



Department of County Assets Capital Briefing FY 2027 Approved Budget

Presented to the
Board of County Commissioners
May 14, 2026



Agenda

1 Introduction

2 FY 2027 Capital Budget Overview

3 IT Capital Projects

Facilities Capital Projects

Library Capital Bond Program

4 Major Capital Projects Five Year Plan

5 Appendix



Our group works to provide oversight, recommend improvements, and make sure decisions are transparent, equitable, and accountable to the public.

1. Ben Brady (Co-Chair)
2. TJ Anderson (Co-Chair)
3. Brendan Adamczyk
4. Brian Miller
5. Chuck Woods
6. Jenna Lewis
7. Terry Harris (Central CBAC Representative)
- Nancy Artmann (Staff)



Top Priorities to Fund



Upkeep



Services

Top Concerns



Centralized Services Transition



DCA-IT



Continuing Financial Constraints



CBAC Program Offer/Package Recommendations



These are in no particular order due to questions raised and do not represent the full list.



DCA | Program #78235 Walnut Park Redevelopment



New - Vector Control Relocation Project, \$3.5M



DCA | Program #78249 - Sobering and Crisis Intervention Center



DCA | Program #78234 - New Animal Services Facility - Design Phase

FY 2027 DCA Capital Budget Overview



DCA's 2027 Capital Budget Overview

Builds on the Draft FY 2027 Countywide Capital Plan and reflects the Chair's Executive Budget

Project Categories

- Capital Development Projects (“Non Routine”- Large/One-Off)
- Capital Improvement /Replacement Projects (“Routine”-Generally smaller, repeating projects)

Project Types

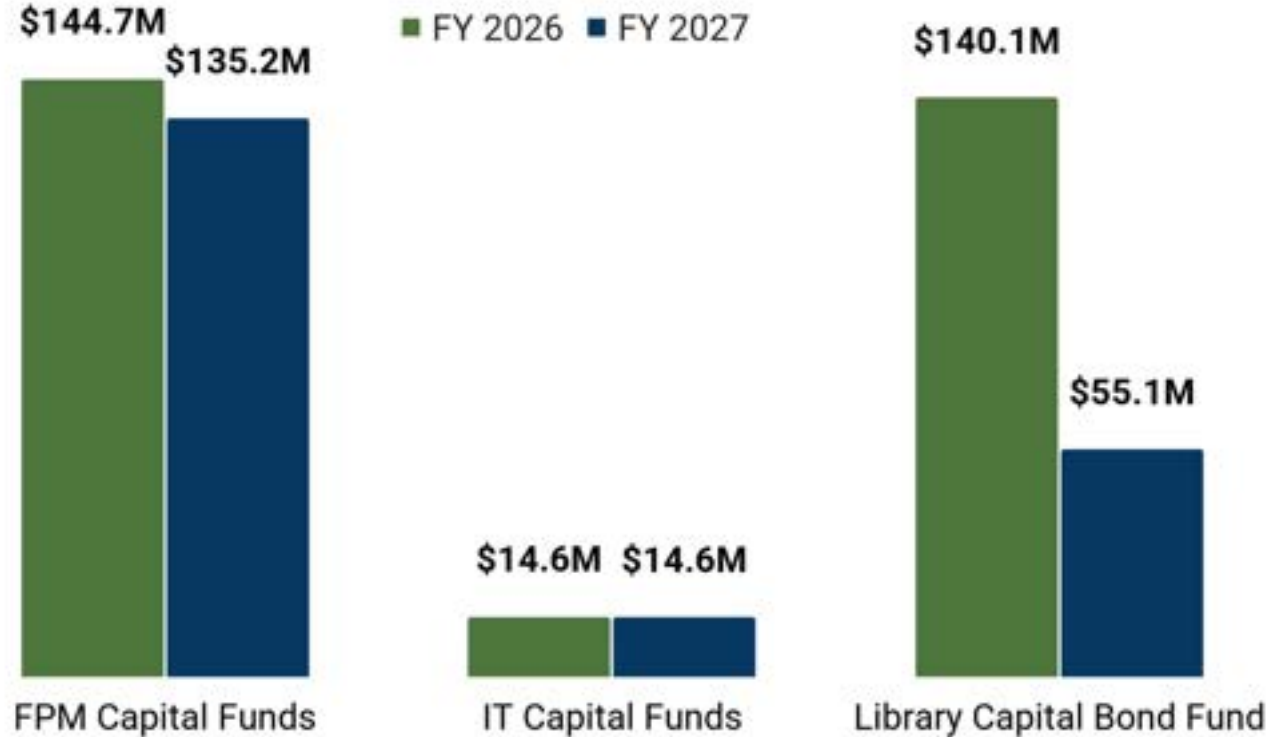
- New Projects
- Continuing Projects
 - Fully funded
 - Projects that require more investment

