Multnomah County				
Program #78205 - Facilit	ies Capital Improvement Program			2/21/2018
Department:	County Assets	Program Contact:	Alene Davis	
Program Offer Type:	Internal Service	Program Offer Stage:	: As Requested	
Related Programs:	78204-19, 78206-19, 78213-19			
Program Characteristics	: In Target			

Executive Summary

The Capital Improvement Program actively monitors, upgrades, and improves the County's portfolio of Tier II and III buildings. The program preserves the County's assets by investing in improvements that maintain building values and provide accessible, functional, and energy efficient facilities for the operating programs that use them.

Program Summary

The Capital Improvement Program (CIP) provides funding for the annual 5-year Capital Plan that focuses on the County's 17 primary owned Tier II and III buildings. A Tier II building is one that is a desirable part of the County's long-term portfolio but has significant deferred maintenance needs which must be addressed. A Tier III building is one that is not economical or is impractical to bring to County standards and is therefore designated for disposition. Capital expenditures are avoided or minimized in Tier III facilities pending disposition of the building, if possible. The plan works in conjunction with the Facilities Strategic Plan which provides a basis for a sound investment strategy that addresses building needs and includes projects ranging from equipment upgrades to construction of new facilities over a 10 year horizon.

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. The program looks for project efficiencies that benefit the building users and extend the useful life of the building.

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 uses a PULSE (Planned Useful Life - System Evaluation) database to track building system life cycles.

Implementation of the Facilities Asset Strategic Plan (FASP) will also impact future capital needs. Efforts are underway County-wide to work on our building portfolio's recapitalization needs, which the current 8% annual CIP revenue increases are not adequate to address.

Performance Measures					
Primary Measure	FY17 Actual	FY18 Purchased	FY18 Estimate	FY19 Offer	
Percent of projects planned for completion during a fiscal year that are completed in that fiscal year	70%	75.0%	75%	80%	
Percent of Primary Owned Buildings rated as Tier 1	58%	58%	53.2%	54.4%	
F	Percent of projects planned for completion during a fiscal year that are completed in that fiscal year	Primary MeasureActualPercent of projects planned for completion during a fiscal year that are completed in that fiscal year70%	Primary MeasureActualPurchasedPercent of projects planned for completion during a fiscal year that are completed in that fiscal year70%75.0%	Primary MeasureActualPurchasedEstimatePercent of projects planned for completion during a fiscal year that are completed in that fiscal year70%75.0%75%	

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. Purchase of homeless shelters lowered anticipated Tier 1%.

Legal / Contractual Obligation

There are a number of projects carrying over into FY 2019 that have contractual obligations to vendors and/or service providers.

Revenue/Expense Detail

	Proposed General Fund	Proposed Other Funds	Proposed General Fund	Proposed Other Funds
Program Expenses	2018	2018	2019	2019
Contractual Services	\$0	\$7,859,814	\$0	\$8,796,587
Materials & Supplies	\$0	\$3,413,000	\$0	\$4,199,695
Capital Outlay	\$0	\$450,086	\$0	\$120,139
Total GF/non-GF	\$0	\$11,722,900	\$0	\$13,116,421
Program Total:	\$11,722,900		\$13,116,421	
Program FTE	0.00	0.00	0.00	0.00

Program Revenues

Program Revenues				
Other / Miscellaneous	\$0	\$4,644,037	\$0	\$4,055,764
Financing Sources	\$0	\$234,870	\$0	\$294,201
Interest	\$0	\$35,000	\$0	\$31,200
Beginning Working Capital	\$0	\$5,074,821	\$0	\$7,500,797
Service Charges	\$0	\$1,734,172	\$0	\$1,234,459
Total Revenue	\$0	\$11,722,900	\$0	\$13,116,421

Explanation of Revenues

Fund 2507 Capital Improvement Program:

• 50000 BWC \$7,389,695 from Routine Project Carryover

• 50236 IG City of Portland share of Justice Center Projects \$1,234,459

• 50270 Interest on fund 2507 \$30,000

• 50310 Intl Svc Reimbursement CIP Fee from County Occupants \$4,055,764

• 50320 Cash Transfer revenue from External Clients \$128,318

• 50320 Cash Transfer revenue from Fund 3505 per repayment agreement for prior years \$158,046

Fund 2503 Asset Replacement Revolving Fund:

• 50000 BWC \$111,102 from carryover

Significant Program Changes

Last Year this program was: FY 2018: 78205 Facilities Capital Improvement Program

This offer increases BWC due to more projects have beginning working capital carryover. BWC adjustments will be made during the budget amendment period.