



Multnomah County Oregon

Board of Commissioners & Agenda

connecting citizens with information and services

BOARD OF COMMISSIONERS

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APRIL 20 & 22, 2004

BOARD MEETINGS

FASTLOOK AGENDA ITEMS OF INTEREST

Pg 2	9:30 a.m. Tuesday Executive Session
Pg 2	10:00 a.m. Tuesday Capital Budget Briefing
Pg 2	11:30 a.m. Tuesday Update on Special Needs Housing and Homelessness Efforts
Pg 3	9:30 a.m. Thursday Resolution Supporting SOLV on Earth Day 2004
Pg 3	10:00 a.m. Thursday Resolution Certifying Estimate of 04/05 Expenditures for A & T
Pg 4	10:05 a.m. Thursday Resolution Authorizing Proceedings to Legalize Haines Road
Pg 4	10:20 a.m. Thursday Oregon Health Plan Briefing
Pg 5	2004-05 Budget Work Sessions/Hearings

Thursday meetings of the Multnomah County Board of Commissioners are cable-cast live and taped and may be seen by Cable subscribers in Multnomah County at the following times:

Thursday, 9:30 AM, (LIVE) Channel 30

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Tuesday, April 20, 2004 - 9:30 AM
Multnomah Building, Sixth Floor Commissioners Conference Room 635
501 SE Hawthorne Boulevard, Portland

EXECUTIVE SESSION

- E-1 The Multnomah County Board of Commissioners Will Meet in Executive Session Pursuant to ORS 192.660(1)(h). Only Representatives of the News Media and Designated Staff are allowed to Attend. Representatives of the News Media and All Other Attendees are Specifically Directed Not to Disclose Information that is the Subject of the Executive Session. No Final Decision will be made in the Executive Session. Presented by Agnes Sowle. 30 MINUTES REQUESTED.
-

Tuesday, April 20, 2004 - 10:00 AM
Multnomah Building, First Floor Commissioners Boardroom 100
501 SE Hawthorne Boulevard, Portland

BOARD BRIEFINGS

- B-1 Capital Budget: Transportation, Facilities and Other Programs. Presented by Dave Boyer, Doug Butler, Jay Heidenrich, Robert Maestre and Stan Ghezzi. 90 MINUTES REQUESTED.
- B-2 Updates on Special Needs Housing and Homelessness Efforts. Presented by Diane Luther. 15 MINUTES REQUESTED.
-

Thursday, April 22, 2004 - 9:30 AM
Multnomah Building, First Floor Commissioners Boardroom 100
501 SE Hawthorne Boulevard, Portland

REGULAR MEETING

CONSENT CALENDAR - 9:30 AM
NON-DEPARTMENTAL - 9:30 AM

- C-1 Appointment of Sophia Tseng to the MULTNOMAH COUNTY COMMUNITY HEALTH COUNCIL

- C-2 Appointments of Charlotte Beeman, Martha Gies, John Kruse and Reappointments of Robert Brading, Gwen Farnham Hyland, Molly Gloss and Donna Oden-Orr to the MULTNOMAH COUNTY LIBRARY ADVISORY BOARD

PUBLIC CONTRACT REVIEW BOARD

- C-3 ORDER Approving an Exemption from the Formal Competitive Bid Process to Contract with Gresham RV Center, the Local Dealer for Winnebago Industries, for the Purchase of a Mobile Incident Command Vehicle
- C-4 ORDER Approving an Exemption from the Formal Competitive Solicitation Process to Contract with Anasazi Software for the Purchase of Case Management, Payment Processing, and Reporting Software for Developmental Disabilities Services

DEPARTMENT OF COMMUNITY JUSTICE

- C-5 Budget Modification 04_DCJ_BCC-10 Adding \$3,360 in Byrne Grant Funds to the Department of Community Justice Federal/State Budget for Multi-Systemic Therapy Treatment Foster Care

REGULAR AGENDA - 9:30 AM

PUBLIC COMMENT - 9:30 AM

Opportunity for Public Comment on non-agenda matters. Testimony is limited to three minutes per person. Fill out a speaker form available in the Boardroom and turn it into the Board Clerk.

NON-DEPARTMENTAL - 9:30 AM

- R-1 RESOLUTION Supporting SOLV on Earth Day 2004
- R-2 Briefing on the Sellwood Bridge. Presented by Ian Cannon. 15 MINUTES REQUESTED.
- R-3 Authorizing Filing of a Small Claims Action

DEPARTMENT OF BUSINESS AND COMMUNITY SERVICES - 10:00 AM

- R-4 RESOLUTION Certifying an Estimate of Expenditures for FY 2004-05 for Assessment and Taxation in Accordance with ORS 294.175

- R-5 RESOLUTION Authorizing Staff to Initiate Proceedings to Legalize Haines Road No. 573
- R-6 RESOLUTION Declaring a Portion of the Property Located at 10225 East Burnside Street, Portland, Oregon to be Surplus and Approving a Real Property Lease to the Immigrant and Refugee Community Organization, SEA Project
- R-7 NOTICE OF INTENT to Apply for a Department of Land Conservation and Development Grant
-

Thursday, April 22, 2004 - 10:20 AM
(OR IMMEDIATELY FOLLOWING REGULAR MEETING)
Multnomah Building, First Floor Commissioners Boardroom 100
501 SE Hawthorne Boulevard, Portland

BOARD BRIEFING

- B-3 Oregon Health Plan. Presented by Lillian Shirley, Health Department Director and Dave Ford, CareOregon Executive Director. 1 HOUR REQUESTED.

MULTNOMAH COUNTY 2004-2005 BUDGET WORK SESSIONS AND HEARINGS

(Unless otherwise noted, all sessions will be held in the Multnomah Building
Commissioners Boardroom 100, 501 SE Hawthorne, Portland)

Cable coverage of the May 6 through June 10, 2004 budget work sessions, hearings and Thursday Board meetings are produced through Multnomah Community Television. Call 503-491-7636, ext. 332 for further info or log onto <http://www.mctv.org> for the program guide/playback schedule. The sessions, hearings and Board meetings are available via media streaming at http://www.co.multnomah.or.us/cc/live_broadcast.shtml. Contact Board Clerk Deb Bogstad 503-988-3277 for further information.

Thu, May 6
9:30 a.m.

**Chair's 2004-2005 Executive Budget Message
Public Hearing/Consideration of Resolution
Approving Executive Budget for Submission to
Tax Supervising and Conservation Commission**

Tue, May 11
9:00 a.m. - 12:00 p.m.

Financial Overview
Central CBAC/CIC Presentation
Non-Departmental

Tue, May 11
1:00 p.m. - 4:00 p.m.

Budget Work Session
Health
Department of County Human Services
Office of School and Community Partnerships

Tue, May 11
6:00 p.m. - 8:00 p.m.

**Public Hearing on the 2004-2005 Multnomah
County Budget - North Portland Library
Conference Room, 512 N Killingsworth, Portland**

Thu, May 13
9:30 a.m.

**Public Hearing/Consideration of Approval of the
2004-2005 Dunthorpe Riverdale Sanitary Service
District No. 1 and the 2004-2005 Mid County Street
Lighting Service District No. 14 Proposed Budgets
for Submittal to Tax Supervising and
Conservation Commission
Multnomah County Personal Income Tax Update**

MULTNOMAH COUNTY 2004-2005 BUDGET WORK SESSIONS AND HEARINGS

(Unless otherwise noted, all sessions will be held in the Multnomah Building
Commissioners Boardroom 100, 501 SE Hawthorne, Portland)

Tue, May 18

9:00 a.m. - 12:00 p.m.

Budget Work Session
Department of Community Justice
District Attorney
Sheriff's Office

Tue, May 18

1:30 p.m. - 5:00 p.m.

Budget Work Session
Library
Business Services
Community Services
Finance, Budget, Assessment and Taxation

Thu, May 20

9:30 a.m.

