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Photo Credit: Morrison Bridge by Jeff Kubina

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### Introduction

Multnomah County’s FY 2011 Capital Budget identifies funding for improvements and construction on many of the County owned buildings, roads and Willamette River bridges as well as for a major information technology system project. The County proposes to spend \$99.1 million on capital improvements during FY 2011, most of which is planned to be spent on the Sellwood Bridge project, repairs to the Morrison Bridge, and the East County and Downtown Courthouse projects.<sup>1</sup> Non-routine projects have budgeted expenditures of \$74.6 million, while routine projects have a budget of \$24.6 million. Below is a table showing routine and non-routine projects by fund:

Fund	Routine Projects	Non-routine Projects	Total
Roads Fund 1501	\$425,000	\$1,200,000	\$1,625,000
Bicycle Path Fund 1503	90,000	0	90,000
Bridge Fund 1509	100,000	40,000,000	40,100,000
Financed Projects Fund	0	5,100,000	5,100,000
Capital Improvement Fund 2507	19,073,816	28,259,084	47,332,900
Asset Preservation Fund 2509	<u>4,927,865</u>	<u>0</u>	<u>4,927,865</u>
<b>Total</b>	<b>\$24,616,681</b>	<b>\$74,559,083</b>	<b>\$99,175,765</b>

Multnomah County owns or leases 133 buildings totaling 2.9 million rentable square feet. The County is also responsible for the maintenance, operation and capital improvement of six Willamette River bridges and 300 miles of County roads, bicycle and pedestrian facilities. Most of these bridges and roadways are significant components of the regional transportation system and operations and repair require collaboration with multiple jurisdictions.

The County has an estimated deferred maintenance and seismic liability of \$230 million for County buildings, of which \$209 million is seismic liability. It is estimated that the County has a further \$156 million in seismic liability for the Willamette River bridges. Addressing the deferred maintenance backlog and seismic liability will require new sources of revenue to replace or repair important County assets.

<sup>1</sup> Capital assets typically have a useful life of 3 or more years: equipment is capitalized at \$5,000, buildings are capitalized at \$50,000, and building improvements, land, roadways, and bridges are capitalized at \$10,000. Major IT systems such as enterprise-wide software are also capitalized and budgeted for in the capital budget. Not all capitalized assets are budgeted in the capital budget.

## How the Capital Budget was Developed

The development of Multnomah County's Capital Budget is led by the division or department that implements the project: Facilities and Property Management (FPM) in the case of buildings and Land Use and Transportation in the case of roads, bridges, and bike paths. Each division has their own prioritization and planning process for capital projects.

Facilities and Property Management capital staff work with departments to identify new capital projects. Criteria for rating a facility project use the following: safety, the integrity of the building envelope, legal compliance, major system maintenance, operational savings, tenant moves and building disposition potential, with funds assigned first to the highest-scoring projects.

Land Use and Transportation uses a twenty year long-term Capital Improvement *Plan* to identify and rank transportation improvements needs for County roadways and bridges. County staff use safety, congestion relief, support of regional land use goals, the availability of project-specific funding, and community support as criteria when evaluating funding for projects.

After scoring projects and aligning them with long-term plans, Facilities and Land Use and Transportation develop program offers for approval by the Chair and Board. They also present an update on their proposed annual Capital Budget to the Board during the budget worksessions preceding the adoption of the budget. The presentations include work completed and future plans. Program offers 72071, 72072, 91017 and 91018 show planned capital expenditures for each division and can be found in Volume 2.

## Financing for the Capital Budget

Multnomah County will finance the FY 2011 Capital Budget using a combination of dedicated tax revenues, fees, bond proceeds, grants, and internal charges.

Funding for roadway, bike, pedestrian, and bridge projects comes primarily from State and County vehicle fuel taxes and registration fees, land development activity, and federal grant programs and allocations. Funds derived from gasoline taxes and vehicle registration fees are the most flexible. Within guidelines imposed by the state constitution, the County has full discretion on how they are used.

Federal funding and money from private development is usually project-specific. Most of the federal funds for road-related improvements are allocated by Metro, which requires that projects are consistent with the Regional Transportation Plan and have a matching contribution from the County. The Willamette River bridge projects are largely financed with federal and state funding.

