

# Hamilton County Ohio Department of County Facilities Annual Report of Operations Costs for 2010



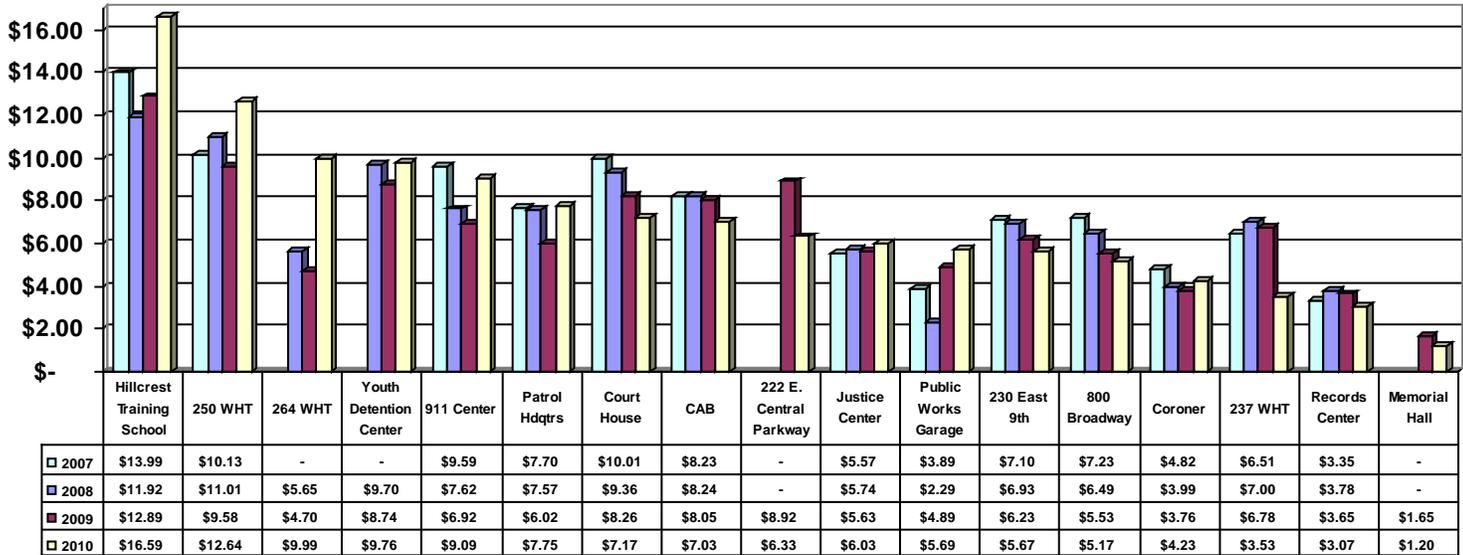
Facilities Director -  
Ralph Linne, BOC  
Assistant Directors -  
Anthony Matre  
Diana Supe



# Overview of 2010 Operations Report

The cost of operations for the buildings listed in most cases was below those costs for 2007 thru 2010.

**Operations Cost per Building by Rentable Sq. Ft.**



## SUMMARY

2010 cost for the following facilities were above the 2009 costs: Hillcrest Training School, 250 William Howard Taft, 264 William Howard Taft, Youth Detention Center, Patrol Headquarters, Justice Center, and Coroner. Several factors influenced these higher costs, they were:

- Increase in the cost for contracted services per contract terms
- No further reductions in service levels
- Increase in water and sewer rates
- No furlough days (5 days in 2009)
- Needed to replace equipment due to failure of components, such as:
  - Youth Detention Center – Boiler
  - 250 William Howard Taft - Chiller and Boiler
  - Hillcrest Training School – Underground Gasoline Tank and Security Systems
- Repairs to facilities, such as:
  - Justice Center – Plaza and Bridge repairs
  - Hillcrest Training School – Dock replacement and Roadway repairs
  - Patrol Headquarters – Exterior waterproofing repairs

## DEFERRED WORK REQUESTS

Below is a Chart showing the impact on the daily operations in work not being done based on the number of open work orders at the end of each year using 2007 as the base year. This chart clearly shows the effects of the reductions in facilities staffing since 2006.

Work Orders Type	Open as of 12-31-07	Open as of 12-31-10	Change from 2007	% Increase	% Decrease
Safety Related	32	22	Decrease of 10	-	31.3%
Preventive Maintenance	308	622	Increase of 314	101.9 %	-
On-Demand	218	334	Increase of 116	53.2 %	-
<b>Totals</b>	<b>558</b>	<b>978</b>	<b>Increase of 420</b>	<b>75.3 %</b>	<b>-</b>

# Overview of 2010 Operations Report

## OPERATIONS COSTS - GROSS VS. RENTABLE for LARGEST FACILITIES

Facilities with over 100,000 Gross Sq. Ft.	Gross Sq. Ft.	Cost per Gross Sq. Ft	Rentable Sq. Ft.	Cost per Rentable Sq. Ft
Justice Center	736,871	\$4.00	489,538	\$6.03
800 Broadway	372,421	\$4.10	295,239	\$5.17
230 East Ninth Street	193,525	\$5.04	172,180	\$5.67
Courthouse	553,685	\$5.19	400,537	\$7.17
Alms & Doepke	278,612	\$5.67	249,801	\$6.33
Administration Building	209,063	\$6.14	182,616	\$7.03
Youth Detention Center	181,918	\$9.05	168,768	\$9.76

*Note: Does not include 237 William Howard Taft*

## STAFFING REDUCTIONS

The chart below shows the Facilities approved staffing levels in 2007 thru 2010 Budgets. This shows where the reductions in staff occurred by Work Group. Also shown, is the additional staff added due to the transfer of responsibilities from JFS and Juvenile Court to the Facilities Department.

*Note: Staffing does not include the Board of Revision members*

Work Group	2007	2008	2009	2010	Change from 2007
Administration	27	23	20	20	Decrease of 7 or 25.9%
Project Management Staff	5	3	1*	1*	Decrease of 4 or 80%*
Custodial Staff	9	8	3	3	Decrease of 6 or 66.7%
Maintenance Staff	28	29	25	24	Decrease of 4 or 14.3%
HVAC Staff	5	5	3	3	Decrease of 2 or 40%
Building Trades Staff	23	20	20	16	Decrease of 7 or 30%
<b>Totals</b>	<b>97</b>	<b>88</b>	<b>72</b>	<b>66</b>	<b>Decrease of 31 or 32%</b>

\*Employee on loan to Banks Project and CMC Phase 1 Project not included totals

Staff from Juvenile Court	2007	2008	2009	2010	Change from 2007
<i>HILLCREST TRAINING SCHOOL</i>					
Administration	1	1	1	1	None
Custodial Staff	4	4	4	4	None
Maintenance Staff	3	3	3	3	None
<b>Totals</b>	<b>8</b>	<b>8</b>	<b>8</b>	<b>8</b>	<b>None</b>
<i>YOUTH DETENTION CENTER</i>					
Administration	5	5	4	4	Decrease of 1 or 20.0%
Custodial Staff	6	6	5	5	Decrease of 1 or 20.0%
Maintenance Staff	4	4	4	4	None
<b>Totals</b>	<b>15</b>	<b>15</b>	<b>13</b>	<b>13</b>	<b>Decrease of 2 or 13.3%</b>

Staff from JFS*	2007	2008	2009	2010	Change from 2008
Administration	-	3	3	3	None
Maintenance Staff	-	8	7	7	Decrease of 1 or 12.5%
<b>Totals</b>	<b>-</b>	<b>11</b>	<b>10</b>	<b>10</b>	<b>Decrease of 1 or 9.1%</b>

\*General Services and Security Staff not included, since they were not in the Cost per Sq. Ft. for 222 E. Central Parkway

# County Courthouse - 1000 Main Street

Building Hours 7 am – 4 pm M–F      553,685 Sq. Ft. (Gross)

I. List of Building Users:

- Sheriff
- Clerk of Courts
- Municipal Court
- Common Pleas Court
- Court Reporters
- Public Defender
- Prosecuting Attorney
- Adult Probation
- Assignment Commissioner
- County Facilities
- Cincinnati Police
- Law Library
- Deli (Contracted Service)

II. List of Services Outsourced:

- Metal Maintenance
- Janitorial (Both Day and Night)
- Security
- Landscaping
- Snow Removal
- Marble Maintenance
- Pest Control
- Window Cleaning (none in 2010)
- Waste Removal
- Elevator Maintenance/Inspection
- Fire Alarm Testing/Maintenance
- Fire Extinguishers Inspections and Replacement
- Underground Tank Inspections
- Sidewalk Repairs
- Roofing Repairs
- Generator Testing/Inspections
- Safety Inspections
- Monitoring of Fire Systems
- Major HVAC Equipment Replacement
- Parking Lot Maintenance
- Vending

III. Number of Facilities Employees located at that Facility: 7

IV. Job Title of Facilities Employees located at that Facility:

- Building Manager
- Facility Maintenance Worker II (3)
- Maintenance Repair Worker II (2)
- Custodial Worker II

V. List of Services provided by Facilities Employees:

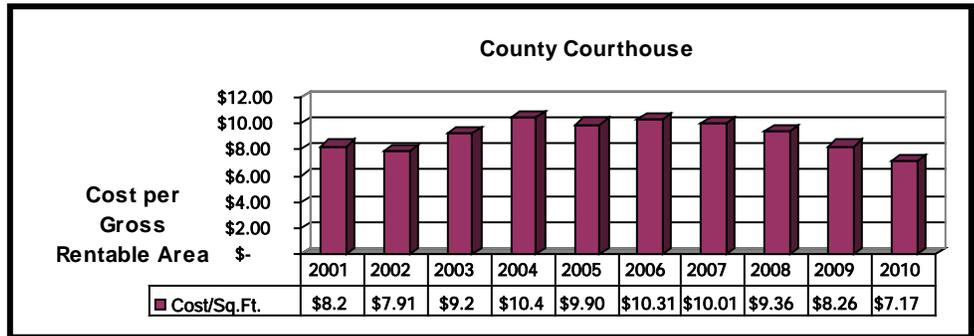
- Building Operations
- Building Maintenance
- PM's on Equipment
- HVAC Repairs
- Janitorial (Day)
- Snow Removal

VI. List of Manpower and Services provided at no cost:

- Average of two Community Service Workers daily to clean restrooms and other public areas

VII. Awards/Recognitions:

- List on National Register of Historical Buildings
- Recipient of Local TOBY award in 2001-02
- Recipient of Regional TOBY award in 2001-02