**Public Hearing and Resolution Adopting the 2004-
2005 Mt. Hood Cable Regulatory Commission
Budget**

Tue, May 25

9:00 a.m. - 12:00 p.m.

Budget Work Session
Amendments

Tue, May 25

1:30 p.m. - 4:00 p.m.

Budget Work Session - if Needed
Amendments

Tue, May 25

6:00 p.m. - 8:00 p.m.

**Public Hearing on the 2004-2005 Multnomah
County Budget - Multnomah County East
Building, Sharron Kelley Conference Room, 600
NE 8th, Gresham**

Tue, June 1

9:00 a.m. - 12:00 p.m.

Budget Work Session
Amendments

MULTNOMAH COUNTY 2004-2005 BUDGET WORK SESSIONS AND HEARINGS

**(Unless otherwise noted, all sessions will be held in the Multnomah Building
Commissioners Boardroom 100, 501 SE Hawthorne, Portland)**

Tue, June 1

1:30 p.m. - 4:00 p.m.

**Budget Work Session - if Needed
Amendments**

Tue, June 1

6:00 p.m. - 8:00 p.m.

**Public Hearing on the 2004-2005 Multnomah
County Budget - Multnomah Building,
Commissioners Boardroom 100, 501 SE
Hawthorne, Portland**

Tue, June 8

9:00 a.m. - 12:00 p.m.

**Budget Work Session
Amendments**

Tue, June 8

1:30 p.m. - 5:00 p.m.

**Budget Work Session - if Needed
Amendments**

Wed, June 9

9:00 a.m. - 10:15 a.m.

**Budget Work Session
Amendments**

Wed, June 9

10:30 a.m. - 11:30 a.m.

**Tax Supervising and Conservation Commission
Public Hearings on the Multnomah County 2002-
2003 Supplemental Budget; and the 2004-2005
Budget - Multnomah Building, Commissioners
Boardroom 100, 501 SE Hawthorne, Portland**

Wed, June 9

1:30 p.m. - 5:00 p.m.

**Budget Work Session - if Needed
Amendments**

MULTNOMAH COUNTY 2004-2005 BUDGET WORK SESSIONS AND HEARINGS

**(Unless otherwise noted, all sessions will be held in the Multnomah Building
Commissioners Boardroom 100, 501 SE Hawthorne, Portland)**

**Thu, June 10
9:30 a.m.**

**Public Hearing and Resolution Adopting the 2004-
2005 Budget for Multnomah County Pursuant to
ORS 294**

**Public Hearing and Resolution Adopting the 2004-
2005 Budget for Dunthorpe Riverdale Sanitary
Service District No. 1**

**Public Hearing and Resolution Adopting the 2004-
2005 Budget for Mid County Street Lighting
Service District No. 14 and Making Appropriations**

AGENDA PLACEMENT REQUEST

BUD MOD #:

Board Clerk Use Only:

Meeting Date: April 20, 2004

Agenda Item #: B-1

Est. Start Time: 10:00 AM

Date Submitted: 04/13/04

Requested Date: April 20, 2004

Time Requested: 90 minutes

Department: Business & Community Services

Division: FBAT

Contact/s: Bob Thomas

Phone: 503.988.4283

Ext.: 84283

I/O Address: 503/531

Presenters: Dave Boyer, Doug Butler, Jay Heidenrich, Robert Maestre, Stan Ghezzi

Agenda Title: Briefing on the Capital Budget: Transportation, Facilities and Other Programs.

NOTE: If Ordinance, Resolution, Order or Proclamation, provide exact title.
For all other submissions, provide clearly written title.

1. What action are you requesting from the Board? What is the department/agency recommendation?

This is a Board briefing on the proposed FY 2005 Multnomah County Capital Improvement Program. Dave Boyer (CFO) will report on the status of various certificates of participation, bond funds and debt capacity. Doug Butler (Facilities) will describe the Facilities 5-year CIP, asset management and seismic projects. Representatives from the Library Department will describe completion of the Hillsdale Library and the FY 2005 Library Capital Program. The Sheriff's Office will present an update on the Wapato Jail project and Transportation will present info on the FY 2005 Road and Bridge programs.

2. Please provide sufficient background information for the Board and the public to understand this issue.

This is the annual Capital presentation detailing the proposed FY 2005 Multnomah County Capital Program. Representatives from several departments will describe the status of their capital programs and discuss some of their funding solutions and issues.

3. Explain the fiscal impact (current year and ongoing).

The capital projects along with the costs will be included in the proposed budget and is subject to Board review, modification and approval. Information provided will describe the FY 2005 proposed Capital Program by County Fund and provide the recommended financial plan for completing them.

NOTE: If a Budget Modification or a Contingency Request attach a Budget Modification Expense & Revenues Worksheet and/or a Budget Modification Personnel Worksheet.

If a budget modification, explain:

- ❖ **What revenue is being changed and why?**
- ❖ **What budgets are increased/decreased?**
- ❖ **What do the changes accomplish?**
- ❖ **Do any personnel actions result from this budget modification? Explain.**
- ❖ **Is the revenue one-time-only in nature?**
- ❖ **If a grant, what period does the grant cover?**
- ❖ **When the grant expires, what are funding plans?**

NOTE: Attach Bud Mod spreadsheet (FORM FROM BUDGET)

If a contingency request, explain:

- ❖ **Why was the expenditure not included in the annual budget process?**
- ❖ **What efforts have been made to identify funds from other sources within the Department/Agency to cover this expenditure?**
- ❖ **Why are no other department/agency fund sources available?**
- ❖ **Describe any new revenue this expenditure will produce, any cost savings that will result, and any anticipated payback to the contingency account.**
- ❖ **Has this request been made before? When? What was the outcome?**

If grant application/notice of intent, explain:

- ❖ **Who is the granting agency?**
- ❖ **Specify grant requirements and goals.**
- ❖ **Explain grant funding detail – is this a one time only or long term commitment?**
- ❖ **What are the estimated filing timelines?**
- ❖ **If a grant, what period does the grant cover?**
- ❖ **When the grant expires, what are funding plans?**
- ❖ **How will the county indirect and departmental overhead costs be covered?**

4. Explain any legal and/or policy issues involved.

One specific outcome is to inform the Board about what capital projects will not be built next year to retrofit buildings and bridges to prevent earthquake damage. Last year the Board adopted Resolution 03-94 stating that the Board should consider what seismic projects need to be done and specifically what it will not be completing each year as part of the annual Budget process.

In addition to seismic projects, the Board will be briefed on the proposed FY 2005 capital programs for all County funds.

5. Explain any citizen and/or other government participation that has or will take place.

On June 10, 2004, the Board will adopt the FY 2005 County budget. With that approval the FY 2005 Capital budget will adopted as a part of the budget. The public can comment on the capital budget a public hearings conducted by the Board as part of the budget process.

Required Signatures:

Department/Agency Director: David A. Boyer Date: 04/13/04

Budget Analyst

By: _____ Date:

Dept/Countywide HR

By: _____ Date:

BOGSTAD Deborah L

From: THOMAS Bob C
Sent: Monday, April 19, 2004 8:00 AM
To: BOGSTAD Deborah L
Subject: Capital Briefing Files

Deb:

Here are the files to post for tomorrow's Capital Briefing. I have named them in order of their appearance in the printed packets. I hope this works – if it doesn't feel free to rename them. I have received any information from the Sheriff's Office. If I receive it prior to tomorrow's briefing I will email it to you.

1_Cap_Briefing_Agenda_Apr20_04
2_Bond_Fund_Memo_Apr20_04
3_Facilities_Direction_Apr20_04
4_Fac_5yr_CIP_Apr20_04
5_Library_Const_Upgrade_Apr20_04
6_FY05_Trans_Cap_Apr20_04
7_Will_Riv_Bridges_Update_Apr20_04

For the presentation we will be using only one of the powerpoint files: 3_Facilities_Direction_Apr20_04. I will bring a CD with this file on it tomorrow in case you aren't able to retrieve it from the MINT.