# Capital Budget

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Funding for facilities capital improvements come from a variety of sources, including:

- Voter-approved General Obligation bonds, which are repaid with property taxes
- Full Faith and Credit Bonds, which are repaid from general County revenues or dedicated resources
- Capital Improvement and Asset Preservation fees
- Sales of buildings and property
- Capital project specific grants
- Federal Stimulus grant funding, and
- Energy trust incentives

Capital Improvement and Asset Preservation fees are paid by building tenants as a way to cover the cost of renovation or replacement of facility systems or improvements. In FY 2011 the fee is \$2.75 per square foot and will collect approximately \$6 million. This fee is primarily paid by County departments that are the main tenants of County buildings.

Below is a table showing the financing source and planned capital expenditures by fund:

Revenue Source	Road Fund 1501	Bicycle Path Fund 1503	Bridge Fund 1509	Financed Projects Fund 2504	Capital Improve. Fund 2507	Asset Pres. Fund 2509	Total
Beginning Working Capital	\$1,485,093	\$360,000	\$876,271	\$600,000	\$24,575,800	\$2,913,965	\$30,811,129
Bond Proceeds	1,200,000	0	150,000,000	0	15,000,000	0	166,200,000
Grants	33,013,779	0	12,931,804	0	1,700,000	0	47,645,583
Transfers from Other Funds	0	68,000	5,600,000	4,500,000	3,516,100	2,488,900	16,173,000
County Gas Tax	7,200,000	0	0	0	0	0	7,200,000
Licenses, Fees, Permits and Charges for Services	709,700	0	6,000,000	0	281,000	0	6,990,700
Other Sources of Revenue	<u>1,488,110</u>	<u>2,500</u>	<u>454,889</u>	<u>6,000</u>	<u>2,260,000</u>	<u>25,000</u>	<u>4,236,499</u>
<b>Total Revenue</b>	<b>\$45,096,682</b>	<b>\$430,500</b>	<b>\$175,862,964</b>	<b>\$5,106,000</b>	<b>\$47,332,900</b>	<b>\$5,427,865</b>	<b>\$279,256,911</b>
Spending on Capital Projects	\$1,625,000	\$90,000	\$40,100,000	\$5,100,000	\$47,332,900	\$4,927,865	\$99,175,765
Spending on Maintenance and Operations	12,627,282	0	26,856,406	0	0	0	39,483,688
Transfer Payments	30,844,400	0	0	0	0	0	30,844,400
Carryover to FY 2012	<u>0</u>	<u>340,500</u>	<u>108,906,558</u>	<u>6,000</u>	<u>0</u>	<u>500,000</u>	<u>109,753,058</u>
<b>Total Requirements</b>	<b>\$45,096,682</b>	<b>\$430,500</b>	<b>\$175,862,964</b>	<b>\$5,106,000</b>	<b>\$47,332,900</b>	<b>\$5,427,865</b>	<b>\$279,256,911</b>

### Major Capital Projects

#### *Replacing the Sellwood Bridge*



Photo Credit: Christy Jill Reed

The Sellwood Bridge project is in the late stages of planning for a replacement for the 85-year old Willamette River bridge. Structural problems revealed by an in depth inspection and analysis of the bridge in 2005 resulted in weight limits of 10 tons. Numerous components of the bridge were found to be in poor or worse condition including: railing, concrete girders and columns, steel floor beams, paint, and sidewalks. In addition, the bridge is narrow with very poor facilities for cyclists and pedestrians and substandard roadway geometry at the west end. The bridge is structurally deficient and functionally obsolete.

A regional funding plan is in place to secure the estimated \$330 million needed to fund the project and construction is projected to begin in late 2012. The cost includes the new bridge, an interchange where the bridge connects with Highway 43, right-of-way, design, and mitigating impacts to protected environmental resources. The funding plan includes the following sources:

- \$127 million - Multnomah County Vehicle Registration Fee (\$19 per year)
- \$22 million - Clackamas County Vehicle Registration Fee (increase between \$5 to \$8, expected to pass in spring 2010)
- \$100 million - City of Portland (new revenues from the Oregon Jobs and Transportation Act)
- \$30 million - State of Oregon (Jobs and Transportation Act) for Highway 43 interchange
- \$11 million - Previously secured funds remaining after planning phase
- \$40 million - Request for Federal funds

Of this funding, \$168 million is secured. An additional \$122 million is expected to be secured in 2010. The remaining \$40 million request is dependent on the reauthorization of the federal transportation bill. The FY 2011 budget (program offer 91017) for \$150 million in debt issuance allows staff the authority and flexibility to put together a debt package to finance construction. The county plans to spend only \$35.0 million in FY 2011 to purchase the right of way for the Sellwood Bridge.

