

Analysis  
Division of Public Works / Facilities Services

What tasks are NOT mandated and do NOT meet the mission of the department? Why are we doing them?	What tasks ARE mandated but are NOT done? Why? Should they be mandated?	What tasks ARE mandated and we ARE doing them but we shouldn't be anymore? Why?	What tasks are NOT mandated, but we ARE doing them? Should they be mandated? Why?	What tasks whether mandated or not SHOULD continue but could be done more efficiently and/or cost effectively. What would be required?
<p>Security tasks which are not mandated are for agencies not part of the Capitol Mall rental agreements.</p> <ol style="list-style-type: none"> <li>1. Provide gate lock up at Table Rock for Dept. of Lands, Boise City and private property owners. This requires locking the gate access at sunset each night, and prior to that, driving the area, asking people to leave. At 6 AM each morning unlock the gate. In total a three hour task, 365 days per year which compromises security at the mall leaving us short that security officer while the task is being accomplished. This work has also requires facilities service to pay the contractor to lease a 4 wheel drive vehicle, when a 2 wheel drive could be used for mall activities.</li> <li>2. Provide security response for the Supreme Court Appellate at 505 Bannock, which is not a Capitol Mall property.</li> <li>3. Provide security patrol for PUC, a Dept. of Lands building.</li> </ol> <p>Grounds maintenance tasks for:</p> <ol style="list-style-type: none"> <li>1. Blind Commission, mowing, planting beds, etc.. The other buildings are covered through the rental agreements.</li> <li>2. Maintaining Boise City property adjacent to the Borah building.</li> <li>3. A small portion of grass area for the Wheat Commission.</li> </ol> <p>A no charge agreement to provide 36 parking spaces for Department of Labor in Lewiston. Labor is not a tenant in the building. We incur the cost to maintain that portion of the lot.</p> <p>Even though these additional services meet the mission objective to provide timely support, the cost is incurred by those agencies paying rent, and not the end user. Recommend a charge for those non-mandated "favors".</p>	<p>We believe we are accomplishing all tasks required by statute, rules, and executive order regarding management of Capitol Mall buildings, public works statutes and rules related to contracting and construction and repair, and DBS safety and inspection statutes and rules.</p>	<p>Per statute Title 47, GEO heat therms are considered a mineral and therefore managed by Department of Lands on state property. We are charged yearly a royalty charge statute #47-715 through a lease agreement for therms based on the GEO water pumped from the Capitol Mall production well which is on Department of Administration property.</p> <p>Department of lands has determined that the therm charge should be relational to what Boise City charges for GEO water. However, the discrepancy is that Boise City maintains, pumps, pipes, incurs utilities charges. All related to the service provided. Dept. of Lands incurs none of those costs.</p> <p>The water pulled from the GEO aquifer by the Capitol Mall production system is re-injected 100% and nature re-heats the water and thus re-generating the therm capacity, Therefore it should be considered completely renewable, unlike other minerals extracted from the land.</p> <p>Facilities Services spends a great amount of effort to track as best we can the therms used, reports that to Department of Lands, and pays a yearly fee/royalty. A lot of work for one state agency to pay another.</p> <p>Recommend the State exempt it self from this statute.</p> <p>Note that the Federal Government gave up it's mineral rights related to GEO to the City of Boise in 1978.</p>	<p>See 1st category. None require a mandate, only policy/procedure changes.</p>	<p>Our effort is to always consider best efficiency in maintaining the properties. There some instances when work can best be performed with state resources, and others where it is most effective fiscally to out-source with contracted services. Two examples of out-sourcing are the Security and Janitorial services, both of which provide a cost savings benefit to the state.</p>