Multnomah County
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Program # 72046 - DCM - Facilities & Property Management - Administrative Pass - Version 3/28/2008 s

Priority: Accountability
Program Offer Type: Internal Service
Related Programs: 72045A
Program Characteristics:

Lead Agency: County Management
Program Contact: Colleen Bowles

Executive Summary

Facilities and Property Management (FPM) pays utilities, debt service, and Capital cash transfers for all County buildings. FPM administratively “passes-through” these expenses to County Departments and Offices (CDO) as building charges to the respective tenants in those facilities. We also charge an assessment to all tenants in County-owned buildings to cover the long-term maintenance of those facilities. FPM transfers those assessments to capital funds.

Program Description

This program links to the Accountability priority because it manages and pays for utilities, debt, and Capital fees after which the program charges back those costs to the tenants. The program is also accountable for collecting assessments and maintaining those funds for future maintenance work.

FPM allocates all pass-through expenses to facilities to pay for actual utility expenses (plus a 6% FPM overhead charge), actual debt, and a standard $2.35 per square foot assessment for capital maintenance.

Program Justification

Facilities aggressively manages all building energy-consuming equipment and operations in order to optimize energy efficiency. FY09 Expenses for utilities are projected at $6,042,710 and are adjusted annually to align with deregulated market pricing. We are working with third party investors in renewable energy to reduce the costs of electricity to the County over the next 20 years.

FY09 Facility debt service is $9,148,041 and is adjusted when Finance restructures its debt portfolio or when buildings are sold through the Facilties Disposition Plan.

FY09 Capital cash transfers are $5,024,325 which includes fees for both Asset Preservation ($1,974,964)and Capital Improvement Projects (3,049,361) both at $2.35 per square foot.

Performance Measures

Measure Type	Primary Measure	Previous Year Actual (FY06-07)	Current Year Purchased (FY07-08)	Current Year Estimate (FY07-08)	Next Year Offer (FY08-09)
Output	Energy Conservation	2.5%	3.0%	3.0%	3.0%
Outcome		0	0	0	0

Performance Measure - Description

FPM bases the Energy Conservation Measure (ECM) on actual consumption rather than expenses because those costs vary from year to year. We believe a 3% reduction is achievable, although not easy. We created a joint Energy Task Force with DCO representatives to assist us in our efforts to conserve.

Due to the successful implementation of the Disposition Strategy, we have reduced the County's long term debt by $417,823. In FY09 we expect to further reduce ongoing Facility debt due to potential disposition of the Kelly, Mead, McCoy, and/or other buildings.

Legal/Contractual Obligation

Revenue/Expense Detail

	Proposed General Fund	Proposed Other Funds	Proposed General Fund	Proposed Other Funds
Program Expenses	2008	2008	2009	2009
Materials & Supplies	$0	$0	$0	$6,042,710
Internal Services	$0	$0	$0	$6,393,636
Cash Transfer	$0	$0	$0	$5,024,325
Subtotal: Direct Exps:	**$0**	**$0**	**$0**	**$17,460,671**
Administration	$0	$0	$0	$0
Program Support	$0	$0	$0	$0
Subtotal: Other Exps:	**$0**	**$0**	**$0**	**$0**
Total GF/non-GF:	**$0**	**$0**	**$0**	**$17,460,671**
Program Total:	**$0**		**$17,460,671**	
Program FTE	0.00	0.00	0.00	0.00
Program Revenues				
Fees, Permits & Charges	$0	$0	$0	$17,460,671
Program Revenue for Admin	$0	$0	$0	$0
Total Revenue:	**$0**	**$0**	**$0**	**$17,460,671**

Explanation of Revenues

FPM generates revenues by directly passing-through the actual expenses related to utilities debt, and capital funds. We receive reimbursement through internal client (CDO) service funds.

Significant Program Changes

Last year this program was: #72043, Facilities & Property Mgmt - Administrative Pass-Through Expenses
Utility expenses and debt service costs reflect actual forecasted costs.

Capital cash transfers reflect decisions made with regard to the Asset Preservation and Capital Improvement Program funds.