FY 2011 County Budget	Total Project Cost	Estimated Operating Expenditures	Estimated Completion Date
\$35,000,000	\$330,000,000	Under Review	Under Review

### *Repairing the Morrison Bridge*

The Morrison Bridge Lift Span Grating project will replace the existing lift span deck with a new deck system that will improve safety and reduce maintenance requirements. The deck is developing cracks that require frequent welding repairs and is extremely slippery when wet. Accidents ranging from minor hits to the curb to major crashes are relatively frequent on the bridge and incidents increase during poor weather.

The County recently completed the design of a new bike/pedestrian facility on the south side of the bridge and began construction in 2009. This new facility uses a temporary decking over the steel grating. The new decks system under this project will include a permanent bike/pedestrian deck.

The costs for the construction phase of this project are estimated to be \$8.2 million. ODOT will reimburse the County at a rate of 89.73%, equaling \$7.3 million of the total construction costs. The remaining \$900,000 will be paid for by the County from the Bridge Fund.

FY 2011 County Budget	Total Project Cost	Estimated Operating Expenditures	Estimated Completion Date
\$5,000,000	\$8,209,000	Under Review	September 2011

### *New East County Courthouse*

The new East County Courts at SE 185<sup>th</sup> and Stark in the Rockwood community will provide court services and district attorney space to the fastest growing segment of Multnomah County. Multnomah County is required by state statute to provide court facilities for citizens east of 122<sup>nd</sup>. The Board approved the schematic design portion of the East County Courthouse in October 2009. On April 22, 2010, the Board of County Commissioners approved 1) the schematic design, 2) proceeding with the final design, and 3) initiating the funding package. The project scope of work is a three courtroom facility with space for the County District Attorney and courthouse security. The space is proposed to be designed to achieve LEED Gold Certification, the second highest sustainable building standard.

In the fall of 2010, the Board of County Commissioners will be asked to approve this project for funding and construction of the estimated \$19.6 million courthouse building. The annual debt service will be approximately \$1.5 million per year with annual operating costs estimated at \$430,000. The facility could be completed as early as March 2012.

FY 2011 County Budget	Total Project Cost	Estimated Operating Expenditures	Estimated Completion Date
\$19,177,000	\$19,600,000	\$430,000	March 2012

### *Downtown County Courthouse -Proposed*

The existing downtown courthouse, built in 1914, has outlasted its useful life. The approximately 300,000 square foot building is a financial drain for the County both from an operational as well as staffing perspective. The physical infrastructure requires significant



Photo Credit: Multnomah County Courthouse by Seth Gaines

ongoing investment to operate and the space is laid out inefficiently for modern courtroom and security needs. In addition, the building needs an estimated \$57 million in structural improvements to ensure its safety during seismic events.

A new 500,000 square foot court facility would provide for the County's space needs, reduce maintenance costs, and increase energy efficiency. A new court facility would allow the State an opportunity to meet community demand, ensure that justice is carried out in a timely manner, and support services to Multnomah County citizens. The total cost for this project is estimated at \$220 million.

In 2007 the County signed an Intergovernmental Agreement with the Portland Development Commission which included an \$8.8 million contribution toward relocation of the Hawthorne Bridge Ramps for the potential development of a new courthouse. With interest earned that amount is budgeted in FY 2011 at \$9.1 million. The projected cost of relocating the ramp in 2009 was approximately \$12 million. This could include voter approved General Obligation bonds, loans or participation by other jurisdictions. The effects on operating costs for the new facility are uncertain.

FY 2011 County Budget	Total Project Cost	Estimated Operating Expenditures	Estimated Completion Date
\$9,082,000	\$220,000,000	Under Review	Under Review

### Capital Projects by Fund

#### Road Fund (1501)

The specific projects presented to the Board for approval as part of the Capital Budget are displayed here by Fund. Each Fund is dedicated for specific purposes as described by Board action, and projects assigned must meet the restrictions on that funding source. Projects are further identified as routine or non-routine.<sup>1</sup>

The Road Fund budgets dedicated funds for construction, repair, maintenance, and operations of County roads. These projects receive funding from State Motor Vehicle sources, County gasoline tax, permits, development fees, issuance of debt and by intergovernmental agreement.