VIII. The following is our costs for the last ten years as reported to BOMA

Year	Gross Rentable Area	Cleaning Expense	Repair & Maintenance	Utility Expense	Grounds Expense	Security Expense	Admin. Expense	Fixed Expense	Total	Expense/Sq. Ft.
2010	400,537	\$389,163	\$868,486	\$1,185,778	\$5,362	\$98,851	\$324,533	-	\$2,872,172	\$7.17
2009	400,537	\$510,905	\$781,208	\$1,437,372	\$7,691	\$93,211	\$479,118	-	\$3,309,505	\$8.26
2008	400,537	\$635,752	\$958,262	\$1,518,855	\$14,570	\$115,442	\$505,487	-	\$3,748,367	\$9.36
2007	400,537	\$706,686	\$1,333,891	\$1,362,355	\$11,608	\$85,885	\$510,391	-	\$4,010,816	\$10.01
2006	400,537	\$626,706	\$1,284,737	\$1,611,018	\$ 2,965	\$106,710	\$496,250	-	\$4,128,386	\$10.31
2005	400,537	\$622,742	\$1,364,310	\$1,381,737	\$24,198	\$105,005	\$525,561	\$400	\$3,963,953	\$9.90
2004	381,616	\$642,168	\$1,459,050	\$1,153,899	\$23,369	\$102,617	\$592,430	-	\$3,973,533	\$10.41
2003	398,740	\$706,530	\$1,078,535	\$1,108,831	\$22,421	\$107,789	\$653,135	-	\$3,677,241	\$9.22
2002	412,624	\$707,037	\$1,171,193	\$ 838,938	\$ 9,074	\$ 85,957	\$449,304	\$755	\$3,262,258	\$7.91
2001	412,624	\$666,090	\$1,468,391	\$ 890,074	\$ 9,011	\$ 66,828	\$305,260	\$647	\$3,406,301	\$8.26

IX. Parking: 62 Surface spaces and 17 Interior Garage spaces

X. Unique Characteristics:

- Boilers in Courthouse provides all the steam for the daily operation of the Justice Center and Courthouse
- Underground Diesel Storage Tanks are located on the property beneath the Judges' parking lot
- Security rules are determined by the Courthouse Court Security Committee
- Backup Generator for emergency systems only
- Holding Cells for Adults
- Security (i.e. metal detectors, x-ray equipment) is provided during the weekday from 7 am to 4 pm by Sheriff Deputies at no cost to Facilities
- Space, utilities, maintenance, and cleaning must be provided at no cost to Law Library per ORC
- Sheriff runs a fleet maintenance operation in Garage for Sheriff vehicles & provides several reserved parking spaces to County employees

# County Administration Building – 138 E. Court Street

Building Hours 7 am – 5 pm M–F

209,063 Sq. Ft. (Gross)

**I. List of Building Users:**

- County Commissioners
- County Administrator
- Clerk of the Board
- Clerk of Courts
- County Recorder
- County Auditor
- County Treasurer
- County Engineer
- County Personnel
- County Purchasing
- Public Works
- Building Inspections
- Office of Budget
- Regional Planning Commission
- Board of Zoning Appeals
- Regional Computer Center
- Cincinnati Auto Dealers Assoc.
- State of Ohio Auditor

**II. List of Services Outsourced:**

- Metal Maintenance
- Janitorial (Day and Night)
- Security
- Snow Removal
- Pest Control
- Window Cleaning (none in 2010)
- Waste Removal
- Elevator Maintenance
- Fire Extinguishers Inspections and Replacement
- Fire Alarm Testing/Maintenance
- Sidewalk Repairs
- Roofing Repairs
- Generator Testing/Inspections
- Safety Inspections
- Major HVAC Equipment Replacement
- Vending

**III. Number of Facilities Employees located at that Facility: 3**

**IV. Job Title of Facilities Employees located at that Facility:**

- Senior Building Manager (50%)
- Facility Maintenance Worker II
- Maintenance Repair Worker II
- Custodial Worker II (50%)

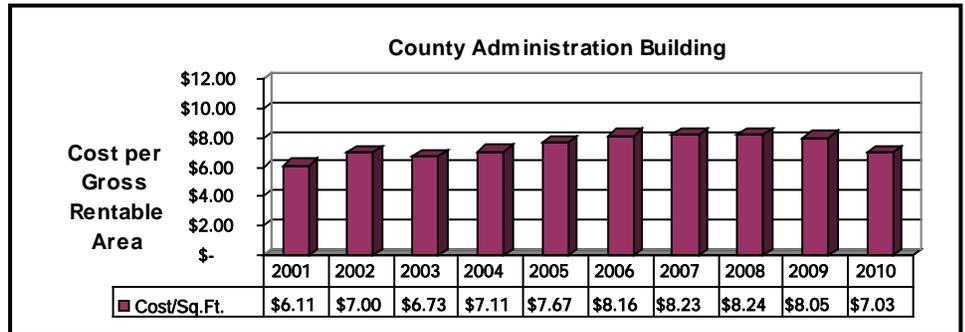
**V. List of Services provided by Facilities Employees:**

- Building Operations
- Building Maintenance
- PM's on Equipment
- HVAC Repairs
- Janitorial (Day)
- Snow Removal

**VI. List of Manpower and Services provided at no cost:**

- Average number of two Community Service Workers provided to do cleaning tasks

**VII. Awards/Recognitions: None**



**VIII. The following is our costs for the last ten years as reported to BOMA**

Year	Gross Rentable Area	Cleaning Expense	Repair & Maintenance	Utility Expense	Grounds Expense	Security Expense	Admin. Expense	Fixed Expense	Total	Expense/Sq. Ft.
2010	182,616	\$182,953	\$389,119	\$482,643	\$5,015	\$147,282	\$76,772	-	\$1,283,783	\$7.03
2009	182,616	\$242,549	\$432,078	\$543,009	\$5,015	\$141,952	\$104,613	-	\$1,469,216	\$8.05
2008	182,616	\$275,840	\$398,004	\$524,178	\$4,179	\$150,919	\$150,962	-	\$1,504,083	\$8.24
2007	182,616	\$321,115	\$428,826	\$536,288	\$5,015	\$88,780	\$123,707	-	\$1,503,731	\$8.23
2006	182,616	\$314,705	\$459,765	\$482,241	\$1,051	\$102,608	\$129,542	-	\$1,489,911	\$8.16
2005	182,616	\$293,288	\$443,646	\$453,112	\$3,153	\$103,723	\$103,693	-	\$1,400,614	\$7.67
2004	183,802	\$307,482	\$442,571	\$355,181	\$3,764	\$99,996	\$98,996	-	\$1,307,238	\$7.11
2003	182,824	\$295,966	\$390,062	\$365,966	\$4,429	\$95,230	\$79,639	-	\$1,231,292	\$6.73
2002	182,843	\$310,117	\$445,271	\$358,887	\$627	\$88,157	\$76,123	-	\$1,279,182	\$7.00
2001	182,843	\$270,086	\$410,872	\$410,872	\$0	\$70,424	\$80,010	-	\$1,207,760	\$6.61

**IX. Parking: None**

**X. Unique Characteristics:**

- One floor is operating 24 hours a day, seven days a week and are leased to CAGIS and CLEAR
- No security (i.e. metal detectors, x-ray equipment) is provided during the weekdays from 8 am to 4 pm
- Space leased to Greater Cincinnati Auto Dealers on 1<sup>st</sup> Floor
- Backup Generator for emergency systems only

# 800 Broadway Building

Building Hours 7 am – 5 pm M–F

372,421 Sq. Ft. (Gross)

I. List of Building Users:

- Juvenile Court
- Domestic Court
- Adult Probation
- Clerk of Courts
- Public Defender
- Prosecuting Attorney
- Sheriff
- Job and Family Services
- Dept. of Youth Services (State of Ohio)

II. List of Services Outsourced:

- Metal Maintenance
- Janitorial (Night)
- Security
- Snow Removal
- Pest Control
- Window Cleaning (none in 2010)
- Waste Removal
- Elevator Maintenance
- Fire Extinguishers Inspections and Replacement
- Fire Alarm Testing/Maintenance
- Sidewalk repairs
- Roofing Repairs
- Safety Inspections
- Major HVAC Equipment Replacement
- Landscaping
- Vending
- Parking Lot Maintenance

III. Number of Facilities Employees located at that Facility: 5

IV. Job Title of Facilities Employees located at that Facility:

- Building Manager
- Facility Maintenance Worker II
- Maintenance Repair Worker II (2)
- Custodial Worker II

V. List of Services provided by Facilities Employees:

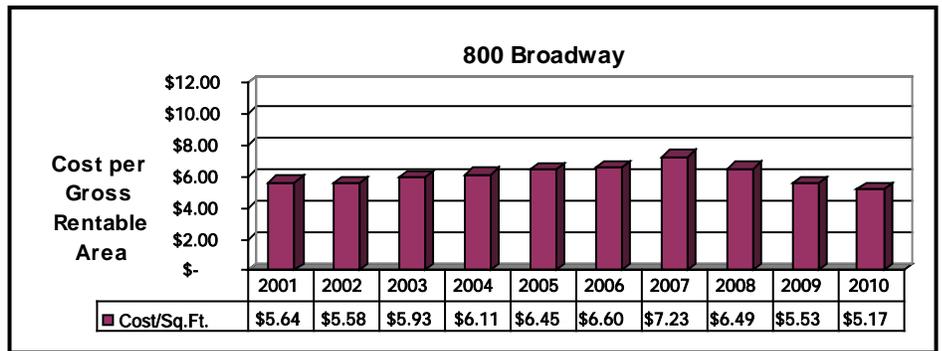
- Building Operations
- Building Maintenance
- PM's on Equipment
- HVAC Repairs
- Janitorial (Day)
- Snow Removal

VI. List of Manpower and Services provided at no cost:

- Average number of two Community Service Workers provided to do cleaning tasks

VII. Awards/Recognitions:

- Listed on National Register of Historical Buildings
- Recipient of Ohio Historical Society Preservation Award in 2004
- Recipient of Local TOBY award in 2005-06
- Recipient of Five-State Regional TOBY award in 2005-06
- Recipient of EPA's ENERGY STAR award for 2008, 2009, and 2010



VIII. The following is our costs for the last ten years as reported to BOMA

Year	Gross Rentable Area	Cleaning Expense	Repair & Maintenance	Utility Expense	Grounds Expense	Security Expense	Admin. Expense	Fixed Expense	Total	Expense/Sq. Ft.
2010	295,239	\$269,476	\$478,645	\$508,253	\$13,141	\$94,347	\$161,906	-	\$1,525,768	\$5.17
2009	295,239	\$307,685	\$501,160	\$551,760	\$15,806	\$94,164	\$162,333	-	\$1,632,906	\$5.53
2008	295,239	\$372,747	\$664,211	\$554,936	\$15,456	\$94,604	\$314,674	-	\$1,916,627	\$6.49
2007	295,239	\$423,748	\$788,802	\$587,149	\$22,701	\$83,520	\$229,750	-	\$2,135,671	\$7.23
2006	295,239	\$404,817	\$679,309	\$542,726	\$7,459	\$101,420	\$213,859	-	\$1,949,592	\$6.60
2005	295,239	\$402,573	\$764,085	\$468,039	\$10,038	\$100,999	\$157,672	-	\$1,903,406	\$6.45
2004	269,148	\$409,911	\$705,232	\$331,498	\$14,577	\$97,642	\$165,575	-	\$1,724,435	\$6.41
2003	295,915	\$417,491	\$698,240	\$387,274	\$14,734	\$95,274	\$142,100	-	\$1,755,113	\$5.93
2002	295,201	\$411,496	\$599,142	\$406,585	\$6,897	\$85,922	\$138,312	-	\$1,648,354	\$5.58
2001	295,201	\$394,235	\$646,864	\$424,902	\$4,516	\$67,215	\$127,742	-	\$1,665,474	\$5.64

