



# Capital Briefing FY 2026 Proposed Budget

Prepared for the Board of  
County Commissioners  
April 30, 2025

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Department of County Assets

# Agenda

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- Community Budget Advisory Committee
- FY 2026 Capital Budget Overview
- IT Capital Projects
- Facilities Capital Projects
- Library Capital Bond Program
- Major Capital Projects Five Year Plan
- Appendix



# Community Budget Advisory Committee (CBAC)

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Jenna Lewis and Ben Brady, Co-Chairs

Chuck Woods, Terry Harris, and TJ Anderson, Members

**Ben Brady, Presenter**



Office of Community Involvement



# CBAC Core Values and Principles

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Our final report focused on program offers that align best with our core values and guiding principles. We believe each of the items below is important to strive for and a prerequisite for good budgetary oversight:

- Ensuring the County is using public money responsibly
- Making sure government agencies are responsible for their actions
- Viewing budgets as moral documents and commitments to the most vulnerable members of our community
- Making sure everyone in the County workforce is treated fairly, and that their health and safety are prioritized
- Promoting transparency so that the public can see what the government is doing



# CBAC - How We Recommend

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Our recommendations were developed

- through member discussions with our values and principles and individual background
- a review of the published on time only program offers
- questions posed to managers both before and after the budget was released

Our specific recommendations are as follows, not in any particular order...

# CBAC Recommended Program Offers

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- 78245 Facilities Capital Improvement Program (CIP)
- 78233 Justice Center Electrical System Upgrade - Bus Duct Replacement, Phase 2
- 78234 New Animal Services Building Project
- 78253 FPM Prophet Center Relocation
- 78252 Downtown Real Estate Options Analysis
- 78244 Department of Community Justice (DCJ) Juvenile Justice Center (JJC) Security Foyer Project



# CBAC Recommended Program Offers

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Items recommended by the CBAC which weren't included in the Chair's Proposed Budget:

- Complete Facilities Real Estate Plan
- Vector Control Relocation

The Committee would like to give special thanks to Lisa Whedon, Nancy Artmann, Mike Vaughn, Beverly Ford, and others for their support, coordination, facilitation, responsiveness, and enthusiasm. They were essential to the organization and scheduling of our discussions and provided excellent perspective on all of the budget requests discussed.

# **FY 2026 DCA Capital Budget Overview**





# DCA's 2026 Capital Budget Overview



- Builds on the work of the Draft FY 2026 Countywide Capital Plan and reflects the Chair's proposed Executive Budget
- Includes
  - Capital Development Projects (Non Routine)
  - Capital Improvement/Replacement Projects (Routine)
- Includes
  - New Projects
  - Continuing Projects
    - Fully funded
    - Projects that require more investment