The Bridges powerpoint file will not be used with the projector.

I have made booklets up for Board members and an extra copy of the packet for one staff member each and you. I will be distributing these this morning and sit down with Board Staff this afternoon to walk through the material.

Let me know if you need anything else. Thanks for working with me on the delay in assembling this info.

4/20/2004



**Multnomah County
FY 2005 Capital Budget Briefing
Agenda**

April 20, 2004

Capital Bond Funds and Debt Capacity

Dave Boyer - Finance, Budget and Tax Office

Multnomah County Facilities Management

Doug Butler - Facilities & Property Management

- Facilities Direction
- 5 Year Capital Improvement Program
- Seismic List (What isn't being constructed during FY 2005)

Multnomah County Library Construction Fund Program Update

Mike Harrington - Multnomah County Library

Wapato Jail Construction Update

Jay Heidenrich - Multnomah County Sheriff's Office

Transportation Road Capital Program Update

Robert Maestre - Community Services

Willamette River Bridge Construction Program Update

Stan Ghezzi - Bridges / Land Use & Transportation



Finance, Budget and Tax Office

MULTNOMAH COUNTY OREGON

David Boyer, Chief Financial Officer

501 SE Hawthorne, Suite 531

Portland, Oregon 97214

(503) 988-3903 phone

(503) 988-3292 fax

TO: Board of County Commissioners

FROM: Dave Boyer, Chief Financial Officer

DATE: April 20, 2004

SUBJECT: Capital Budget for Certificates of Participation and Bond Funds/Debt Capacity

CERTIFICATES OF PARTICIPATION AND BOND FUNDS - SUMMARY

This is a recap on the status of the various Certificates of Participation (COP) and Bond Funds.

The County currently has three capital COP and bond proceeds available for capital projects. The balances reflected below incorporate previous action taken by the Board in reallocating monies between projects or from interest earnings. There are no new projects being suggested for FY 2005.

There are two statutory limits on County borrowing and a County policy on outstanding debt limits. The most restrictive, the County policy, would limit additional bonding to approximately \$12,000,000 in 2004-05.

FUND 2504 - BUILDING PROJECT FUND

2000 COP issue: Original issue: \$61,215,000 - Balance remaining - \$1,044,500

- **Assessment and Taxation. \$550,000.** (Original Budget \$756,590). This amount is needed to update the system to the latest version.
- **IBM Mainframe \$149,500.** (Original amount allocated \$1,034,000) These funds are needed to complete the IBM mainframe migration for the Sheriff, District Attorney and Health systems.
- **Yeon Safety \$150,000.** (Original Budget \$4,810,000). The balance remaining is needed for project completion.
- **Web development. \$195,000.** (Original Budget \$300,000). The balance remaining is still needed for project completion.

FUND 2506 - LIBRARY CONSTRUCTION FUND

1996 Library Bond Fund. Original issue \$29,000,000 - Balance remaining - \$1,700,000

- The 1996 bond is being used to finance the building or renovation of various branch libraries, new and improved information technology and other library system projects. This amount includes interest and the funds will be needed for the library projects.

FUND 2500 – JUSTICE BOND PROJECT FUND

1996 Public Safety Bond. Original issue \$79,700,000 - balance remaining after internal loan is \$12,193,000

- **Wapato Jail. \$3,700,000 (Represents bond funds only).** (Original Budget \$43,880,000 plus \$866,000 reallocated and \$970,000 that reallocated by the Board in fiscal year 2004). In addition to bond funds the County will receive \$10,845,000 from SB 1145 funds and \$873,061 SB 1145 funds remaining from the Inverness Jail project.
- **Detention Center Electronics and Fire Alarm. \$3,588,000** (Revised Budget approved by the Board during the development of the FY 2002/03 Budget is \$4,641,500). The balance remaining is needed for project completion. In addition to bond funds, an additional \$2,000,000 will be provided by grant funds to complete this project and the City of Portland will provide approximately \$700,000. It is expected that this project will take two plus years to complete.
- **IBM Mainframe \$4,905,000.** The original amount allocated was \$4,265,000 and was included in the FY 2004 Adopted Budget. These funds are needed to complete the IBM mainframe migration for the Sheriff and District Attorney. About \$1,680,000 of the total loan amount of \$6,585,000 was spent in FY 2004 and the cash flow was covered by other projects that have not yet been completed.

Proposed 2005 Financing/Internal Loan: Carried Forward From FY 2004: \$4,265,000. These funds were included in the 2003/2004 budget to complete the funding for the migration off of the IBM mainframe. This project has begun with existing money and the final financing funds will not be needed until FY 2005 so the financing has been delayed. This financing would be paid for with the savings generated from being off the mainframe plus an additional amount needed from the General Fund in the amount of about \$400,000 and would be paid off over a five year period. The following are the costs for each project.

- 1. IBM mainframe migration. \$6,585,000 (Public Safety Bond Fund 2500)**

COURTHOUSE REPLACEMENT & EAST COUNTY COURT FACILITY.

As required in Resolution 04-028 adopted by the Board on March 11, 2004 the County will be moving forward with the various task forces to develop strategies for the financing and construction of the downtown Courthouse, renovation of the historic Courthouse, upgrades to the Justice Center and work on the East County court facility. At the current time it is not anticipated that the County will not be required to expend any capital funds on these projects during fiscal year 2004/2005.

OUTSTANDING DEBT AND DEBT CAPACITY

There are two statutory limits on County borrowing and a County policy on outstanding debt limits. The most restrictive, the County policy, would limit additional bonding to approximately \$12,000,000 in 2004-05.

ORS 287.054 provides a debt limit on voter approved general obligation bonds of 2% of the real market value of all taxable property within the County's boundaries. The following table represents the debt capacity at June 30, 2004

Real Market Value 2002/2003	\$63,386,345,000
Debt limit at 2%	1,267,727,000
Outstanding debt at June 30, 2004	(86,445,000)
Legal Debt Margin	\$1,181,282,000

ORS 287.053 provides a debt limit on full faith and credit bonds of 1% of the real market value of all taxable property within the County's boundaries. The following table represents the debt capacity at June 30, 2003.

Real Market Value 2002/2003	\$63,386,345,000
Debt limit at 1%	633,836,000
Outstanding debt at June 30, 2004	(270,203,000)
Legal Debt Margin	\$363,633,000

In addition to statutory debt limits, the County's Finance and Budget Policy, adopted by the Board, further limits our debt on non voter approved COP's and Bonds to an annual debt payment amount that will not exceed 5% of the County's General Fund Budget. As of June 30, 2004, the County will have \$117,696,000 in outstanding debt subject to the 5% test, and we are authorized to have about \$128,000,000 of outstanding debt that is subject to the County's debt policy. The real issue related to this amount is the ability to pay the debt service. Any additional debt incurred will further reduce discretionary funds that could be used for other services.