IX. Parking: 5 Surface spaces and 23 Interior Garage spaces

X. Unique Characteristics:

- Sheriff's EMU operates 24 hours/seven days a week
- Juvenile Court operates on a ten hour day five days a week
- Adult Probation holds meetings on Saturdays
- Security rules are determined by the 800 Broadway Court Security Committee
- Security (i.e. metal detectors, x-ray equipment) is provided weekdays and Sat. (7 am - 5 pm) by Sheriff Deputies at no cost to Facilities
- Deed requires the County to maintain all four corners of the street at the Eight St. and Broadway intersection
- Facility has holding cells for both Adults and Juveniles

# William Howard Taft Law Center

230 East Ninth Street

Building Hours 7 am – 5 pm M–F

193,525 Sq. Ft. (Gross)

I. List of Building Users:

- Municipal Court
- Probate Court
- Court of Appeals
- Prosecuting Attorney
- Public Defender
- Clerk of Courts
- Veterans Services Commission

II. List of Services Outsourced:

- Metal Maintenance
- Janitorial (Night)
- Security
- Snow Removal
- Pest Control
- Window Cleaning (none in 2010)
- Waste Removal
- Elevator Maintenance
- Fire Extinguishers Inspections and Replacement
- Fire Alarm Testing/Maintenance
- Major HVAC Equipment Replacement
- Roofing Repairs
- Safety Inspections
- Sidewalk Repairs
- Parking Lot Maintenance
- Vending

III. Number of Facilities Employees located at that Facility: 3

IV. Job Title of Facilities Employees located at that Facility:

- Senior Building Manager (50%)
- Facility Maintenance Worker II
- Maintenance Repair Worker II
- Custodial Worker II (50%)

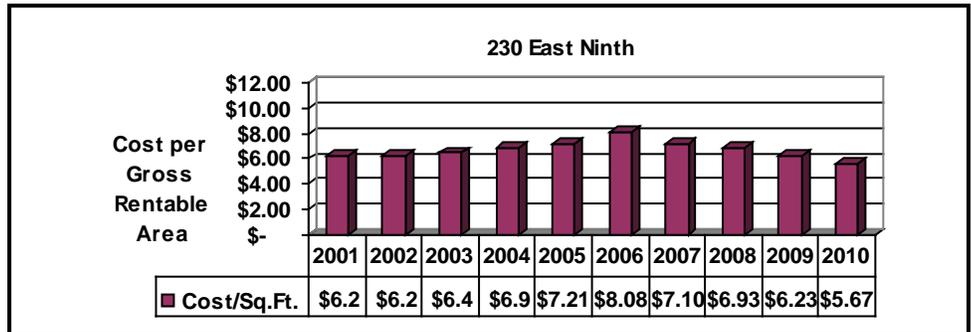
V. List of Services provided by Facilities Employees:

- Building Operations
- Building Maintenance
- PM's on Equipment
- HVAC Repairs
- Janitorial (Day)

VI. List of Manpower and Services provided at no cost: None

VII. Awards/Recognitions:

- Recipient of Local TOBY award in 2000
- Recipient of Regional TOBY award in 2000



VIII. The following is our costs for the last ten years as reported to BOMA

Year	Gross Rentable Area	Cleaning Expense	Repair & Maintenance	Utility Expense	Grounds Expense	Security Expense	Admin. Expense	Fixed Expense	Total	Expense/Sq. Ft.
2010	172,180	\$140,338	\$276,644	\$384,343	\$3,395	\$94,505	\$76,426	-	\$975,651	\$5.67
2009	172,180	\$179,168	\$278,871	\$442,504	\$3,395	\$91,422	\$76,526	-	\$1,071,887	\$6.23
2008	172,180	\$198,209	\$359,718	\$430,470	\$2,823	\$95,243	\$107,336	-	\$1,196,768	\$6.93
2007	172,180	\$229,767	\$367,544	\$426,581	\$3,395	\$79,949	\$114,885	-	\$1,222,120	\$7.10
2006	172,180	\$285,710	\$449,007	\$421,993	\$1,083	\$109,663	\$123,738	-	\$1,391,193	\$8.08
2005	172,180	\$258,758	\$393,808	\$399,732	\$2,134	\$99,101	\$88,398	-	\$1,241,931	\$7.21
2004	171,381	\$282,365	\$375,045	\$344,631	\$2,548	\$95,335	\$87,374	-	\$1,187,298	\$6.93
2003	172,268	\$260,793	\$357,494	\$323,057	\$2,548	\$92,167	\$78,045	-	\$1,114,104	\$6.47
2002	172,268	\$276,357	\$340,538	\$301,616	\$425	\$86,874	\$70,325	-	\$1,076,135	\$6.25
2001	172,268	\$261,640	\$380,152	\$308,385	-	\$67,209	\$66,041	-	\$1,083,427	\$6.29

IX. Parking: None

X. Unique Characteristics:

- Space, utilities, maintenance, and cleaning must be provided at no cost to State Court of Appeals per ORC
- Security rules are determined by the William Howard Taft Center Court Security Committee
- Security (i.e. metal detectors) is provided during the weekdays from 7 am to 4 pm by Clerk of Courts at no cost to Facilities
- Separate elevator for usage by Judges and others as approved by the Court Security Committee
- Mediation Services is open on evenings and Saturdays by appointment

# Alms & Doepke

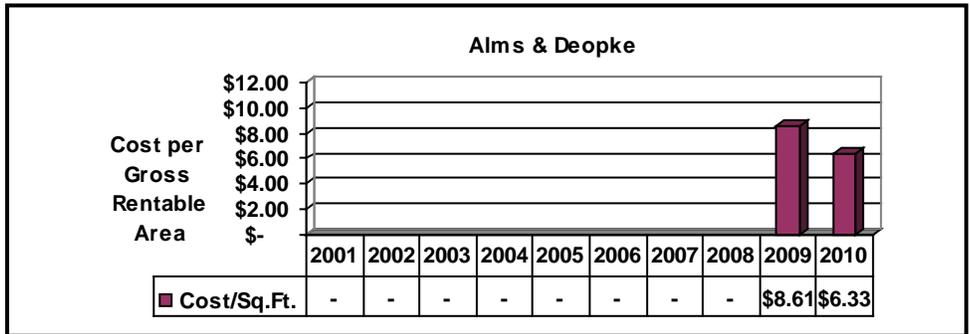
222 East Central Parkway

Building Hours 7 am – 4:30 pm M, Tu, Th, & F      278,612 Sq. Ft. (Gross)  
7 am – 7 pm Wed and 8 am – Noon Sat

- I. List of Building Users:
- Job and Family Services
- II. List of Services Outsourced:
- |   |   |   |
|---|---|---|
| <ul style="list-style-type: none"> <li>• Metal Maintenance</li> <li>• Janitorial Services (Day and Night)</li> <li>• Snow Removal</li> <li>• Pest Control</li> <li>• Window Cleaning</li> </ul> | <ul style="list-style-type: none"> <li>• Waste Removal</li> <li>• Elevator Maintenance</li> <li>• Fire Extinguishers Inspections and Replacement</li> <li>• Fire Alarm Testing/Maintenance</li> </ul> | <ul style="list-style-type: none"> <li>• Roofing Repairs</li> <li>• Major HVAC Equipment Replacement</li> <li>• Safety Inspections</li> <li>• Sidewalk Repairs</li> </ul> |
|---|---|---|
- III. Number of Facilities Employees located at that Facility: 7.5
- IV. Job Title of Facilities Employees located at that Facility:
- |   |  |   |
|---|--|---|
| <ul style="list-style-type: none"> <li>• Senior Building Manager (50%)</li> <li>• Custodial Services Manager</li> </ul> | <ul style="list-style-type: none"> <li>• Facility Maintenance Worker II</li> <li>• Maintenance Repair Worker II (4)</li> </ul> | <ul style="list-style-type: none"> <li>• Maintenance Repair Worker I</li> </ul> |
|---|--|---|
- V. List of Services provided by Facilities Employees:
- |   |   |   |
|---|---|---|
| <ul style="list-style-type: none"> <li>• Building Operations</li> <li>• Building Maintenance</li> </ul> | <ul style="list-style-type: none"> <li>• PM's on Equipment</li> <li>• HVAC Repairs</li> </ul> | <ul style="list-style-type: none"> <li>• Snow Removal</li> <li>• Pest Management</li> </ul> |
|---|---|---|

VI. List of Manpower and Services provided at no cost: None

- VII. Awards/Recognitions:
- List on National Register of Historical Buildings



VIII. No costs were provided by JFS for 2001 thru 2008, beginning in 2009 DCF reported these costs to BOMA

Year	Gross Rentable Area	Cleaning Expense	Repair & Maintenance	Utility Expense	Grounds Expense	Security Expense	Admin. Expense	Fixed Expense	Total	Expense/Sq. Ft.
2010	249,801	\$363,952	\$490,819	\$580,587	-	\$12,632	\$132,639	-	\$1,580,630	\$6.33
2009	249,801	\$332,077	\$778,432	\$625,762	-	\$18,894	\$396,838	-	\$2,152,003	\$8.61
2008										
2007										
2006										
2005										
2004										
2003										
2002										
2001										

XI. Parking: None

- XII. Unique Characteristics:
- Security rules are determined by the Director of Job and Family Services
  - Security (i.e. metal detectors, x-ray equipment) is provided during the weekday from 7 am to 4 pm by Sheriff Deputies at no cost to Facilities
  - Security at night and weekend/holidays is contracted out by JFS at no cost to Facilities
  - Facility managed by Job and Family Services until 2008
  - All costs are reimbursed by Job and Family Services from restricted funds thru the indirect cost plan
  - Service Levels are determine by JFS

- IX. Services Provided thru April 2009 but not included in reports to BOMA
- |  |  |
|--|--|
| <ul style="list-style-type: none"> <li>• Mail Services</li> <li>• Security Services</li> </ul> | <ul style="list-style-type: none"> <li>• Office Supplies</li> <li>• Fleet Management of Pool Vehicles for JFS Workers</li> </ul> |
|--|--|

# Hillcrest Training School Campus

246 Bonham Road

Closed to Public                      91,329 Sq. Ft. (Gross)