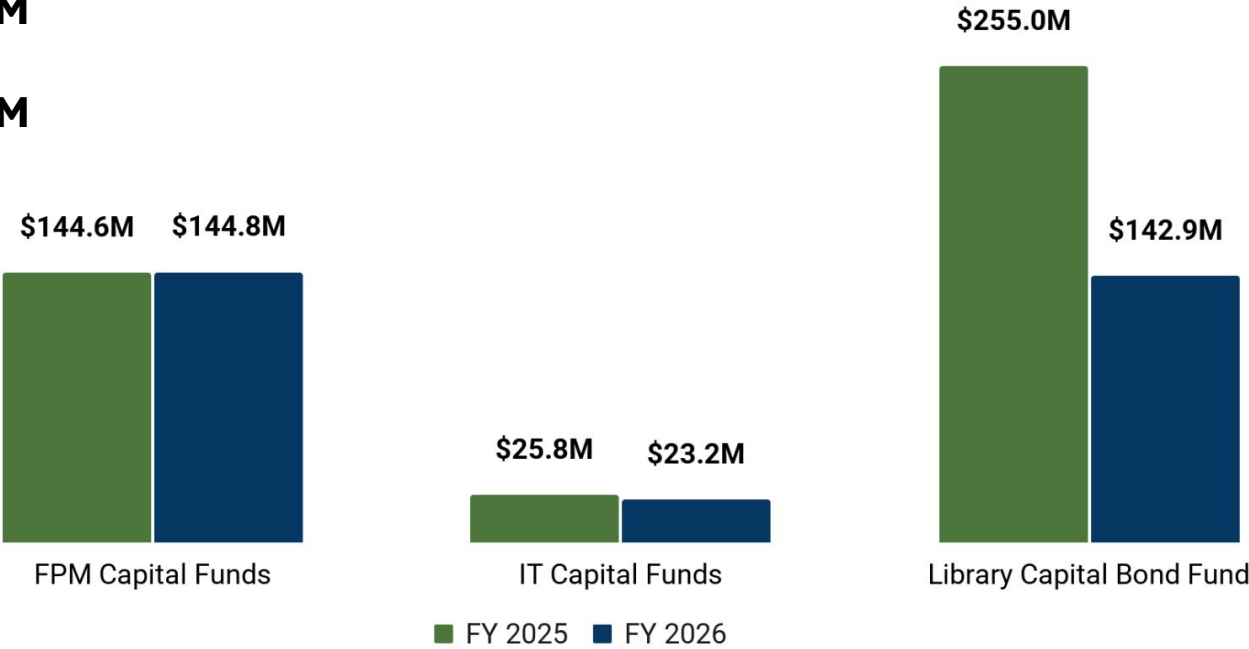


# Total DCA Capital Funds

## FY 2025 and 2026

FY 2025 Total: \$425.3M

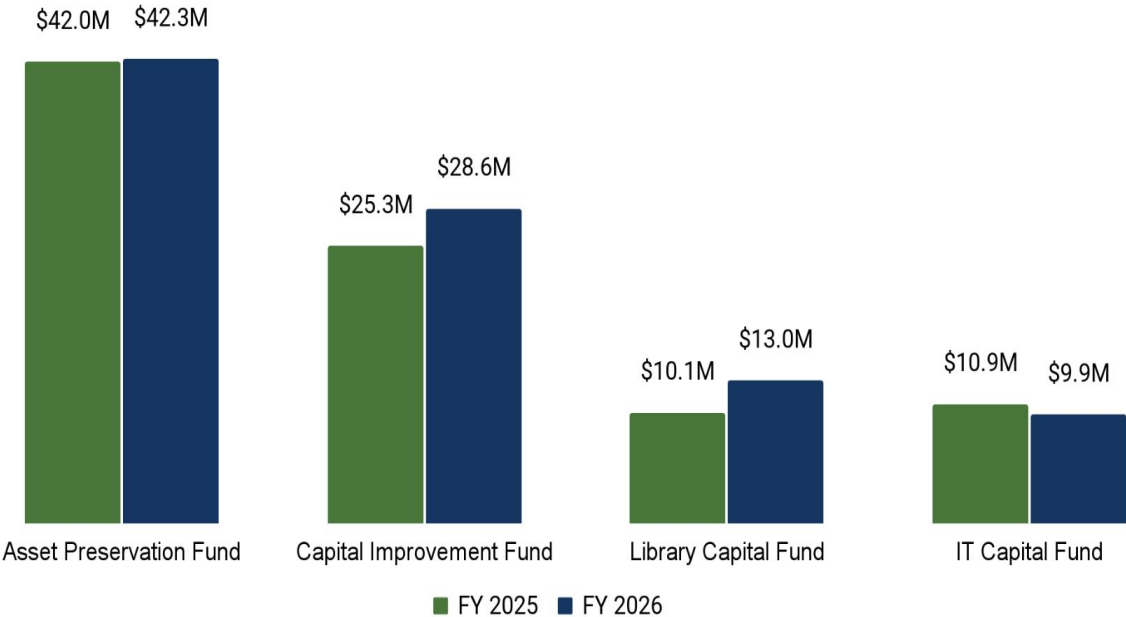
FY 2026 Total: \$310.9M



# Total DCA Routine Capital Funds FY 2025 and FY 2026

**FY 2025 Total: \$88.2M**

**FY 2026 Total: \$93.9M**

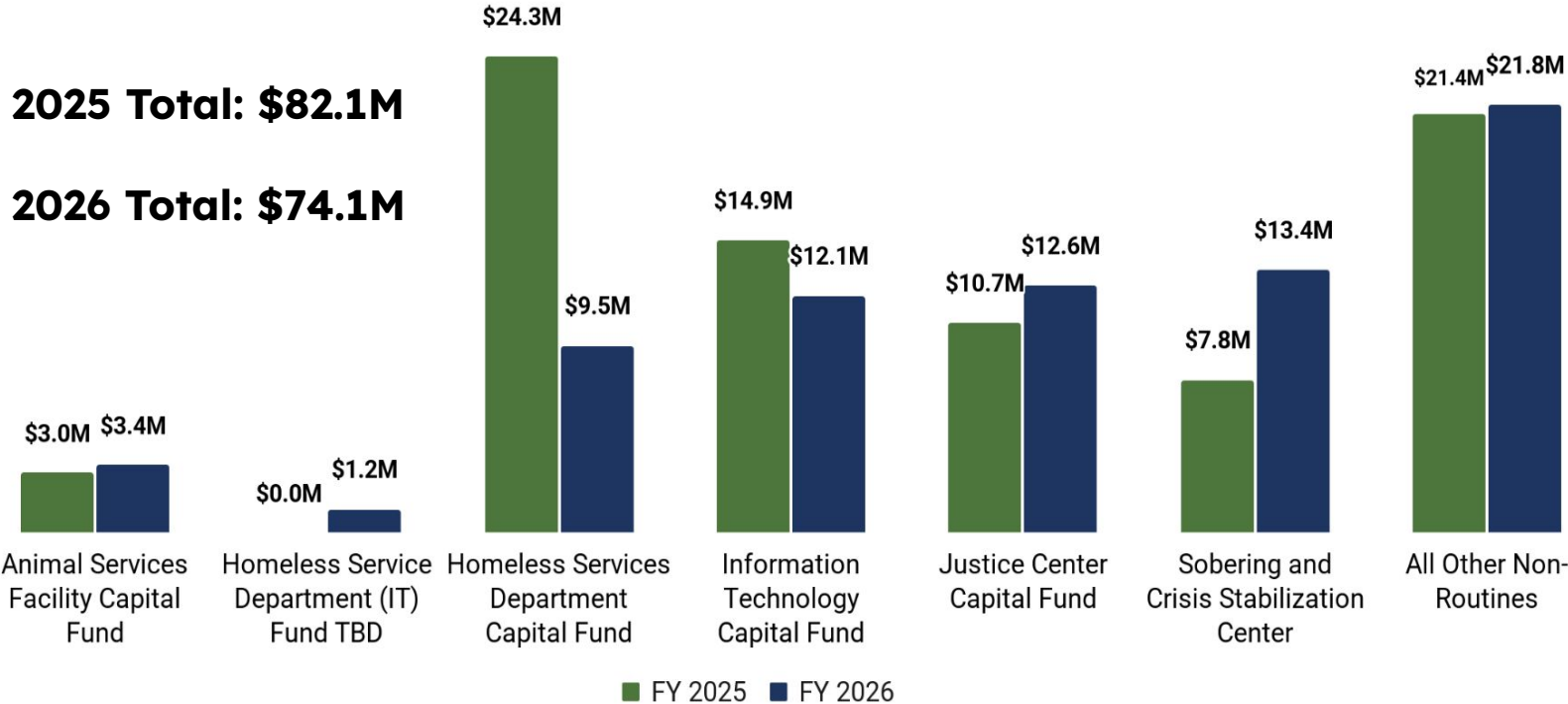


# Total DCA Non-Routine Capital Funds FY 2025 and FY 2026



**FY 2025 Total: \$82.1M**

**FY 2026 Total: \$74.1M**



# **Information Technology Proposed Capital and One-Time-Only Projects for FY 2026**



# Chair's Proposed IT Capital/OTO Projects



- **Public Website and Digital Services Transformation**
- **HMIS Implementation**
- CEDARS Replacement
- Health Supplemental Datasets for Analytics and Reporting
- Preschool For All - Preschool Early Learning Technology (3)
- Radio System Replacement
- Network Access Control
- DCHS Workflow Software
- Enterprise Resource Planning Historical Data Retention
- Health Electronic Health Record Transformation - In Planning and not reflected in the following tables. Working with Health to estimate the work.

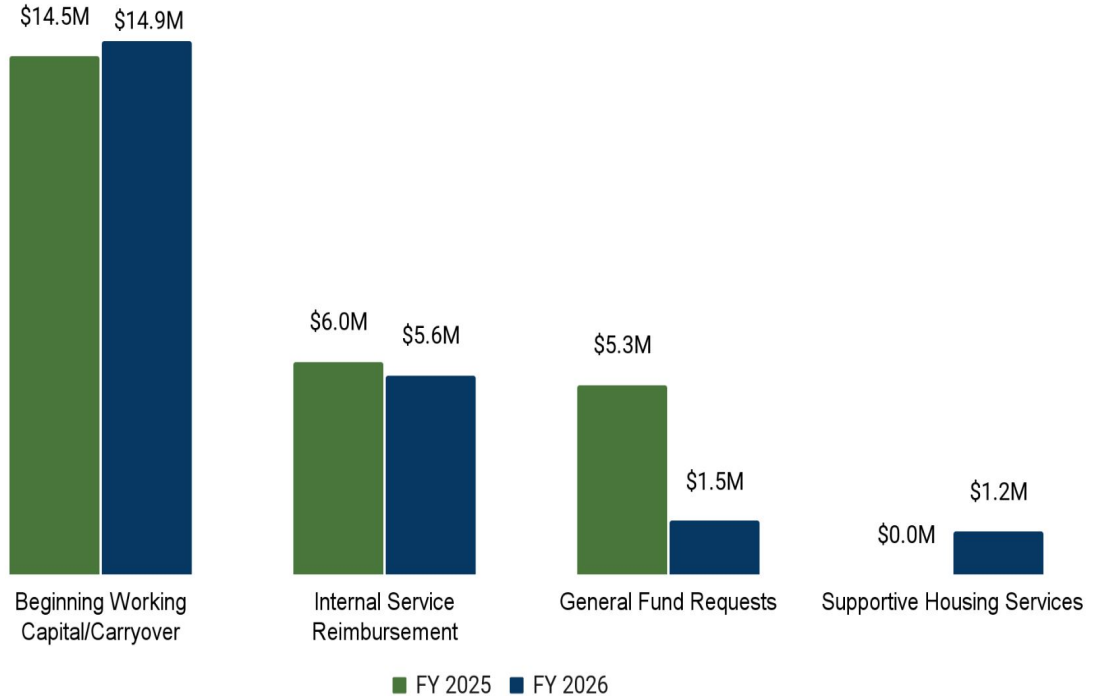
\* Bold items include new One-Time-Only/External funding for FY 2026



# IT Capital Funding Sources

**FY 2025 Total: \$25.8M**

**FY 2026 Total: \$23.2M**



# IT Capital Projects FY 2026 Total: \$13,288,867

Program Offer/ Project	Estimated Total Project Cost	Pre FY 2026 Funding	Beginning Working Capital for FY 2026	FY 2026 New Funding	Total FY 2026 Budget	Total Unfunded	Funding Source
78332 Public Website and Digital Services Transformation	\$3,300,000	\$1,800,000	\$960,000	\$1,500,000	\$2,460,000	\$0	General Funds (OTO funding)
HMIS Implementation	\$4,812,500	\$0	\$0	\$1,203,125	\$1,203,125	\$3,609,375	Supportive Housing Services
78330 CEDARS Replacement	\$5,000,000	\$5,000,000	\$3,989,008	\$0	\$3,989,008	\$0	General Funds (OTO funding)
78334 Health Supplemental Datasets for Analytics and Reporting	\$2,354,707	\$1,600,000	\$754,707	\$0	\$754,707	\$0	Internal Service Reimbursement (HD/ICS)
78335 Preschool For All - Preschool Early Learning Technology (3)	\$785,269	\$785,269	\$457,169	\$0	\$457,169	\$0	Internal Service Reimbursement (PEL)
78336 Radio System Replacement	\$3,000,000	\$3,000,000	\$2,898,679	\$0	\$2,885,280	\$0	IT Asset Replacement BWC, General Funds (OTO funding)
78337 Network Access Control	\$310,000	\$310,000	\$310,000	\$0	\$135,000	\$0	General Funds (OTO funding)
78339 DCHS Workflow Software	\$500,000	\$500,000	\$500,000	\$0	\$500,000	\$0	General Funds (OTO funding)
78340 Enterprise Resource Planning Historical Data Retention Analysis	\$1,000,000	\$1,000,000	\$904,578	\$0	\$904,578	TBD	General Funds (OTO funding)

\*Projects in highlighted in green will be focused in on in subsequent slides.