#### Non-Routine Projects

The Road fund has three non-routine projects in the FY 2011 Capital Budget. The NE 223rd Avenue Rail Road Underpass will finish reconstructing the railroad bridge over NE 223rd Ave with wider travel lanes, sidewalks and bicycle lanes. The NE 238th Drive Safety Project will widen the road for better visibility, replace sidewalks, and install warning signs. This project will reduce crashes and safety hazards on this road. Finally, the Urban Asphalt Concrete Overlay Project will use American Recovery and Reinvestment Act funding to place a 2 to 3 inch asphalt concrete lift on 3 or more miles of county roads that are in fair condition or better.

#### NE 223rd Avenue Rail Road Underpass (Federal - Surface Transportation Program)

FY 2011 Road Fund Capital Budget	FY 2011 ODOT Budget	FY 2011 Project Cost	Total County Project Cost	Total Project Cost	Est. Completion Date
1,200,000	0	1,200,000	4,726,000	7,926,000	August 2010

#### NE 238th Drive Safety Project (Federal Hazard Elimination Program)

FY 2011 Road Fund Capital Budget	FY 2011 ODOT Budget	FY 2011 Project Cost	Total County Project Cost	Total Project Cost	Est. Completion Date
0	326,000	326,000	35,000	361,000	June 2011

#### Urban Overlay Project (Federal ARRA Program)

FY 2011 Road Fund Capital Budget	FY 2011 ODOT Budget	FY 2011 Project Cost	Total County Project Cost	Total Project Cost	Est. Completion Date
0	580,000	580,000	163,000	743,000	Sept. 2010

<sup>1</sup> Non-routine projects alter an asset's function, maintenance or operational costs, increase capacity or expand current systems. Routine projects are those that rehabilitate or maintain existing structure or are normal system-wide projects.

*Routine Projects*

Routine Projects	FY 2011 Road Fund Capital Budget	Total County Project Cost
Halsey Street Sidewalk In-Fill	\$25,000	\$25,000
Safety/Emergency/Various Culverts	50,000	50,000
East County Cities A/C Overlay	150,000	0
Contingency Reserve	<u>200,000</u>	<u>200,000</u>
<b>Total Road Fund Routine Projects</b>	<b>\$425,000</b>	<b>\$275,000</b>

*Bicycle Path Construction Fund (1503)*

This fund receives its revenue from one percent of the County's share of motor vehicle fees or through dedicated project grants and intergovernmental agreements. The fund is dedicated to the construction of bicycle and pedestrian projects.

Routine Projects	FY 2011 Bike/Ped Fund Budget	FY 2011 ODOT Budget	Total County Project Cost	Total Project Cost
NE Glisan St: North Sidewalk	\$30,000	\$83,958	\$30,000	\$113,958
NE 223rd Ave: Blue Lake Road - Sandy Blvd Bikeway	30,000	0	30,000	30,000
NE 223rd Ave: Marine Dr - Blue Lake Rd	<u>30,000</u>	<u>0</u>	<u>30,000</u>	<u>30,000</u>
<b>Total Bike Pedestrian Fund Routine Projects</b>	<b>\$90,000</b>	<b>\$83,958</b>	<b>\$90,000</b>	<b>\$173,958</b>

## Willamette River Bridge Fund (1509)

The Willamette River Bridge Fund accounts for revenue from the County gasoline tax, a portion of the County's State Motor Vehicle fee, and dedicated Federal and State project revenues, and grants. Projects in this fund are limited to the Sellwood, Hawthorne, Morrison, Burnside, Broadway, and Sauvie Island bridges.

### Non-Routine Projects

The Bridge Fund has two non-routine projects (as discussed on pages 6 and 7) budgeted in FY 2011 – purchasing right-of-way for an eventual replacement for the Sellwood Bridge, and replacing the grating on the lift span of the Morrison Bridge.

### Routine Project

Routine Projects	FY 2011 Bridge Fund Budget	FY 2011 ODOT Budget	Total County Project Cost	Total Project Cost
Miscellaneous Ongoing Repairs	\$50,000	\$0	\$50,000	\$50,000
Miscellaneous Small Improvements	50,000	0	50,000	50,000
<b>Total Bridge Fund Routine Projects</b>	<b>\$100,000</b>	<b>\$0</b>	<b>\$100,000</b>	<b>\$100,000</b>

## Financed Projects Fund (2504)

This fund accounts for expenditures for acquiring, remodeling, or constructing County facilities, information technology capital investments, and other capital projects. Resources derive from Full Faith and Credit bonds or other financing sources.