Total DCA Capital Funds FYs 2026 and 2027

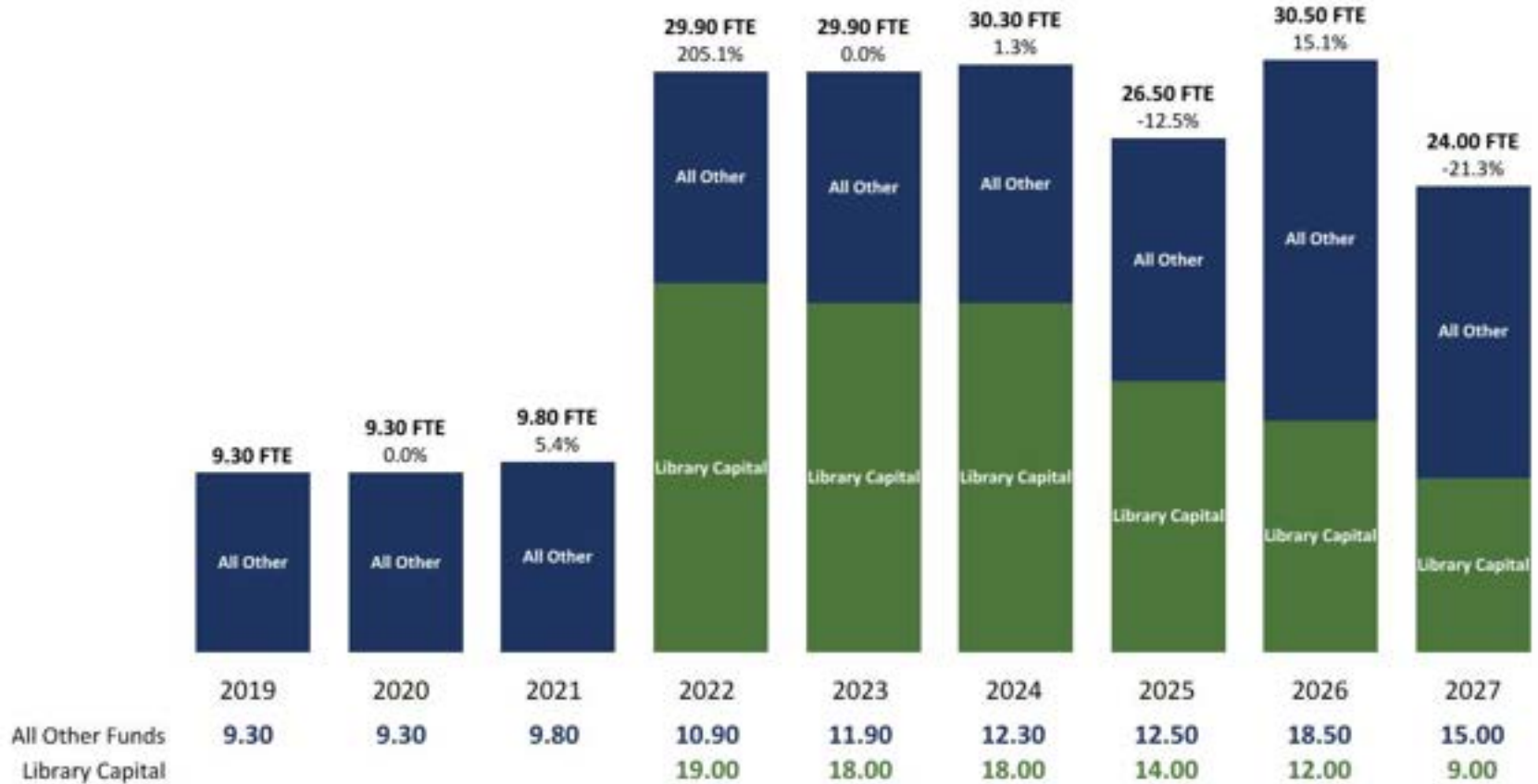
**FY 2026 Total:
\$299.4M**

**FY 2027 Total:
\$204.9M**

Figures on this page represent the County portion of FPM projects for, and do not include City of Portland contributions.



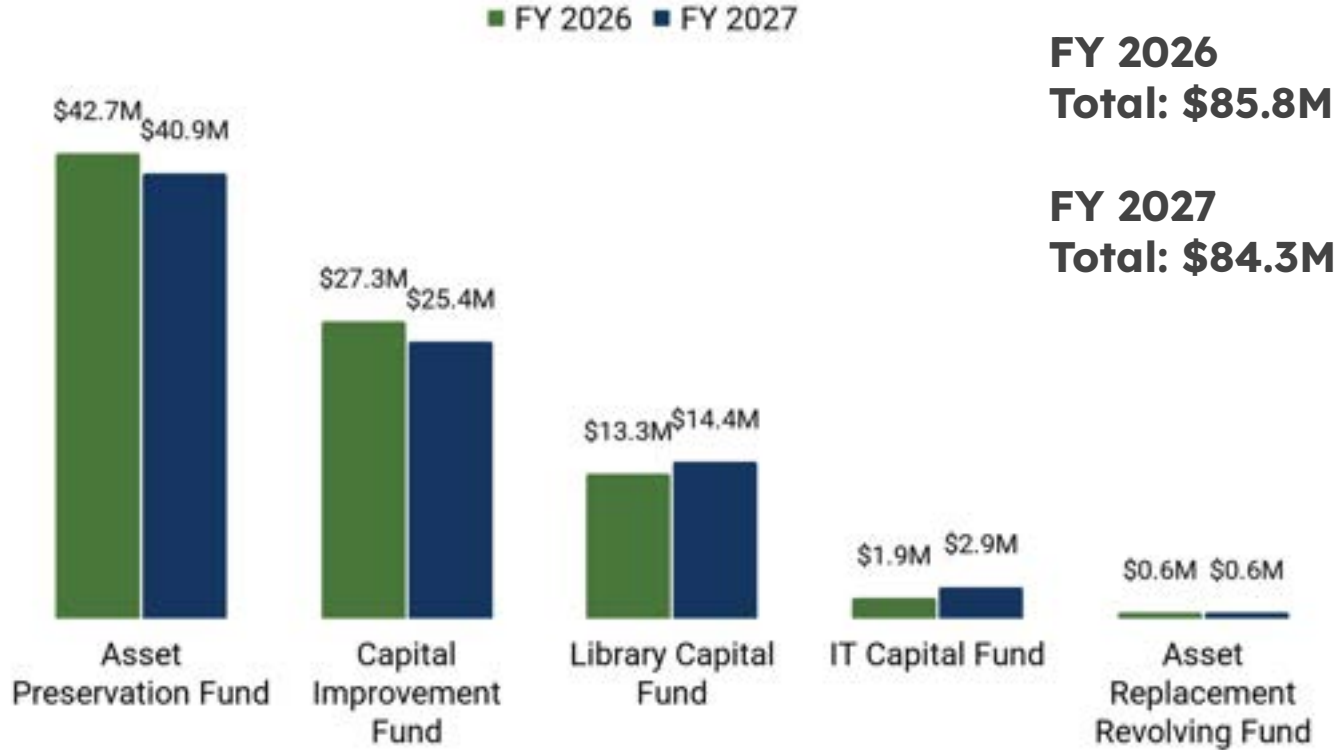
FTE Trends - DCA Capital Funds



Total DCA Routine Capital Funds FYs 2026 and 2027

Project Category

Capital Improvement /Replacement Projects (“**Routine**” - Generally smaller, repeating projects)



