

Department: County Assets **Program Contact:** Kate Vance
Program Offer Type: Internal Service **Program Offer Stage:** As Adopted
Related Programs: 78204, 78205, 78213
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 for the operating programs that use them. Decisions are based on these priorities: life, safety, fire, and equity. The majority of the funding for this offer comes from the fees from Asset Preservation (AP) fees.

Program Summary

The Asset Preservation Program (AP) provides funding for the annual 5-year Capital Plan that focuses on the County's 33 primary owned Tier I 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 includes planned upgrades in equipment and systems intended to meet changing building 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 the 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 three decades and then prioritizes and schedules needed work in the future. The 5-year CIP Plan sets clear goals and fosters communication with departments as well as providing a tool to facilitate collaboration with both internal and external clients and building users.

The program allows Capital fees, bond/levy, grants, and other funding components to be distributed based on priorities established with the aid of a detailed needs assessment and a decision-scoring matrix that prioritizes fire, life, safety and equity. The program looks for project efficiencies that benefit the building users and extend the useful life of the building.

Implementation of the Facilities Asset Strategic Plan (FASP) will also impact future capital needs.

Performance Measures

Measure Type	Primary Measure	FY20 Actual	FY21 Budgeted	FY21 Estimate	FY22 Offer
Output	Percent of projects planned for completion during a fiscal year that are completed in that fiscal year.	58%	75%	88%	70%
Outcome	Percent of Primary Owned Buildings rated as Tier 1.	63%	67%	63%	63%

Performance Measures Descriptions

PM #1: Percent of projects planned for completion during a fiscal year that are completed in that fiscal year.
PM #2: Percent of Primary Owned Buildings rated as Tier 1.

Legal / Contractual Obligation

There are a number of projects carrying over into FY 2022 that have contractual obligations to vendors and/or service providers.

Revenue/Expense Detail

	Adopted General Fund	Adopted Other Funds	Adopted General Fund	Adopted Other Funds
Program Expenses	2021	2021	2022	2022
Contractual Services	\$0	\$21,263,654	\$0	\$24,188,920
Total GF/non-GF	\$0	\$21,263,654	\$0	\$24,188,920
Program Total:	\$21,263,654		\$24,188,920	
Program FTE	0.00	0.00	0.00	0.00

Program Revenues				
Other / Miscellaneous	\$0	\$7,576,752	\$0	\$8,368,003
Financing Sources	\$0	\$164,242	\$0	\$170,626
Interest	\$0	\$303,904	\$0	\$200,000
Beginning Working Capital	\$0	\$14,215,415	\$0	\$16,957,795
Service Charges	\$0	\$0	\$0	\$92
Total Revenue	\$0	\$22,260,313	\$0	\$25,696,516

Explanation of Revenues

BWC from Routine Project Carryover \$16.9 Million
Intl Svc Reimbursement AP Fee from County Occupants \$8.4 Million
Cash Transfer Revenue from External Clients \$0.2 Million
Interest Income \$0.2 Million

Significant Program Changes

Last Year this program was: FY 2021: 78206 Facilities Capital Asset Preservation Program

Increase year over year in beginning working capital carryover due to project delays because of difficulty in material availability, shipping delays, other agency review delays during pandemic.

Due to Covid19 the staff in this program were moved to primarily teleworking instead of reporting to the office. Operational changes include virtual meetings and check ins, communication is primarily through email or google chat, and reporting is emailed and followed up virtually. Few projects have been cancelled or completely stopped due to Covid19. However many projects are slowed due to difficulty in material availability, shipping delays, other agency review delays.