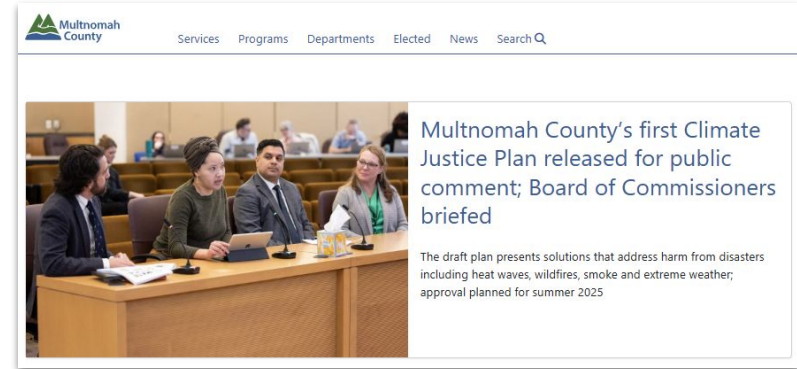




# Public Website and Digital Services Transformation



	General Funds
Estimated Total Project Cost	\$3,300,000
Pre FY 2026 Funding	\$1,800,000
Total Funds Spent as of 02/28/2025	\$290,422
Beginning Working Capital for FY 2026	\$960,000
Funds Requested for FY 2026:	\$1,500,000
Proposed for FY 2026:	<b>\$2,460,000</b>
Total Unfunded	\$0



## Scope for FY 2026:

- Deliver content quality reports for editors
- Provide editor experience improvements & continued training: plain language & accessibility
- Community engagement research
- Design improvements & testing based on community research
- Multi-language / translation support for website
- Improving how people request our most used services (online forms)



# NEW HMIS Implementation

	Supportive Housing Services Funds (SHS)
Estimated Total Project Cost	\$4,812,500
Pre FY 2026 Funding	\$0
Total Funds Spent as of 02/28/2025	\$0
Beginning Working Capital for FY 2026	\$0
Funds Requested for FY 2026:	\$1,203,125
Proposed for FY 2026:	<b>\$1,203,125</b>
Total Unfunded	\$3,609,345



## Scope for FY 2026:

- Budget reflects the estimated project costs for FY2026 for only Multnomah County, with Washington and Clackamas also contributing proportionately using their SHS funds: Multnomah 70%, Washington 18%, Clackamas 12%
- Selection/award target late spring 2025
- Contract negotiation by the end of December 2025
- Project Kick-Off January 2026
- Implementation expected to take 12-18 months



# IT Capital Improvement/Replacement: \$9,945,895

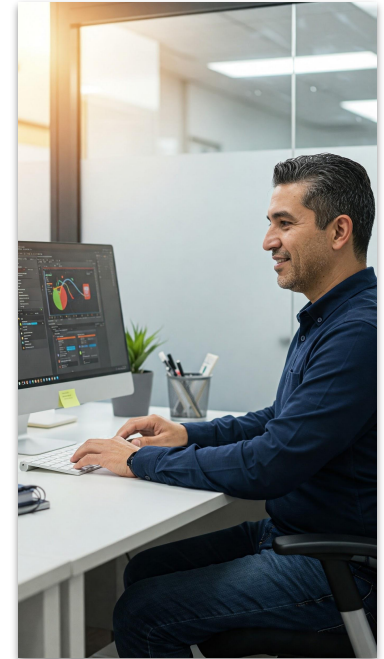
Program Offer/ Project	Estimated Total Project Cost	Beginning Working Capital for FY 2026	New FY 2026 Funding	Funding Source
78301 IT Innovation & Investment Projects	\$1,872,567	\$1,872,567	\$0	Beginning Working Capital (carryover)
78308 IT Asset Replacement	N/A	\$3,701,879	\$4,371,449	Internal Service Collection

- IT Innovation & Investment Projects are focused on software remediation
- IT Asset Replacement refers to hardware - laptops, desktops, AV equipment, servers, etc.



# 78301 IT Innovation & Investment Projects - TIP

- **The Technology Improvement Program (TIP) is unique in local government!** TIP is part of our Enterprise Architecture program.
- TIP was chartered to identify and address Risks from Obsolescent Technology (ROT) within the County's technology ecosystem in 2016.
- Risks include: security, out of date user functionality, end-of-life, etc.
- TIP has been funded with a variety of funding sources since it was created, primarily OTO. As noted, the current balance is about \$1.9 million.
- A stable funding source is needed.
- A Technology Fitness Assessment assesses County applications to determine areas with the greatest risk. The 2025 assessment identified 34 applications, out of 763, needing immediate updates or elimination.
- Of the 34: 10 have open projects, 3 have OTO funding, 6 will be eliminated, and 13 in Health, DCHS, and DCJ will be addressed with existing TIP funds. Two need a funding source in future years.



# IT Capital Replacement Examples

- Multco Commons Site provides program information on [TIP](#)
- These systems were updated based on the Technology Fitness Assessment

Application Name	Department	Application Technology	Completed	Comments
CLP - Care Transitions	Human Services	.net web application	1/22/2025	Functionality was moved into the UCR application
MultCo User Provisioning Module	IT Enterprise	ServiceNow custom workflow	10/01/2024	New architecture implemented using MS Azure ServiceBus
Vital Records - Birth Registry	Health	MS Access	2/14/2025	Citizen requests were moved over to Salesforce
Vital Records - Death Registry	Health	MS Access	2/14/2025	Citizen requests were moved over to Salesforce
Pre-Sentence Event Tracking System	DCJ	MS Access	2/4/2025	Decommissioned
Local Control 2001	DCJ	MS Access	1/16/2025	Decommissioned
Family Ties	DCJ	MS Access	5/22/2024	Decommissioned
JuST	DCJ	.net	12/18/2024	A new .net application hosted in MS Azure
PR Navigator	DCM	Vendor Software	4/1/2025	Contract terminated
Events Planner	Library	Drupal	4/1/2025	Replaced by new system (Communico)



# IT Capital Projects Completed/Projected to be Completed in FY 2025



Project	Total Funding Allocated	Funding Source	Notes on Progress/Next Steps
HMIS Data Mart Project	\$1,500,000	Supportive Housing Services	Project was successfully completed in January 2025.
Financial Data Mart	\$1,600,912	OTO Funds	Project is due to be completed August 2025. The Chair's Proposed Budget includes two FTE to support and enhance the Financial Data Mart.