### Non-Routine Projects

In FY 2011 the Financed Projects Fund will continue to fund the data system replacement project for the Division of Assessment, Records and Taxation.

FY 2011 General Fund	FY 2011 Financed Projects Fund Cost	FY 2011 Project Cost	Total Cost	Estimated Completion Date
\$0	\$5,100,000	\$5,100,000	\$8,000,000	FY 2011

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## Capital Improvement Fund (2507)

This fund accounts for the proceeds derived from capital improvement fees, the sale of unrestricted property, interest income, financing proceeds and any service reimbursement or operating revenue from leased facilities. Expenditures are made for capital acquisitions or for the retirement of lease/purchase agreements.

### Non-Routine Projects

The Capital Improvement Fund has two non-routine projects budgeted in FY 2011 – relocating the West Hawthorne Bridge ramp in anticipation of replacing the downtown Multnomah County Courthouse, and constructing a new East County Court facility (see pages 7 and 8 for detailed information).

### Routine Projects

Routine Projects	Building	FY 2011 Adopted Budget	Total Project Cost	Estimated Completion Date
Curbing - Extruded Concrete	Animal Services	\$500	\$500	Summer FY11
Signage	Hansen	1,500	1,500	Summer FY11
Exterior lighting improvements	Hansen	2,500	2,500	Summer FY11
Remodel Dorm 3 officer's station	Inverness Jail	4,500	4,500	Summer FY11
Misc Ceiling Repair	Inverness Jail	5,000	5,000	Summer FY11
A&E Building Standards Update Phase I	Multiple Bldgs	6,000	6,000	Spring FY11
Roll-Up Door Barrel (Inspection & Replacement) B119	Justice Center	6,000	6,000	Spring FY11
Paved Vehicle Surfaces - Asphalt	Animal Services	6,300	6,300	Summer FY11
A&E Alley Right of Way Vacation B322	Walnut Park	7,300	10,000	Summer FY11
Site Cleanup Edgefield Farm R320821	Edgefield Property	7,600	28,000	Winter FY12
SEP - Lighting Upgrades B481	Central Office	9,900	10,000	Summer FY11
Integrate MCIJ Cad Drawings	Inverness Jail	10,000	10,000	Summer FY11
Integrate Yeon Shops Cad Drawings	Yeon Shops	10,000	10,000	Fall FY11
Misc Door Hardware Replacement B101	Court House	10,000	10,000	Spring FY11
BSER Replace Shower Valves B314	Inverness Jail	11,800	15,000	Summer FY11
Wood, Vinyl, Or Alum Walls	Wikman Building	12,000	12,000	Winter FY12
Small Energy Project - Light Upgrade Yeon	Yeon Shops	14,100	42,557	Summer FY11