The following table shows our outstanding debt and debt limit as of June 30, 2004. (\$ in thousands)

Description	Moody's Rating	Dated	Maturity Date	Amount Issued	Principal Outstanding	2004/2005 Prin & Int Payment
Short Term Notes "TRANS" Planned	MIG 1	7/01/04	6/30/05	\$ 20,000	\$ 20,000	\$ 20,450
General Obligation Bonds	Aa1	10/01/96	10/01/16	\$ 79,700	\$16,665	\$ 3,754
	Aa1	10/01/96	10/01/16	29,000	2,430	670
	Aa1	3/01/94	10/01/13	\$ 22,000	2,195	1,151
	Aa1	9/01/94	10/01/14	9,000	410	421
	Aa1	2/01/99	10/01/16	66,115	64,745	3,211
				<u>\$205,815</u>	<u>\$ 86,445</u>	<u>\$ 9,207</u>
Revenue Bonds						
RCC Series 1998	A3	10/01/98	10/01/14	\$3,155	\$2,490	\$ 289
Motor Vehicle Revenue Bonds 2000	A3	11/01/00	11/01/15	5,500	4,935	538
				<u>\$8,655</u>	<u>\$7,425</u>	<u>\$827</u>
Pension Obligation Revenue bonds	Aa2	12/01/99	6/01/30	\$184,548	\$181,103	\$ 10,698
Full Faith and Credit Obligations						
Series 1999A Multnomah Building	Aa2	4/01/99	8/01/19	\$ 36,125	\$ 31,160	\$ 2,743
Series 2000A Full Faith	Aa2	4/01/00	4/01/20	61,215	48,325	6,145
Series 2003 Full Faith	Aa2	7/01/00	7/01/13	9,615	9,615	1,128
				<u>\$ 106,955</u>	<u>\$ 89,100</u>	<u>\$ 10,016</u>
Certificates of Participation						
1998 JJC Refunding & New	Aa3	2/01/98	8/01/17	48,615	\$ 27,511	\$ 3,572
Portland Building Contract	N/A	1/22/81	1/22/08	\$ 3,475	\$ 1,085	\$ 332
Total Full Faith & Credit, COP's and Contract Payments						\$13,920
Less Non General Fund Supported						
Road Fund						(288)
Library Fund						(166)
Total General Fund						<u>\$13,466</u>
REMAINING BORROWING CAPACITY						
Debt Capacity (Supported by General Government Fund Types Only)						
2004-2005 General Fund Revenues (not including ITAX)						\$ 285,602
5 % limitation						0.05
5% Limitation Dollar Amount						\$ 14,280
Lease/Debt Capacity Used						\$(13,466)
Annual Payment Available						\$ 814
Estimate Principal Value Available						\$ 12,000

FACILITIES DIRECTION

Focus for FY 05-06 & Beyond

April 20, 2004



4/12/04-Facilities & Property Management

PURPOSE

Agenda:

Facilities Direction:

- Present Condition & Effect
- Potential Solution & Benefits
- Strategic Plan
- Timeline

Capital Budget Presentation:

- FY 04 Capital Projects Completed
- FY 05 Capital Revenue Sources
- Seismic Evaluation Summary

NOTE: Will be reviewing these items with Executive Committee on 4/21/04

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CURRENT TREND

Reduction to overall costs:

- Facility budget reductions of over \$1 million per year for last 5 years
- Asset Preservation/CIP rates held constant for FY's 2001-2004
(AP = 8% increase and CIP Flat for FY 05)
- Trades and Management work force reductions =
less resources to performed work
- All savings have been passed on to customers

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EFFECT

Multnomah County is living beyond it's facilities means:

- \$120 million in Deferred Maintenance/Seismic backlog
(Figure is growing every year)
- Insufficient Preventative Maintenance
(About 8% of workload vs. industry standard of up to 30%)
- Escalating code compliance issues (especially since 9/11)
- Reduction of client services by more than \$1 million in 2003
(e.g. Janitorial, carpet cleaning, etc.)
- Ineffective use of building space in many cases

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SOLUTION

- **Reduce portfolio size by up to 20%**
- **Reduce square footage by up to 10%**

By end of I-TAX on July 1, 2006

While:

1. Providing relief to General Fund
2. Providing savings to departments that are downsizing
3. Holding departments not downsizing to current service costs
4. Providing funding to FPM for preventative maintenance, compliance, and service level maintenance
5. Following fair procedures to minimize move and vacancy issues

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BENEFITS

County's payback includes:

- Up to 2.5 million in annual savings through disposition
- Reduction in number of uneconomical structures
- Capital Investment focused on remaining buildings
- O & M savings can allow increased compliance and preventative maintenance
- Savings/proceeds can pay for move costs

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PLAN

Be proactive on disposition opportunities:

- Dispose of properties that are not needed
- Sell or exchange vacant land
- Stress co-locations to reduce number of sites
- Backfill underutilized sites
- Establish and enforce more efficient space standards and practices

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RELATED ISSUES

- Organization and funding of new Asset Management group
 - Asset Manager included in FPM operating budget (created thru reorganization)
 - Proposing two additional Facilities Specialist 2's for two year duration to be paid from revenues produced by sales of Walnut Park Parking and Montavilla Library
- Facilities to lead aggressive approach in consolidating space
- Minimize department impacts (Furniture, moves, rates, etc.)
- Use proceeds/savings to fund consolidation/disposition
(No savings = No way to do even if good idea)
- Distribute net savings among County's General Fund, affected departments, and for the care of facilities

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TIMELINE

Disposition Plan:

- | | |
|----------|--|
| 6/1/04 | Develop criteria for identifying/prioritizing |
| 7/1/04 | Draft 2 year disposition plan |
| 12/31/04 | Draft long term disposition/consolidation plan |

Facilities strategies will be developed in conjunction with Board, Executive Team and Department input

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FACILITIES & PROPERTY MANAGEMENT

FY 05 BUDGET PRESENTATION

DISCUSSION ITEMS

- FY 04 Capital Projects Completed
- FY 05 Capital Revenue Sources
- 5-Year Capital Plan FY05 – FY09
- Seismic Evaluation Summary

Page 11

CAPITAL BUDGET PROCESS

- Establish resources and carryover projects
- Identify new projects needs:
 - Review FAME data base
 - Suggestions from Maintenance Personnel, Property Managers, and Departments
 - Prioritize projects based on selection criteria
- Department Review
- Presentation to BCC

NOTE: *Specific project lists included in handout*

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FINISHED PROJECTS

FY 04

Fund	Bldg Name	Project Name	Budget
2509	Multnomah Building	5TH Floor & Basement Improvements	1,154,954
2507	Gateway Children's Center Multi-Disciplinary Team Building	CRC Phase 2	1,104,121
2507	John B Yoon Facility	Relocate Records to Yoon shop	547,500
2504	Multnomah Building	Exterior Wall Sealing	376,000
2507	Justice Center	Justice Center Garment Conveyer	320,000
2509	Mid-County Health Center	Mid County Health ReRoof	315,000
2509	Southeast Health	SE Health ReRoof	285,000
2507	Banfield Industrial Park Building B	Banfield-Move Distribution & Stores	240,000
2504	John B Yoon Annex	Emergency Generator	238,557
2504	Multnomah County East	Mult Co East - Construction	208,750
2507	Multnomah County Court House	6th Floor Revision	205,500
2507	Penumbra Kelly Building	Roof Refurbishment	155,000
2507	Justice Center	MIS System Replacement	140,000
2507	Gresham Probation	HVAC	123,411
2507	Multnomah County Inverness Jail	Dorms 16 and 17	103,808

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REVENUE SOURCES

Description	CIP	AP
Beginning Working Capital	5,380	1,800
Unappropriated Balance (Reserve)	0	1,875
CIP/AP Fees	2,270	1,440
Grants (Voitit,HAVA)	2,000	2,000
IGA Charges to Portland	625	0
Asset Sales Proceeds	500	0
Other	<u>480</u>	<u>75</u>
Total	11,255	7,190

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SIESMIC EVALUATION

FY 05 UPDATE

Resolution 03-094 (June 19, 2003) directs:

- Required to address annual assessment of earthquake risk for County owned and occupied structures
- Transportation and Facilities & Property Management to address earthquake mitigation as part of budget process
- Include in the capital budget presentation a detailed statement of all potential earthquake damage and mitigation that is NOT included in the Capital Improvement Plan

Schedules attached for facilities and Willamette River bridges

Summary of Structural/Seismic Evaluations of County-Owned Buildings

Apr-04

These findings represent risks which will be addressed over time by either structural upgrade or replacement of buildings. Timing will be coordinated with solution of County space needs and availability of financial resources.