# **Facilities Proposed Capital and One-Time-Only Projects for FY 2026**



# Chair's Proposed Facilities Capital/OTO Projects

## Planning

- *New Animal Services Facility- Design Phase*
- Walnut Park Redevelopment Planning
- Downtown Real Estate Options Analysis
- FPM Prophet Center Relocation Options Analysis
- Downtown Jail Site Replacement Study

## Design

- Sobering and Crisis Stabilization Center
- Rockwood Community Health Center
- Hansen Complex Deconstruction Project
- DCJ East Campus Expansion

## Construction

- *Harrison Pod Village\**
- Library Capital Bond Program Projects
- East County Homelessness Resource Center
- Juvenile Justice Complex Security Foyer
- Justice Center Electrical System Upgrade- Bus Duct Replacement
- *North Portland Day Use Center Renovation\**
- Security Fence Between Vance Pit and Gresham Park

\*Italicized projects will not receive additional funding in FY 2026

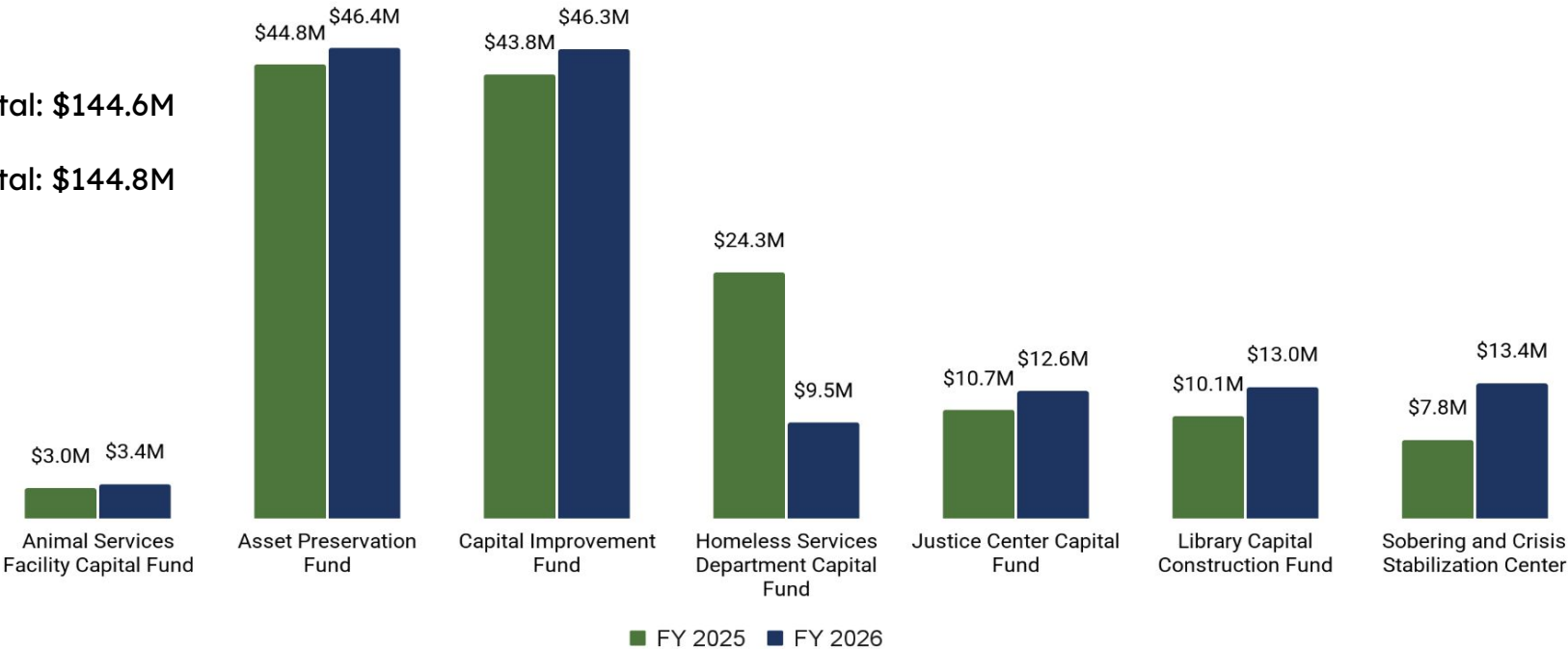




# FPM Capital Funds: \$144,757,822

FY 2025 Total: \$144.6M

FY 2026 Total: \$144.8M



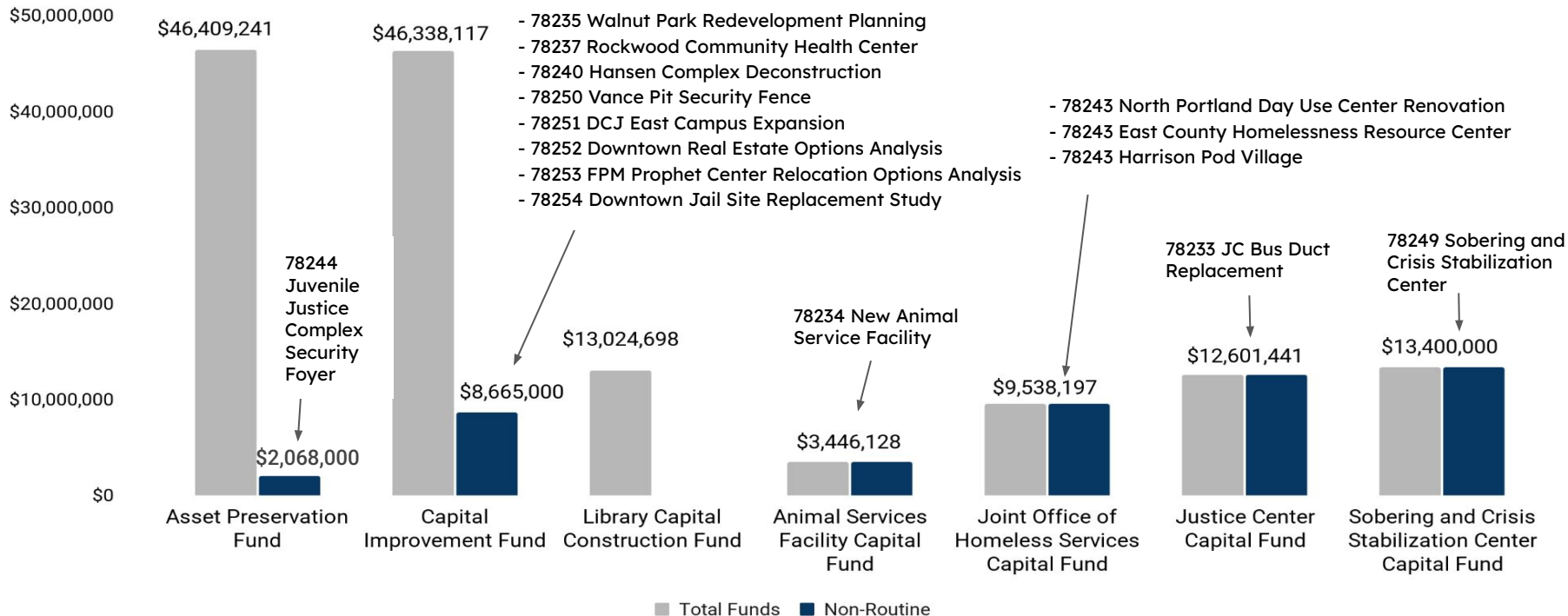
# FPM Capital Non-Routine Projects Status Updates: \$51,518,766

Highlighted projects covered in detail in the next slides.

Facilities Non-Routine Capital Programs: Program Offer/ Project	Estimated Project Cost	Pre FY 2026 Funding	Estimated Rollover into FY 2026	FY 2026 New Funding	Total FY 2026 Budget	Total Unfunded	Funding Source
78233 JC Electrical System Upgrade - Bus Duct Replacement	\$19,430,000	\$7,422,900	\$4,891,441	\$3,300,000	\$12,601,441	\$8,000,000	General Funds, Interest Earnings
78234 New Animal Service Facility - Design Phase	\$82,600,000	\$3,610,421	\$3,446,128	N/A	\$3,446,128	\$78,989,579	Proceeds from the sale of the Edgefield North property
78235 Walnut Park Redevelopment Planning	TBD	\$200,000	\$0	\$150,000	\$150,000	TBD	General Funds
78237 Rockwood Community Health Center	\$6,539,786	\$4,569,786	\$3,920,000	\$1,970,000	\$5,890,000	\$0	General Funds and Federal Health Resources and Services Administration Grant
78240 Hansen Complex Deconstruction	\$6,600,000	\$700,000	\$460,000	\$1,000,000	\$1,460,000	\$4,900,000	General Funds
78243 North Portland Day Use Center Renovation	\$884,754	\$884,754	\$100,000	N/A	\$100,000	\$0	Supportive Housing Services
78243 East County Homelessness Resource Center	\$8,560,000	\$6,893,721	\$4,393,721	\$1,666,279	\$6,060,000	\$0	Supportive Housing Services
78243 Harrison Pod Village	\$4,128,197	\$4,128,197	\$3,378,197	N/A	\$3,378,197	\$0	Supportive Housing Services
78244 Juvenile Justice Complex Security Foyer	\$2,500,000	\$1,000,000	\$568,000	\$1,500,000	\$2,068,000	\$0	General Funds
78249 Sobering and Crisis Stabilization Center	\$35,980,299	\$7,800,000	\$1,340,000	\$13,400,000	\$14,740,000	\$14,780,299	State House Bill 5204 (\$10M) and Senate Bill 5701 (\$15M)
78250 Vance Pit Security Fence	\$250,000	N/A	\$0	\$125,000	\$125,000	\$125,000	General Funds
78251 DCJ East Campus Expansion	\$13,940,000	N/A	\$0	\$1,000,000	\$1,000,000	\$12,940,000	General Funds
78252 Downtown Real Estate Options Analysis	\$200,000	N/A	\$0	\$200,000	\$200,000	TBD	General Funds
78253 FPM Prophet Center Relocation Options Analysis	\$150,000	N/A	\$0	\$150,000	\$150,000	TBD	General Funds
78254 Downtown Jail Site Replacement Study	\$150,000	N/A	\$0	\$150,000	\$150,000	TBD	General Funds