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Routine Projects	Building	FY 2011 Adopted Budget	Total Project Cost	Estimated Completion Date
BSER Repair/Rebuild Well & Pump B464	Skyline Garage	14,800	20,000	Summer FY11
HVAC Distribution - AHU #1 Shared B119	Justice Center	15,000	15,000	Fall FY12
HVAC Distribution - AHU #2 Shared B119	Justice Center	15,000	15,000	Fall FY12
HVAC Distribution - AHU #3 County Only	Justice Center	15,000	15,000	Fall FY12
HVAC Distribution - AHU #4 County Only	Justice Center	15,000	15,000	Fall FY12
HVAC Distribution - AHU #5 Shared	Justice Center	15,000	15,000	Fall FY12
Install Screens On Outdoor Chillers	Inverness Jail	15,000	15,000	Summer FY11
lighting replacement	Title Wave	15,000	15,000	Winter FY12
Misc Ceiling Repair	Hansen	15,000	15,000	Summer FY11
Misc Door And Lock Hardware Replacement	Justice Center	15,000	15,000	Spring FY11
Misc Door Hardware And Lock Replacement	Inverness Jail	15,000	15,000	Summer FY11
Misc Door Hardware Replacement	McCoy	15,000	15,000	Spring FY11
Misc Door Hardware Replacement	Mead	15,000	15,000	Spring FY11
Repair Sidewalk Ne Corner	Bridge Shops	15,000	15,000	Fall FY11
Water Pressure Booster Pumps 6th Floor	Court House	15,000	15,000	Winter FY12
Patch And Paint Exterior OfThe Building	Yeon Shops	16,000	16,000	Winter FY12
BSER Replace (2) Hot H2O Tanks B314	Inverness Jail	19,100	30,000	Summer FY11
Atrium Ceiling/Vaulted Entrance Repair Shared	Justice Center	20,000	20,000	Winter FY11
Boiler Upgrade B313	Hansen	20,000	20,000	Fall FY12
Court Room #1-#4 Upgrade Planning B119	Justice Center	20,000	20,000	Fall FY11
Elevators 1-4 Interior Refinished B101	Court House	20,000	20,000	Fall FY11
Masonry Repairs & Coating	Bridge Shops	20,000	90,000	Fall FY13
Replace AHU / Investigate cooling options	Title Wave	20,000	120,000	Spring FY11
Replace Front Doors	Library Administration	20,000	20,000	Summer FY11
West side Atrium Stained Glass Window Sealing	Justice Center	20,000	20,000	Winter FY11
Paint the exterior and replace fascia boards.	Animal Services	21,000	21,000	Summer FY11
Renewable Energy Production	All Properties	24,600	40,000	Summer FY11
BSER Repair & Replace 9 Windows B481	Central Office	25,000	25,000	Summer FY11
Library Administration dock roof	Library Administration	25,000	25,000	Fall FY12

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Routine Projects	Building	FY 2011 Adopted Budget	Total Project Cost	Estimated Completion Date
Refurbish Hansen West Wing B313	Hansen	25,000	25,000	Summer FY11
Replace Flooring (VCT)	Walnut Park	25,000	25,000	Spring FY11
Security System	Animal Services	25,000	25,000	Summer FY11
Shop Supplemental Heating	Yeon Shops	25,000	25,000	Winter FY12
BSER Repair CAT Generator B425	Yeon Shops	25,900	35,000	Summer FY11
A&E Design Replacement 5 HVAC Units B314	Inverness Jail	29,700	30,000	Spring FY12
City Side/Shared Roll-Up Door Service	Kelly Building	30,000	30,000	Summer FY11
Central Vent & Exhaust	McCoy	32,400	32,400	Summer FY11
Misc Ceiling Repairs	Court House	35,000	35,000	Winter FY11
Notifier Command System Replacement B119	Justice Center	35,000	35,000	Winter FY12
lighting replacement	Library Administration	42,000	42,000	Summer FY11
Purchase Mobile Office Animal Services	Animal Services	43,000	43,000	Winter FY11
HVAC Mead Bldg	Mead	47,000	50,000	Summer FY11
Courthouse Redevelopment Study	Court House	50,000	50,000	Spring FY11
RACC	All Properties	50,000	50,000	N/A
Roll-Up Gate Capital Maintenance (3 Units) B119	Justice Center	50,000	50,000	Spring FY11
Small Energy Projects	All Properties	50,000	50,000	N/A
Replace Hot Water Generator IJ B314	Inverness Jail	52,000	75,000	Fall FY11
BSER Replace RayPak Boiler #1 B617	Title Wave	52,500	70,000	Summer FY11
Hansen Capital Maintenance	Hansen	57,900	75,000	Fall FY11
HVAC Distribution - AHU #1	McCoy	70,000	70,000	Fall FY12
HVAC Distribution - AHU #2	McCoy	70,000	70,000	Fall FY12
HVAC Distribution - AHU #3	McCoy	70,000	70,000	Fall FY12
Yeon Building Rebuild HVAC Fans	Yeon Shops	70,000	70,000	Fall FY12
Emergency Expenditures	All Properties	72,200	72,200	N/A
Shower Repairs for Justice Center	Justice Center	72,400	435,626	Summer FY11
A&E Consultation for CIP	All Properties	75,000	75,000	N/A
Cooling Tower B6 & B10 Installation	Court House	80,000	80,000	Summer FY11
Electrical	Court House	81,400	1,328,000	Summer FY11

