

Program # 72055 - Alt-Facilities Capital-Reduced Capital Improvement Program (CIP) Version 4/24/2006 s

Priority: Accountability **Lead Agency:** County Management
Program Offer Type: Program Alternative / **Program Contact:** Doug Butler
Related Programs:
Program Characteristics:

Executive Summary

This is an alternative to program 72049 - Facilities Capital Improvement Program (CIP Fund) This accompanies program 10053 Capital Improvement, Asset Preservation Loan.

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. This is accomplished by constructing new facilities or by renovating and improving existing County buildings. In conjunction with the Strategic plan, those facilities that are to be retained are programmed for improvements.

Program Description

The Capital Improvement Program focus's on the County's 21 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.

Note: Tier 2: need additional investment to bring them to a Tier 1 status. Tier 3: these buildings are uneconomical for improvement to Tier 1 status. Further, investment is made on an as needed basis to keep the buildings functioning at minimal levels.

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 to be distributed based on priority through the use of 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 for all departments and provides a tool that collaborates with both internal/external clients and building users.

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	73%	100%	88%	0%
Outcome	Primary Owned Buildings 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
Personnel	\$0	\$0	\$0	\$89,078
Internal Services	\$0	\$0	\$0	\$35,000
Capital Outlay	\$0	\$0	\$0	\$25,463,479
Subtotal: Direct Exps:	\$0	\$0	\$0	\$25,587,557
Administration	\$0	\$0	\$0	\$0
Program Support	\$0	\$0	\$0	\$423,917
Subtotal: Other Exps:	\$0	\$0	\$0	\$423,917
Total GF/non-GF:	\$0	\$0	\$0	\$26,011,474
Program Total:	\$0		\$26,011,474	
Program FTE	0.00	0.00	0.00	1.00
Program Revenues				
Fees, Permits & Charges	\$0	\$0	\$0	\$18,800,000
Intergovernmental	\$0	\$0	\$0	\$255,752
Other / Miscellaneous	\$0	\$0	\$0	\$6,881,805
Program Revenue for Admin	\$0	\$0	\$0	\$423,917
Total Revenue:	\$0	\$0	\$0	\$26,361,474

Explanation of Revenues

Beginning working capital from projects carried over and net impact of activities during FY06 is \$4.6 million. Revenues totaling \$18.8 million comes from disposition of Wikman, Martha Washington, Mead, McCoy, and Kelly buildings and are programmed to pay for the disposition expenditures including eliminating over \$8.5 million of County debt. Capital Improvement fees of \$1.65 per square foot of Tier II and III buildings raises \$2.36 million, while lease of jail beds raises \$140k and interest income is \$50k.

Significant Program Changes

Last year this program was:

FY'06 – Continue to improve the 5-year Capital Improvement plan by evaluating the FAME (Facility Asset Management Evaluation) database and updating/modifying where necessary. Program has expanded its emphasis on projects to include proactively focusing on 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.

No changes in Full Time Employee's (FTE).