I. List of Building Users:

- Juvenile Court

II. List of Services Outsourced:

- |  |                                  |                                   |
|--|----------------------------------|-----------------------------------|
| • Pest Control                                   | • Fire Alarm Testing/Maintenance | • Parking Lot Maintenance         |
| • Waste Removal                                  | • Roofing Repairs                | • Landscaping/Grounds Maintenance |
| • Fire Extinguishers Inspections and Replacement | • Generator Testing/Inspections  | • Underground Tank Inspections    |
|  | • Safety Inspections             | • Sidewalk Repairs                |

III. Number of Facilities Employees located at that Facility: 8.25

IV. Job Title of Facilities Employees located at that Facility:

- |                                    |                                    |
|------------------------------------|------------------------------------|
| • Senior Building Manager (25%)    | • Maintenance Repair Worker II (3) |
| • Maintenance/Custodial Supervisor | • Custodial Worker II (4)          |

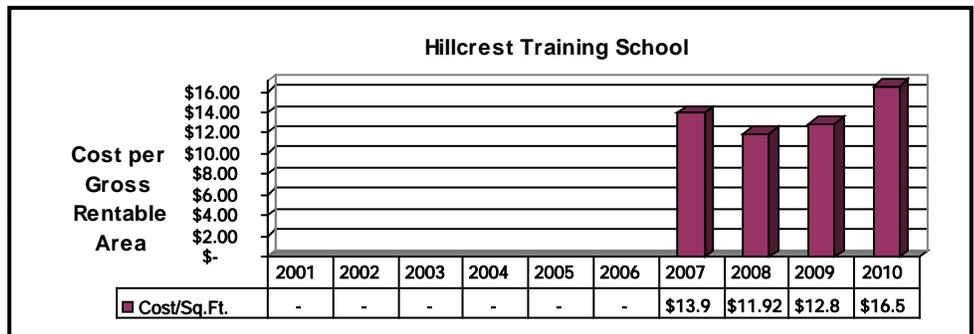
V. List of Services provided by Facilities Employees:

- |                        |                       |                    |
|------------------------|-----------------------|--------------------|
| • Building Operations  | • HVAC Repairs        | • Pest Management  |
| • Building Maintenance | • Janitorial Services | • Fleet Management |
| • PM's on Equipment    | • Snow Removal        |                    |

VI. List of Manpower and Services provided at no cost: None

VII. Awards/Recognitions:

- Facility achieved American Corrections Association (ACA) Accreditation



VIII. Prior to 2007 the facility was operated by Juvenile Court and no data was provided to BOMA. The following is our costs for the last four years as reported to BOMA

Year	Gross Rentable Area	Cleaning Expense*	Repair & Maintenance*	Utility Expense	Grounds Expense	Security Expense	Admin. Expense	Fixed Expense	Total	Expense/Sq. Ft.
2010	84,119	\$178,489	\$751,621	\$315,565	\$55,766	-	\$93,789	-	\$1,395,231	\$16.59
2009	84,119	\$183,044	\$443,137	\$351,835	\$48,346	-	\$58,267	-	\$1,084,630	\$12.89
2008	84,119	\$44,716	\$514,097	\$330,896	\$48,731	-	\$64,370	-	\$1,002,810	\$11.92
2007	84,119	\$50,238	\$749,025	\$269,402	\$37,818	-	\$70,224	-	\$1,176,707	\$13.99
2006	-	-	-	-	-	-	-	-	-	-
2005	-	-	-	-	-	-	-	-	-	-
2004	-	-	-	-	-	-	-	-	-	-
2003	-	-	-	-	-	-	-	-	-	-
2002	-	-	-	-	-	-	-	-	-	-
2001	-	-	-	-	-	-	-	-	-	-

\* In-house Cleaning is now reported as Cleaning Expense instead of Repair & Maintenance

IX. Parking: 192 Surface spaces

X. Unique Characteristics:

- |  |  |
|--|--|
| <ul style="list-style-type: none"> <li>• Facility operates as a Charter School under ORC</li> <li>• A total of 23 buildings are on a 80+ acre campus</li> <li>• Security provided by Juvenile Court Employees</li> <li>• Building operations provided by Juvenile Court until 2007</li> <li>• Facility has a Gym/Pool and a Kitchen. Kitchen operates 365 days a year.</li> <li>• Facility has 13 cottages which houses Juveniles on a 24-hour basis/seven days a week, only nine cottages were being used in 2009 and 2010</li> </ul> | <ul style="list-style-type: none"> <li>• Facility operated under Jared's Law as defined under ORC in 2008 thru mid-2009</li> <li>• Facility must be operated under laws pertaining to Schools as defined under ORC</li> <li>• Facility is operated under rules as defined per ACA for Accreditation</li> <li>• All costs are reimbursed by Juvenile Court as an IT (Internal Transfer of Funds)</li> </ul> |
|--|--|

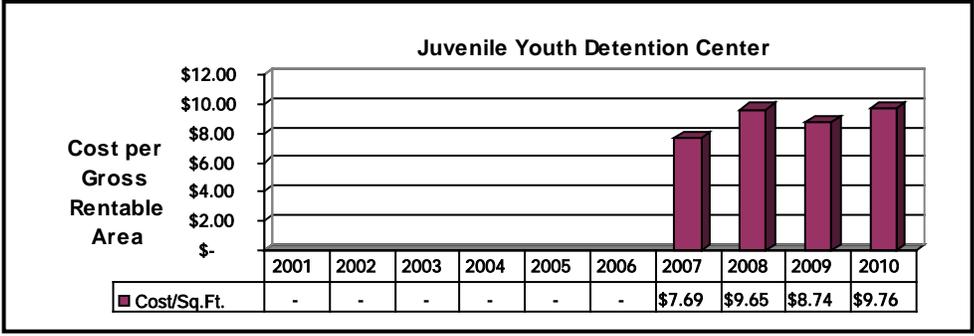
# Juvenile Youth Detention Center

## 2020 Auburn Avenue

Closed to Public                      181,918 Sq. Ft. (Gross)

- I. List of Building Users:
- Juvenile Court
- II. List of Services Outsourced:
- Landscaping
  - Pest Control
  - Waste Removal
  - Window Cleaning ( none in 2010)
  - Fire Extinguishers Inspections and Replacement
  - Fire Alarm Testing/Maintenance
  - Roofing Repairs
  - Underground Tank Inspections
  - Sidewalk Repairs
  - Elevator Maintenance
  - Generator Testing/Inspections
  - Safety Inspections
  - Parking Lot Maintenance
  - Major HVAC Equipment Replacement
- III. Number of Facilities Employees located at that Facility: 13
- IV. Job Title of Facilities Employees located at that Facility:
- Senior Building Manager
  - Facility Maintenance Worker I (2)
  - Facility Maintenance Worker II (2)
  - Facility Systems Administrator
  - Inventory Purchasing Specialist
  - Custodial Worker (4)
  - Laundry Worker
  - Secretary 2
- V. List of Services provided by Facilities Employees:
- Building Operations
  - Building Maintenance
  - PM's on Equipment
  - HVAC Repairs
  - Janitorial
  - Snow Removal
  - Grounds/Landscaping
  - Laundry Services
  - Order/Issue Supplies
- VI. List of Manpower and Services provided at no cost: None

- VII. Awards/Recognitions:
- Facility achieved American Corrections Association (ACA) Accreditation



VIII. Prior to 2007 the facility was operated by Juvenile Court and no data was provided to BOMA. The following is our costs for the last four years as reported to BOMA

Year	Gross Rentable Area	Cleaning Expense*	Repair & Maintenance*	Utility Expense	Grounds Expense	Security Expense	Admin. Expense	Fixed Expense	Total	Expense/ Sq. Ft.
2010	168,768	\$248,734	\$933,317	\$323,691	\$12,032	\$27,174	\$102,091	-	\$1,647,039	\$9.76
2009	168,768	\$206,943	\$798,332	\$324,874	\$13,511	\$28,777	\$102,249	-	\$1,474,686	\$8.74
2008	168,768	\$68,896	\$1,060,334	\$361,880	\$8,383	\$31,716	\$98,076	-	\$1,629,023	\$9.65
2007	168,768	\$60,281	\$802,740	\$294,737	\$12,790	\$12,894	\$113,544	-	\$1,296,986	\$7.69
2006	-	-	-	-	-	-	-	-	-	-
2005	-	-	-	-	-	-	-	-	-	-
2004	-	-	-	-	-	-	-	-	-	-
2003	-	-	-	-	-	-	-	-	-	-
2002	-	-	-	-	-	-	-	-	-	-
2001	-	-	-	-	-	-	-	-	-	-

\* In-house Cleaning is now reported as Cleaning Expense instead of Repair & Maintenance

IX. PARKING: 133 Surface spaces

- X. Unique Characteristics:
- Facility is closed to the public
  - Security provided by Juvenile Court Employees
  - Building operations provided by Juvenile Court Staff until 2007
  - Facility houses both a detention center and Court facilities and are in operation 24 hours seven days a week
  - Facility has full power backup diesel generator and an underground storage tank(diesel)
  - Facility is operated under rules as defined per ACA for Accreditation
  - Minimum Service Levels mandated by ORC

# 237 William Howard Taft

Building Hours 7 am – 5 pm M–F

187,807 Sq. Ft. (Gross)

I. List of Building Users:

- TB Control

II. List of Services Outsourced:

- |  |   |  |
|--|---|--|
| <ul style="list-style-type: none"> <li>• Metal Maintenance</li> <li>• Janitorial</li> <li>• Snow Removal</li> <li>• Pest Control</li> <li>• Window Cleaning (none in 2010)</li> <li>• Waste Removal</li> </ul> | <ul style="list-style-type: none"> <li>• Elevator Maintenance</li> <li>• Fire Extinguishers Inspections and Replacement</li> <li>• Fire Alarm Testing/Maintenance</li> <li>• Roofing Repairs</li> <li>• Major HVAC Equipment Replacement</li> </ul> | <ul style="list-style-type: none"> <li>• Safety Inspections</li> <li>• Sidewalk Repairs</li> <li>• Landscaping</li> <li>• Parking Lot Maintenance</li> </ul> |
|--|---|--|

III. Number of Facilities Employees located at that Facility: 2.5

IV. Job Title of Facilities Employees located at that Facility:

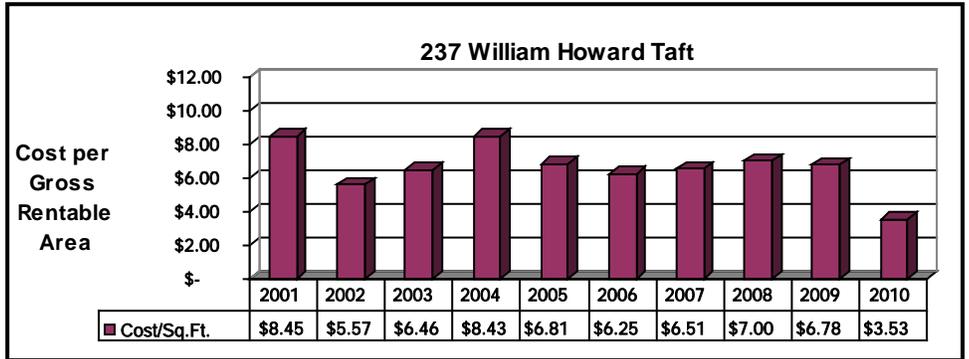
- |   |  |   |
|---|--|---|
| <ul style="list-style-type: none"> <li>• Senior Building Manager (50%)</li> </ul> | <ul style="list-style-type: none"> <li>• Facility Maintenance Worker II</li> </ul> | <ul style="list-style-type: none"> <li>• Custodial Worker II</li> </ul> |
|---|--|---|

