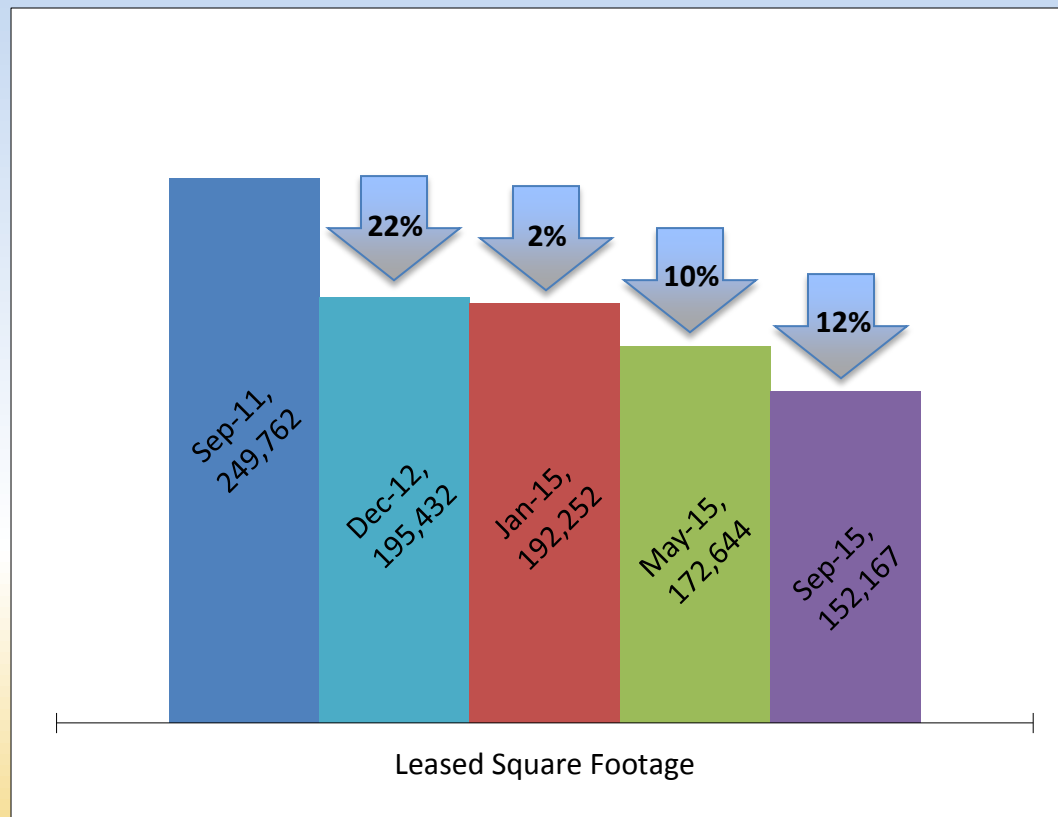
- Young-Rainey STAR Center occupancy rate
- Annual economic impact

4.3 Key Measures

- Benefits of Brownfield redevelopment initiatives
 - Number of Brownfield designations
 - Dollar amount of site redevelopment grants and credits received
 - Number of sites and acres redeveloped
 - Number of jobs created

5.2 Key Measures

- Percent reduction in County leased space



5.3 Key Measures

- Increased availability of critical assets through proactive maintenance strategies (planned vs. unplanned)
- Percent compliance with on-time preventive maintenance schedule for vehicles and equipment
- Number of emergency generators available

Thank You

Real Estate Management