

Lead Agency: Department of County

Program Contact: John Lindenthal

Program Offer Type: Internal Service

Related Programs: 78003, 78004, 78005, 78006A, 78011

Program Characteristics: In Target, Climate Action Plan

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 planned upgrades in equipment and systems intended to meet changing program needs.

The AP 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 is managed via annual 5-year Capital Plans that focus on short-term requirements that are integrated 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 over two decades 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, and optimizes return on investment.

Performance Measures

| Measure Type | Primary Measure | Previous Year Actual (FY11-12) | Current Year Purchased (FY12-13) | Current Year Estimate (FY12-13) | Next Year Offer (FY13-14) |
|--------------|--|--------------------------------|----------------------------------|---------------------------------|---------------------------|
| Output | Completed AP Projects | 87.5% | 85.0% | 71.4% | 85.0% |
| Outcome | Percent of Primary Owned Buildings which are rated as Tier 1 | 66.7% | 66.7% | 66.7% | 66.7% |
| Outcome | Project Management costs (\$/hr) | 91 | 92 | 92 | 95 |

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.

We project to fall short of this metric in FY13, primarily due to the number of staffing vacancies and the large workload spike in completing the East County Courthouse, however we have updated the 5 year project workload to meet completion targets in FY14.

A Tier I building is one which is designated for long-term retention and which meets current County standards.

Comparable project management costs at the City of Portland in FY13 are \$115/hr

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

| | Proposed General Fund | Proposed Other Funds | Proposed General Fund | Proposed Other Funds |
|-------------------------|-----------------------|----------------------|-----------------------|----------------------|
| Program Expenses | 2013 | 2013 | 2014 | 2014 |
| Contracts | \$0 | \$965,000 | \$0 | \$2,000,000 |
| Materials & Supplies | \$0 | \$3,655,000 | \$0 | \$125,000 |
| Capital Outlay | \$0 | \$3,120,158 | \$0 | \$8,393,960 |
| Total GF/non-GF: | \$0 | \$7,740,158 | \$0 | \$10,518,960 |
| Program Total: | \$7,740,158 | | \$10,518,960 | |
| Program FTE | 0.00 | 0.00 | 0.00 | 0.00 |
| Program Revenues | | | | |
| Fees, Permits & Charges | \$0 | \$3,621,892 | \$0 | \$3,732,759 |
| Other / Miscellaneous | \$0 | \$4,118,266 | \$0 | \$6,786,201 |
| Total Revenue: | \$0 | \$7,740,158 | \$0 | \$10,518,960 |

Explanation of Revenues

Revenues for this program consist of:

\$2,910,593 FY14 Asset Preservation fee collected at \$3.45 per square foot on Tier I owned space for all departments except the Library

\$822,166 FY14 Capital fee collected at \$3.45 per square foot on Tier I owned space for the Library only

\$6,500,000 estimated beginning working capital.

\$20,000 Interest Earnings

\$266,202 Cash Transfer from fund 3505 (Facilities Fund)

Significant Program Changes

Last year this program was: #78007, Facilities Capital Asset Preservation (AP)