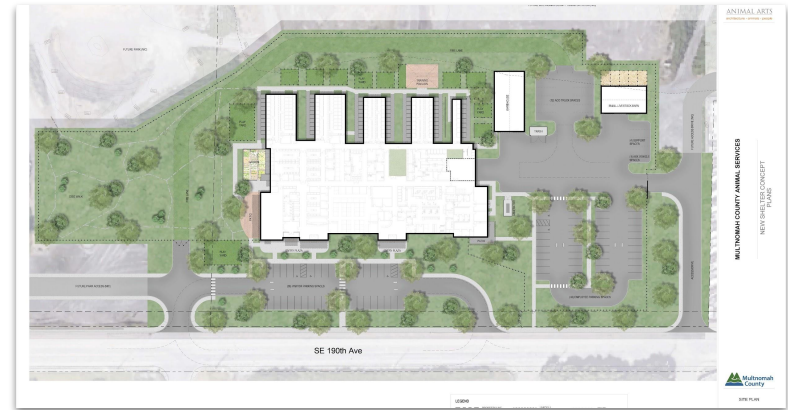


# FPM Capital Funds: Where project funds reside



# CONTINUING New Animal Service Facility- Design Phase (Capital Planning)

Estimated Total Project Cost	\$82,600,000
Pre FY 2026 Funding	\$3,610,425
Total Funds Spent as of 02/28/2025	\$162,673
Beginning Working Capital for FY 2026	\$3,446,128
Funds Requested for FY 2026:	\$6,670,000
Proposed for FY 2026:	\$0
Total Unfunded	\$78,989,579



Scope for FY 2026: Activities include a siting analysis, developing a communication and engagement plan, developing a funding strategy, and the procurement of architectural and engineering services through a formal procurement. The Board will ultimately approve design and construction steps as outlined in the FAC-1, pending a funding strategy.

# CONTINUING Walnut Park Redevelopment Planning (Capital Planning)

	General Funds
Estimated Total Project Cost	TBD
Pre FY 2026 Funding	\$200,000
Total Funds Spent as of 02/28/2025	\$185,815
Beginning Working Capital for FY 2026	\$0
Total Requested New Funds for FY 2026:	\$150,000
Proposed for FY 2026:	<b>\$150,000</b>
Total Unfunded	TBD



Scope for FY 2026: A request for proposals will be issued (pending board approval for an alternative procurement) to contract with an organization who would share options to develop the property in a partnership manner that would meet the needs of the County while also meeting the needs of the local community. Funds will be used for consulting services to assess options presented by the partner organization and other development options.

# CONTINUING Hansen Complex Deconstruction Project (Capital Design)



	General Funds
Estimated Total Project Cost	\$6,600,000
Pre FY 2026 Funding	\$700,000
Total Funds Spent as of 02/28/2025	\$97,578
Beginning Working Capital for FY 2026	\$460,000
Total Requested New Funds for FY 2026:	\$5,900,000
Proposed for FY 2026:	<b>\$1,000,000</b>
Total Unfunded	\$4,900,000



Scope for FY 2026: Activities include finalizing design, obtaining the necessary permits, procurement of construction services, and the initiation of the deconstruction process. The Pre FY 2026 Funding reflects the May 15th Budget Modification request. The Board will be asked to approve proceeding with construction via the FAC-1 procedure in FY 2027 pending FY 2027 budget approval.





# NEW Sobering and Crisis Stabilization Center (Capital Design)



	State Grants
Estimated Total Project Cost	\$35,980,299
Pre FY 2026 Funding	\$7,800,000
Total Funds Spent as of 02/28/2025	\$0
Beginning Working Capital for FY 2026	\$1,340,000
Total Requested New Funds for FY 2026:	\$13,400,000
Proposed for FY 2026:	\$13,400,000
Total Unfunded	\$14,780,299



**Scope for FY 2026:** Activities include finalizing design, obtaining the necessary permits, obtaining Board approval to proceed with construction, executing a Guaranteed Maximum Price amendment with the general contractor, and initiating construction. The Board will be asked to approve proceeding with construction via the FAC-1 procedure in FY 2026.



# NEW Security Fence Between Vance Pit and Gresham Park (Small Capital)

	General Funds
Estimated Total Project Cost	\$250,000
Pre FY 2026 Funding	\$0
Total Funds Spent as of 02/28/2025	\$0
Beginning Working Capital for FY 2026	\$0
Total Requested New Funds for FY 2026:	\$250,000
Proposed for FY 2026:	\$125,000
Total Unfunded	\$125,000



**Scope for FY 2026:** This funding is for designing and installing a security fence between Vance Park (managed by City of Gresham) and Vance Pit (managed by the County). The fence deters individuals from accessing Vance Pit from the park. There is a substantial drop (30') into the pit once the fence is breached. The County will partner with the City of Gresham on the project.





# NEW DCJ East Campus Expansion (Capital Design)

	General Funds
Estimated Total Project Cost	\$13,940,000
Pre FY 2026 Funding	\$0
Total Funds Spent as of 02/28/2025	\$0
Beginning Working Capital for FY 2026	\$0
Total Requested New Funds for FY 2026:	\$1,500,000
Proposed for FY 2026:	\$1,000,000
Total Unfunded	\$12,940,000



**Scope for FY 2026:** Activities include contracting with an architectural and engineering firm for programming, design and estimating for a renovation of the South building at the DCJ East Campus. This project is part of the downtown consolidation plan. A renovation will be considered beginning in FY 2027 to move some DCJ teams currently located downtown to the East Campus. The Board will be asked to approve proceeding with formal design via the FAC-1 procedure in FY 2026, and for construction in FY 2027 (pending the FY 2027 budget approval).

# NEW Downtown Real Estate Options Analysis (Capital Planning)



	General Funds
Estimated Total Project Cost	\$200,000
Pre FY 2026 Funding	\$0
Total Funds Spent as of 02/28/2025	\$0
Beginning Working Capital for FY 2026	\$0
Total Requested New Funds for FY 2026:	\$15,000,000
Proposed for FY 2026:	\$200,000
Total Unfunded	TBD



**Scope for FY 2026:** This project will help County leadership determine the County's future real estate footprint downtown. Activities include space planning at the Gladys McCoy building to increase utilization, conceptual design for new space if the County were to vacate the Mead building and the Five Oak lease, and a financial comparison between purchasing an existing building downtown and leasing a building. Any renovation or lease requires Board approval.



# NEW FPM Prophet Center Relocation Options Analysis (Capital Planning)



	General Funds
Estimated Total Project Cost	\$150,000
Pre FY 2026 Funding	\$0
Total Funds Spent as of 02/28/2025	\$0
Beginning Working Capital for FY 2026	\$0
Total Requested New Funds for FY 2026:	\$7,000,000
Proposed for FY 2026:	\$150,000
Total Unfunded	TBD



**Scope for FY 2026:** Formal assessment of the space needs to relocate the Facilities and Property Management division and Distribution and Motor Pool programs from the Prophet Educational Services Center (PESC) in light of the potential sale of the PESC by Portland Public Schools, the owner of the building. This assessment will include a detailed conceptual design and estimate, and cost comparisons between purchasing and leasing a building. Any renovation or lease requires Board approval.



