

**Program #78245 - Facilities Capital Improvement Program**
**FY 2026 Adopted**
**Department:** County Assets

**Program Contact:** Christina Pomrenke

**Program Offer Type:** Capital

**Program Offer Stage:** Adopted

**Related Programs:** 78244

**Program Characteristics:**
**Program Description**

The Facilities Capital Improvement Program (CIP) project team manages capital improvements in and at County owned facilities and properties. The team ensures stewardship of owned buildings in alignment with the County's mission of ensuring quality services to promote a healthy, safe, and prosperous community for all. Decisions are based on the priorities of life, safety, system condition, and equity. The goal is to have properties buildings that are functional, maintainable, and accessible, ensuring continued operations to all County communities.

The program is primarily funded through Capital fees contributed by programs that occupy owned buildings, but also through one-time-only funds and client funds. The CIP distributes project funds in an equitable manner across County departments and buildings. The work includes significant collaboration and communication with programs across the County.

This team implements a rolling five-year Capital Improvement Plan that is developed annually. The team incorporates sustainable practices and County design standards, while ensuring that safe practices are being met during construction. Project managers are responsible for coordinating construction activities with building occupants and program leadership, consultants, and contractors, and support programs in their efforts to providing excellent services to the community. The team works hard to ensure their projects are completed as planned and within approved budgets. They manage all phases of their projects, including planning, design, construction and closeout. The program includes an allocation of project funds to a diverse selection of local vendors and contributions to the County's Construction Diversity and Equity Fund.

**Performance Measures**

| Measure Type | Performance Measure                                     | FY24 Actual | FY25 Budgeted | FY25 Estimate | FY26 Target |
|--------------|---------------------------------------------------------|-------------|---------------|---------------|-------------|
| Output       | Number of CIP projects that required additional funding | 39%         | N/A           | 28%           | 25%         |
| Output       | Number of new projects added to the CIP portfolio       | 30          | 45            | 41            | 47          |

**Performance Measures Descriptions**

PM #1 - Number of active projects in the portfolio that required additional funding from the original funding during the life of the project. A reduction in numbers indicates better forecasting for CIP project budgets. This is a new measure.

PM#2 - Number of new capital projects added to the Capital 5-year plan portfolio in the fiscal year. Measures the capacity of the CIP Project Managers Team. Note a decline in projects reflects a concerted effort to combine multiple requested projects that can be managed as one project within a building.

## Legal / Contractual Obligation

There are a number of projects carrying over into FY 2026 that have contractual obligations to vendors and/or service providers.

## Revenue/Expense Detail

|                        | Adopted<br>General Fund | Adopted<br>Other Funds | Adopted<br>General Fund | Adopted<br>Other Funds |
|------------------------|-------------------------|------------------------|-------------------------|------------------------|
| Program Expenses       | 2025                    | 2025                   | 2026                    | 2026                   |
| Personnel              | \$0                     | \$2,347,561            | \$0                     | \$2,717,429            |
| Contractual Services   | \$0                     | \$81,634,133           | \$0                     | \$91,943,044           |
| Materials & Supplies   | \$0                     | \$122,300              | \$0                     | \$121,866              |
| Internal Services      | \$0                     | \$1,282,590            | \$0                     | \$1,554,968            |
| Capital Outlay         | \$0                     | \$556,886              | \$0                     | \$580,027              |
| Cash Transfers         | \$0                     | \$0                    | \$0                     | \$915,800              |
| <b>Total GF/non-GF</b> | <b>\$0</b>              | <b>\$85,943,470</b>    | <b>\$0</b>              | <b>\$97,833,134</b>    |
| <b>Program Total:</b>  | <b>\$85,943,470</b>     |                        | <b>\$97,833,134</b>     |                        |
| <b>Program FTE</b>     | 0.00                    | 12.50                  | 0.00                    | 14.50                  |

| Program Revenues          |            |                     |            |                     |
|---------------------------|------------|---------------------|------------|---------------------|
| Other / Miscellaneous     | \$0        | \$28,797,017        | \$0        | \$35,084,611        |
| Financing Sources         | \$0        | \$760,070           | \$0        | \$1,329,264         |
| Interest                  | \$0        | \$1,000,000         | \$0        | \$1,500,000         |
| Beginning Working Capital | \$0        | \$54,979,144        | \$0        | \$59,511,157        |
| Service Charges           | \$0        | \$407,239           | \$0        | \$408,102           |
| <b>Total Revenue</b>      | <b>\$0</b> | <b>\$85,943,470</b> | <b>\$0</b> | <b>\$97,833,134</b> |

## Explanation of Revenues

\$58,931,130 beginning working capital carryover from project remaining fund balance  
\$23,006,177 capital (internal service) fees collected from departments and external clients, at \$8.66 per square foot and applied to building occupants  
\$8,000,000 from client funded projects  
\$3,000,000 from risk claims  
\$1,500,000 additional investment from Library for its capital projects  
\$1,500,000 interest earnings  
\$915,800 cash transfer from Behavioral Health Resource Center Fund for Behavioral Health Resource Center parking lot improvement project  
\$580,027 Asset Replacement Fund carryover  
\$400,000 City of Portland share of Justice Center projects

## Significant Program Changes

**Last Year this program was:** FY 2025: 78205 Facilities Capital Improvement Fund

Program 78204 Facilities Capital Improvement Plan Operational Costs, Program 78205 Facilities Capital Improvement Fund, Program 78206A Facilities Asset Preservation Fund and Program 78213 Facilities Library Construction Fund consolidate into this Program 78245 Facilities Capital Improvement Program. This program offers increases FTE by 2.00 Project Managers. These positions will be funded via the Capital Improvement Plan funding.