Seismic Upgrade Projects only shown on this page **

Building name	Bldg. #	Tier	Primary Dept.	Cost Estimate 2004	In 5 Yr Plan	Not in 5 Yr Plan	Engineers' priority for attention	Status
Animal Control	324	2	DBCS	212,000		212,000	High	
Bridge Shop	446	3	DBCS	480,000		480,000	Shop-High; Office- Low	
Courthouse	101	2	Non-D (Courts)/DA	80,862,000		80,862,000	High	Part of CtHse Study
DCJ Probation Central	481	3	DCJ	219,000	220,000		High	
Hansen Building	313	3	MCSO	408,000		408,000	High	
Hooper Detox	358	2	CCC (contract)	154,000		154,000	High	
Justice Center	119	2	MCSO/Courts/City	18,051,000		18,051,000	High	
Library Admin Complex	317/617	2	Libraries	1,285,000	80,000	1,205,000	Title Wave - High ; Admin. - Medium	Seismic Study in FY07
McCoy Building	160	3	Health	7,509,000		7,509,000	High	
Mead Building	161	3	DCJ	5,487,000		5,487,000	High	
Morrison Building	412	3	DA/MDT	497,000			High	Planned for Disp
MCRC	155	2	MCSO	3,961,000		3,961,000	High	
SEHC	420	1	Health	255,000	265,000		High	
Yeon Building (original)	425	2	DBCS	11,179,000		11,179,000	High	
DCJ Gresham Probation	407	2	DCJ	73,000		30,000	Low	Part completed during HVAC Project
Medical Examiner Bldg.	315	2	DA/State	28,000			Low	Planned for Disp
Wikman Building	465	2	DCJ	69,000	100,000		Low	
SUBTOTAL					665,000	129,538,000		

Blanchard Building	273/274	5	DBCS / PPS	engineering report not estimated		East segment-High; middle-low; west- medium
Multnomah Building	503	1	Non-D/SO/DCJ/BCS	engineering report not estimated		Low to Medium

NOT A COMPLETE LIST of County facility seismic needs. Leases, New/Remod. Buildings, small buildings, & some others excluded

** Estimates are preliminary by various consultants, have been escalated by 3%/yr to 2004, and are presented only for order-of-magnitude

Source: Summary Report of Structural/Seismic Evaluations for Multnomah County Buildings. November 13, 2001

Seismic Evaluation Summary of Willamette River Bridges

Mar-04

These findings represent an assesment of seismic vulnerability which will be addressed over time by either structural upgrade or replacement of the bridges.

Bridge seismic retrofits are prioritized with other bridge capital needs and available financial resources.

Seismic retrofits which address bridges' seismic vulnerabilities are divided into two groups:

Phase 1 retrofit - intended to prevent a bridge superstructure (deck, beams and girders) from falling off its supports.

Phase 2 retrofit - intended to increase seismic resistance of bridge substructure (columns, footings, and piling).

Willamette Bridge Structures	Primary Dept	2004 Cost Estimate	Priority
Burnside Bridge Main Span (Phase 1 retrofit)	DBCS/CS	\$408,000	High
Morrison Bridge (Phase 1 retrofit)	DBCS/CS	\$6,582,000	High
Broadway Bridge (Phase 1 retrofit)	DBCS/CS	\$3,164,000	High
Hawthorne Bridge (Phase 1 retrofit)	DBCS/CS	\$4,050,000	High
Sellwood Bridge (Phase 1 retrofit)	DBCS/CS	\$409,000	High
Sauvie Island Bridge (Phase 1 & 2 retrofit)	DBCS/CS	\$10,758,000	High
Burnside Bridge (Phase 2 retrofit)	DBCS/CS	\$32,274,000	Medium
Morrison Bridge (Phase 2 retrofit)	DBCS/CS	\$19,490,000	Low
Broadway Bridge (Phase 2 retrofit)	DBCS/CS	\$23,542,000	Low
Hawthorne Bridge (Phase 2 retrofit)	DBCS/CS	\$22,023,000	Low
Sellwood Bridge (Phase 2 retrofit)	DBCS/CS	\$6,075,000	Low
SUBTOTAL		\$128,775,000	

Note: Burnside Bridge indentified as a regional life line route.

Burnside Bridge Approach Ramps received Phase 1 seismic retrofit in 2002

Burnside Bridge Main Span scheduled for Phase 1 seismic retrofit in 2005

Sauvie Island Bridge replacement scheduled for 2006-08.

Current 20-year CIP identifies Phase 1 retrofits to all WR Bridges plus Phase 2 retrofit to Burnside Bridge.

Sources: Willamette River Bridges Main Spans Seismic Evaluation, Multnomah County, July 1996.
Seismic Vulnerability of Local Agency Bridges, ODOT, November 1996

**Multnomah County
Facilities & Property Management**

**FY 2005 Proposed Capital Budget
5-Year Plan**

		FY05	FY06	FY07	FY08	FY09
Fund 2500	Justice Bond Fund	3,588,000	2,300,000			
Fund 2504	Building Projects Fund	150,000				
Fund 2507	Capital Improvement Fund	11,254,044	3,045,571	2,968,086	3,231,169	3,419,574
Fund 2509	Asset Preservation Fund	7,188,386	1,647,717	1,789,733	1,946,971	2,064,974
Total FY 2005 Proposed Capital Budget		22,180,429	6,993,287	4,757,818	5,178,140	5,484,547

Fund Summary

**Multnomah County
Facilities & Property Management**

**FY 2005 Proposed Budget
5-Year Plan**

Fund 2500	Justice Bond Fund	Buildings	Projects	FY05	FY06	FY07	FY08	FY09
		Justice Center	Detention Electronics	3,588,000	2,300,000	0	0	0
Total 2500	Justice Bond Fund			3,588,000	2,300,000	0	0	0

**Multnomah County
Facilities & Property Management**

**FY 2005 Proposed Budget
5-Year Plan**

Fund 2504	Building Projects Fund		FY05	FY06	FY07	FY08	FY09
	Buildings	Projects					
John B Yeon Facility		Safety Modifications	150,000	0	0	0	0
Total 2504	Building Projects Fund		150,000	0	0	0	0

**Multnomah County
Facilities & Property Management**

**FY 2005 Proposed Budget
5-Year Plan**

Fund 2507	Capital Improvement Fund						
Buildings	Projects	FY05	FY06	FY07	FY08	FY09	
All County Properties	A & E & Consultations for CIP	100,000	50,000	50,000	50,000	50,000	
All County Properties	A & E Build Sys Evaluations	140,000	100,000	100,000	100,000	100,000	
All County Properties	A & E Contracting	150,000	50,000	50,000	50,000	50,000	
All County Properties	ADA Program	240,000	200,000	200,000	300,000	200,000	
All County Properties	Asset Mgmt Disp Costs	250,000	250,000	0	0	0	
All County Properties	Building System Emergency Repair	500,000	500,000	500,000	500,000	500,000	
All County Properties	Central Library Foundation	250,000	0	0	0	0	
All County Properties	Dispositions & Related Moves	250,000	250,000	250,000	250,000	250,000	
All County Properties	Emergency Expenditures	33,281	68,676	56,275	33,018	9,009	
All County Properties	Finance Charges	98,472	45,203	43,761	48,636	52,126	
All County Properties	Finance Charges-CO	98,998	0	0	0	0	
All County Properties	Fire Life Safety Construction	150,000	150,000	150,000	150,000	150,000	
All County Properties	HR Charges	8,400	8,652	8,912	9,179	9,454	
All County Properties	RACC 1% for Art	46,893	22,039	23,138	25,336	26,984	
All County Properties	Security Upgrade (Incl Card Readers) -2507	50,000	50,000	50,000	50,000	50,000	
All County Properties	Siting/Feasibility Studies	200,000	100,000	100,000	100,000	100,000	
All County Properties	Small Energy Projects	25,000	0	0	0	0	
All County Properties	Unappropriated Balance	250,000	0	0	0	0	
Animal Shelter	Duct Cleaning	0	20,000	0	0	0	
Animal Shelter	Roof Replacement	0	60,000	0	0	0	
Animal Shelter	Security Upgrades	200,000	0	0	0	0	
Bridge Shops	Duct Cleaning	0	0	26,000	0	0	
Bridge Shops	Masonry Walls - Seal	100,000	0	0	0	0	
Central Office	Duct Cleaning	0	0	10,000	0	0	

