

# 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



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**CLACKAMAS**  
C O U N T Y



**Finance (15)  
Facilities Only**

**Department Budget Summary by Fund**

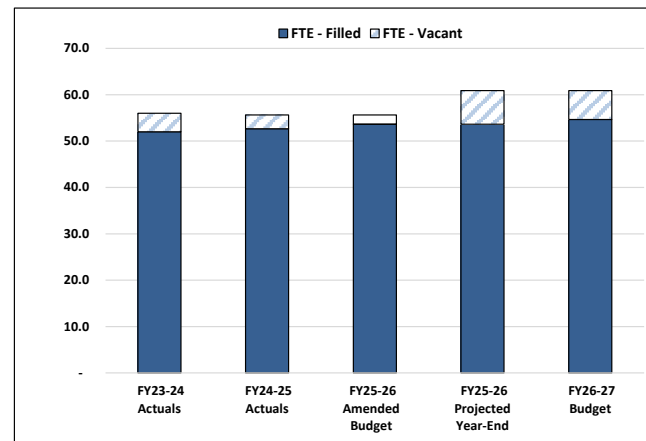
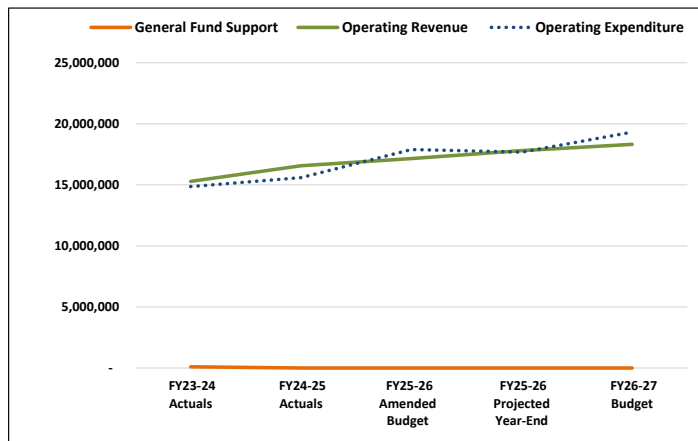
Line of Business	Program	FY26-27 Facilities Management Fund (744)	FY26-27 Total Budget	FY26-27 General Fund Support in Budget*	% of Total	FY26-27 FTE **		
						Total	Filled	Vacant
Courier & Mail Operations Services	Courier & Mail Operations	953,600	953,600	-	0%	4.3	3.7	0.7
Facilities Management	Facilities 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	-
<b>TOTAL</b>		<b>20,299,929</b>	<b>20,299,929</b>	<b>-</b>	<b>0%</b>	<b>60.9</b>	<b>54.7</b>	<b>6.3</b>
<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
<b>Beginning Fund Balance</b>	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	-	-	-	-	-	-
<b>Operating Revenue</b>	<b>15,284,441</b>	<b>16,557,639</b>	<b>17,156,633</b>	<b>17,805,301</b>	<b>18,318,583</b>	<b>1,161,950</b>	<b>7%</b>
<b>Total Revenue</b>	<b>15,746,192</b>	<b>17,444,462</b>	<b>18,401,620</b>	<b>19,655,997</b>	<b>20,299,930</b>	<b>1,898,310</b>	<b>10%</b>
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%
<b>Operating Expenditure</b>	<b>14,859,369</b>	<b>15,593,767</b>	<b>17,886,925</b>	<b>17,674,650</b>	<b>19,317,780</b>	<b>1,430,856</b>	<b>8%</b>
Debt Service	-	-	-	-	-	-	-
Special Payments	-	-	-	-	-	-	-
Transfers	-	-	-	-	-	-	-
Contingency	-	-	514,696	-	982,149	467,453	91%
<b>Total Appropriated</b>	<b>14,859,369</b>	<b>15,593,767</b>	<b>18,401,621</b>	<b>17,674,650</b>	<b>20,299,929</b>	<b>1,898,309</b>	<b>10%</b>
Reserve for Future Expenditures	-	-	-	-	-	-	-
<b>Total Expense</b>	<b>14,859,369</b>	<b>15,593,767</b>	<b>18,401,621</b>	<b>17,674,650</b>	<b>20,299,929</b>	<b>1,898,309</b>	<b>10%</b>
<b>Revenues Less Expenses</b>	<b>886,823</b>	<b>1,850,695</b>	<b>-</b>	<b>1,981,347</b>	<b>-</b>	<b>-</b>	<b>-</b>
<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	1.0
FTE - Vacant	4.0	3.0	2.0	7.3	6.3	(1.0)	(1.0)



# FY26-27: Looking Ahead

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## 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.