# NEW Downtown Jail Replacement Study (Capital Planning)



	General Funds
Estimated Total Project Cost	\$150,000
Pre FY 2026 Funding	\$0
Total Funds Spent as of 02/28/2025	\$0
Beginning Working Capital for FY 2026	\$0
Funds Requested for FY 2026:	\$150,000
Proposed for FY 2026:	\$150,000
Total Unfunded	TBD



Photo credit to Willis Anderson

**Scope for FY 2026:** This proposed project will study replacing the Multnomah County Detention Center (MCDC) within the Justice Center in downtown Portland with a modern facility that meets the needs of the Multnomah County Sheriff's Office and those they serve, including individuals in detention. The study will be co-led by the Multnomah County Sheriff's Office and the Department of County Assets. The study will include options for an assessment for a new facility that replaces MCDC, and a new facility that replaces MCDC and Inverness Jail on one site.



# FPM Capital Projects Completed/ Projected to be Completed in FY 2025



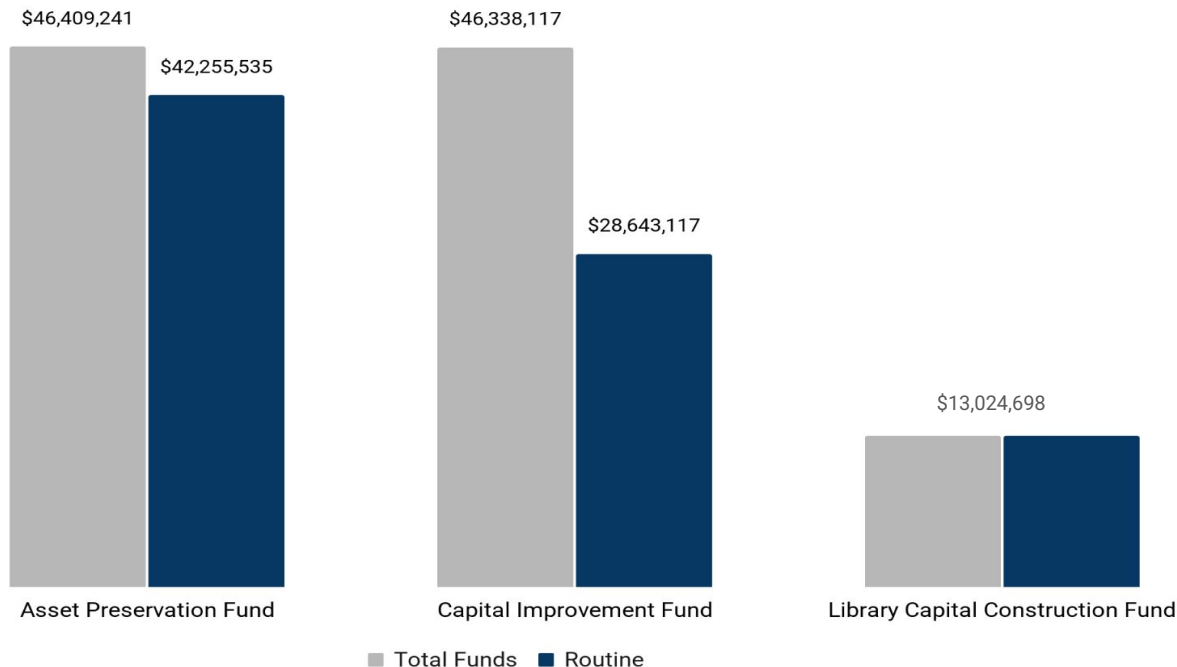
Facilities Non-Routine Capital Programs: Program Offer/ Project	Estimated Project Cost	FY 2025 Budget	Original Project Estimate	Completion
78205 Pathway Center	\$3,600,000	\$3,800,000	\$2,000,000	FY 2025
78243 Arbor Lodge	\$9,800,000	\$1,800,000	\$9,400,000	FY 2025
78243 Willamette Shelter Electrical	\$975,000	\$700,000	\$975,000	FY 2025
78243 Oak Street Shelter	\$2,300,000	\$2,333,611	\$2,333,611	FY 2025
78243 North Portland Day Use Center	\$850,000	\$884,754	\$500,000	FY 2025



# **Facilities Capital Improvement Plan (CIP)**



# Facilities Capital Improvement Plan FY 2026 Funds



# FPM Capital Improvement Plan Purpose

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The 5 year Capital Improvement Plan (CIP) is developed to address capital improvement needs at County owned properties. Most of the improvements are done to ensure building systems and equipment are modernized and replaced at the appropriate time.

## **Examples of fund usage:**

- Replacement or major repair of systems and equipment such as roofs, HVAC (heating, ventilation and cooling), fire, electrical, plumbing, cameras, access control, and detention electronics
- Parking lot repavement and irrigation system replacement
- Physical accessibility improvements
- Interior refresh in common areas



# FPM CIP Funding Source

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Programs that occupy space in owned buildings, and in a few Library leased spaces, contribute funds for capital improvement projects.

In FY 2026, the amount is \$8.66/square foot of space, totaling \$24,506,175 (includes an additional capital investment of \$1.5M from the Library District).

The annual rate has increased 8% per year since 2005 based on a Board of County Commissioners guidance that year through [Resolution 05-148](#) and the associated 2005 Facilities Strategic Plan.

# FPM Capital Improvement Plan Funds

Program contributions to the Capital Improvement Plan funds for space, projected to total \$24,506,175 in FY 2026, are made to one of the following three funds:

- **Library Capital Construction Fund (2506) - \$4,858,735**
  - Library buildings
- **Asset Preservation Fund (2509) - \$12,685,232**
  - Non-Library buildings that are fairly new (often less than 40 years old) or which have undergone significant renovations, referred to as Tier 1 buildings.
- **Capital Improvement Fund (2507) - \$6,962,209**
  - Non-Library buildings that are fairly old, referred to as Tier 2 and Tier 3 buildings.



# FPM CIP Development

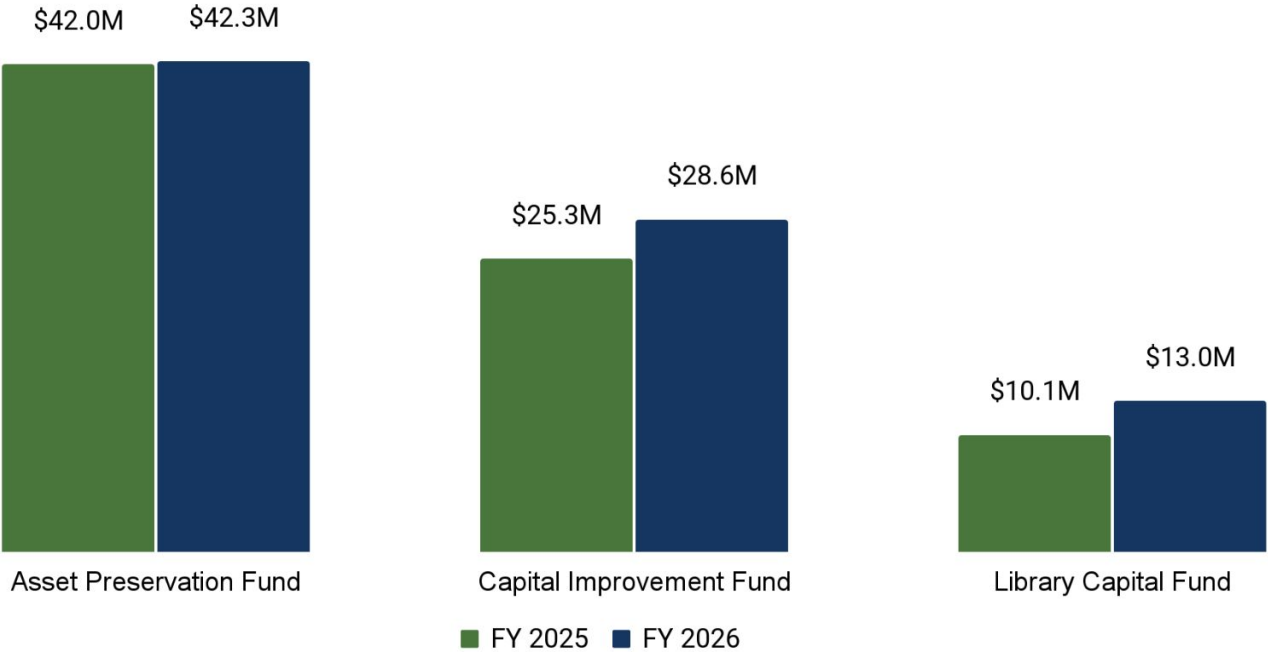
- Collect new project suggestions through meetings with FPM managers, maintenance team leads, project managers, and property managers, and by reviewing Facility Condition Assessments done on buildings
- Seek project suggestions from other County programs
- Organize project suggestions which includes combining ideas where appropriate, refining budget estimates and clarifying scopes of work.
- Score project suggestions based on a weighted matrix of criteria, including:
  - Fire / Life / Health / Safety
  - Major System
  - Compliance
  - Operational Savings
  - Sustainability
  - Workplace Environment
  - Outside Funding
  - Structural Improvements
- Populate CIP based on project scores and to ensure funds are distributed across programs and buildings
- Publish the full CIP as part of the Capital Budget Book with the FY 2026 Adopted Budget