**Multnomah County
Facilities & Property Management**

**FY 2005 Proposed Budget
5-Year Plan**

Fund 2507	Capital Improvement Fund							
Buildings	Projects	FY05	FY06	FY07	FY08	FY09		
Central Office	Exterior paint	0	0	0	0	22,000		
Central Office	Hot and Cold Water Dist System	0	40,000	0	0	0		
Central Office	HVAC Distribution and Unit Upgrade	0	0	175,000	0	0		
Central Office	Replace roof	0	0	50,000	0	0		
Central Office	Retaining Wall	0	0	0	0	0		
Central Office	Sanitary System	0	0	0	30,000	0		
Central Office	Vertical Structure, Seismic	0	0	0	0	220,000		
Elections Building	ADA-Help America Vote Act Planning	125,000	0	0	0	0		
Elections Building	Elections ADA HAVA Pre grant	50,000	0	0	0	0		
Gladys McCoy Building	Masonry Wall Replace So side Bldg	0	0	25,000	200,000	0		
Gladys McCoy Building	McCoy/Mead Water Service Upgrade	105,000	0	0	0	0		
Gladys McCoy Building	Repl Condensate pump	30,000	0	0	0	0		
Gladys McCoy Building	Roof Replacement	575,000	0	0	0	0		
Gladys McCoy Building	Window Replacement due to age	0	0	50,000	250,000	0		
Gresham District Court	Gresham District Ct Expansion	290,000	0	0	0	0		
Gresham Probation	ADA - Gresham Probation Planning	110,000	0	0	0	0		
Gresham Probation	Gresham Probation Fire Alarm System	12,000	0	0	0	0		
Hansen Building	BSER-MCIJ Dorm 8/9 water htr	10,000	0	0	0	0		
Hansen Building	Locker Room AC	15,000	0	0	0	0		
Hansen Building	Roof Replacement	0	75,000	375,000	0	0		
Hansen Building	Switchgear-Replacement	0	0	0	130,000	0		
Hansen Building	Window Replacement & Resealing	0	0	60,000	0	0		
Hooper Memorial Center	Duct Cleaning	0	0	0	0	45,000		
John B Yeon Facility	ADA-Yeon Improvements	60,000	0	0	0	0		

**Multnomah County
Facilities & Property Management**

**FY 2005 Proposed Budget
5-Year Plan**

Fund 2507 Capital Improvement Fund						
Buildings	Projects	FY05	FY06	FY07	FY08	FY09
John B Yeon Facility	Boiler Room Piping	0	21,000	0	0	0
John B Yeon Facility	Duct Cleaning	110,000	0	0	0	0
John B Yeon Facility	Elevator upgrade	0	0	0	100,000	0
John B Yeon Facility	Fire Alarm Upgrades	0	100,000	0	0	0
John B Yeon Facility	Retaining Walls East & West	75,000	275,000	0	0	0
Justice Center	Access Control system upgrade	80,000	0	0	0	0
Justice Center	ADA-Justice Cntr Improve	75,000	0	0	0	0
Justice Center	BSER-JC Access Control	0	0	0	0	0
Justice Center	Chiller #1 Upgrade	600,000	0	0	0	0
Justice Center	Detention Electronics	2,000,000	0	0	0	0
Justice Center	Duct Cleaning	0	0	0	0	325,000
Justice Center	HVAC Distribution #1-5	306,000	0	0	0	0
Justice Center	JJC Plumbing / Piping Macerators	225,000	0	0	0	0
Justice Center	Justice Center Terminal Units	550,000	0	0	0	0
Justice Center	Justice Ctr Energy Contract	10,000	0	0	0	0
Justice Center	Kitchen Upgrades - Leak Remediation	170,000	0	0	0	0
Justice Center	Main lobby heating	35,000	0	0	0	0
Justice Center	Security Upgrade (our %)	60,000	100,000	0	0	0
Martha Washington Building	Carpet Replacement	0	0	0	0	50,000
Martha Washington Building	Domestic Water and Sanitary Replace Pipe	40,000	0	0	0	0
Martha Washington Building	Electric System Upgrade	0	0	30,000	120,000	0
Martha Washington Building	Exterior waterproofing, tuck-pointing, and window replacement	0	0	215,000	75,000	75,000
Martha Washington Building	Roof/Parapet/Coping	410,000	0	0	0	0

**Multnomah County
Facilities & Property Management**

**FY 2005 Proposed Budget
5-Year Plan**

Fund 2507	Capital Improvement Fund		FY05	FY06	FY07	FY08	FY09
Buildings	Projects						
Mead Building	2nd&3rd fl lobby ht pmp	50,000	0	0	0	0	0
Mead Building	Duct Cleaning	0	70,000	0	0	0	0
Mead Building	Heat Pump Replacement	0	0	0	0	310,000	0
Mead Building	Interior painting	0	0	25,000	0	0	0
Mead Building	Roof Replace/cooling tower	0	0	30,000	310,000	0	0
Morrison Building	Morrison Disposition	20,000	0	0	0	0	0
Multnomah County Court House	ADA Courthouse Emergency Notification	45,000	0	0	0	0	0
Multnomah County Court House	Courthouse Restroom	80,000	0	0	0	0	0
Multnomah County Court House	Emergency Notice Fire Alarm	70,000	0	0	0	0	0
Multnomah County Court House	Fire/compliance needs	100,000	50,000	50,000	150,000	150,000	0
Multnomah County Court House	Room 602 Chamber/Jury	0	0	0	0	175,000	0
Multnomah County Inverness Jail	Air Distribution Ductwork	100,000	0	0	0	0	0
Multnomah County Inverness Jail	Dom HWH replacements	75,000	0	0	0	0	0
Multnomah County Inverness Jail	HVAC Conversion to central sys	300,000	0	0	0	0	0
Multnomah County Inverness Jail	Kitchen Floor Repair	290,000	0	0	0	0	0
Multnomah County Inverness Jail	Refurb Phase 1 Roof	0	0	0	0	500,000	0
Peninsula Building	Hot and Cold Water System Replace	0	0	0	40,000	0	0
Penumbra Kelly Building	City Water Bypass Replacement	90,000	0	0	0	0	0
Penumbra Kelly Building	Fire Detection/Halon - Replace	125,000	0	0	0	0	0
Penumbra Kelly Building	Foundation Repair	40,000	0	0	0	0	0
Penumbra Kelly Building	Repair SW Retaining Wall	25,000	0	0	0	0	0
River Patrol Columbia	Fueling system upgrade	20,000	0	0	0	0	0
Southeast Health Center	Duct Cleaning	0	35,000	0	0	0	0
Title Wave Bookstore	Seismic Renovation, Evaluation	0	0	80,000	0	0	0

**Multnomah County
Facilities & Property Management**

**FY 2005 Proposed Budget
5-Year Plan**

Fund 2507	Capital Improvement Fund		FY05	FY06	FY07	FY08	FY09
Buildings	Projects						
Vector Control	Modular Upgrade/Permanent Status		80,000	0	0	0	0
Vector Control	Water/Sewer/Drain Upgrade		150,000	150,000	0	0	0
Walnut Park	Branch Panels		0	0	0	135,000	0
Walnut Park	Duct Cleaning		0	125,000	0	0	0
Walnut Park	HVAC		150,000	80,000	0	0	0
Wikman Building	Exterior Paint and Reseal Bricks		0	0	60,000	0	0
Wikman Building	Hot and Cold System Replace		0	0	0	25,000	0
Wikman Building	Vertical Structure, Seismic		0	0	100,000	0	0
Wikman Building	Window Replacement & Resealing		0	0	25,000	0	0
Women's Transition 1	PDC Part of Expenses		175,000	0	0	0	0
Total 2507	Capital Improvement Fund		11,254,044	3,045,571	2,968,086	3,231,169	3,419,574

