

Department: County Assets **Program Contact:** Henry Alaman
Program Offer Type: Internal Service **Program Offer Stage:** As Requested
Related Programs:
Program Characteristics: 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 for the operating programs that use them.

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 21 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 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	FY16 Actual	FY17 Purchased	FY17 Estimate	FY18 Offer
Output	Percent of Planned AP Projects Completed	72%	85%	70%	75%
Outcome	Percent of Primary Owned Buildings rated as Tier 1	66.7%	56.3%	58%	58%

Performance Measures Descriptions

PM #1: Percent of planned projects that will be completed during fiscal year. Current year estimates are projected to be lower than planned due to vacancies from staff turnover.

PM #2: Percent of Primary Owned Buildings rated as Tier 1 for long term retention.

Legal / Contractual Obligation

N/A

Revenue/Expense Detail

	Proposed General Fund	Proposed Other Funds	Proposed General Fund	Proposed Other Funds
Program Expenses	2017	2017	2018	2018
Contractual Services	\$0	\$1,424,695	\$0	\$14,561,797
Materials & Supplies	\$0	\$390,000	\$0	\$483,404
Capital Outlay	\$0	\$11,371,911	\$0	\$0
Total GF/non-GF	\$0	\$13,186,606	\$0	\$15,045,201
Program Total:	\$13,186,606		\$15,045,201	
Program FTE	0.00	0.00	0.00	0.00

Program Revenues				
Other / Miscellaneous	\$0	\$3,837,872	\$0	\$3,896,103
Financing Sources	\$0	\$260,604	\$0	\$231,757
Interest	\$0	\$20,000	\$0	\$20,000
Beginning Working Capital	\$0	\$9,068,130	\$0	\$10,897,341
Total Revenue	\$0	\$13,186,606	\$0	\$15,045,201

Explanation of Revenues

50000 BWC from Routine Project Carryover \$10,897,341

50270 Interest Earnings \$20,000

50310 Intl Svc Reimbursement AP Fee from County Occupants \$3,896,103

50320 Cash Transfer revenue from Fund 3505 FPM & Vacant space \$189,803

50320 Cash Transfer revenue from Fund 3505 per repayment agreement for prior years AP Fee on FPM/Vac SqFt due \$41,954

Significant Program Changes**Last Year this program was:** FY 2017: 78206 Facilities Capital Asset Preservation Program

A portion (\$288,526) of the AP Fee from County Occupants will be included in program offer 78204-18 to cover Program Administration costs of the Facilities Capital Asset Preservation Program.