V. List of Services provided by Facilities Employees:

- |   |   |  |
|---|---|--|
| <ul style="list-style-type: none"> <li>• Building Operations</li> <li>• Building Maintenance</li> </ul> | <ul style="list-style-type: none"> <li>• PM's on Equipment</li> <li>• HVAC Repairs</li> </ul> | <ul style="list-style-type: none"> <li>• Janitorial (Day)</li> <li>• Snow Removal</li> </ul> |
|---|---|--|

VI. List of Manpower and Services provide at no cost: None

VII. Awards/Recognitions: None



VIII. The following is our costs for the last ten years as reported to BOMA

Year	Gross Rentable Area*	Cleaning Expense	Repair & Maintenance	Utility Expense	Grounds Expense	Security Expense	Admin. Expense	Fixed Expense	Total	Expense/Sq. Ft.
2010	170,443	\$51,644	\$220,173	\$233,561	\$23,064	\$6,351	\$67,664	-	\$602,457	\$3.53
2009	170,443	\$201,438	\$359,722	\$434,677	\$23,097	\$76,489	\$60,223	-	\$1,155,649	\$6.78
2008	170,443	\$161,210	\$348,611	\$356,654	\$29,532	\$192,022	\$104,901	-	\$1,192,822	\$7.00
2007	170,443	\$191,513	\$255,580	\$390,057	\$26,035	\$130,108	\$116,547	-	\$1,109,838	\$6.51
2006	170,443	\$185,727	\$189,128	\$409,001	\$20,054	\$160,493	\$100,248	-	\$1,064,652	\$6.25
2005	167,707	\$199,785	\$312,633	\$348,809	\$25,492	\$161,391	\$93,982	\$818	\$1,142,910	\$6.81
2004	134,451	\$178,998	\$390,150	\$304,920	\$32,761	\$153,892	\$72,133	-	\$1,132,854	\$8.43
2003	169,809	\$199,100	\$286,379	\$357,995	\$27,172	\$148,051	\$78,514	-	\$1,097,211	\$6.46
2002	169,809	\$193,886	\$226,957	\$320,196	\$14,046	\$145,353	\$45,172	-	\$945,610	\$5.57
2001	118,538	\$196,683	\$249,592	\$365,159	\$15,069	\$131,861	\$43,438	-	\$1,001,802	\$8.45

\* Includes Garage space

IX. Parking: 273 Surface spaces and 65 Interior Garage spaces

X. Unique Characterizes:

- All costs are reimbursed by Job and Family Services thru the indirect cost plan for 2001 thru 2009
- TB Clinic on 1<sup>st</sup> Floor is operated by Hamilton County Board of Health per agreement with BOCC
- JFS moved out of the Building at the end of 2009, TB Clinic continues to occupy space in the facility

# 250 William Howard Taft

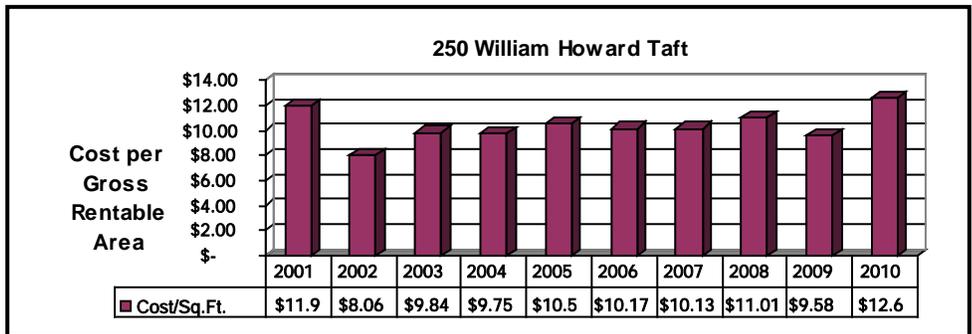
Building Hours 7 am – 5 pm M–F

51,851 Sq. Ft. (Gross)

- I. List of Building Users:
  - County Board of Health
  - Environmental Services
  
- II. List of Services Outsourced:
  - Metal Maintenance
  - Window Cleaning
  - Major HVAC Equipment Replacement
  - Janitorial (Night)
  - Waste Removal
  - Roofing Repairs
  - Security
  - Elevator Maintenance
  - Safety Inspections
  - Snow Removal
  - Fire Extinguishers Inspections and Replacement
  - Parking Lot Maintenance
  - Landscaping
  - Fire Alarm Testing/Maintenance
  - Sidewalk Repairs
  - Pest Control
  
- III. Number of Facilities Employees located at that Facility: 1
  
- IV. Job Title of Facilities Employees located at that Facility:
  - Facilities Maintenance Worker II
  
- V. List of Services provided by Facilities Employees:
  - Building Operations
  - PM's on Equipment
  - Janitorial (Day)
  - Building Maintenance
  - HVAC Repairs
  - Snow Removal

VI. List of Manpower and Services provided at no cost: Juvenile Work Detail provides cleaning of Parking Lot and Grounds

VII. Awards/Recognitions: None



VIII. The following is our costs for the last ten years as reported to BOMA

Year	Gross Rentable Area	Cleaning Expense	Repair & Maintenance	Utility Expense	Grounds Expense	Security Expense	Admin. Expense	Fixed Expense	Total	Expense/ Sq. Ft.
2010	46,794	\$30,690	\$268,957	\$118,504	\$15,470	\$93,773	\$63,963	-	\$591,358	\$12.64
2009	46,794	\$38,349	\$133,442	\$147,251	\$13,493	\$92,240	\$23,676	-	\$448,451	\$9.58
2008	46,794	\$50,062	\$145,291	\$172,486	\$14,863	\$96,355	\$35,982	-	\$515,039	\$11.01
2007	46,794	\$51,342	\$124,595	\$185,992	\$14,583	\$68,882	\$28,525	-	\$473,918	\$10.13
2006	46,794	\$77,980	\$118,058	\$166,234	\$6,834	\$80,948	\$25,994	-	\$476,047	\$10.17
2005	46,794	\$86,862	\$120,571	\$147,313	\$25,254	\$79,329	\$34,891	\$142	\$494,362	\$10.56
2004	45,065	\$56,772	\$116,344	\$121,214	\$36,295	\$76,649	\$32,314	-	\$439,588	\$9.75
2003	47,107	\$55,142	\$174,081	\$107,722	\$30,136	\$74,219	\$21,986	-	\$463,336	\$9.84
2002	47,107	\$21,678	\$158,634	\$96,232	\$17,812	\$72,665	\$12,593	\$107	\$379,723	\$8.06
2001	35,222	\$52,671	\$173,104	\$100,544	\$15,170	\$66,806	\$12,838	\$92	\$421,225	\$11.96

IX. Parking: 144 Surface spaces

X. Unique Characteristics:

- Space, utilities, maintenance, security, parking, and cleaning must be provided at no cost to Health District per ORC
- General Fund is reimbursed by Environmental Services from restricted funds thru the indirect cost plan

# Communications Center

Building Hours Closed to Public      21,423 Sq. Ft. (Gross)

I. List of Building Users:

- Communications

II. List of Services Outsourced:

- |  |   |  |
|--|---|--|
| <ul style="list-style-type: none"> <li>• Snow Removal</li> <li>• Pest Control</li> <li>• Window Cleaning</li> <li>• Waste Removal</li> </ul> | <ul style="list-style-type: none"> <li>• Fire Extinguishers Inspections and Replacement</li> <li>• Fire Alarm Testing/Maintenance</li> <li>• Roofing Repairs</li> </ul> | <ul style="list-style-type: none"> <li>• Generator Testing/Inspections</li> <li>• Safety Inspections</li> <li>• Parking Lot Maintenance</li> <li>• Underground Tank Inspections</li> </ul> |
|--|---|--|

III. Number of Facilities Employees located at that Facility: 1.85

IV. Job Title of Facilities Employees located at that Facility:

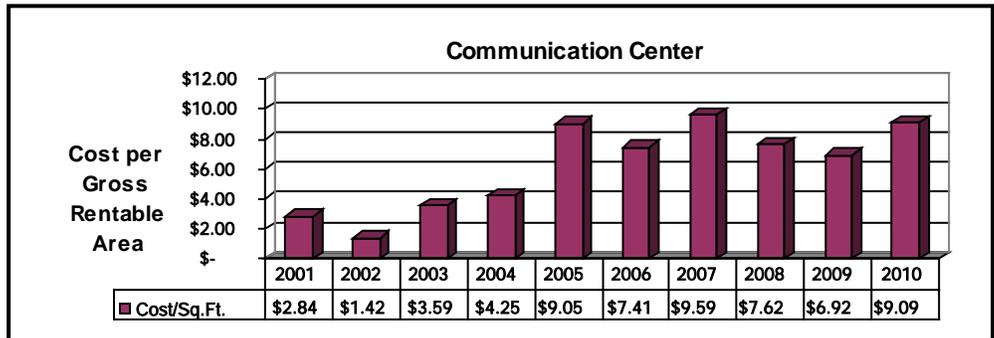
- |   |  |  |
|---|--|--|
| <ul style="list-style-type: none"> <li>• Senior Building Manager (35%)</li> </ul> | <ul style="list-style-type: none"> <li>• Maintenance Repair Worker II</li> </ul> | <ul style="list-style-type: none"> <li>• Custodial Worker I (50%)</li> </ul> |
|---|--|--|

V. List of Services provided by Facilities Employees:

- |   |   |   |
|---|---|---|
| <ul style="list-style-type: none"> <li>• Building Operations</li> <li>• Building Maintenance</li> </ul> | <ul style="list-style-type: none"> <li>• PM's on Equipment</li> <li>• HVAC Repairs</li> </ul> | <ul style="list-style-type: none"> <li>• Landscaping/Grounds</li> <li>• Janitorial</li> <li>• Snow Removal</li> </ul> |
|---|---|---|

