

Priority: Accountability

Lead Agency: County Management

Program Offer Type: Program Alternative /

Program Contact: Doug Butler

Related Programs: 10053

Program Characteristics:

Executive Summary

This is an alternative to program 72051 - Facilities Capital - Asset Preservation (AP Fund). This accompanies program 10053 Capital Improvement, Asset Preservation Loan.

The Asset Preservation (AP) 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. Asset Preservation is intended to be a self sustaining fund that requires only the Asset Preservation funds and normal Operations and Maintenance to keep the building(s) in Tier 1 condition for the life of the building.

Program Description

1. The Asset Preservation program focus's on the County's 30 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.

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 sets clear goals and fosters communication. This allows Asset Preservation funds, bond/levy proceeds, grants, and other funding components, to be distributed based on priority.

Performance Measures

Measure Type	Primary Measure	Previous Year Actual (FY04-05)	Current Year Purchased (FY05-06)	Current Year Estimate (FY05-06)	Next Year Offer (FY06-07)
Output	Completed Projects	69%	100%	94%	0%
Outcome	Primary Owned Buildngs Tier 1	55%	61%	59%	0%
Outcome	Project Management Costs(\$/hr)	80	80	80	94

Performance Measure - Description

Redefined metric (output) for completed projects to be projects planned to be completed in current fiscal year. We actively manage project impacts and adjust project schedules on low priority projects to compensate. As can be seen above, we are projecting a significant improvement in project delivery from FY'05.

We currently foresee no reduction in CIP project management staff based on the 5-year CIP Plan.

Outcome metrics are new this (FY'06) fiscal year. Note that the change in the hourly project manager cost is a two year adjustment. No change was made from FY'05 to FY'06. Also, comparable is City of Portland \$92/hr and State of Oregon (\$95-\$115/hr) in FY'06.

Legal/Contractual Obligation

Revenue/Expense Detail

	Proposed General Fund	Proposed Other Funds	Proposed General Fund	Proposed Other Funds
Program Expenses	2006	2006	2007	2007
Internal Services	\$0	\$0	\$0	\$25,000
Capital Outlay	\$0	\$0	\$0	\$3,331,656
Unappropriated & Contingency	\$0	\$0	\$0	\$36,156
Subtotal: Direct Exps:	\$0	\$0	\$0	\$3,392,812
Administration	\$0	\$0	\$0	\$0
Program Support	\$0	\$0	\$0	\$518,120
Subtotal: Other Exps:	\$0	\$0	\$0	\$518,120
Total GF/non-GF:	\$0	\$0	\$0	\$3,910,932
Program Total:	\$0		\$3,910,932	
Program FTE	0.00	0.00	0.00	0.00
Program Revenues				
Other / Miscellaneous	\$0	\$0	\$0	\$5,442,812
Program Revenue for Admin	\$0	\$0	\$0	\$518,120
Total Revenue:	\$0	\$0	\$0	\$5,960,932

Explanation of Revenues

Beginning working capital from projects bridging the fiscal year, restoration of unappropriated balance and other in-year changes is \$2.5 million. Asset preservation charge of \$2.25 per sq ft on Tier I buildings yields \$2.2 million, while interest income is estimated at \$75k.

Significant Program Changes

Last year this program was:

FY'06 - Program has expanded its emphasis on projects to include proactively focusing its relationship to the Strategic plan which was adopted by the Board in August 2005. Program continues to look at the long term County benefits taking into account the following: program needs, building needs, flexibility, cost efficiencies, building operations and maintenance. Continue to improve the 5-year Capital Improvement plan by evaluating the FAME (Facility Asset Management Evaluation) database and updating/modifying where necessary.

No Full Time Employee (FTE) changes.