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Routine Projects	Building	FY 2011 Adopted Budget	Total Project Cost	Estimated Completion Date
Additional Dorm Showers	Inverness Jail	83,300	502,229	Spring FY11
ADA-American Disabilities Act	All Properties	100,000	100,000	N/A
Building Disposition Summary	All Properties	100,000	100,000	N/A
Hydronic Radiation & Bsmt Locker HVAC	Hansen	100,000	100,000	Fall FY12
Interior Finishes	All Properties	100,000	100,000	N/A
Macerator System Modification	Justice Center	100,000	100,000	Summer FY11
Roof Repairs	Yeon Shops	100,000	100,000	Winter FY12
Add Redundant Boiler	Inverness Jail Laundry	118,900	120,000	Winter FY12
Roof Replacement McCoy	McCoy	128,600	1,000,000	Spring FY11
Siemens Upgrade County/City Shared Cost	Justice Center	130,000	130,000	Summer FY12
ADA Upgrade - Public Areas	Walnut Park	150,000	150,000	Summer FY11
Yeon / Vance Site analysis	Multiple Bldgs	150,000	150,000	Spring FY11
Roof Replacement Mead (Include Cooling Tower)	Mead	150,800	775,000	Summer FY11
Central Library Foundation Fund	Central Library	152,000	273,400	N/A
FLS Fire Life Safety	All Properties	175,000	175,000	N/A
Cell Door replace 4-8	Justice Center	192,800	995,355	Spring FY11
Mead Exterior Repairs	Mead	197,100	200,000	Summer FY11
Building Disposition Summary	All Properties	210,000	210,000	N/A
Replace 5 Roof Top HVAC Units	Inverness Jail	250,000	250,000	Spring FY12
Space Optimization	All Properties	352,400	352,400	N/A
Miscellaneous Ongoing Repairs	Various	372,916	1,421,688	Spring FY11
Cooling Tower Replacement B119	Justice Center	381,900	400,000	Winter FY11
Animal Services site work	Animal Services Office	460,700	550,000	Fall FY11
FY10 Mini Fund balance	Various	471,200	1,138,394	N/A
BSEB Building Safety Emergency Repair	All Properties	500,000	500,000	N/A
Domestic Violence Center Tenant Improvements	GCC Residential	522,600	600,000	Winter FY12
ARRA Heat Recovery Systems DOE A	Inverness Jail Laundry	600,000	600,000	Spring FY12
Courthouse Elevators 3 & 4 B101	Court House	735,100	750,000	Fall FY11
McCoy Capital Maintenance	McCoy	769,400	850,000	Summer FY11

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Routine Projects	Building	FY 2011 Adopted Budget	Total Project Cost	Estimated Completion Date
B314 - Exterior Repair & Waterproofing	Inverness Jail	903,600	950,000	Winter FY11
ARRA Bldg Automation Systems	Multiple Bldgs	1,500,000	1,500,000	Spring FY12
Kelly Bldg Disposition	Kelly Building	2,000,000	2,066,259	FY 2012
Roof - Restoration	Inverness Jail	2,038,600	2,050,000	Spring FY12
Deferred Maint Bond Projects	All Properties	<u>2,693,000</u>	<u>2,693,000</u>	Fall FY13
Routine Projects Capital Improvement Fund 2507		\$19,073,816	\$25,972,808	

# Capital Budget

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## Asset Preservation Fund (2509)

Resources for this fund are derived from an asset preservation fee, which is part of facilities charge assessed to County building tenants. This fund accounts for expenditures for building system repairs, primarily before the systems have reached the end of their life cycle. Projects include scheduled capital maintenance projects such as roof replacement, boiler and chiller replacement, plumbing, carpet replacement, etc.