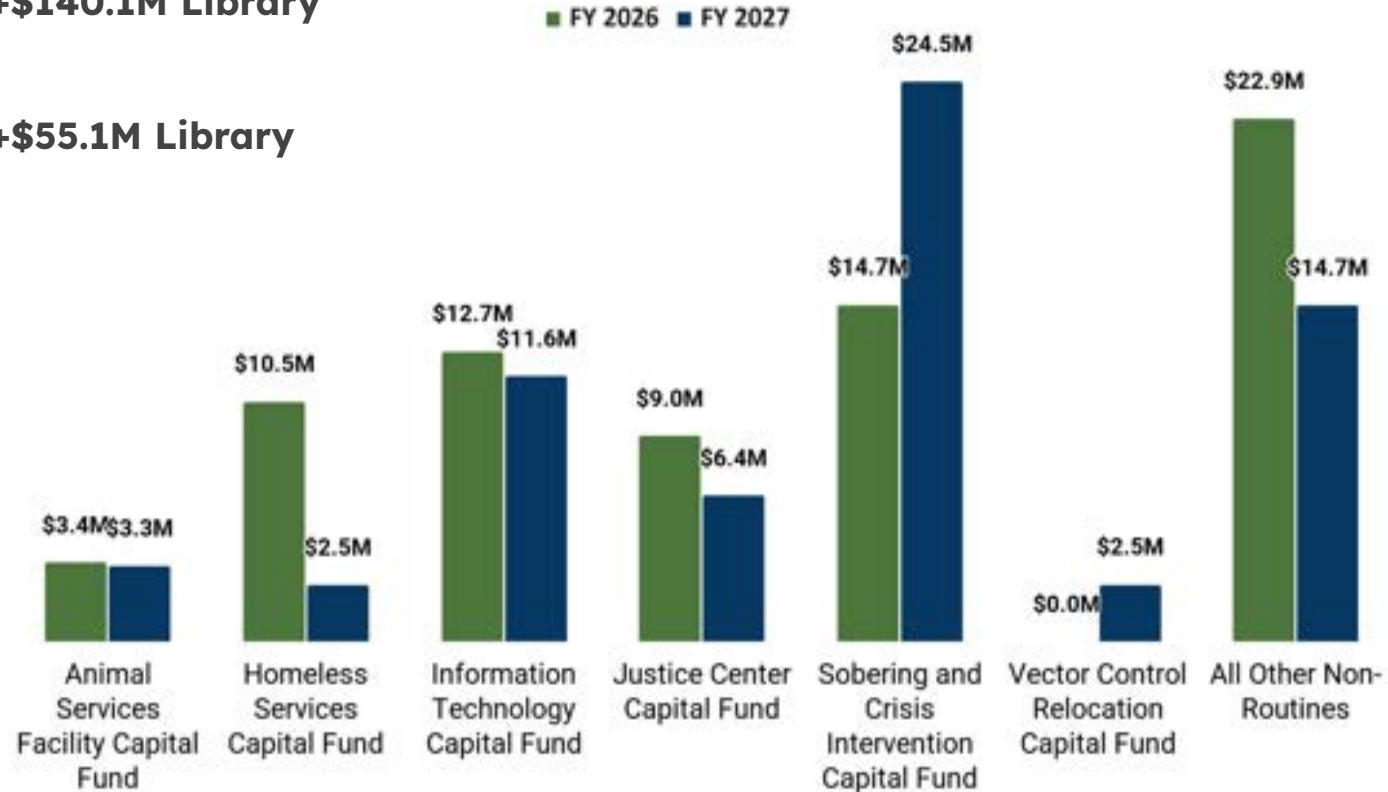
Total DCA Non-Routine Capital Funds FYs 2026 and 2027

FY 2026 Total: \$73.3M (+\$140.1M Library Capital Bond)

FY 2027 Total: \$65.5M (+\$55.1M Library Capital Bond)

Project Category

Capital Development Projects (“**Non Routine**” - Large/One-Off)



Figures on this page represent the County portion of FPM projects and do not include City of Portland contributions.

Information Technology Approved Capital Projects for FY 2027



Español

Services Programs Departments Elected News Search



The U.S. Postal Service has begun delivering ballots for the upcoming May 19, 2026 Primary Election

Multnomah County voters who do not receive a ballot by Thursday, May 7, 2026, should call Multnomah County Elections at 503-988-VOTE (8683).

