

Program #78206 - Facilities Capital Asset Preservation Program

4/15/2016

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

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

Related Programs: 78204-17, 78205-17, 78213-17

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, functional and efficient for the operating programs that use them.

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 efficiencies, 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	FY15 Actual	FY16 Purchased	FY16 Estimate	FY17 Offer				
Output	Percent of Planned AP Projects Completed	72%	85%	100%	85%				
Outcome	Percent of Primary Owned Buildings rated as Tier 1	66.7%	56.3%	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. Note: Overall the Capital program was without 3 project managers for several months each during FY15.

PM #2: Percent of Primary Owned Buildings rated as Tier 1. There were no changes in the last year.

Revenue/Expense Detail

	Proposed General Fund	Proposed Other Funds	Proposed General Fund	Proposed Other Funds
Program Expenses	2016	2016	2017	2017
Contractual Services	\$0	\$2,000,000	\$0	\$2,000,000
Materials & Supplies	\$0	\$350,000	\$0	\$390,000
Capital Outlay	\$0	\$10,007,747	\$0	\$11,371,911
Total GF/non-GF	\$0	\$12,357,747	\$0	\$13,761,911
Program Total:	\$12,357,747		\$13,761,911	
Program FTE	0.00	0.00	0.00	0.00

Program Revenues								
Other / Miscellaneous	\$0	\$3,508,817	\$0	\$3,837,872				
Financing Sources	\$0	\$168,930	\$0	\$260,604				
Interest	\$0	\$20,000	\$0	\$20,000				
Beginning Working Capital	\$0	\$8,660,000	\$0	\$9,643,435				
Total Revenue	\$0	\$12,357,747	\$0	\$13,761,911				

Explanation of Revenues

50000 BWC from Routine Project Carryover \$9,643,435

50270 Interest Earnings \$20,000

50310 Intl Svc Reimbursement AP Fee from County Occupants \$3,837,872 50320 Cash Transfer revenue from Fund 3505 FPM & Vacant space \$260,604

Significant Program Changes

Last Year this program was: FY 2016: 78008-16 Facilities Capital Asset Preservation Program