

Facilities Management

Mission Statement

Facilities Management supports Clackamas County by providing safe, secure, and sustainable facilities and services that ensure efficient stewardship of County assets and the effective delivery of public services.



Proposed Budget Presentation
Fiscal Year 2026-2027

May 2026



This page intentionally left blank

CLACKAMAS
C O U N T Y



**Finance (15)
Facilities Only**

Department Budget Summary by Fund

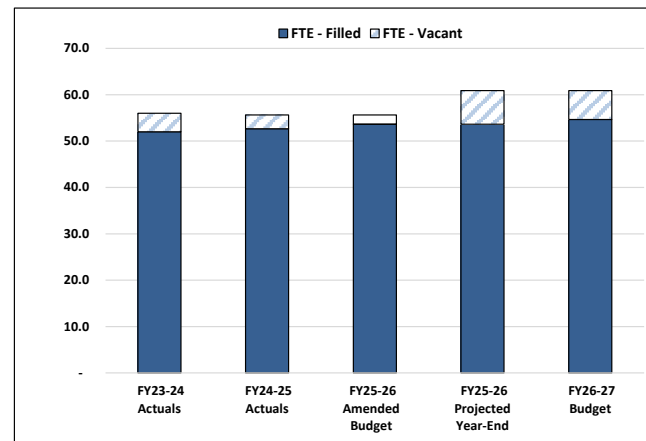
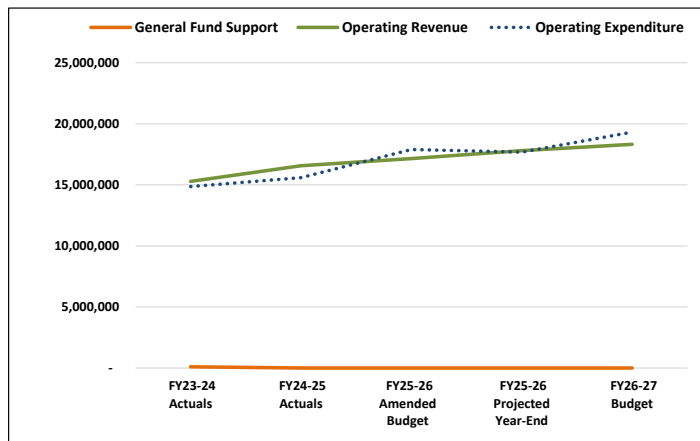
Line of Business	Program	FY26-27 Facilities Management Fund (744)	FY26-27 Total Budget	FY26-27 General Fund Support in Budget*	% of Total	FY26-27 FTE **		
						Total	Filled	Vacant
Courier & Mail Operations Services	Courier & Mail Operations	953,600	953,600	-	0%	4.3	3.7	0.7
Facilities Management	Facilities Administrative Services	4,058,920	4,058,920	-	0%	15.1	11.5	3.6
	Facilities Construction	1,844,830	1,844,830	-	0%	11.0	11.0	-
	Facilities Maintenance	9,162,840	9,162,840	-	0%	30.0	28.0	2.0
	Utilities	4,279,740	4,279,740	-	0%	0.5	0.5	-
TOTAL		20,299,929	20,299,929	-	0%	60.9	54.7	6.3
<i>FY25-26 Budget (Amended)</i>		18,401,621	18,401,621	-	0%	55.7	53.7	2.0
<i>\$ Increase (Decrease)</i>		1,898,309	1,898,309	-		5.3	1.0	4.3
<i>% Increase (Decrease)</i>		10%	10%	-		9%	2%	213%

* General Fund Support is a subsidy, net of any other revenue received by the department.