Chair's Approved IT Capital Projects

Planning

- (\$500K*) DCHS Workflow Software
- (\$1.6M*) Preschool For All - Preschool Early Learning Technology

In-Progress

- (\$5M*) CEDARS Replacement
- (\$1M*) Enterprise Resource Planning Historical Data Retention
- (\$4.8M SHS*) HMIS Implementation
- (\$310K*) Network Access Control
- (\$3.3M*) Public Website and Digital Services Transformation

Close-Out

- (\$3M*) Radio System Replacement
- (\$200K*) Lobbying Reporting Software



** Note: These are Estimated Total Project Costs, not Total FY 2027 Budget Costs.*

IT Capital Non-Routine Projects FY 2027 Total: \$11.6M

| Project | Estimated Total Project Cost | Pre FY 2027 Funding | Beginning Working Capital for FY 2027 | FY 2027 New Funding | Total FY 2027 Budget | Total Unfunded | Funding Source |
|---|------------------------------|---------------------|---------------------------------------|---------------------|----------------------|----------------|---|
| Public Website and Digital Services Transformation (ENT) | \$3,300,000 | \$3,300,000 | \$1,162,291 | \$0 | \$1,162,291 | \$0 | General Funds (One Time Only, OTO) |
| Homeless Management Information System Implementation (HSD)- County Portion | \$4,871,750 | \$1,203,125 | \$0 | \$1,854,750 | \$1,854,750 | \$1,813,875 | Supportive Housing Services |
| CEDARS Replacement (HD) | \$5,000,000 | \$5,000,000 | \$3,702,490 | \$0 | \$3,702,490 | \$0 | General Funds (OTO) |
| Preschool For All - Preschool Early Learning Technology (DCHS) | \$1,658,758 | \$1,242,438 | \$0 | \$416,320 | \$416,320 | \$0 | Internal Service Reimbursement (PEL) |
| Radio System Replacement (ENT) | \$3,000,000 | \$3,000,000 | \$1,616,638 | \$0 | \$1,616,638 | \$0 | IT Asset Replacement BWC, General Funds (OTO funding) |
| Network Access Control (ENT) | \$310,000 | \$310,000 | \$310,000 | \$0 | \$310,000 | \$0 | General Funds (OTO) |
| Workflow Software (DCHS) | \$500,000 | \$500,000 | \$500,000 | \$0 | \$500,000 | \$0 | General Funds (OTO) |
| Enterprise Resource Planning Historical Data Retention Analysis (ENT) | \$1,000,000 | \$1,000,000 | \$725,544 | \$0 | \$725,544 | TBD | General Funds (OTO) |
| Lobbying Reporting Software (ENT) | \$200,000 | \$200,000 | \$200,000 | \$0 | \$200,000 | \$0 | General Funds (OTO) |

IT Capital Routine Projects FY 2027 Total: \$2.9M

Technology Improvement Program (TIP) was chartered to identify and address Risks (security, out of date user functionality, end-of-life, etc.) from Obsolescent Technology (ROT) within the County's technology ecosystem in 2016.

Funding Status

TIP has been funded with a variety of sources since it was created, primarily with one-time-only funding. **A permanent source of funding is needed in FY 2028.**

Assessment Findings

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.

Progress

11 applications have been addressed since the 2025 FIT Assessment, leaving 23 applications.

Staffing

IT is currently hiring 2 Limited Duration Appointment developers using existing TIP funding to help address the remaining risks of obsolescent technology identified on the 2025 FIT Assessment.

IT Capital Routine Replacement Projects

| Application Name | Department | Application Technology | Completed | Comments |
|--|---------------------------------------|----------------------------------|------------|--|
| Epic Phone Number Assignment | Health Department | Microsoft Access | 5/30/2025 | Replaced an old system with a new modern application. |
| Compliance Audit Log | Department of Health & Human Services | | 11/07/2025 | Decommissioned an old system replaced by new logging capabilities. |
| Baxter Application Programming Interface (API) | Department of Community Justice | .net and LDS | 10/01/2025 | Replaced an unreliable directory service with a modern application, reducing errors. |
| .net 6 Remediation | Department of County Assets | .net | 08/29/2025 | Migrated all applications using an old, insecure web format, to a modern web format. |
| Delta | Department of County Assets | Structured Query Language Server | 07/01/2025 | Replaced an old process with a modern automated process. |

Non-Routine IT Capital Projects Completed/Projected to be Completed in FY 2026

| Project | Total Funding Allocated | Funding Source |
|--|-------------------------|---------------------|
| Health Supplemental Datasets for Analytics and Reporting | \$2,354,707 | General Funds (OTO) |

Next Steps:

- This capital project is completing in FY 2026.
- Over the duration of this project, IT supported the generation of 1512 reports, through the addition and maintenance of 237 new Health/ICS datasets.
- This information was used to meet state reporting requirements, measure contract compliance, and generate care and equity reporting for Health/ICS provided services.

Facilities

Approved Capital Projects for FY 2027



Chair's Approved FPM Capital Projects

Planning

- *Walnut Park Redevelopment Planning*
- Downtown Real Estate Options Analysis
- New Animal Services Facility Planning
- DCA Prophet Center Relocation Analysis

Design

- *Vector Control Relocation*
- DCJ East Campus Expansion

Construction

- All-Gender Restroom Multnomah Building
- Justice Center Electrical System Upgrade-Bus Duct Replacement
- Library Capital Bond Program Projects
- Rockwood Community Health Center
- Security Fence Between Vance Pit and Gresham Park
- *Sobering and Crisis Stabilization Center*

