

<b>Department:</b>	County Assets	<b>Program Contact:</b>	John Lindenthal
<b>Program Offer Type:</b>	Internal Service	<b>Program Offer Stage:</b>	As Requested
<b>Related Programs:</b>	78006		
<b>Program Characteristics:</b>	In Target		

### 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 Summary

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 (13 are Libraries) 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 efficiency's, 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 three 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	FY13 Actual	FY14 Purchased	FY14 Estimate	FY15 Offer
Output	Percent of Planned AP Projects Completed	50.0%	85.0%	85.0%	85.0%
Outcome	Percent of Primary Owned Buildings rated as Tier 1	66.7%	66.7%	66.7%	66.7%

### Performance Measures Descriptions

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.

**Legal / Contractual Obligation**

N/A

**Revenue/Expense Detail**

	Proposed General Fund	Proposed Other Funds	Proposed General Fund	Proposed Other Funds
Program Expenses	2014	2014	2015	2015
Contractual Services	\$0	\$2,000,000	\$0	\$2,500,000
Materials & Supplies	\$0	\$400,000	\$0	\$435,000
Capital Outlay	\$0	\$9,409,000	\$0	\$6,749,000
<b>Total GF/non-GF</b>	<b>\$0</b>	<b>\$11,809,000</b>	<b>\$0</b>	<b>\$9,684,000</b>
<b>Program Total:</b>	<b>\$11,809,000</b>		<b>\$9,684,000</b>	
<b>Program FTE</b>	0.00	0.00	0.00	0.00

Program Revenues				
Other / Miscellaneous	\$0	\$3,732,759	\$0	\$3,164,000
Financing Sources	\$0	\$541,201	\$0	\$290,000
Interest	\$0	\$35,040	\$0	\$30,000
Beginning Working Capital	\$0	\$7,500,000	\$0	\$6,200,000
<b>Total Revenue</b>	<b>\$0</b>	<b>\$11,809,000</b>	<b>\$0</b>	<b>\$9,684,000</b>

**Explanation of Revenues**

50000 \$6,600,000 carryover of ongoing Asset Preservation projects from FY14 budget \$1,295,000 carryover of ongoing Library projects from FY14 budget will be transferred to fund 2506

50270 Interest Earnings \$30,000

50310 Internal Services from County Depts for Asset Preservation fee \$3.75 psf \$3,164,000

50320 Cash Transfer Asset Preservation fee from Facilities fund 3505 \$290,000

**Significant Program Changes**

**Last Year this program was:** 78007 Facilities Capital Asset Preservation

The Library District Asset Preservation fee is now accounted for in Fund 2506. This moves 13 primary owned Tier 1 buildings out of fund 2509 and into fund 2506