** FY26-27 FTE: The figures align to each department's updated personnel counts

15-Finance / 744-Facilities Management Fund
Summary of Revenue and Expense

	FY23-24 Actuals	FY24-25 Actuals	FY25-26 Amended Budget	FY25-26 Projected Year-End	FY26-27 Budget	<u>Budget to Budget:</u>	
						\$ Variance	% Variance
Beginning Fund Balance	461,751	886,823	1,244,987	1,850,696	1,981,347	736,360	59%
Taxes	-	-	-	-	-	-	-
Federal, State, Local, All Other Gifts	-	29,464	-	-	-	-	-
Charges, Fees, License, Permits	12,007,087	16,139,472	16,740,315	16,894,311	17,830,037	1,089,722	7%
Revenue from Bonds & Other Debts	-	-	-	-	-	-	-
All Other Revenue Resources	3,177,808	388,703	416,318	910,991	488,547	72,229	17%
Other Interfund Transfers	-	-	-	-	-	-	-
General Fund Support	99,545	-	-	-	-	-	-
Operating Revenue	15,284,441	16,557,639	17,156,633	17,805,301	18,318,583	1,161,950	7%
Total Revenue	15,746,192	17,444,462	18,401,620	19,655,997	20,299,930	1,898,310	10%
Personnel Services	7,266,683	7,628,817	8,640,555	7,836,009	9,380,786	740,231	9%
Materials and Services	7,490,756	7,840,983	9,025,117	9,623,642	9,726,790	701,673	8%
Capital Outlay	101,929	123,967	221,253	215,000	210,204	(11,049)	-5%
Operating Expenditure	14,859,369	15,593,767	17,886,925	17,674,650	19,317,780	1,430,856	8%
Debt Service	-	-	-	-	-	-	-
Special Payments	-	-	-	-	-	-	-
Transfers	-	-	-	-	-	-	-
Contingency	-	-	514,696	-	982,149	467,453	91%
Total Appropriated	14,859,369	15,593,767	18,401,621	17,674,650	20,299,929	1,898,309	10%
Reserve for Future Expenditures	-	-	-	-	-	-	-
Total Expense	14,859,369	15,593,767	18,401,621	17,674,650	20,299,929	1,898,309	10%
Revenues Less Expenses	886,823	1,850,695	-	1,981,347	-	-	-
<u>Full Time Equivalent (FTE)</u>				<i>As Of 04/2026</i>			
FTE - Total	56.0	55.7	55.7	60.9	60.9	-	
FTE - Filled	52.0	52.7	53.7	53.7	54.7	1.0	
FTE - Vacant	4.0	3.0	2.0	7.3	6.3	(1.0)	



FY26-27: Looking Ahead

FY26-27 Opportunities

- Continued focus on a more strategic asset management model.
- With several large projects completed in FY25-26, focus on reducing smaller deferred maintenance items backlog in critical systems, while prioritizing life-safety and mission-critical facilities.
- Better align Facilities long-range capital planning with lifecycle asset data.
- Updated Building Information & Asset Management System (zOne) will include updated tools that drive efficiency, service and improved reporting.

FY26-27 Challenges

- Changing space needs creating opportunities for consolidation, but also complexity in right-sizing the County's footprint.
- Increasing requirements related to sustainability, energy efficiency performance, and resilience.
- Backlog of lifecycle replacement needs including aging HVAC, roofing, electrical, and mechanical which increases risk of unplanned failures.
- Skilled trades recruitment and retention challenges, as well as cost increases to contracted services.
- Continued increases to Utilities, USPS Postage, Building Supplies and Materials, Contracted Services etc.



**Finance (15)
Facilities Only**

Department Budget Summary by Fund

Line of Business	Program	FY26-27 Facilities Management Fund (744)	FY26-27 Total Budget	FY26-27 General Fund Support in Budget*	% of Total	FY26-27 FTE **		
						Total	Filled	Vacant
Courier & Mail Operations Services	Courier & Mail Operations	953,600	953,600	-	0%	4.3	3.7	0.7
Facilities Management	Facilities Administrative Services	4,058,920	4,058,920	-	0%	15.1	11.5	3.6
	Facilities Construction	1,844,830	1,844,830	-	0%	11.0	11.0	-
	Facilities Maintenance	9,162,840	9,162,840	-	0%	30.0	28.0	2.0
	Utilities	4,279,740	4,279,740	-	0%	0.5	0.5	-
TOTAL		20,299,929	20,299,929	-	0%	60.9	54.7	6.3
<i>FY25-26 Budget (Amended)</i>		18,401,621	18,401,621	-	0%	55.7	53.7	2.0
<i>\$ Increase (Decrease)</i>		1,898,309	1,898,309	-		5.3	1.0	4.3
<i>% Increase (Decrease)</i>		10%	10%	-		9%	2%	213%

* General Fund Support is a subsidy, net of any other revenue received by the department.

** FY26-27 FTE: The figures align to each department's updated personnel counts



1504-Courier & Mail Operations Services

150402-Courier & Mail Operations
 BCC Priority Alignment: Strong Infrastructure
 Program Budget Summary