Close-Out

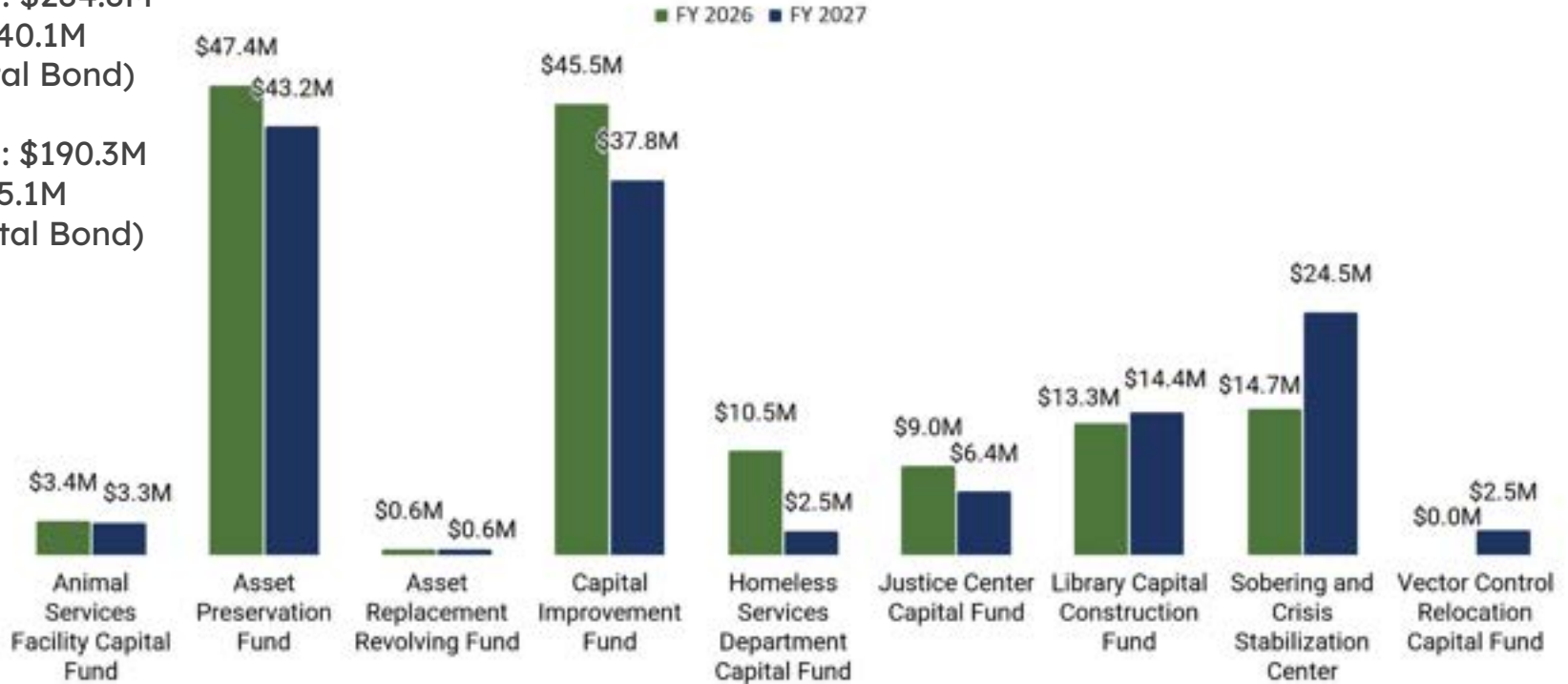
- Harrison Pod Village
- Juvenile Justice Complex Security Foyer

*Italicized projects recommended for additional OTO funding in FY 2027

FPM Capital Funds: \$190.3M

FY 2026 Total: \$284.8M
(including \$140.1M
Library Capital Bond)

FY 2027 Total: \$190.3M
(including \$55.1M
Library Capital Bond)



Figures on this page represent the County portion of FPM projects and do not include City of Portland contributions.

FPM Capital Non-Routine Projects Status Updates: \$42.7M

| Facilities Non-Routine Capital Programs: Program Offer/ Project | Estimated Project Cost | Pre FY 2027 Funding | Estimated Rollover into FY 2027 | FY 2027 New Funding | Total FY 2027 Budget | Total Unfunded | Funding Source |
|---|------------------------|---------------------|---------------------------------|---------------------|----------------------|----------------|--|
| 78233 JC Electrical System Upgrade - Bus Duct Replacement - County portion only | \$18,090,000 | \$11,350,000 | \$3,879,961 | \$2,500,000 | \$6,379,961 | \$4,240,000 | General Funds, Interest Earnings and AP Funding |
| 78234 New Animal Service Facility - Design Phase | TBD | \$3,771,324 | \$3,304,926 | \$0 | \$3,304,926 | TBD | Proceeds from the sale of the Edgefield North property |
| 78235 Walnut Park Redevelopment Planning | TBD | \$350,000 | \$76,068 | \$250,000 | \$326,068 | TBD | General Funds |
| 78237 Rockwood Community Health Center | \$6,890,002 | \$6,515,002 | \$1,891,957 | \$375,000 | \$2,266,957 | \$0 | General Funds, Federal Health Resources and Services Administration Grant and CIP Funding |
| 78240 Hansen Complex Deconstruction | \$6,600,000 | \$1,700,000 | \$50,000 | \$0 | \$50,000 | \$4,900,000 | General Funds |
| 78243 Harrison Community Village | \$4,128,197 | \$4,128,197 | \$693,885 | \$0 | \$693,885 | \$0 | Supportive Housing Services |
| 78249 Sobering and Crisis Stabilization Center | \$36,000,000 | \$21,200,000 | \$11,546,206 | \$12,953,792 | \$24,499,998 | \$1,846,208 | State House Bill 5204, Senate Bill 5701 and General Funds |
| 78250 Vance Pit Security Fence | \$125,000 | \$125,000 | \$124,783 | \$0 | \$124,783 | \$0 | General Funds |
| 78251 DCJ East Campus Expansion | \$19,070,000 | \$1,000,000 | \$854,406 | \$0 | \$854,406 | \$18,070,000 | General Funds |
| 78252 Downtown Real Estate Options Analysis | \$200,000 | \$200,000 | \$125,000 | \$0 | \$125,000 | \$0 | General Funds |
| 78253 FPM Prophet Center Relocation Options Analysis | \$150,000 | \$150,000 | \$119,730 | \$0 | \$119,730 | \$0 | General Funds |
| 78255 ADA All-Gender Restroom Multnomah Building | \$236,335 | \$236,335 | \$178,625 | \$0 | \$178,625 | \$0 | General Funds |
| 78256 Vector Control Relocation Project - County portion only | \$8,000,000 | \$0 | \$0 | \$2,500,000 | \$2,500,000 | \$5,500,000 | General Funds |

Continuing: Sobering Crisis and Stabilization Center



| | |
|------------------------------|--------------|
| Estimated Total Project Cost | \$36,000,000 |
| State Funding | \$21,200,000 |
| County Funding | \$12,397,579 |
| Pathway Center Remaining | \$556,213 |
| Total FY 2027 Budget | \$24,499,998 |
| Total Unfunded | \$1,846,208 |



FY 2027 Scope & Timeline



Construction began in April 2026. The project will be under construction all of FY 2027. The project is scheduled to be completed in early fall 2027.