VI. List of Manpower and Services provided at no cost: None

VII. Awards/Recognitions: None



VIII. The following is our costs for the last ten years as reported to BOMA

Year	Gross Rentable Area	Cleaning Expense	Repair & Maintenance	Utility Expense*	Grounds Expense	Security Expense	Admin. Expense	Fixed Expense	Total	Expense/Sq. Ft.
2010	15,699	\$9,047	\$99,595	\$8,123	\$3,135	-	\$22,878	-	\$142,779	\$9.09
2009	15,699	\$8,964	\$81,923	\$5,962	\$1,821	-	\$9,946	-	\$108,615	\$6.92
2008	15,699	\$7,614	\$89,041	\$5,095	\$825	-	\$17,005	-	\$119,581	\$7.62
2007	15,699	\$15,190	\$114,870	\$4,642	\$3,364	-	\$12,505	-	\$150,571	\$9.59
2006	15,699	\$9,546	\$86,935	\$4,371	\$0	-	\$15,410	-	\$116,262	\$7.41
2005	15,699	\$11,862	\$113,841	\$3,687	\$647	-	\$11,970	-	\$142,007	\$9.05
2004	15,699	\$9,940	\$35,989	\$3,135	\$396	-	\$17,296	-	\$66,756	\$4.25
2003	15,699	\$12,944	\$28,556	\$2,918	-	-	\$11,864	-	\$56,282	\$3.59
2002	15,699	\$7,154	\$11,054	\$2,847	-	-	\$1,163	-	\$22,218	\$1.42
2001	8,486	\$6,910	\$11,843	\$2,430	-	-	\$2,936	-	\$24,119	\$2.84

\*Does not include electricity or natural gas, only water and sewer

IX. Parking: 43 Surface spaces

X. Unique Characteristics:

- Facility is in operation 24 hours seven days a week
- Facility is closed to the public
- Facility has full power backup diesel generator and an underground storage tank(diesel)
- Communications Center pays directly for electricity, water and sewer; Facilities pays for natural gas

# Justice Center – North and South Buildings

1000 Sycamore Street

Building Hours - Courts open 24/7      736,871 Sq. Ft. (Gross)

I. List of Building Users:

- Sheriff
- Prosecuting Attorney
- Assignment Commissioner
- Municipal Court
- Clerk of Courts

II. List of Services Outsourced:

- Janitorial (Non-Jail)
- Elevator Maintenance
- Landscaping
- Security (Non-Jail)
- Fire Extinguishers Inspections and Replacement
- Major HVAC Equipment Replacement
- Snow Removal
- Fire Alarm Testing/Maintenance
- Generator Testing/Inspections
- Pest Control
- Sidewalk/Plaza Repairs
- Safety Inspections
- Window Cleaning
- Roofing Repairs
- Parking Lot Maintenance
- Waste Removal
- Vending Services

III. Number of Facilities Employees located at that Facility: 12

IV. Job Title of Facilities Employees located at that Facility:

- Sr. Building Manager
- Maintenance Repair Worker II
- Plumber (2)
- Facility Maintenance Worker II (6)
- Electrician (2)

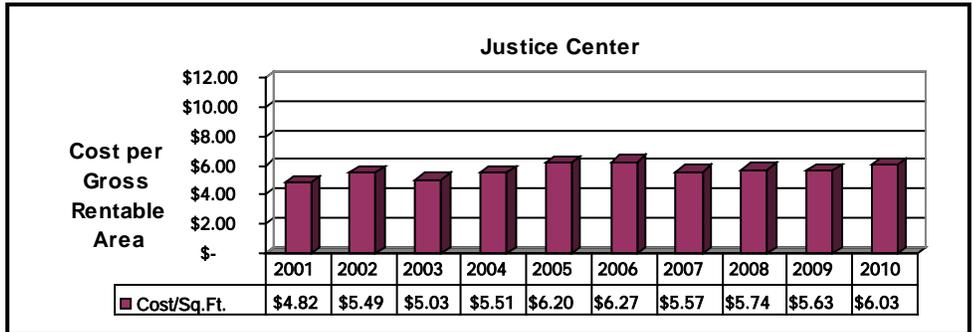
V. List of Services provided by Facilities Employees:

- Building Operations
- PM's on Equipment
- Building Maintenance
- HVAC Repairs

VI. List of Manpower and Services provided at no cost:

- Average of one prisoner daily performing basic housecleaning on 1<sup>st</sup> Floor in North Building and helps in replacement of light bulbs
- Several prisoners provide snow removal and pickup of trash around the buildings and in plaza area

VII. Awards/Recognitions: None



VIII. The following is our costs for the last ten years as reported to BOMA

Year	Gross Rentable Area	Cleaning Expense	Repair & Maintenance	Utility Expense*	Grounds Expense	Security Expense	Admin. Expense	Fixed Expense	Total	Expense/Sq. Ft.
2010	489,538	\$39,698	\$1,389,140	\$1,074,010	\$8,875	\$174,852	\$264,457	-	\$2,951,032	\$6.03
2009	489,538	\$46,076	\$1,149,983	\$1,101,798	\$10,324	\$171,679	\$275,633	-	\$2,755,494	\$5.63
2008	489,538	\$48,860	\$1,100,979	\$1,060,339	\$21,353	\$180,470	\$397,585	-	\$2,809,587	\$5.74
2007	489,538	\$46,727	\$ 923,076	\$1,185,540	\$14,552	\$125,484	\$430,224	-	\$2,725,603	\$5.57
2006	489,538	\$50,379	\$1,563,454	\$1,089,662	\$4,825	\$163,407	\$419,227	-	\$3,290,955	\$6.72
2005	489,538	\$39,370	\$1,461,838	\$1,018,470	\$22,962	\$160,549	\$334,854	-	\$3,038,043	\$6.20
2004	481,021	\$71,336	\$1,321,108	\$815,003	\$17,862	\$153,297	\$269,890	-	\$2,648,496	\$5.51
2003	489,538	\$46,427	\$1,127,236	\$812,259	\$15,768	\$147,686	\$311,868	-	\$1,755,113	\$5.03
2002	496,102	\$38,858	\$1,410,722	\$839,837	\$12,101	\$145,335	\$276,088	-	\$1,648,354	\$5.49
2001	496,102	\$51,065	\$1,108,503	\$820,754	\$9,992	\$132,935	\$267,035	\$24	\$1,665,474	\$4.82

\*Does not include cost of steam (cost is included in Courthouse)

IX. Parking: 177 Surface spaces

X. Unique Characteristics:

- Facilities' Staff and Sheriff's jointly maintain this facility
- Sheriff's maintenance and cleaning costs are not included
- Facility houses both a jail and Court facilities
- Court facilities and jail are in operation 24 hours/seven days a week
- Facility has full power backup diesel generator
- Cost of providing steam is in Utility cost for Courthouse
- Minimum Service Levels mandated by ORC
- Temperature ranges are set by Federal Court Order and must be maintained by Facilities

# 264 William Howard Taft

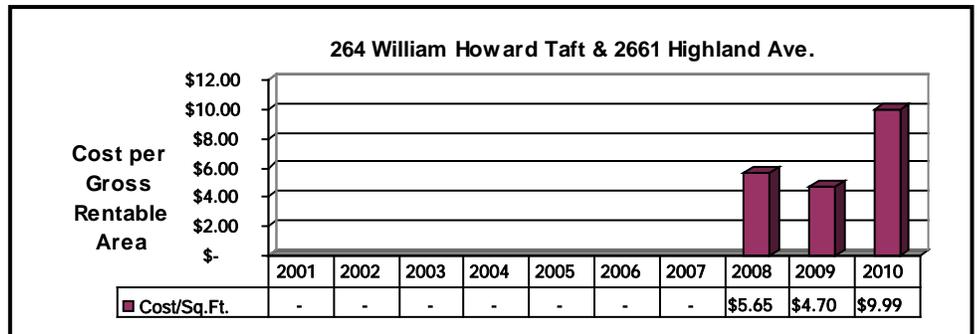
Building Hours - Closed to Public      4,731 Sq. Ft. (Gross)

# 2611 Highland Avenue

Building Hours - Closed to Public      716 Sq. Ft. (Gross)

- I. List of Building Users:
  - Juvenile Court
  
- II. List of Services Outsourced:
  - Pest Control
  - Fire Alarm Testing/Maintenance
  - Parking Lot Maintenance
  - Window Cleaning
  - Sidewalk Repairs
  - Fire Extinguishers Inspections and Replacement
  - Roofing Repairs
  - Landscaping
  
- III. Number of Facilities Employees located at that Facility: None
  
- IV. Job Title of Facilities Employees located at that Facility: N/A
  
- V. List of Services provided by Facilities Employees:
  - Building Operations
  - PM's on Equipment
  - Janitorial (Day)
  - Building Maintenance
  - HVAC Repairs
  
- VI. List of Manpower and Services provide at no cost: None
  
- VII. Awards/Recognitions: None

VIII. There was no costs reported to BOMA for this facility



Year	Gross Rentable Area	Cleaning Expense	Repair & Maintenance	Utility Expense	Grounds Expense	Security Expense	Admin. Expense	Fixed Expense	Total	Expense/Sq. Ft.
2010	4,378	\$447	\$34,871	-	-	-	\$8,422	-	\$43,741	\$9.99
2009	4,378	\$973	\$19,610	-	-	-	-	-	\$20,583	\$4.70
2008	4,378	\$308	\$24,441	-	-	-	-	-	\$24,749	\$5.65
2007	-	-	-	-	-	-	-	-	-	-
2006	-	-	-	-	-	-	-	-	-	-
2005	-	-	-	-	-	-	-	-	-	-
2004	-	-	-	-	-	-	-	-	-	-
2003	-	-	-	-	-	-	-	-	-	-
2002	-	-	-	-	-	-	-	-	-	-
2001	-	-	-	-	-	-	-	-	-	-

- IX. Parking: Use the spaces at 250 WHT
  
- X. Unique Characterizes:
  - Facility is not open to the public
  - Juvenile Court pays Utility Bills directly

# Public Works Garage – Burlington Road

1048 Burlington Road

Building Hours - Closed to Public      14,870 Sq. Ft. (Gross)

I. List of Building Users:

- Public Works

II. List of Services Outsourced:

- |   |  |  |
|---|--|--|
| <ul style="list-style-type: none"> <li>• Pest Control</li> <li>• Window Cleaning</li> </ul> | <ul style="list-style-type: none"> <li>• Fire Extinguishers Inspections and Replacement</li> <li>• Fire Alarm Testing/Maintenance</li> </ul> | <ul style="list-style-type: none"> <li>• Roofing Repairs</li> <li>• Generator Testing/Inspections</li> <li>• Safety Inspections</li> </ul> |
|---|--|--|