**Multnomah County
Facilities & Property Management**

**FY 2005 Proposed Budget
5-Year Plan**

Fund 2509	Asset Preservation Fund	Buildings	Projects	FY05	FY06	FY07	FY08	FY09
			Wetlands Mitigation	186,000	0	0	0	0
All County Properties			A & E Build Sys Evaluations-2509	100,000	100,000	100,000	100,000	100,000
All County Properties			ADA Program	285,000	200,000	200,000	200,000	200,000
All County Properties			BCS Expense Charge	0	0	0	0	0
All County Properties			Capital Repair & Maintenance	168,000	100,000	100,000	100,000	100,000
All County Properties			Emergency Expenditures	53,260	35,333	72,615	70,660	91,264
All County Properties			Finance Charges	57,771	24,892	19,176	20,235	21,493
All County Properties			Finance Charges-CO	24,455	0	0	0	0
All County Properties			HR Charges	5,600	5,768	5,941	6,119	6,303
All County Properties			RACC 1% for Art	28,400	12,724	14,000	14,957	15,915
All County Properties			Security Upgrade (Incl Card Readers) -2509	196,000	100,000	100,000	100,000	100,000
All County Properties			UIC Upgrade Fund	25,000	25,000	25,000	25,000	25,000
All County Properties			Unappropriated Balance	1,925,000	150,000	200,000	575,000	600,000
Capitol Hill Library			Parking Lot Paving	63,000	0	0	0	0
Central Library			Carpet & Paint	0	0	0	0	100,000
Central Library			Central Library Boiler Repair	0	0	0	0	0
Central Library			Exterior sealing	0	0	0	0	350,000
Central Library			Roof Replacement	0	50,000	500,000	0	0
Central Library			Sidewalk repair	25,000	0	0	0	0
Elections Building			Abate VAT	0	0	21,000	0	0
Elections Building			Duct Cleaning	0	0	0	0	65,000
Elections Building			Elevator Installation	330,000	0	0	0	0
Elections Building			HAVA grant work	2,000,000	0	0	0	0
Elections Building			Misc. Capital Upgrades	75,000	0	0	0	0

**Multnomah County
Facilities & Property Management**

**FY 2005 Proposed Budget
5-Year Plan**

Fund 2509	Assset Preservation Fund						
Buildings	Projects	FY05	FY06	FY07	FY08	FY09	
Gateway Children's Center Service B	Landscape & P-lot lighting	0	50,000	0	0	0	0
Gateway Children's Center Service B	Masonary Sealing	0	74,000	0	0	0	0
Gateway Children's Center Service B	Refurbish Roof	300,000	0	0	0	0	0
Gresham Library	Replace Roof	30,000	320,000	0	0	0	0
Juvenile Justice Complex	Carpet & paint	0	0	0	400,000	125,000	
Juvenile Justice Complex	CMU water seal	220,000	0	0	0	0	
Juvenile Justice Complex	Interior painting & carpet	50,000	0	0	0	0	
Juvenile Justice Complex	Juvenile Justice walls & window sealing	20,000	0	0	0	0	
Juvenile Justice Complex	Replace domestic hot water boilers	80,000	0	0	0	0	
Juvenile Justice Complex	Waterproofing Phase 2	0	0	0	0	0	
Mid-County Health Center	ADA-Mid County Hlth Imp	80,000	0	0	0	0	
Mid-County Health Center	Duct Cleaning	0	0	32,000	0	0	
Mid-County Health Center	Fire Alarm Upgrades	0	0	150,000	0	0	
Mid-County Health Center	Repl HVAC	0	0	0	0	50,000	
Midland Library	Carpet Replacement	50,000	0	0	0	0	
Midland Library	Replace roof	0	0	0	0	50,000	
Multnomah Building	Chillers	410,000	0	0	0	0	
Multnomah Building	Multnomah Bldg Cooling Tower	28,900	0	0	0	0	
Multnomah Building	Multnomah Bldg-hot water boilers	250,000	0	0	0	0	
Multnomah Building	Multnomah Building Chilled Water Pump	22,000	0	0	0	0	
Multnomah Building Garage	Auto attendant at Garage Entrance	0	0	0	75,000	0	
Multnomah Building Garage	Repair leaky roof	0	50,000	200,000	0	0	
North Portland Library	Duct Cleaning	0	0	0	0	15,000	
Southeast Health Center	Fire Alarm Upgrades	0	150,000	0	0	0	

**Multnomah County
Facilities & Property Management**

**FY 2005 Proposed Budget
5-Year Plan**

Fund 2509	Asset Preservation Fund		FY05	FY06	FY07	FY08	FY09
Buildings	Projects						
Southeast Health Center	HVAC		50,000	200,000	0	0	0
Southeast Health Center	Patient Parking Resurface		0	0	50,000	0	0
Southeast Health Center	Verticle Structure Repair		0	0	0	260,000	0
Women's Transition 1	Kitchen/Bath Plumbing		0	0	0	0	50,000
Women's Transition 1	Plumbing upgrades		50,000	0	0	0	0
Total 2509	Asset Preservation Fund		7,188,386	1,647,717	1,789,733	1,946,971	2,064,974



Summary Coversheet Report

Project Cost Summary

Multnomah County Library Projects

Project # 902850

Tel: (503) 988-4525 Fax: (503) 988-5441

	Original	Budget Current	Projected	Committed	Costs Projected	Over/Under	Actuals To Date	To Complete	Forecast Forecast
CP - Capital Projects									
07.00 All Branches	0	0	0	0	0	0	0	0	0
07.05 Hillsdale Branch	0	5,171,843	5,171,843	7,032,618	7,032,618	2,007,062	6,841,260	191,358	7,032,618
07.06 Hollywood Branch	0	5,229,001	5,263,046	5,263,046	5,263,046	0	5,263,046	0	5,263,046
07.07 Sellwood Branch	0	701,173	701,173	701,173	701,173	0	701,173	0	701,173
07.08 Fairview Branch	0	499,401	499,401	499,401	499,401	0	499,401	0	499,401
07.09 Northwest Branch	0	699,563	699,563	699,563	699,563	0	699,563	0	699,563
07.10 - .20 Completed Branches	0	19,379,589	19,615,071	19,615,071	19,615,071	0	19,615,071	0	19,615,071
0 Facilities Management	0	8,340	8,340	8,340	8,340	0	8,340	0	8,340
0 Midland Workroom Remodel	0	231,087	231,087	231,087	231,087	0	231,087	0	231,087
Subtotals for CP - Capital Projects:	0	31,919,997	32,189,524	34,050,299	34,050,299	2,007,061	33,858,941	191,358	34,050,299
Grand Totals:	0	31,919,997	32,189,524	34,050,299	34,050,299	2,007,061	33,858,941	191,358	34,050,299



Project Revenue Summary

Multnomah County Library Projects

Project # 902850

Tel: (503) 988-4525 Fax: (503) 988-5441

Code	Description	Total Funds Available	Funds Spent to Date	Total Remaining to Spend
A010	1996 GO Bond 237 (Including Interest)	29,543,747	29,543,747	0
A110	2000 COP - Fund 2504	1,900,000	1,900,000	0
A019	Hollywood Air Rights Sale	100,010	100,010	0
A020	Facilities CIP Fund 240	750,000	750,000	0
A021	Library Property Fund *	886,477	886,477	0
A120 - 460	Library Operating & Other Funds	678,707	678,707	0
	1996 GO Bond IT	191,358	0	191,358
Totals:		34,050,299	33,858,941	191,358

* Note: Sales of old Sellwood and Hollywood properties, plus interest

Budget Summary Updated through 4/15/04

Revenue to date 191,358

Actual to complete -191,358

Balance uncommitted 0

* This includes all pending and approved A&E and PM Management Fees

Bicycle Path Construction Fund – 1503 Bicycle & Pedestrian Capital Projects FY2005

This fund receives its revenue from one percent of the County's share of motor vehicle fees or through dedicated project grants and intergovernmental agreements.