	<u>Budget-to-Budget:</u>						
	FY23-24	FY24-25	FY25-26	FY25-26	FY26-27	\$	%
	Actuals	Actuals	Amended Budget	Projected Year-End	Budget	Variance	Variance
Beginning Fund Balance	-	(49,075)	-	-	-	-	-
Taxes	-	-	-	-	-	-	-
Federal, State, Local, All Other Gifts	-	-	-	-	-	-	-
Charges, Fees, License, Permits, Fines	296,510	373,865	413,927	413,926	489,580	75,653	18%
Revenue from Bonds & Other Debts	-	-	-	-	-	-	-
All Other Revenue Resources	272,223	380,552	414,818	463,550	464,020	49,202	12%
Other Interfund Transfers	-	-	-	-	-	-	-
General Fund Support	99,545	-	-	-	-	-	-
Operating Revenue	668,278	754,417	828,745	877,476	953,600	124,855	15%
Total Revenue	668,278	705,342	828,745	877,476	953,600	124,855	15%
Personnel Services	302,257	318,590	340,133	379,747	513,791	173,658	51%
Materials and Services	389,153	466,239	488,613	497,729	439,809	(48,804)	-10%
Capital Outlay	25,942	-	-	-	-	-	-
Operating Expense	717,353	784,829	828,745	877,476	953,600	124,854	15%
Debt Service	-	-	-	-	-	-	-
Special Payments	-	-	-	-	-	-	-
Transfers	-	-	-	-	-	-	-
Contingency	-	-	-	-	-	-	-
Total Appropriated	717,353	784,829	828,745	877,476	953,600	124,854	15%
Reserve for Future Expenditures	-	-	-	-	-	-	-
Total Expense	717,353	784,829	828,745	877,476	953,600	124,854	15%
Revenues Less Expenses	(49,075)	(79,487)	-	-	-	-	-

Notes:

Adding one (1) 0.65 FTE Part-Time Courier to support significant increases in mail volume.



150501-Facilities Administrative Services
 BCC Priority Alignment: Strong Infrastructure
 Program Budget Summary

	<u>Budget-to-Budget:</u>						
	FY23-24	FY24-25	FY25-26	FY25-26	FY26-27	\$	%
	Actuals	Actuals	Amended Budget	Projected Year-End	Budget	Variance	Variance
Beginning Fund Balance	50,000	211,442	1,244,987	1,850,696	1,981,347	736,360	59%
Taxes	-	-	-	-	-	-	-
Federal, State, Local, All Other Gifts	-	243	-	-	-	-	-
Charges, Fees, License, Permits, Fines	2,508,917	2,834,209	2,091,294	2,091,290	2,076,073	(15,221)	-1%
Revenue from Bonds & Other Debts	-	-	-	-	-	-	-
All Other Revenue Resources	6,761	1,475	1,500	1,500	1,500	-	0%
Other Interfund Transfers	-	-	-	-	-	-	-
General Fund Support	-	-	-	-	-	-	-
Operating Revenue	2,515,677	2,835,928	2,092,794	2,092,790	2,077,573	(15,221)	-1%
Total Revenue	2,565,677	3,047,369	3,337,781	3,943,486	4,058,920	721,139	22%
Personnel Services	1,614,674	1,809,578	2,136,388	1,806,761	2,301,766	165,378	8%
Materials and Services	658,331	530,332	665,445	646,536	765,804	100,359	15%
Capital Outlay	81,232	123,657	221,253	215,000	210,204	(11,049)	-5%
Operating Expense	2,354,236	2,463,567	3,023,085	2,668,297	3,277,774	254,689	8%
Debt Service	-	-	-	-	-	-	-
Special Payments	-	-	-	-	-	-	-
Transfers	-	-	-	-	-	-	-
Contingency	-	-	314,696	-	781,145	466,449	148%
Total Appropriated	2,354,236	2,463,567	3,337,781	2,668,297	4,058,919	721,138	22%
Reserve for Future Expenditures	-	-	-	-	-	-	-
Total Expense	2,354,236	2,463,567	3,337,781	2,668,297	4,058,919	1,187,587	36%
Revenues Less Expenses	211,442	583,803	-	1,275,189	-		

Notes:
None



150502-Facilities Construction
 BCC Priority Alignment: Strong Infrastructure
 Program Budget Summary

	<u>Budget-to-Budget:</u>						
	FY23-24	FY24-25	FY25-26	FY25-26	FY26-27	\$	%
	Actuals	Actuals	Amended Budget	Projected Year-End	Budget	Variance	Variance
Beginning Fund Balance	106,275	(286,228)	-	-	-	-	-
Taxes	-	-	-	-	-	-	-
Federal, State, Local, All Other Gifts	-	77	-	-	-	-	-
Charges, Fees, License, Permits, Fines	1,291,804	1,678,473	1,733,052	1,708,682	1,842,330	109,278	6%
Revenue from Bonds & Other Debts	-	-	-	-	-	-	-
All Other Revenue Resources	2,727	2,217	-	-	2,500	2,500	-
Other Interfund Transfers	-	-	-	-	-	-	-
General Fund Support	-	-	-	-	-	-	-
Operating Revenue	1,294,531	1,680,767	1,733,052	1,708,682	1,844,830	111,778	6%
Total Revenue	1,400,806	1,394,539	1,733,052	1,708,682	1,844,830	111,778	6%
Personnel Services	1,596,712	1,746,154	1,670,843	1,660,082	1,781,172	110,329	7%
Materials and Services	90,322	27,476	62,209	48,600	63,658	1,449	2%
Capital Outlay	-	-	-	-	-	-	-
Operating Expense	1,687,034	1,773,631	1,733,052	1,708,682	1,844,830	111,778	6%
Debt Service	-	-	-	-	-	-	-
Special Payments	-	-	-	-	-	-	-
Transfers	-	-	-	-	-	-	-
Contingency	-	-	-	-	-	-	-
Total Appropriated	1,687,034	1,773,631	1,733,052	1,708,682	1,844,830	111,778	6%
Reserve for Future Expenditures	-	-	-	-	-	-	-
Total Expense	1,687,034	1,773,631	1,733,052	1,708,682	1,844,830	111,778	6%
Revenues Less Expenses	(286,228)	(379,092)	-	-	-	-	-

