



**Program #78206A - Facilities Capital Asset Preservation Program** FY 2024 Proposed

**Department:** County Assets **Program Contact:** Greg Hockert  
**Program Offer Type:** Internal Service **Program Offer Stage:** Proposed  
**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, maintainable, functional, and efficient for the operating programs. Decisions are based on these priorities: life, safety, fire, and equity. The majority of the funding for this offer comes from the Asset Preservation (AP) fees.

**Program Description**

The Asset Preservation Program (AP) provides funding for the annual 5-year Capital Plan that focuses on the County's 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 maintainable. 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 Plan. The Capital Plan is based on a comprehensive database which identifies all projected replacement needs in Tier I buildings. The 5-year CIP Plan sets clear goals to distribute project funds equitable across County departments and buildings. The plan 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, maintainable, and equity. The program looks for project efficiencies that benefit the building users and extend the useful life of the building plus a strong allocation of project funds to diverse local vendors.

**Performance Measures**

Measure Type	Primary Measure	FY22 Actual	FY23 Budgeted	FY23 Estimate	FY24 Offer
Output	Number of new projects added to the Asset Preservation portfolio	9	22	30	14
Outcome	Percent of projects planned for completion during a fiscal year that are completed in that fiscal year.	51%	75%	50%	60%

**Performance Measures Descriptions**

PM #1 - Number of new capital projects added to the Asset Preservation (AP) portfolio to be implemented and managed by FPM project managers in the fiscal year. Note a decline in projects for FY 2024 reflects a concerted effort to combine multiple requested projects that can be managed as one project within a building.

PM #2 - Percent of projects planned for completion during a fiscal year that are completed in that fiscal year.

## Legal / Contractual Obligation

There are a number of projects carrying over into FY 2024 that have contractual obligations to vendors and/or service providers.

## Revenue/Expense Detail

	Adopted General Fund	Adopted Other Funds	Proposed General Fund	Proposed Other Funds
<b>Program Expenses</b>	<b>2023</b>	<b>2023</b>	<b>2024</b>	<b>2024</b>
Personnel	\$0	\$0	\$0	\$927,175
Contractual Services	\$0	\$27,456,075	\$0	\$34,538,247
<b>Total GF/non-GF</b>	<b>\$0</b>	<b>\$27,456,075</b>	<b>\$0</b>	<b>\$35,465,422</b>
<b>Program Total:</b>	<b>\$27,456,075</b>		<b>\$35,465,422</b>	
<b>Program FTE</b>	0.00	0.00	0.00	0.00

<b>Program Revenues</b>				
Other / Miscellaneous	\$0	\$8,314,398	\$0	\$7,197,693
Financing Sources	\$0	\$194,114	\$0	\$211,005
Interest	\$0	\$100,000	\$0	\$200,000
Beginning Working Capital	\$0	\$20,856,303	\$0	\$28,663,249
Service Charges	\$0	\$99	\$0	\$118
<b>Total Revenue</b>	<b>\$0</b>	<b>\$29,464,914</b>	<b>\$0</b>	<b>\$36,272,065</b>

## Explanation of Revenues

BWC from routine project carryover \$28.7 million  
Intl Svc Reimbursement AP fee from County occupants \$7.2 million  
Cash transfer revenue from external clients \$0.2 million  
Interest income \$0.2 million

## Significant Program Changes

**Last Year this program was:** FY 2023: 78206 Facilities Capital Asset Preservation Program

Beginning working capital carryover increased year over year due to global material shortages which resulted in longer lead times for projects.