New: Vector Control Relocation




| | |
|---------------------------------|--------------|
| Estimated Total Project Cost | \$14,000,000 |
| City of Portland Portion | \$6,000,000 |
| County Portion | \$8,000,000 |
| Total FY 2027 Budget | \$5,000,000 |
| Total Unfunded (County Portion) | \$5,500,000 |



FY 2027 Scope & Timeline

FY 2027 Q1: Acquisition

 An acquisition of property is expected at the beginning of FY 2027.

FY 2027: Approval & Design

 After acquisition, request FAC-1 Approval. Design is expected through the end of FY 2027.

FY 2027 Q4+: Construction Start

 Construction potentially beginning towards the end of FY 2027.

Continuing: Walnut Park Redevelopment Planning



| | |
|------------------------------|-----------|
| Estimated Total Project Cost | TBD |
| Total FY 2027 Budget | \$326,068 |
| Total Unfunded | TBD |



FY 2027 Scope & Timeline



The development partner will lead site analysis, site programming, and conceptual design work. They will develop development scenarios for County consideration.



FPM Capital Projects to be Completed in FY 2026

| Facilities Non-Routine Capital Programs: Program Offer/ Project | Estimated Project Cost | FY 2026 Funding | Completion |
|---|------------------------|-----------------|------------|
| 78254 Downtown Jail Site Replacement Study | \$150,000 | \$150,000 | FY 2026 |
| 78244 Juvenile Justice Complex Security Foyer | \$2,500,000 | \$2,068,000 | FY 2026 |

Facilities Capital Improvement Plan (CIP)



FPM Capital Improvement Plan Purpose



The 5-year Capital Improvement Plan is essential for modernizing and replacing critical building systems and equipment across all County-owned properties on a timely basis. These key projects often span multiple fiscal years, allowing time for design, implementation, and optimal fund maximization.

Examples of Fund Usage



Systems & Equipment

Replacement or major repair of roofs, HVAC, fire, electrical, plumbing, cameras, access control, and detention electronics.



Infrastructure

Parking lot repavement and irrigation system replacement.



Accessibility

Physical accessibility improvements throughout County-owned properties.



Interior Refresh

Modernization and refresh of common areas within buildings.

FPM CIP Funding Source

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

FY 2027 RATE

\$9.35

per square foot

Totaling \$26,126,971

Includes an additional capital investment of \$0.5M from the Library District.



The rate per square foot has increased **8% annually since 2005**.

Based on Board of County Commissioners guidance through [Resolution 05-148](#) and the 2005 Facilities Strategic Plan.

FPM Capital Improvement Plan Funds



Program contributions to the Capital Improvement Plan funds for space, projected to total \$26,126,971 in FY 2027, are made to one of the following three funds:

Library Capital Construction Fund (2506)

\$5,015,796

Scope:

- Library buildings

Asset Preservation Fund (2509)

\$13,722,064

Scope: Tier 1 Buildings

- Non-Library buildings that are fairly new (< 40 years old)
- Buildings with significant renovations

Capital Improvement Fund (2507)

\$7,389,110

Scope: Tier 2 & 3 Buildings

- Non-Library buildings that are older

FPM CIP Development Process



1. COLLECT & SEEK

Collect project ideas from FPM managers, maintenance leads, and County programs, and review Facility Condition Assessments.

2. ORGANIZE

Combine ideas where appropriate, refine budget estimates, and clarify scopes of work.

3. SCORE & POPULATE

Apply weighted matrix of criteria.

Weighted Scoring Criteria

- Fire / Life / Health / Safety
- Major System
- Compliance
- Operational Savings
- Sustainability
- Workplace Environment
- Outside Funding
- Structural Improvements

4. DISTRIBUTE

Distribute funds equitably across programs/buildings.

5. REVIEW

Review with DCA leadership.

6. PUBLISH

Full CIP in Capital Budget Book & County Capital Plan Summary Report.

Asset Preservation (Fund 2509)



| | |
|--|-----|
| Total Proposed/New/Active/Ongoing Projects FY 2027-FY2031 (excluding closeout) | 149 |
| Total New Projects Proposed for FY 2027 - FY 2031 Plan | 79 |
| Total New Projects Proposed Starting in FY 2027 | 42 |

Example: Inverness Jail

There are 12 active projects and 11 new/ planned projects, these include:

Replace:

- Cameras & Server
- Television Cabling
- Generator Fuel Pipes
- Boilers
- Fire System
- Detention Center Electronics & Radio System
- Door Locks
- Security System
- Roof
- Shower Finishes
- Roof Top Units
- Electrical Panel

Upgrade/Update:

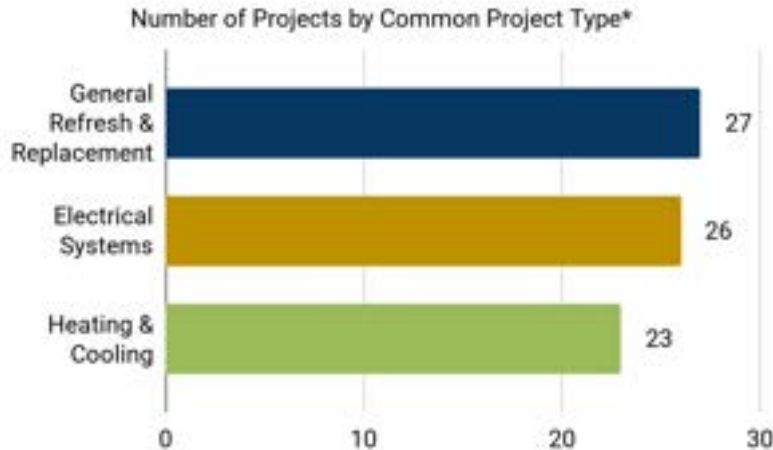
- Elevators
- Video System
- Lighting Fixture