### Routine Projects

Routine Projects	Building	FY 2011 Adopted Budget	Total Project Cost	Estimated Completion Date
Carpet at Belmont	Belmont Library	\$40,000	\$40,000	Spring FY11
LIGHTING UPGRADE B601	Central Library	365,000	408,744	Summer FY12
Concrete Work/ Tree Root Issues	Central Library	42,000	42,000	Fall FY11
Carpet/ Flooring Central Lib	Central Library	60,000	60,000	Spring FY11
Capital Repair VFD AHU-4 B601	Central Library	6,700	10,000	Spring FY11
Upgrade Lighting	Elections	35,000	35,000	Spring FY11
Carpet at Gregory Heights	Gregory Heights Library	37,900	40,000	Spring FY11
Security System	Gresham Probation	10,000	10,000	Winter FY11
Carpet at Hollywood	Hollywood Library	120,000	120,000	Spring FY11
JJC Roof Restoration	Juvenile Justice	59,600	1,984,651	Spring FY11
HVAC JJC B311	Juvenile Justice	100,000	100,000	Winter FY11
FSD Replacement and upgrades/ Failed devices	Juvenile Justice	158,700	225,000	Spring FY11
FSD Documents and prints	Juvenile Justice	46,800	70,000	Spring FY11
EM Exp - Inject Waterproofing Material B311	Juvenile Justice	5,000	5,000	Winter FY11
EC Exp Replace powerhouse sewer drain	Juvenile Justice	700	8,500	Spring FY11
Replace HVAC Mid County Health B430	Mid-County Health	485,300	500,000	Spring FY11
Paint Exterior Of Building	Mid-County Health	60,000	60,000	Spring FY11

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Routine Projects	Building	FY 2011 Adopted Budget	Total Project Cost	Estimated Completion Date
Interior Finishes Carpet & Paint B430	Mid-County Health	4,700	11,000	Spring FY11
Curb Replacement	Mid-County Health	10,000	10,000	Winter FY11
ADA Entryway Operator Replacement B430	Mid-County Health	1,000	7,000	Spring FY11
A&E Evaluate ADA RR Requirements B430	Mid-County Health	5,000	5,000	Spring FY11
Sidewalks Around Building And Garage	Multnomah Bldg	30,000	30,000	Winter FY11
REPLACE ROOF EAST SIDE	Multnomah Bldg	50,000	750,000	Winter FY13
EOC HVAC Upgrade	Multnomah Bldg	100,000	100,000	Summer FY12
Elevator Upgrade TMB	Multnomah Bldg	761,800	775,000	Winter FY12
Capital Repair Sidewalks B503	Multnomah Bldg	13,900	15,500	Spring FY11
Capital Repair Replace Phone Rm AC B503	Multnomah Bldg	13,500	53,300	Spring FY11
Capital Repair Board Rm Sound System Repairs B503	Multnomah Bldg	6,200	6,200	Spring FY11
TMB Garage Deck Repair	Multnomah Bldg Garage	325,900	350,000	Summer FY12
Hydraulic Elevator #1	Multnomah Bldg Garage	150,000	150,000	Winter FY12
lighting replacement	Multnomah Co East	56,000	56,000	Spring FY11
Sunken Area In Parking Lot Near Catch Basin	North Portland Health	25,000	25,000	Fall FY11
Paved Vehicle Surfaces - Asphalt	Rockwood Library	92,400	92,400	Fall FY12
Drainage - Underground	Rockwood Library	270,000	270,000	Fall FY12
Carpet at Rockwood	Rockwood Library	40,000	40,000	Spring FY11
SE Health Replace HVAC units 1-5	Southeast Health	272,900	322,496	Winter FY11
Paint Exterior Of Building	Southeast Health	30,000	30,000	Spring FY11
Carpet at St Johns	St Johns Library	40,000	40,000	Spring FY11
Duct Evaluation	Various	15,000	15,000	Spring FY11
Repaint Exterior Steel	Woodstock Library	25,000	25,000	Winter FY11
Carpet at Woodstock	Woodstock Library	55,000	55,000	Spring FY11
Repaint Peeling Exterior Metal Panels	Yeon Annex	8,000	8,000	Spring FY11
Lighting replacement	Yeon Annex	35,000	35,000	Spring FY11
Lighting Controls	Yeon Annex	12,000	12,000	Spring FY11
Small Energy Projects	All Properties	50,000	50,000	N/A
RACC	All Properties	30,000	30,000	N/A

# Capital Budget

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Routine Projects	Building	FY 2011 Adopted Budget	Total Project Cost	Estimated Completion Date
Interior Finishes	All Properties	150,000	150,000	N/A
FY10 Mini Fund balance	All Properties	93,065	591,806	N/A
Emergency Expenditures	All Properties	98,800	98,800	N/A
Capital Repair	All Properties	200,000	200,000	N/A
ADA-American Disabilities Act	All Properties	50,000	50,000	N/A
A&E Consultation for AP	All Properties	175,000	175,000	N/A
Unappropriated Balance	All Properties	<u>500,000</u>	<u>4,800,000</u>	N/A
Routine Projects Asset Preservation Fund 2509		\$5,427,865	\$13,153,396	