

Lead Agency: Department of County

Program Contact: John Lindenthal

Program Offer Type: Internal Service

Related Programs: 78003, 78005, 78006, 78012

Program Characteristics:

Executive Summary

The Asset Preservation (AP) Program is designed to create a self-sustaining fund which provides for the continuing reinvestment and capital work required to keep the County's Tier I buildings safe, reliable, functional and efficient.

Program Description

The program creates accessible, functional, and energy efficient facilities that provide County services with space that meets their program needs. The program focuses on the County's 34 primary owned Tier I buildings and provides the funding to complete capital projects within these buildings. A Tier I building is one which is designated for long-term retention and which meets current County standards. AP funding is intended to support replacement or repairs to essential building elements such as roofs, plumbing, electrical, heating ventilation air-conditioning (HVAC), Americans with Disabilities Act (ADA) modifications, seismic upgrades, and interior finishes that keep buildings functioning and optimizing their potential. The program prolongs building life and provides the County with assets that are worth their market value. It creates more usable buildings through upgrades in equipment, systems, and meeting of programs ever-changing needs.

The program continues to look at the long term County benefits by examining program needs, building needs, flexibility, cost efficiencies, building operations and maintenance. The AP Program creates an annual 5-year Capital Plan that focuses on the County's 34 owned Tier I buildings. It works in conjunction with the long-term Facilities Asset Strategic Plan (FASP). The Capital Plan is based on a comprehensive database which identifies all projected replacement needs in Tier I buildings and then prioritizes and schedules needed work in the future. This allows Asset Preservation funds, bond/levy proceeds, grants, etc. to be invested based on priority.

Performance Measures

Measure Type	Primary Measure	Previous Year Actual (FY10-11)	Current Year Purchased (FY11-12)	Current Year Estimate (FY11-12)	Next Year Offer (FY12-13)
Output	Output Completed Projects	78.8%	85.0%	84.8%	85.0%
Outcome	Percent of Primary Owned Buildings which are rated as	65.4%	66.7%	66.7%	66.7%
Outcome	Project Management costs (\$/hr)	91	91	91	92

Performance Measure - Description

The metric (output) for completed projects are those adopted stand-alone projects that are scheduled to be completed in the current fiscal year. Only multi-year projects which are scheduled for completion in the subject year are included in the metric. The project completion metric is set at 85%. This allows for flexibility in adjusting project schedules due to County needs and unforeseen circumstances.

The East County Courthouse (ECC) will be completed in FY12. Penumbra Kelly Bldg. disposition transaction will close June 30, 2012. These are in the FY12 estimate for Tier 1 building metric.

Comparable project management costs at the City of Portland in FY12 are \$106/hr.

Legal/Contractual Obligation**Revenue/Expense Detail**

	Proposed General Fund	Proposed Other Funds	Proposed General Fund	Proposed Other Funds
Program Expenses	2012	2012	2013	2013
Contracts	\$0	\$300,000	\$0	\$965,000
Materials & Supplies	\$0	\$2,025,000	\$0	\$3,655,000
Capital Outlay	\$0	\$3,313,197	\$0	\$3,120,158
Unappropriated & Contingency	\$0	\$1,605,000	\$0	\$0
Total GF/non-GF:	\$0	\$7,243,197	\$0	\$7,740,158
Program Total:	\$7,243,197		\$7,740,158	
Program FTE	0.00	0.00	0.00	0.00
Program Revenues				
Fees, Permits & Charges	\$0	\$2,964,182	\$0	\$3,621,892
Other / Miscellaneous	\$0	\$4,279,015	\$0	\$4,118,266
Total Revenue:	\$0	\$7,243,197	\$0	\$7,740,158

Explanation of Revenues

Capital fees collected at \$3.20 per square foot on Tier 1 owned space is estimated to be \$3,621,892 in FY 2013.

Estimated Beginning Working Capital is \$4,041,500.

Interest Earnings \$20,000.

Cash Transfer from fund 3505 (Facility Fund) \$168,404

Significant Program Changes

Last year this program was: #78009, Facilities Capital Asset Preservation (AP)

The East County Courthouse (ECC) has been added to the Tier 1 building list for this program offer.