Refresh:

- Public Lobby
- Booking Area

Add:

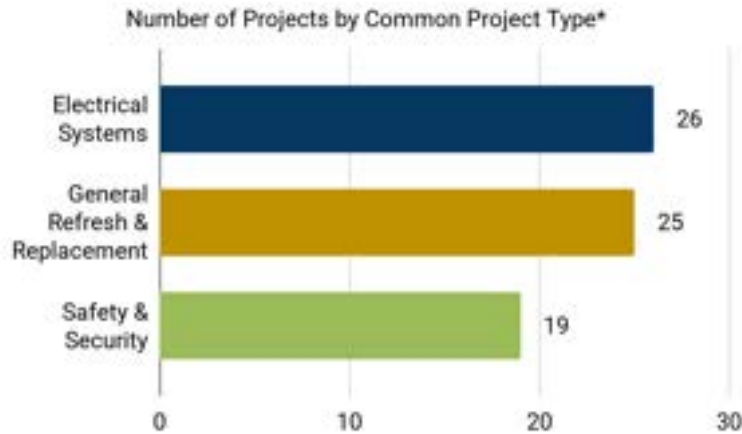
- New Lighting Systems
- Parking Lot Lights
- Redundancy to Mini-Split System



*This does not include all projects.

Capital Improvement (Fund 2507)

| | |
|--|-----|
| Total Proposed/New/Active/Ongoing Projects FY 2027-FY2031 (excluding closeout) | 123 |
| Total New Projects Proposed for FY 2027 - FY 2031 Plan | 74 |
| Total New Projects Proposed Starting in FY 2027 | 19 |



*This does not include all projects.

Example: John B. Yeon

There are 9 active projects and 10 new/ planned projects, these include:

Replace:

- Security System
- Gated & Fence
- Locks & Door Handles
- Cameras & Server
- Electrical & Lighting
- Pneumatic Controls
- Ramps & Stairs in NW Lot
- Subdistribution System
- Transfer Switches
- Generator

Upgrade/Update:

- Elevator
- Waterproof Flooring
- Paint & Seal Building
- CO Detectors

Refresh:

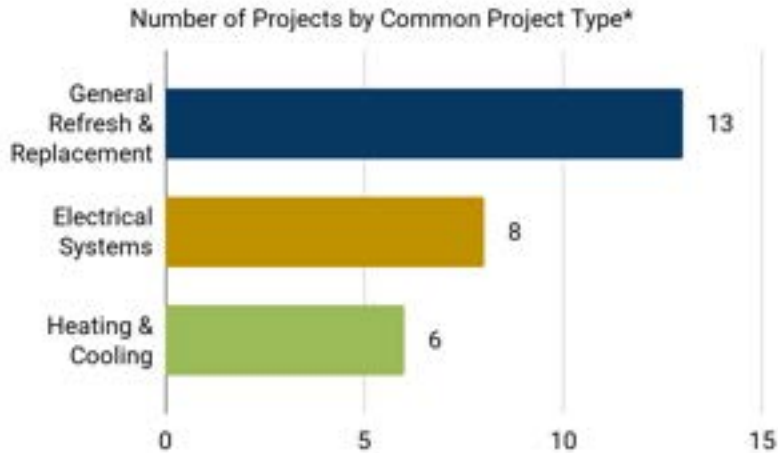
- Wash Bay Drainage System
- Restrooms

Add:

- Entrance to N Storage Lot
- Develop N Storage Lots

Library Construction (Fund 2506)

| | |
|--|----|
| Total Proposed/New/Active/Ongoing Projects FY 2027-FY2031 (excluding closeout) | 48 |
| Total New Projects Proposed for FY 2027 - FY 2031 Plan | 20 |
| Total New Projects Proposed Starting in FY 2027 | 2 |



*This does not include all projects.

Example: Central Library

There are 12 active projects and 4 new/ planned projects, these include:

Replace:

- Uninterruptible Power Supply
- Flooring
- Skylights & Access Space
- Carpet
- Cameras
- North Exterior Doors
- Cameras and Upgrade Server
- Building Sealant

Upgrade/Update:

- Lighting to LED
- Fire Sprinkler System

Refresh:

- Elevator Interior
- Balustrade & Sidewalks
- Green Roof

Add:

- Exterior Storm Windows
- Electrical Distribution & Circuit
- Security Equipment

FPM Capital Improvement Plan Funds

The following table depicts FY 2027 capital allocation and beginning working capital:

| Fund | FY 2027 Capital Contribution | FY 2027 BWC - Routine Projects | FY 2027 BWC - OTO Projects | Total FY 2027 by Fund |
|-------------------|---|---|---|----------------------------------|
| 2506 - Lib | \$5,015,796 | \$9,227,367 | \$0 | \$14,243,163 |
| 2507 - CI | \$7,389,110 | \$18,582,341 | \$4,642,082 | \$30,613,533 |
| 2509 - AP | \$13,722,064 | \$32,099,509 | \$178,625 | \$46,000,198 |
| Total | \$26,126,970 | \$59,909,217 | \$4,820,707 | \$90,856,894 |