# Total DCA Routine Capital Funds FY 2025 and FY 2026

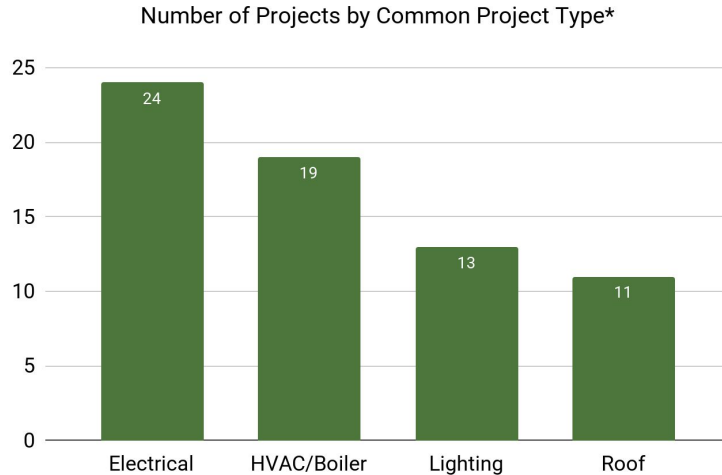
**FY 2025 Total: \$77.4M**

**FY 2026 Total: \$83.9M**



# Asset Preservation (Fund 2509)

Asset Preservation (2509)	
Total Active/Ongoing Projects (excluding closeout)	59
Total New Projects for FY 2026 - FY 2030 Plan	34
Total New Projects Starting in FY 2026	25



\*This does not include all projects.

## Example: Multnomah Building

There are 9 active projects and 15 new/ planned projects, these include:

### Replace:

- Boiler
- Generator
- Transformers and Electrical Panel
- Lighting and Controls
- Carpet

### Upgrade/Update:

- HVAC System
- Fire System
- 3rd and 5th Floor Refresh Work

### Add:

- Load Bank Docking Station
- Fan Wall System

### Restore/Remodel:

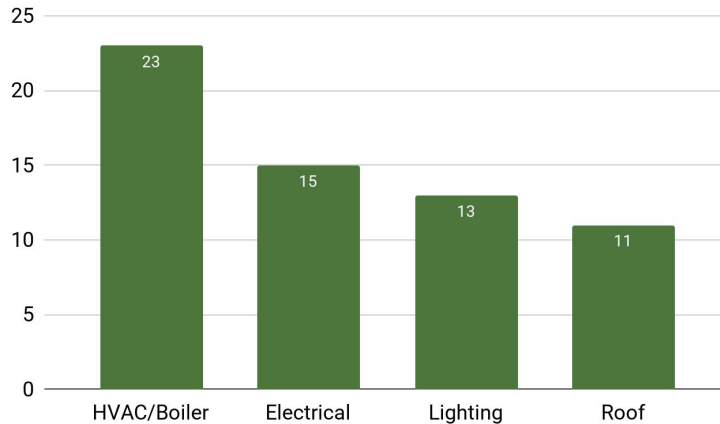
- Green Roof
- Fan Wall System
- Elevator Lobbies



# Capital Improvement (Fund 2507)

Capital Improvement (2507)	
Total Active/Ongoing Projects (excluding closeout)	49
Total New Projects for FY 2026 - FY 2030 Plan	74
Total New Projects Starting in FY 2026	8

Number of Projects by Common Project Type\*



\*This does not include all projects.

## Example: Multnomah County East

There are 5 active projects and 8 new/ planned projects, these include:

### Replace:

- Cameras/Servers
- Fire System and Devices
- Lighting
- Rooftop Units
- Security System

### Upgrade/Update:

- Parking Lot Lighting

### Add:

- Load Bank/Replace Electrical Components

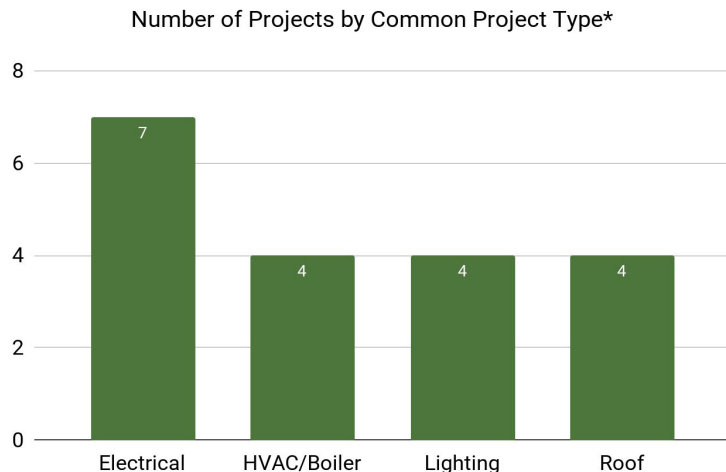
### Restore/Remodel:

- Roof
- Fan Wall System
- Elevator Lobbies
- Waterproof Exterior



# Library Construction (Fund 2506)

Library Capital Construction (2506)	
Total Active/Ongoing Projects (excluding closeout)	16
Total New Projects for FY 2026 - FY 2030 Plan	0
Total New Projects Starting in FY 2026	9*



\*This does not include all projects.

## Example: Central Library

There are 13 active projects and 11 new/ planned projects, these include:

### Replace:

- Flooring on 1st and 2nd Floors
- Skylights/Access Space
- Cameras and Upgrade Server
- Building Sealant

### Upgrade/Update:

- Lighting to LED
- Fire Sprinkler System

### Add/Expand:

- Building Support UPS
- Humidity Controls to the Basement
- Exterior Storm Windows

### Restore/Remodel:

- Front Gates
- Green Roof

# Library Capital Bond Program





# FPM Capital Projects: Library Capital Bond Construction

Library Capital Bond Program Projects	Estimated Project Cost	Life to Date Spend*	FY 2026 Proposed Budget
Operations Center	\$56,585,347	\$54,142,919	\$1,927,941
Midland Library	\$31,449,879	\$28,812,130	\$2,312,914
Holgate Library	\$27,541,066	\$25,379,427	\$1,927,278
North Portland Library	\$13,515,748	\$12,771,010	\$887,498
Albina Library	\$55,370,591	\$43,804,142	\$6,959,584
East County Library	\$163,180,808	\$83,717,334	\$59,330,530
Belmont Library	\$27,999,295	\$5,262,926	\$20,754,030
Northwest Library	\$21,157,884	\$12,447,089	\$7,910,295
St. Johns Library	\$13,546,910	\$2,768,838	\$8,686,230
Refresh Portfolio, Admin & Other Funds**	\$48,136,753	\$20,963,262	\$32,219,408
<b>Total</b>	<b>\$458,484,279</b>	<b>\$290,069,077</b>	<b>\$142,915,708</b>

