

Priority:	Accountability	Lead Agency:	County Business
Program Offer Type:	Internal Service	Program Contact:	Dave Boyer
Related Programs:	71036, 71038, 71061		
Frameworks:			

Executive Summary

The Asset Preservation (AP) program extends the life of County buildings and optimizes the performance of building systems. The program's goal is to keep County buildings accessible, functional, and energy efficient, while at the same time assuring that they meet the individual needs of the programs they house.

Program Description

1. The Asset Preservation program focuses on the County's 29 primary owned Tier 1 buildings and accomplishes the capital projects in these buildings. It repairs, and when necessary replaces essential building elements such as roofs, plumbing, electrical, heating ventilation air-conditioning (HVAC), American with Disabilities Act (ADA) modifications, seismic upgrades and tenant improvements that keep buildings functioning at their maximum potential.
Note: Tier 1: very good condition County owned buildings programmed for long-term use. These buildings can be maintained in very good condition using only Asset Preservation funds and operational maintenance.
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

The program maximizes the opportunities for capital improvements that benefit the building users and extend the useful life of the building.

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

The 5-year capital improvement plan also sets clear goals and fosters communication.

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 maintaining the Tier 1 buildings in good condition.

Program Mandate: 4 Program and Funding Level Choice**Revenue/Expense Detail**

	Proposed General Fund	Proposed Other Funds	Proposed General Fund	Proposed Other Funds
Program Expenses	2005	2005	2006	2006
Contracts	\$0	\$28,400	\$0	\$0
Internal Services	\$0	\$100,161	\$0	\$26,777
Capital Outlay	\$0	\$5,190,824	\$0	\$5,598,447
Unappropriated & Contingency	\$0	\$1,925,000	\$0	\$2,125,000
Subtotal: Direct Exps:	\$0	\$7,244,385	\$0	\$7,750,224
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	\$7,244,385	\$0	\$8,373,265
Program Total:	\$7,244,385		\$8,373,265	
Program FTE	0.00	0.00	0.00	0.00
Program Revenues				
Intergovernmental	\$0	\$2,000,000	\$0	\$2,000,000
Other / Miscellaneous	\$0	\$5,244,385	\$0	\$5,750,224
Program Revenue for Admin	\$0	\$0	\$0	\$623,041
Total Revenue:	\$0	\$7,244,385	\$0	\$8,373,265

Explanation of Revenues

The Elections grant from the Federal Government through the State of Oregon for \$2m budgeted in FY05 was not received. We are budgeting receipt in FY06. The Asset Preservation fee of \$1.95/sq ft charged to tenants of Tier 1 buildings raises \$1.6m which is transferred from Facilities Capital Operations. (The Lincoln Bldg abated rent (collected from tenants but not paid to landlord) included in transfer is \$400k from Asset Management.) Beginning Working Capital is \$1.8m from FY05 carryover projects and \$1.9m from the unappropriated balance in FY05. Interest income is estimated to be \$75k.

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

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, flexibility, cost efficiencies, operations and maintenance, i.e. we no longer make decisions solely based on equipment needs.