Library Capital Bond Program



FPM Capital Projects: Library Capital Bond Construction

| Library Capital Bond Program Projects | Estimated Project Cost | Life to Date Spend* | FY 2027 Proposed Budget |
|--|------------------------|----------------------|-------------------------|
| East County Library | \$163,308,970 | \$141,393,336 | \$16,831,786 |
| Belmont Library | \$28,019,295 | \$20,459,167 | \$4,157,606 |
| Northwest Library | \$21,452,807 | \$20,669,144 | \$692,095 |
| St. Johns Library | \$14,374,487 | \$12,013,687 | \$1,259,707 |
| Refresh Portfolio, Admin & Other Funds** | \$50,842,937 | \$28,420,918 | \$32,175,950 |
| Total | \$277,998,496 | \$222,956,252 | \$55,117,144 |

*Life to Date Spend as of February 28, 2026

**Other Funds includes reserve funds

Major Capital Projects Five Year Plan



Major Capital Projects - FY27 and 5 Year Plan

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

- The FY 2027 approved 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



- Capital Funds Overview
- Capital Plan Projects Scoring Process
- FPM Capital Funds: Project Overlay
- IT Capital Funding Sources



DCA FY 2027 Capital Funds Overview

| Capital Fund | Purpose | Funding source |
|---|--|---|
| Technology Improvement Fund (IT) | Modernize and replace obsolete technology <i>and</i> invest in new technology | General Fund One Time Only requests |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| Homeless Services Department Capital Program (FPM) | Track capital work expenditures for HSD facilities projects | State and local grants |
| 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 |
| 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 |
| 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 |
| 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 |



Capital Plan Projects Scoring Process

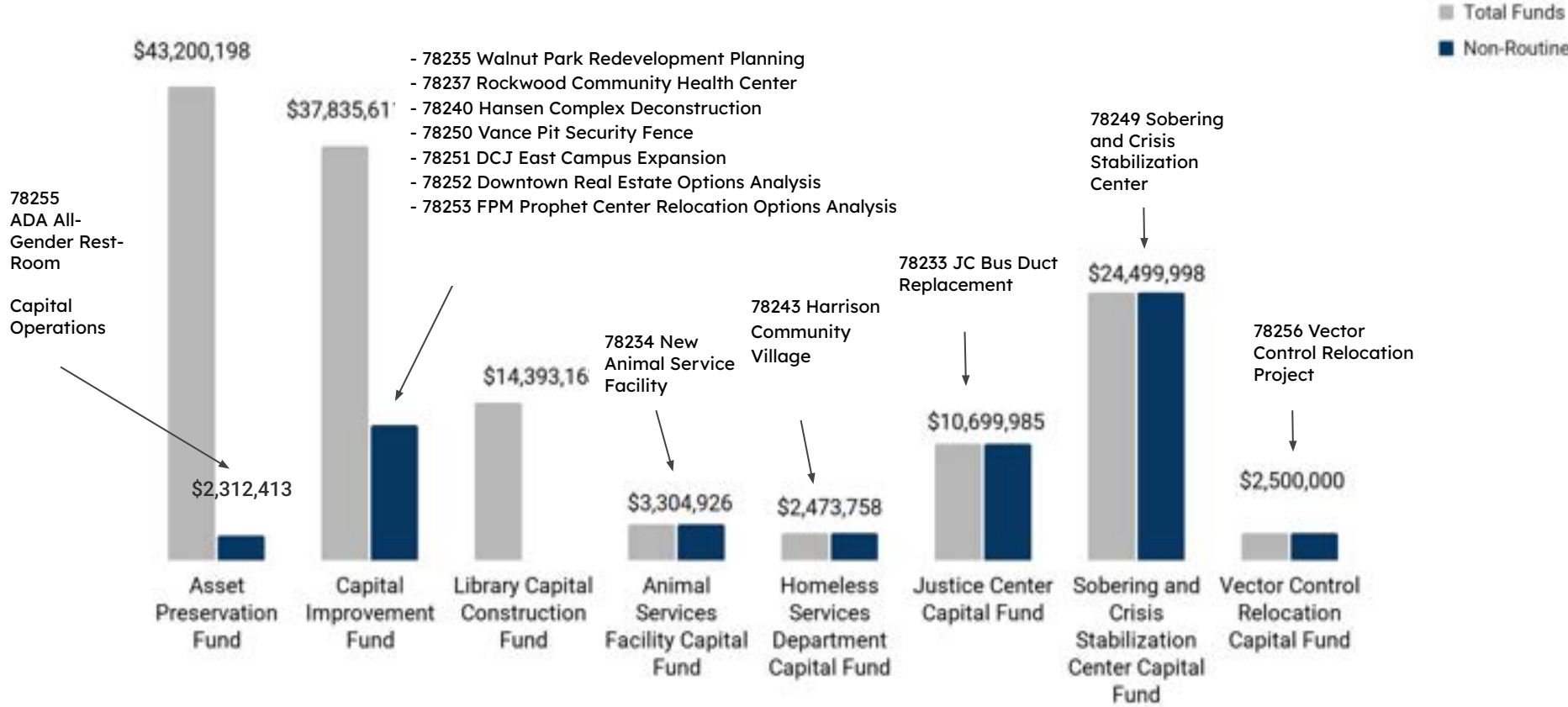
Division leadership uses a matrix, focused on safety and security, equity and impact, to score all projects. The questions on the matrix are:

- What effect will adding this item have on security for Multnomah County (physical and digital)?
- What effect will the project have on safety for Multnomah County Employees and/or the public?
- Will this help the County build, promote, and retain a high quality and diverse workforce?
- What effect will this project have on prioritizing resources to address community needs and increase access to services?
- What will be the long-term effects of this add?
- Will this add have a daily positive impact on County employees or the public?
- NEW Projects: If the project is not funded in FY 2027, will there be detrimental effects to staff/ community, and/or will it lead to the interruption of services.
- EXISTING Projects: Will pausing this project be possible without having detrimental effects to staff/community, and/or leading to the interruption of services?

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.



FPM Capital Funds: Where project funds reside



IT Capital Funding Sources

**FY 2026 Total:
\$14.6M**

**FY 2027 Total:
\$14.6M**