III. Number of Facilities Employees located at that Facility: None

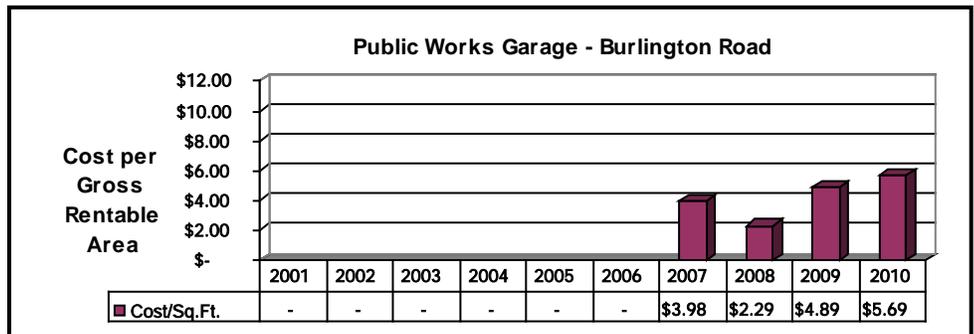
IV. Job Title of Facilities Employees located at that Facility: N/A

V. List of Services provided by Facilities Employees:

- |   |  |  |
|---|--|--|
| <ul style="list-style-type: none"> <li>• Building Maintenance</li> <li>• PM's on Equipment</li> </ul> | <ul style="list-style-type: none"> <li>• HVAC Repairs</li> </ul> | <ul style="list-style-type: none"> <li>• Janitorial (Day)</li> </ul> |
|---|--|--|

VI. List of Manpower and Services provided at no cost: None

VII. Awards/Recognitions: None



VIII. The following is our costs for the last four years as reported to BOMA

Year	Gross Rentable Area	Cleaning Expense	Repair & Maintenance	Utility Expense	Grounds Expense	Security Expense	Admin. Expense	Fixed Expense	Total	Expense/Sq. Ft.
2010	11,472	\$1,728	\$46,195	\$17,290	-	-	\$50	-	\$65,263	\$5.69
2009	11,472	-	\$29,562	\$25,807	\$596	-	\$145	-	\$56,110	\$4.89
2008	11,472	-	\$3,942	\$22,341	-	-	\$25	-	\$26,308	\$2.29
2007	11,472	\$191	\$21,702	\$17,576	-	-	\$6,235	-	\$45,703	\$3.98
2006	-	-	-	-	-	-	-	-	-	-
2005	-	-	-	-	-	-	-	-	-	-
2004	-	-	-	-	-	-	-	-	-	-
2003	-	-	-	-	-	-	-	-	-	-
2002	-	-	-	-	-	-	-	-	-	-
2001	-	-	-	-	-	-	-	-	-	-

IX. Parking: 79 Surface spaces (shared with County Engineer)

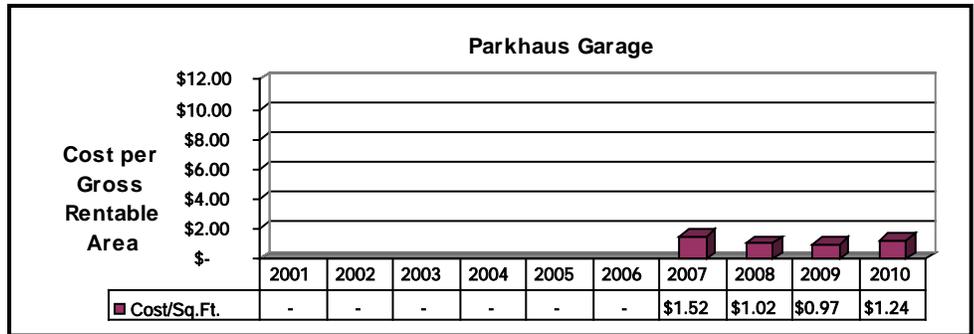
X. Unique Characteristics:

- Grounds and snow removal maintained by Public Works

# Parkhaus Garage 1123 Sycamore Street

Building Hours – Open 24 Hours      210,144 Sq. Ft. (Gross)

- I. List of Building Users:
- Public
  - Retail Space
  - County Agencies
- II. List of Services Outsourced:
- Parking Management
  - Fire Extinguishers Inspections and Replacement
  - Fire Alarm Testing/Maintenance
  - Elevator Maintenance
- III. Number of Facilities Employees located at that Facility: None
- IV. Job Title of Facilities Employees located at that Facility: N/A
- V. List of Services provided by Facilities Employees:
- Building Maintenance
  - PM's on Equipment
  - HVAC Repairs
- VI. List of Manpower and Services provided at no cost: None
- VII. Awards/Recognitions: None



VIII. The following is our costs for the two years as reported to BOMA

Year	Gross Rentable Area	Cleaning Expense	Repair & Maintenance	Utility Expense	Grounds Expense	Security Expense	Admin. Expense	Fixed Expense	Total	Expense/Sq. Ft.
2010	201,668	-	\$29,875	\$32,686	-	-	\$186,554	-	\$249,115	\$1.24
2009	201,668	-	\$94,764	\$34,732	-	\$2,251	\$64,332	-	\$196,350	\$0.97
2008	201,668	-	\$88,716	-	-	\$8,001	\$109,632	-	\$206,349	\$1.02
2007	201,668	-	\$27,302	\$22,626	-	-	\$256,210	-	\$306,138	\$1.52
2006	-	-	-	-	-	-	-	-	-	-
2005	-	-	-	-	-	-	-	-	-	-
2004	-	-	-	-	-	-	-	-	-	-
2003	-	-	-	-	-	-	-	-	-	-
2002	-	-	-	-	-	-	-	-	-	-
2001	-	-	-	-	-	-	-	-	-	-

- IX. Parking: 693 Interior spaces
- X. Unique Characterizes:
- Daily parking management contracted thru a third party
  - 200 spaces must be available for public transit usage
  - 50 spaces are required by deed to be available for lease by a third party

# Coroner's Building

3159 Eden Avenue

Building Hours - Closed to Public      34,863 Sq. Ft. (Gross)

I. List of Building Users:

- County Coroner

II. List of Services Outsourced:

- |   |  |  |
|---|--|--|
| <ul style="list-style-type: none"> <li>• Elevator Maintenance</li> <li>• Fire Extinguishers Inspections and Replacement</li> <li>• Fire Alarm Testing/Maintenance</li> <li>• Landscaping</li> </ul> | <ul style="list-style-type: none"> <li>• Snow Removal</li> <li>• Sidewalk Repairs</li> <li>• Pest Control</li> <li>• Waste Removal</li> <li>• Window Cleaning</li> </ul> | <ul style="list-style-type: none"> <li>• Roofing Repairs</li> <li>• Generator Testing/Inspections</li> <li>• Safety Inspections</li> <li>• Underground Tank Inspections</li> </ul> |
|---|--|--|

III. Number of Facilities Employees located at that Facility: 0.45

IV. Job Title of Facilities Employees located at that Facility:

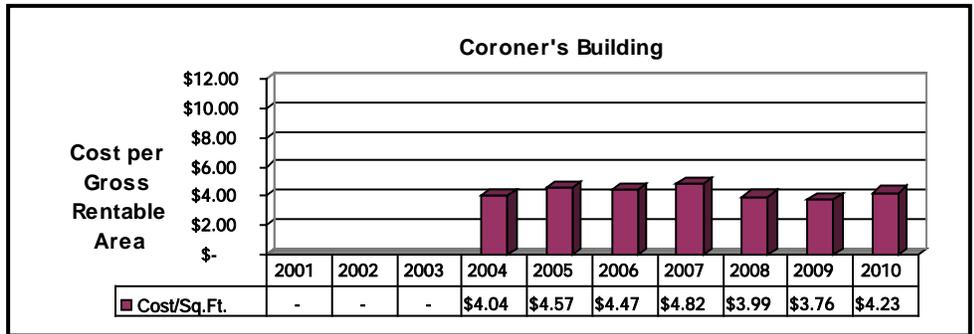
- Senior Building Manager (30%)
- Maintenance Repair Worker II (15%)

V. List of Services provided by Facilities Employees:

- |   |   |  |
|---|---|--|
| <ul style="list-style-type: none"> <li>• Building Operations</li> <li>• Building Maintenance</li> </ul> | <ul style="list-style-type: none"> <li>• PM's on Equipment</li> <li>• HVAC Repairs</li> </ul> | <ul style="list-style-type: none"> <li>• Snow Removal</li> </ul> |
|---|---|--|

VI. List of Manpower and Services provided at no cost: None

VII. Awards/Recognitions: None



VIII. The following is our costs for the last eight years as reported to BOMA

Year	Gross Rentable Area	Cleaning Expense	Repair & Maintenance	Utility Expense*	Grounds Expense	Security Expense	Admin. Expense	Fixed Expense	Total	Expense/Sq. Ft.
2010	30,848	\$107	\$80,055	\$25,085	\$4,990	\$470	\$19,871	-	\$130,578	\$4.23
2009	30,848	-	\$47,454	\$49,721	\$5,586	\$1,071	\$12,176	-	\$116,008	\$3.76
2008	30,848	-	\$57,180	\$42,474	\$4,492	\$1,948	\$16,867	-	\$122,962	\$3.99
2007	30,848	-	\$72,598	\$40,421	\$13,957	\$2,036	\$19,656	-	\$148,669	\$4.82
2006	30,848	-	\$72,960	\$52,982	\$2,750	\$1,855	\$7,234	-	\$137,234	\$4.47
2005	30,848	\$134	\$69,446	\$39,850	\$8,314	\$2,475	\$20,727	-	\$140,946	\$4.57
2004	29,766	-	\$40,403	\$40,335	\$16,836	\$886	\$21,693	-	\$120,153	\$4.04
2003	-	-	-	-	-	-	-	-	-	-
2002	-	-	-	-	-	-	-	-	-	-
2001	-	-	-	-	-	-	-	-	-	-

\* Does not include electricity or water/sewer costs paid by Coroner's Office

IX. Parking: 44 Surface spaces

X. Unique Characteristics:

- Facility is jointly maintained by Facilities Staff and the Coroner
- Coroner is responsible for Building Security
- Facility is not open to the Public
- Cleaning services is provided by the Coroner's staff
- Coroner pays directly for electricity, water and sewer; Facilities pays for Natural Gas

# Patrol Headquarters Complex

11020 Hamilton Avenue

Building Hours - Closed to Public      49,341 Sq. Ft. (Gross)

I. List of Building Users:

- Sheriff

II. List of Services Outsourced:

- |  |  |  |
|--|--|--|
| <ul style="list-style-type: none"> <li>• Pest Control</li> <li>• Window Cleaning</li> <li>• Waste Removal</li> <li>• Elevator Maintenance</li> </ul> | <ul style="list-style-type: none"> <li>• Fire Extinguishers Inspections and Replacement</li> <li>• Fire Alarm Testing/Maintenance</li> <li>• Sidewalk Repairs</li> </ul> | <ul style="list-style-type: none"> <li>• Roofing Repairs</li> <li>• Parking Lot Maintenance</li> </ul> |
|--|--|--|

III. Number of Facilities Employees located at that Facility: 1.2

IV. Job Title of Facilities Employees located at that Facility:

- |   |  |  |
|---|--|--|
| <ul style="list-style-type: none"> <li>• Senior Building Manager (25%)</li> </ul> | <ul style="list-style-type: none"> <li>• Maintenance Repair Worker II (45%)</li> </ul> | <ul style="list-style-type: none"> <li>• Custodial Worker (50%)</li> </ul> |
|---|--|--|

