

Priority: Accountability
Program Offer Type: Internal Service
Related Programs:

Lead Agency: County Management
Program Contact: Doug Butler

Program Characteristics: One-Time-Only Request

Executive Summary

The previously proposed sale of the McCoy Building and relocation of the Health programs was not approved; it is essential to re-investment in the current facility. This one-time offer provides the minimum improvements required to keep the building weather-tight for approx. 5 years.

Program Description

For the last two years the Facilities Division has been working on the potential disposition of the McCoy Building as provided in the County's Strategic Plan. The building's lengthy and expensive list of deferred maintenance/seismic projects, substantial debt, and inefficient layout make it a good candidate for disposition.

The decision not to pursue this strategy because of the cost of providing replacement space necessitates an immediate reinvestment in the current building.

Improvements which will be funded by this offer include:

1. Roof Replacement w/Cooling Tower - Estimate \$900,000
 2. Exterior Windows Caulking - Estimate \$300,000
 3. Southside Wall - Abate Asbestos & Seal (Heavy Duty Coating) - \$800,000
- Note: the above three items are to keep the building dry from the outside only.
4. HVAC - Condensate Pans, etc. - \$350,000
 5. Interior Finishes - \$350,000
 6. Contingency - \$500,000
- Total = \$3,200,000

This offer will not address any seismic, interior deferred maintenance, or operational issues within the facility. A preliminary review of City of Portland Building Codes indicates that this work will not trigger seismic upgrades. (Further improvements/expenditures could trigger these requirements.)

Program Justification

This funding is a stop gap measure to keep the building from further deterioration and to permit its continued use for the short term only. If a decision were made to vacate the building prior to spring 2009 when the exterior work is executable this funding could be used to address other deferred maintenance and capital projects in other Tier II facilities or a more permanent solution.

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	Replace roof	0.0%	0.0%	0.0%	100.0%
Outcome	Seal Building Exterior	0.0%	0.0%	0.0%	100.0%

Performance Measure - Description

Because there are exterior upgrade projects, there may be some carry-over for project completion due to weather constraints into FY10. If Multnomah County remains in the McCoy Bldg past 5 years, further investment in the buildings exterior will be required.

Further, in the two to five year time horizon, additional investment in the building systems (HVAC, Plumbing, etc) may be required.

Legal/Contractual Obligation

Revenue/Expense Detail

	Proposed General Fund	Proposed Other Funds	Proposed General Fund	Proposed Other Funds
Program Expenses	2008	2008	2009	2009
Capital Outlay	\$0	\$0	\$0	\$3,200,000
Cash Transfer	\$0	\$0	\$3,200,000	\$0
Subtotal: Direct Exps:	\$0	\$0	\$3,200,000	\$3,200,000
Administration	\$0	\$0	\$0	\$0
Program Support	\$0	\$0	\$0	\$0
Subtotal: Other Exps:	\$0	\$0	\$0	\$0
Total GF/non-GF:	\$0	\$0	\$3,200,000	\$3,200,000
Program Total:	\$0		\$6,400,000	
Program FTE	0.00	0.00	0.00	0.00
Program Revenues				
Other / Miscellaneous	\$0	\$0	\$0	\$3,200,000
Program Revenue for Admin	\$0	\$0	\$0	\$0
Total Revenue:	\$0	\$0	\$0	\$3,200,000

Explanation of Revenues

General Fund cost is \$3.2 Million (General Fund Cash Transfer to Capital Improvement Fund).

Significant Program Changes

Last year this program was: #72050, Facilities McCoy Building Capital Investment

Not purchased. This has been modified to provide a 5 year exit strategy for this building. This is a One-Time-Only program offer for FY09.