\*Life to Date Spend as of February 28, 2025

\*\*Other Funds includes reserve funds

# Major Capital Projects Five Year Plan



# Major Capital Projects - FY26 and 5 Year Plan

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The large detailed sheet summarizes prioritized major capital projects (CAP-1 process) and presents a five year investment needs forecast. Key highlights:

- The Chair's FY 2026 proposed budget dedicates \$10 million in OTO General Funds to both sustain ongoing critical major capital projects and strategically analyze potential future required projects.
- The County is leveraging other funds (e.g., grants) to support capital needs
- Funding on-going capital investments (funded in prior years) continues to be a priority
- 5 Year Capital needs exceed available, secured, and forecasted funding



**Questions?**

# Appendix

# Appendix



- [FY 2026 Capital Funds Budget Summary](#)
- [FY 2025 FIT Assessment](#) (related to slides 20-21) pdf file
- [Capital Projects Scoring Process](#) (related to slides 16-18 and 26-36)
- [Top Ten Buildings by Asset Preservation Fund in FY 2026-FY 2030 Plan](#) (related to slide 45)
- [Top Ten Buildings by Capital Improvement Fund in FY 2026-FY 2030 Plan](#) (related to slide 46)
- **Major Capital Projects Five Year Plan** pdf file



# DCA FY 2026 Capital Funds Budget Summary: \$310.9M



Capital Fund	Purpose	Funding source	Amount
Technology Improvement Fund (IT)	Modernize and replace obsolete technology <i>and</i> invest in new technology	General Fund One Time Only requests	\$12.1M
Homeless Service Department (IT) Fund TBD	Homeless Management Information System (HMIS) Implementation Project	Supportive Housing Services. Amount reflects only the County's portion of the costs	\$1.2M
IT Asset Replacement (IT)	To replace and modernize equipment that has neared the end of its useful life (PC/Laptops, circuits, servers, A/V, etc.)	Funding based on life-cycle replacement billing/collection, carryover or working capital	\$9.9M
Capital Improvement Program Fund (FPM Routine)	Modernize and replace building systems and equipment in Tier 2 and Tier 3 buildings (older)	Funding based on department square footage and County General Fund transfer	\$46.3M
Library Capital Fund (FPM Routine)	Modernize and replace building systems and equipment in Library facilities	Funding based on Library square footage and additional capital investment from Library District	\$13.0M
Asset Preservation Fund (FPM Routine)	Modernize and replace building systems and equipment in Tier 1 buildings (newer)	Funding based on department square footage and County General Fund transfer	\$46.4M
Homeless Services Department Capital Program (FPM)	Track capital work expenditures for HSD facilities projects	State and local grants	\$9.5M
Justice Center Capital Fund (FPM)	Track capital work expenditures for the Justice Center electrical system upgrade project	County General Fund and City of Portland expense reimbursement	\$12.6M
Animal Services Facility Capital Fund (FPM)	Account for expenditures for the planning, design, renovation, and construction of a new animal shelter facility	Initially supported by the County General Fund proceeds from the sale of the Edgefield property	\$3.4M
Sobering and Crisis Stabilization Center Capital Fund (FPM)	Track capital expenditures as well as property/land acquisition for the permanent site of the sobering center.	Initially funded by State grants	\$13.4M
Library Capital Program (FPM - Library Capital Bond)	Bond funds used to upgrade or build 9 facilities, renovate others, and make technology improvements	General obligation bond funds, interest earnings, and external revenue	\$142.9M



# Capital Plan Projects Scoring Process

Division leadership uses a matrix, focused on safety and security, equity and impact, to score all projects. The questions on the matrix are:

- What effect will adding this item have on security for Multnomah County (physical and digital)?
- What effect will adding this have on safety for Multnomah County employees?
- Will this help build, promote, and retain a high quality and diverse workforce?
- Does this service address racial or other disparities?
- What effect will adding this have on the WESP Plan Focus Areas?
- What effect will adding this have on our current or future customer service/product offering level?
- What will be the long-term effects of this add?
- Will this add have a daily positive impact on the department(s) affected?

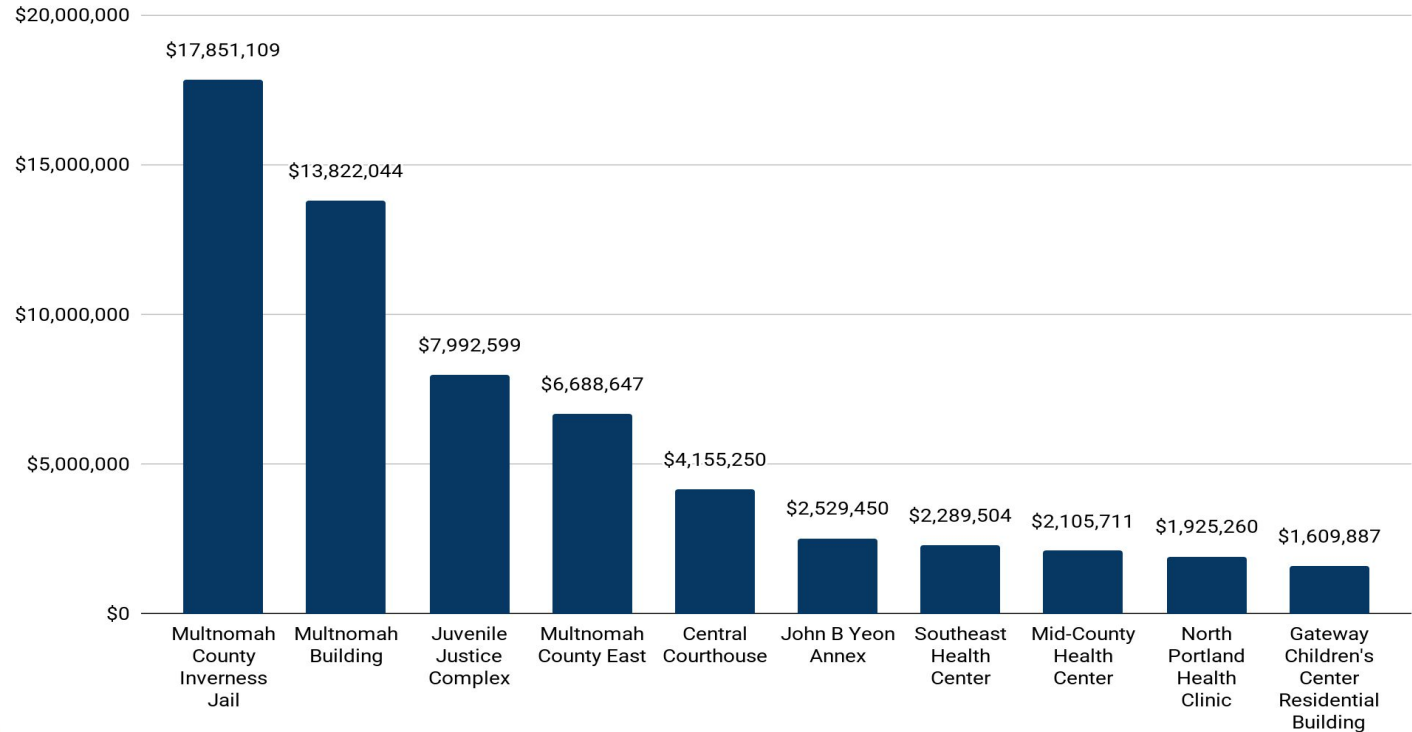
Along with the matrix scores, the Capital Planning Steering Committee takes other factors into consideration while prioritizing projects. These include whether or not a project is already underway. If the project is currently underway, what is the amount of funding already invested, and is there a good place to stop or pause the project. Another consideration is current policies or laws that make a project imminent, such as ADA accessibility.





# Asset Preservation Fund Top Ten Buildings

Top Ten Buildings  
by Asset  
Preservation  
Fund in FY  
2026-FY 2030  
Plan



# Capital Improvement Fund Top Ten Buildings

Top Ten Buildings  
by Capital  
Improvement  
Fund in FY  
2026-FY 2030  
Plan