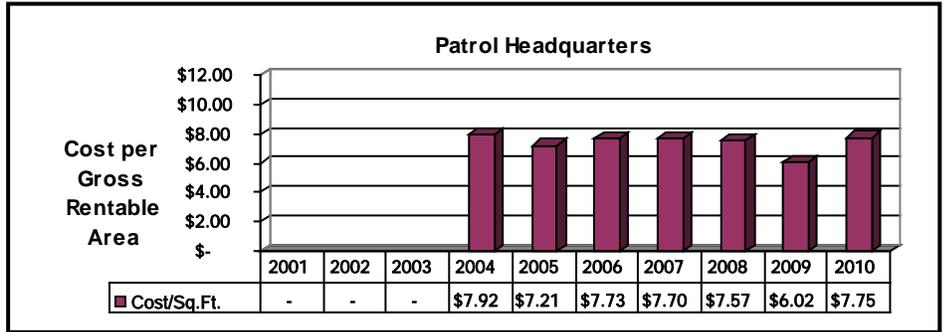
V. List of Services provided by Facilities Employees:

- |   |   |  |
|---|---|--|
| <ul style="list-style-type: none"> <li>• Building Operations</li> <li>• Building Maintenance</li> </ul> | <ul style="list-style-type: none"> <li>• PM's on Equipment</li> <li>• HVAC Repairs</li> </ul> | <ul style="list-style-type: none"> <li>• Janitorial (Day)</li> </ul> |
|---|---|--|

VI. List of Manpower and Services provided at no cost:

Landscaping provided by prisoners

VII. Awards/Recognitions: None



VIII. The following is our costs for the last seven years as reported to BOMA for main building only

Year	Gross Rentable Area	Cleaning Expense	Repair & Maintenance	Utility Expense	Grounds Expense	Security Expense	Admin. Expense	Fixed Expense	Total	Expense/Sq. Ft.
2010	45,913	\$13,666	\$194,929	\$122,475	\$1,701	\$126	\$22,964	-	\$355,860	\$7.75
2009	45,913	\$10,709	\$103,557	\$141,465	\$596	-	\$19,977	-	\$276,304	\$6.02
2008	45,913	\$16,010	\$143,202	\$132,764	\$595	-	\$54,994	-	\$347,566	\$7.57
2007	45,913	\$19,534	\$169,102	\$128,527	\$3,952	-	\$32,225	-	\$353,340	\$7.70
2006	45,913	\$18,828	\$168,338	\$135,967	-	-	\$31,604	-	\$354,737	\$7.73
2005	45,341	\$20,150	\$167,439	\$114,370	\$404	\$4,522	\$20,092	-	\$326,977	\$7.21
2004	33,697	\$60,117	\$88,110	\$95,651	\$336	-	\$22,640	-	\$266,854	\$7.92
2003	-	-	-	-	-	-	-	-	-	-
2002	-	-	-	-	-	-	-	-	-	-
2001	-	-	-	-	-	-	-	-	-	-

XI. Parking: 47 Surface spaces

XII. Unique Characteristics:

- Facility is jointly maintained by Facilities Staff and the Sheriff's Staff
- Sheriff is responsible for Building Security
- Facility is not open to the Public
- Landscaping is maintained by the prisoner detail
- Snow removal is provided by Public Works at no cost to facilities
- Cleaning services is provided by the prisoner detail
- Building Manager is responsible for several auxiliary facilities
- The complex consists of : Main Building, Training Center, Gym, Four Storage Barns, and Helicopter Hanger

# Records Center – Winton Road

Building Hours - Closed to Public

31,195 Sq. Ft. (Gross)

I. List of Building Users:

- Clerk of Courts

II. List of Services Outsourced:

- |  |  |   |
|--|--|---|
| <ul style="list-style-type: none"> <li>• Pest Control</li> <li>• Window Cleaning</li> <li>• Waste Removal</li> <li>• Fire Extinguishers Inspections and Replacement</li> </ul> | <ul style="list-style-type: none"> <li>• Fire Alarm Testing/Maintenance</li> <li>• Sidewalk Repairs</li> <li>• Roofing Repairs</li> <li>• Major HVAC Equipment Replacement</li> <li>• Landscaping</li> </ul> | <ul style="list-style-type: none"> <li>• Snow Removal</li> <li>• Road Maintenance</li> <li>• Parking Lot Maintenance</li> </ul> |
|--|--|---|

III. Number of Facilities Employees located at that Facility: 0.25

IV. Job Title of Facilities Employees located at that Facility:

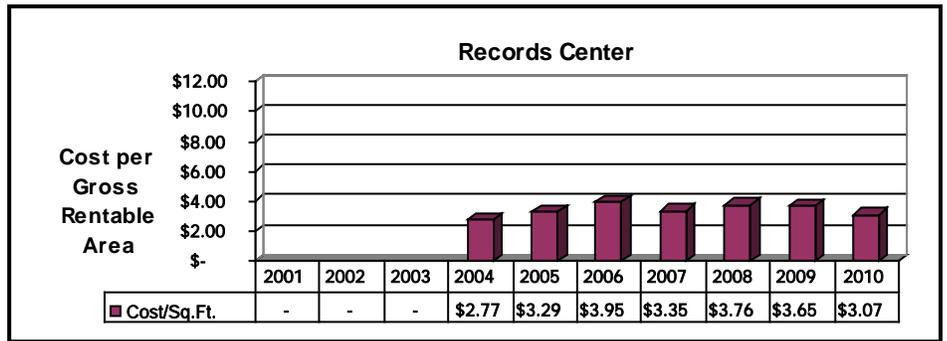
- Maintenance Repair Worker 2 (25%)

V. List of Services provided by Facilities Employees:

- |   |   |  |
|---|---|--|
| <ul style="list-style-type: none"> <li>• Building Operations</li> <li>• Building Maintenance</li> </ul> | <ul style="list-style-type: none"> <li>• PM's on Equipment</li> <li>• HVAC Repairs</li> </ul> | <ul style="list-style-type: none"> <li>• Janitorial (Day)</li> <li>• Snow Removal</li> </ul> |
|---|---|--|

VI. List of Manpower and Services provided at no cost: None

VII. Awards/Recognitions: None



VIII. The following is our costs for the last seven years as reported to BOMA

Year	Gross Rentable Area	Cleaning Expense	Repair & Maintenance	Utility Expense	Grounds Expense	Security Expense	Admin. Expense	Fixed Expense	Total	Expense/Sq. Ft.
2010	30,472	\$2,015	\$39,894	\$37,059	\$3,468	-	\$11,153	-	\$93,589	\$3.07
2009	30,472	\$3,124	\$41,018	\$54,411	\$2,721	-	\$9,883	-	\$111,156	\$3.65
2008	30,472	\$1,658	\$45,986	\$47,794	\$2,318	-	\$16,867	-	\$114,625	\$3.76
2007	30,472	\$2,138	\$37,464	\$40,694	\$5,307	-	\$16,353	-	\$101,956	\$3.35
2006	30,472	\$11,411	\$62,771	\$38,702	\$1,178	-	\$6,175	-	\$120,237	\$3.95
2005	30,472	\$6,599	\$40,721	\$36,822	\$6,024	\$236	\$9,838	-	\$100,240	\$3.29
2004	30,120	\$7,128	\$22,522	\$31,078	\$10,783	-	\$11,807	-	\$83,318	\$2.77
2003	-	-	-	-	-	-	-	-	-	-
2002	-	-	-	-	-	-	-	-	-	-
2001	-	-	-	-	-	-	-	-	-	-

IX. Parking: 13 Surface spaces

X. Unique Characteristics:

- Deed requires the County to maintain the private driveway for this facility and the adjacent private owners
- Facility is not open to the public
- Facility has special HVAC requirements in order to protect documents

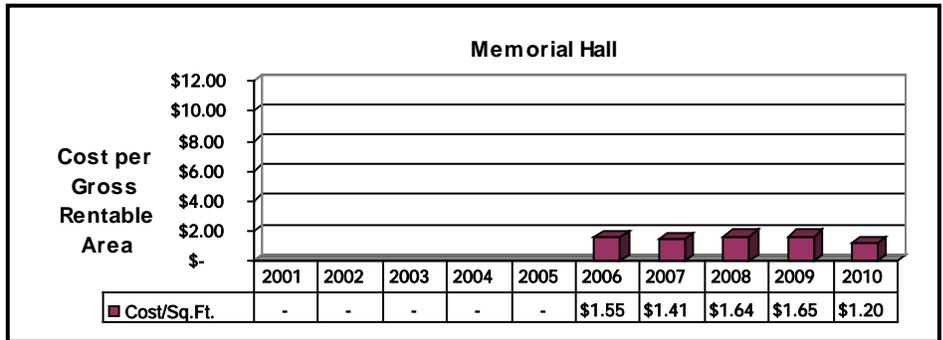
# Memorial Hall

1225 Elm Street

Building Hours - Closed to Public      33,673 Sq. Ft. of building

- I. List of Building Users:
  - Facility lease to Memorial Hall Society
- II. List of Services Outsourced: None by County
- III. Number of Facilities Employees located at that Facility: None
- IV. Job Title of Facilities Employees located at that Facility: N/A
- V. List of Services provided by Facilities Employees:
  - Boiler Maintenance as required by agreement
  - Minor repairs as per lease
- VI. List of Manpower and Services provide at no cost: None

- VII. Awards/Recognitions:
  - Listed on the National Register of Historical Buildings
  - Recipient of Ohio Historical Society Preservation Award



VIII. There was no costs reported to BOMA for this facility

Year	Gross Rentable Area	Cleaning Expense	Repair & Maintenance	Utility Expense	Grounds Expense	Security Expense	Admin. Expense	Fixed Expense	Total	Expense/ Sq. Ft.
2010	23,368	-	\$8,209	\$19,945	-	-	-	-	\$28,154	\$1.20
2009	23,368	-	\$3,266	\$35,196	-	-	-	-	\$38,510	\$1.65
2008	23,368	-	\$3,910	\$34,394	-	-	-	-	\$38,304	\$1.64
2007	23,368	-	\$1,942	\$30,893	-	-	-	-	\$32,835	\$1.41
2006	23,368	-	\$1,376	\$34,955	-	-	-	-	\$36,331	\$1.55
2005	-	-	-	-	-	-	-	-	-	-
2004	-	-	-	-	-	-	-	-	-	-
2003	-	-	-	-	-	-	-	-	-	-
2002	-	-	-	-	-	-	-	-	-	-
2001	-	-	-	-	-	-	-	-	-	-

IX. Parking: \_\_\_ Surface spaces

- X. Unique Characteristics:
  - Facility was 100 years old in October 2008
  - Facility leased to Memorial Hall Society for \$1/year