

Program #78008 - Facilities Capital Asset Preservation Program

2/19/2015

Department: County Assets **Program Contact:** John Lindenthal

Program Offer Type: Internal Service Program Offer Stage: As Requested

Related Programs: 78007-16, 78007-16

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.

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 efficiency's, 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	FY14 Actual	FY15 Purchased	FY15 Estimate	FY16 Offer				
Output	Percent of Planned AP Projects Completed	85.0%	85.0%	88.0%	85.0%				
Outcome	Percent of Primary Owned Buildings rated as Tier 1	66.7%	66.7%	56.3%	56.3%				

Performance Measures Descriptions

PM #1: Asset Preservation program offer metric is set at 85%. This allows flexibility for changes due to County needs. PM #2: FY15 percentage decline is due to the Library District formation, Wikman building disposition and anticipated Women's Transition Buildings (3).

Revenue/Expense Detail

	Proposed General Fund	Proposed Other Funds	Proposed General Fund	Proposed Other Funds
Program Expenses	2015	2015	2016	2016
Contractual Services	\$0	\$2,500,000	\$0	\$2,000,000
Materials & Supplies	\$0	\$435,000	\$0	\$350,000
Capital Outlay	\$0	\$7,649,000	\$0	\$10,007,747
Total GF/non-GF	\$0	\$10,584,000	\$0	\$12,357,747
Program Total:	\$10,584,000		\$12,357,747	
Program FTE	0.00	0.00	0.00	0.00

Program Revenues								
Other / Miscellaneous	\$0	\$3,164,000	\$0	\$3,508,817				
Financing Sources	\$0	\$289,350	\$0	\$168,930				
Interest	\$0	\$30,000	\$0	\$20,000				
Beginning Working Capital	\$0	\$7,100,650	\$0	\$8,660,000				
Total Revenue	\$0	\$10,584,000	\$0	\$12,357,747				

Explanation of Revenues

50000 BWC from Routine Project Carryover \$8,660,000

50270 Interest Earnings \$20,000

50310 Intl Svc Reimbursement AP Fee from County Occupants \$3,508,817

50320 Cash Transfer revenue from Fund 3505 FPM & Vacant space \$168,930

Significant Program Changes

Last Year this program was: FY 2015: 78007 Facilities Capital Asset Preservation Program

Asset Preservation Fee collected on Library District Owned/Primary Tier 1 square feet is now collected to Fund 2506. Program Offer 78017-16