



Facilities Asset Strategic Plan Status Report

Presentation to the
Multnomah County
Board of Commissioners
June 28, 2011

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A Facilities Asset Strategic Plan

An organization's facilities strategic plan provides a roadmap that connects its physical facilities including location, operations, maintenance and capital investments to its overall business mission, goals, values and priorities.



Purpose of the FPM Facilities Asset Strategic Plan

- To fully support the Boards Mission Vision Values
- To fully support County-wide initiatives
- Align physical facilities with program needs, demographic trends, capital funding priorities and operations & maintenance resources
- Provide a logical approach and realistic action steps to create a more flexible, responsive and financially sustainable portfolio
- Establish consistent evaluation criteria to measure performance



Background

- FPM manages over 3.1 million square feet of owned and leased space in 131 buildings worth approximately \$910 million
- Highly diverse portfolio
 - General Office Space
 - Detention Facilities
 - Health and Dental Clinics
 - Libraries
 - Courthouses
 - Data Centers
 - Warehousing
 - Maintenance Shops
 - Animal Services



Background continued...

- Successful organizations have carefully aligned facilities with the organizations mission, vision and values
- Nationwide, capital funding for facility management has grown tight and remain tight in the near future
- Average age of the portfolio is 46 years compared to 27 years identified in a survey by the International Facilities Management Association (IFMA)
- Age and volume of use of County buildings, such as the Downtown Courthouse, Libraries, and Detention facilities, results in high operations and maintenance costs



Background continued...

- FPM Strategic Plans in **1998** Strategic Space Plan – Focused on owned versus leased
- **2001** Properties Disposition/Development Options Report – Disposition of unsustainable buildings
- **2005** Strategic Plan - focused on disposition of buildings and establishing a Tier System for prioritizing capital, operations and maintenance
- County On-going budget constraints since 2002 with demand for County programs increasing



Process

- Requires collaboration and support from the Board, Departments' Management and FPM Staff
- Two Phase Process
 1. County wide programming and assessment of portfolio
 2. Facilities development of specific goals, objectives, action steps and recommended functional structure
- Establishes checkpoints, feedback and collaborative decision-making with Stakeholders
- Provides a mechanism to seek input from the public and private sector community



Limited Assessment

- Downtown Courthouse
- East County Courthouse
- Libraries
- Detention Facilities
- School Clinics
- Penumbra Kelly



Accomplishments to Date

- Overview by County Management
- Overview to Board Staff
- Overview to Operations Council
- Established County Project Team
- Solicited input from FPM Staff
- Discussed with Strategic Planning Professionals
- Reviewed Facilities Strategic Plans by public and educational entities



Timeline

- Complete RFP for Release - July 2011
- Selection of Consulting Team - August 2011
- Project Kick Off - September 2011
- Preliminary Report Phase I - November 2011
- Board Briefing / Status – December 2011
- Completion Phase I – January 2012
- Initiate Phase II – February 2012
- Completion Phase II – June 2012



Questions?
