

Priority: Accountability
Program Offer Type: Internal Service
Related Programs: 72068, 72071

Lead Agency: County Management
Program Contact: Colleen Bowles

Program Characteristics:

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 as building charges to the respective tenants in those facilities. We also charge capital investment fees to all tenants in County-owned buildings to cover the long-term maintenance of those facilities. FPM transfers these fees via cash transfer to both Capital Improvement and Asset Preservation funds.

Program Description

Facilities manages the Countywide building portfolio of utilities, debt, and Capital fees. These expenses are then reallocated back to the tenants either occupying or leasing the facility.

We are also responsible for collecting capital investment fees and maintaining those funds for future maintenance work. FPM allocates all pass-through expenses to facilities to pay for both actual utility, debt expenses, as well as, a standard \$2.55 per square foot assessment for capital maintenance.

Program Justification

FPM aggressively manages all County-owned building envelopes, equipment and operations in order to optimize energy efficiency. FY10 Expenses for utilities are projected at \$6,800,000 and are adjusted annually to align with deregulated market pricing. We have not yet included the most recent rate adjustments approved by the Public Utility Commission.

FY10 Facility debt service is \$6,393,636 and is adjusted when Finance restructures its debt portfolio or when buildings are sold through the Facilities Disposition Plan.

FY09 Capital cash transfers are \$5,812,329 which includes fees for both Asset Preservation (\$2,302,982) and Capital Improvement Projects (3,509,347) both at \$2.55 per square foot.

Performance Measures

Measure Type	Primary Measure	Previous Year Actual (FY07-08)	Current Year Purchased (FY08-09)	Current Year Estimate (FY08-09)	Next Year Offer (FY09-10)
Output		0	0	0	0
Outcome	Reduce energy consumption	3.0%	3.0%	3.0%	3.0%

Performance Measure - Description

FY09 Capital cash transfers are \$5,812,329 which includes fees for both Asset Preservation (\$2,302,982) and Capital Improvement Projects (\$3,509,347) both at \$2.55 per square foot. FPM bases the Energy Conservation Measure (ECM) on actual consumption rather than expenses because those costs vary from year to year. Our goal to reduce energy consumption (not energy cost) by 3% a year will be limited by the amount of capital investment we continue to make in energy-efficient building envelope, equipment and control upgrades.

Legal/Contractual Obligation

Revenue/Expense Detail

	Proposed General Fund	Proposed Other Funds	Proposed General Fund	Proposed Other Funds
	2009	2009	2010	2010
Program Expenses				
Personnel	\$0	\$0	\$0	\$0
Contracts	\$0	\$0	\$0	\$0
Materials & Supplies	\$0	\$6,042,710	\$0	\$6,400,000
Internal Services	\$0	\$6,393,636	\$0	\$6,378,902
Capital Outlay	\$0	\$0	\$0	\$0
Debt Service	\$0	\$0	\$0	\$0
Cash Transfer	\$1,934,901	\$5,033,325	\$0	\$5,364,694
Unappropriated & Contingency	\$0	\$0	\$0	\$0
Subtotal: Direct Exps:	\$1,934,901	\$17,469,671	\$0	\$18,143,596
Administration	\$0	\$0	\$0	\$0
Program Support	\$0	\$0	\$0	\$0
Subtotal: Other Exps:	\$0	\$0	\$0	\$0
Total GF/non-GF:	\$1,934,901	\$17,469,671	\$0	\$18,143,596
Program Total:	\$19,404,572		\$18,143,596	
Program FTE	0.00	0.00	0.00	0.00
Program Revenues				
Indirect for dep't Admin	\$0	\$0	\$0	\$0
Fees, Permits & Charges	\$0	\$15,449,614	\$0	\$18,158,330
Intergovernmental	\$0	\$0	\$0	\$0
Other / Miscellaneous	\$0	\$0	\$0	\$0
Program Revenue for Admin	\$0	\$0	\$0	\$0
Total Revenue:	\$0	\$15,449,614	\$0	\$18,158,330

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 service funds.

Significant Program Changes

Last year this program was: #72046, DCM - Facilities & Property Management - Administrative Pass - Through #72046, Facilities & Property Mgmt - Administrative Pass-Through Expenses

We continue to work with third-party investors in renewable energy to reduce electric and natural gas costs to the County over the next 20 years. Our first solar panel installation came on line in December 2008. The City of Portland enacts their proposed Green Building Policy in '10 and we will be required to meet their building energy efficiency standards with additional capital improvements or pay fines.