

Priority:	Accountability	Lead Agency:	County Business
Program Offer Type:	Internal Service	Program Contact:	Dave Boyer
Related Programs:	71038, 71059, 71060, 71061		
Frameworks:			

Executive Summary

The Capital Improvement Program extends the life of County buildings and optimizes the performance of building systems. The program creates accessible, functional, and energy efficient facilities that provide County services with space that meets their individual needs.

Program Description

1. The Capital Improvement Program focuses on the County's 27 primary owned Tier 2 and 3 buildings and accomplishes the Capital Improvement and deferred maintenance projects in these buildings. It maintains, and if necessary replaces, essential building elements: roofs, building exterior, plumbing, electrical, heating ventilation air-conditioning (HVAC), American with Disabilities Act (ADA) modifications, seismic upgrades and tenant improvements, to keep buildings functioning at their maximum potential.

Note: Tier 2 & 3: County-owned buildings not currently in good enough condition to be Tier 1. Tier 2: need additional investment to bring them up to a state that could be maintained using Asset Preservation funds and operational maintenance only. Tier 3: these buildings appear to be uneconomical for improvement to Tier 1 status. Further, investment is made on an as needed basis and to keep the building functioning at minimal levels. 2. The program provides project management services including planning, design, and construction. The project management function ensures compliance with important policies such as statutory requirements, Federal, State and local regulations, high performance green building policies, and Minority Women Emerging Small Business (MWESB) policies.

Program Justification

1. The program is responsible for a 5-year Capital Improvement Program plan which allows Capital, bond/levy, grants, and other funding components distributed based on priority. Priority is based on a decision-scoring matrix.

2. The program looks for project efficiencies and combinations for capital improvements that benefit the building users and extend the useful life of the building.

3. The 5-year plan sets clear goals and fosters communication that creates an atmosphere for long range planning for all departments and provides a tool that collaborates with both internal/external clients and building users.

Performance Measures

1. Complete project(s) scope of work on time and within budget.

2. Due to Capital Projects being on an average two year cycle we should complete (on average) 50% of the Capital program projects each year. Therefore, we anticipate that we would expend about 50% (on average) of the funding per year on an on-going basis. Keep in mind that projects are fully funded at time of contract.

Summary of last year's program results and this year's expected results

FY'04 - Implemented standardized processes and procedures by completing project manager's manual, budget authorization process and 5-year Capital Improvement plan. One building moved from tier 2 to tier 1 status.

FY'05 - Further refine and improve the 5-year capital plan focusing on buildings that the County intends to keep. Also, look for opportunities (now and on-going) within the 5-year Capital plan to improve buildings so that they can migrate to Tier 1 status. Currently, we are projecting possible tier migration(s) in FY'10. This is based on the proposed 5-year Capital plan and its proposed funding levels. Resource limitation (available funding) is limiting the progress of tier migrations.

Program Mandate: 4 Program and Funding Level Choice

Revenue/Expense Detail

	Proposed General Fund	Proposed Other Funds	Proposed General Fund	Proposed Other Funds
	2005	2005	2006	2006
Program Expenses				
Personnel	\$0	\$169,258	\$0	\$170,907
Contracts	\$0	\$46,893	\$0	\$0
Internal Services	\$0	\$203,563	\$0	\$793,925
Capital Outlay	\$0	\$10,979,330	\$0	\$16,176,761
Unappropriated & Contingency	\$0	\$250,000	\$0	\$9,500,000
Subtotal: Direct Exps:	\$0	\$11,649,044	\$0	\$26,641,593
Administration	\$0	\$0	\$0	\$0
Program Support	\$0	\$0	\$0	\$623,041
Subtotal: Other Exps:	\$0	\$0	\$0	\$623,041
Total GF/non-GF:	\$0	\$11,649,044	\$0	\$27,264,634
Program Total:	\$11,649,044		\$27,264,634	
Program FTE	0.00	0.00	0.00	2.00
Program Revenues				
Fees, Permits & Charges	\$0	\$500,000	\$0	\$0
Intergovernmental	\$0	\$2,984,028	\$0	\$1,801,016
Other / Miscellaneous	\$0	\$8,165,016	\$0	\$24,840,577
Program Revenue for Admin	\$0	\$0	\$0	\$623,041
Total Revenue:	\$0	\$11,649,044	\$0	\$27,264,634

Explanation of Revenues

Beginning working capital is \$3.3m from carryover of FY05 projects. Capital improvement fee charged tenants of \$1.65/sq ft for Tier 2/3 buildings yields \$2.3m transferred from Facilities capital operations. (The Lincoln Bldg abated rent (collected from tenants but not paid to landlord) included in transfer is \$700k from Asset Management.) The detention electronics grant for \$2m in FY05 is continued for \$883K in FY06. Energy rebates are \$134k; interest income is \$100k, and charges to City of Portland and other counties are \$918k.

We expect \$18,300,000 in revenues with sales proceeds from the board approved surplus properties included in the disposition plan. The majority of these revenues will be carried in the Capital Improvement Program budget in an unappropriated balance.

Revenue for this program offer passes through "facilities capital - operating costs" (program offer #71061).

In addition, the personnel costs for two limited duration full time employee positions are a resource for the disposition plan.

Significant Program Changes

Program has expanded its emphasis on projects to include proactively focusing on long term County benefits taking into account the following: program needs, building needs, flexibility, cost efficiencies, operations and maintenance, i.e. we no longer make decisions solely based on equipment needs.