Notes:
None



150503-Facilities Maintenance
 BCC Priority Alignment: Strong Infrastructure
 Program Budget Summary

	<u>Budget-to-Budget:</u>						
	FY23-24	FY24-25	FY25-26	FY25-26	FY26-27	\$	%
	Actuals	Actuals	Amended Budget	Projected Year-End	Budget	Variance	Variance
Beginning Fund Balance	255,476	953,081	-	-	-	-	-
Taxes	-	-	-	-	-	-	-
Federal, State, Local, All Other Gifts	-	29,144	-	-	-	-	-
Charges, Fees, License, Permits, Fines	7,868,110	8,381,947	8,513,662	8,650,966	9,162,840	649,178	8%
Revenue from Bonds & Other Debts	-	-	-	-	-	-	-
All Other Revenue Resources	39,718	3,613	-	256,374	-	-	-
Other Interfund Transfers	-	-	-	-	-	-	-
General Fund Support	-	-	-	-	-	-	-
Operating Revenue	7,907,827	8,414,703	8,513,662	8,907,340	9,162,840	649,178	8%
Total Revenue	8,163,303	9,367,784	8,513,662	8,907,340	9,162,840	649,178	8%
Personnel Services	3,753,041	3,754,494	4,436,352	3,931,275	4,723,316	286,963	6%
Materials and Services	3,457,182	3,454,629	4,077,310	4,269,907	4,439,524	362,214	9%
Capital Outlay	-	(148)	-	-	-	-	-
Operating Expense	7,210,223	7,208,976	8,513,662	8,201,182	9,162,840	649,178	8%
Debt Service	-	-	-	-	-	-	-
Special Payments	-	-	-	-	-	-	-
Transfers	-	-	-	-	-	-	-
Contingency	-	-	-	-	-	-	-
Total Appropriated	7,210,223	7,208,976	8,513,662	8,201,182	9,162,840	649,178	8%
Reserve for Future Expenditures	-	-	-	-	-	-	-
Total Expense	7,210,223	7,208,976	8,513,662	8,201,182	9,162,840	649,178	8%
Revenues Less Expenses	953,081	2,158,808	-	706,158	-		

Notes:
None



	<u>Budget-to-Budget:</u>						
	FY23-24	FY24-25	FY25-26	FY25-26	FY26-27	\$	%
	Actuals	Actuals	Amended Budget	Projected Year-End	Budget	Variance	Variance
Beginning Fund Balance	50,000	47,499	-	-	-	-	-
Taxes	-	-	-	-	-	-	-
Federal, State, Local, All Other Gifts	-	-	-	-	-	-	-
Charges, Fees, License, Permits, Fines	41,747	2,870,978	3,988,380	4,029,447	4,259,214	270,834	7%
Revenue from Bonds & Other Debts	-	-	-	-	-	-	-
All Other Revenue Resources	2,856,380	846	-	189,567	20,527	20,527	-
Other Interfund Transfers	-	-	-	-	-	-	-
General Fund Support	-	-	-	-	-	-	-
Operating Revenue	2,898,127	2,871,825	3,988,380	4,219,014	4,279,740	291,360	7%
Total Revenue	2,948,127	2,919,323	3,988,380	4,219,014	4,279,740	291,360	7%
Personnel Services	-	-	56,839	58,144	60,741	3,902	7%
Materials and Services	2,900,628	3,363,489	3,731,541	4,160,870	4,017,995	286,454	8%
Capital Outlay	-	-	-	-	-	-	-
Operating Expense	2,900,628	3,363,489	3,788,380	4,219,014	4,078,736	290,356	8%
Debt Service	-	-	-	-	-	-	-
Special Payments	-	-	-	-	-	-	-
Transfers	-	-	-	-	-	-	-
Contingency	-	-	200,000	-	201,004	1,004	1%
Total Appropriated	2,900,628	3,363,489	3,988,380	4,219,014	4,279,740	291,360	7%
Reserve for Future Expenditures	-	-	-	-	-	-	-
Total Expense	2,900,628	3,363,489	3,988,380	4,219,014	4,279,740	292,364	7%
Revenues Less Expenses	47,499	(444,165)	-	-	-		

Notes:
 None



This page intentionally left blank

CLACKAMAS
C O U N T Y