Location / Project Description	Bike Fund budgeted cost	Non-budget sources	Total Project Cost
Morrison Bridge Accessibility Construction	150,000	1,300,000	1,450,000
Division Blvd /Sidewalk In-Fill Construction	100,000		100,000
Miscellaneous Bike/Pedestrian Projects	72,000		72,000
Total Bike Fund	322,000	1,300,000	1,622,000

Willamette River Bridge Fund – 1509 Capital Improvement Projects FY2005

This fund accounts for funding from a share of the County's State Motor Vehicle fee and County gasoline tax, dedicated Federal and State project revenues and grants. Projects in this fund are limited to the Hawthorne, Morrison, Burnside, Sellwood, Broadway and Sauvie Island bridges.

Location / Project Description	Bridge Fund budgeted cost	Non-budget sources	Total Project Cost
Preliminary Engineering Projects			
Sauvie Island	336,500	1,346,000	1,682,500
Burnside Main Deck	132,000	528,000	660,000
Construction			
Miscellaneous On-going Repairs	50,000		50,000
Miscellaneous Small Improvement	50,000		50,000
Broadway Phases 4 – 7	297,348	26,039,395	26,336,743
Future PE for Sauvie Island	168,250	673,000	841,250
Future CE for Burnside Main Deck	1,530,000	6,120,000	7,650,000
Future ROW & CE for Sauvie Island	3,248,843	30,951,157	34,200,000
Total Bridge Fund	5,812,941	65,657,552	69,127,993

Road Fund – 1501 Transportation Capital Improvement Projects FY2005
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This fund accounts for construction, repair, maintenance and operations of County roads. It receives funding from State Motor Vehicle sources, gas taxes, permits and development charges and through intergovernmental agreements.

Location / Project Description	Road Fund budgeted cost	Non-budget sources	Total Project Cost
257 th Avenue @ Orient Drive Construction	919,107		919,107
223 rd Avenue (@ UPRR Railroad Crossing)	80,000	320,000	400,000
282 Stone Road / Johnson Creek Construction	75,000		75,000
OTIA ~ Sandy Blvd Jurisdictional Construction	670,000		670,000
233 Ave @ Sandy Blvd * Project Dev. Construction	432,000		432,000
Stark Street Viaduct Construction	92,700	570,000	662,700
OTIA ~ Beaver Creek Construction	400,000		400,000
OTIA ~ Corbett Hill Viaduct Construction	690,000		690,000
Corbett Hill Shoulder Repair Construction	564,323		564,323
Phase 3A & 3B Signal Optimization Construction	40,000		40,000
Glisan @ 202nd - Construction	132,000		132,000
257th & Hensley Rd Signal Construction	255,000		255,000
NE 238th Dr Widening - HEP Construction	163,500		163,500
NW Newberry Rd Culvert Repair Construction	151,566		151,566
NW Miller Rd Culvert Repair	50,000		50,000
Sump Replacement 201st S of Sandy	40,000		40,000
County Asphaltic Concrete Overlay			
<i>Marine Drive</i>	675,000		675,000
<i>Construction County Owned Streets</i>	149,500		149,500
<i>Construction East County Cities</i>	125,000		125,000
<i>Expanded Chip Seal</i>	30,000		30,000
ADA – Sidewalk In-fills Construction	60,000		60,000
Various Streets/Culverts/Emergencies	25,000		25,000
Construction Reserve	200,000		200,000
COP debt Service (2.9 million FY00)	288,000		288,000
Total Road Fund	6,308,428	890,000	7,198,428

Willamette River Bridges

April 20, 2004 Capital Briefing

- **Broadway Bridge** (\$28 M)
 - Construction at 60% Complete – On Budget
 - 60 day Roadway closure beginning in July
 - Complete – March 2005

- **Sauvie Island Bridge Replacement** (\$38 M)
 - In Design
 - Construction – Early 2006

- **Burnside Bridge Main Span Rehab** (\$8.6 M)
 - In Design
 - Construction – Fall of 2005

- **Morrison Bridge Bike/Ped Accessibility** (\$2.2 M)
 - In Design
 - Construction – Early 2005

- **Sellwood Bridge Replacement** (\$90 M ???)
 - Next major project
 - Board Briefing on Thursday

This same page appears within the Facilities Section of this briefing packet

Seismic Evaluation Summary of Willamette River Bridges

Mar-04

These findings represent an assesment of seismic vulnerability which will be addressed over time by either structural upgrade or replacement of the bridges.

Bridge seismic retrofits are prioritized with other bridge capital needs and available financial resources.

Seismic retrofits which address bridges' seismic vulnerabilities are divided into two groups:

Phase 1 retrofit - intended to prevent a bridge superstructure (deck, beams and girders) from falling off its supports.

Phase 2 retrofit - intended to increase seismic resistance of bridge substructure (columns, footings, and piling).

Willamette Bridge Structures	Primary Dept	2004 Cost Estimate	Priority
Burnside Bridge Main Span (Phase 1 retrofit)	DBCS/CS	\$408,000	High
Morrison Bridge (Phase 1 retrofit)	DBCS/CS	\$6,582,000	High
Broadway Bridge (Phase 1 retrofit)	DBCS/CS	\$3,164,000	High
Hawthorne Bridge (Phase 1 retrofit)	DBCS/CS	\$4,050,000	High
Sellwood Bridge (Phase 1 retrofit)	DBCS/CS	\$409,000	High
Sauvie Island Bridge (Phase 1 & 2 retrofit)	DBCS/CS	\$10,758,000	High
Burnside Bridge (Phase 2 retrofit)	DBCS/CS	\$32,274,000	Medium
Morrison Bridge (Phase 2 retrofit)	DBCS/CS	\$19,490,000	Low
Broadway Bridge (Phase 2 retrofit)	DBCS/CS	\$23,542,000	Low
Hawthorne Bridge (Phase 2 retrofit)	DBCS/CS	\$22,023,000	Low
Sellwood Bridge (Phase 2 retrofit)	DBCS/CS	\$6,075,000	Low
SUBTOTAL		\$128,775,000	

Note: Burnside Bridge indentified as a regional life line route.
Burnside Bridge Approach Ramps received Phase 1 seismic retrofit in 2002
Burnside Bridge Main Span scheduled for Phase 1 seismic retrofit in 2005
Sauvie Island Bridge replacement scheduled for 2006-08.
Current 20-year CIP identifies Phase 1 retrofits to all WR Bridges plus Phase 2 retrofit to Burnside Bridge.

Sources: Willamette River Bridges Main Spans Seismic Evaluation, Multnomah County, July 1996
Seismic Vulnerability of Local Agency Bridges, ODOT, November 1996

BOGSTAD Deborah L

From: THOMAS Bob C
Sent: Monday, April 19, 2004 2:52 PM
To: BOGSTAD Deborah L
Subject: Revised Capital Briefing File

This afternoon at the Board Staff meeting, it was noted there was an error in Dave's Bond Fund Memo that needed to be corrected prior to the Capital Briefing.

I have made the correction on the attached file. Please pull Dave's original memo and substitute with this revision. I will provide Board members with substitute memos.

FYI: **We will not need the power point** projector at this briefing. Facilities has decided to stay with the hard copy presentation.

Sorry again for the inconvenience, Bob

4/20/2004



Finance, Budget and Tax Office

MULTNOMAH COUNTY OREGON

David Boyer, Chief Financial Officer
501 SE Hawthorne, Suite 531
Portland, Oregon 97214
(503) 988-3903 phone
(503) 988-3292 fax

TO: Board of County Commissioners

FROM: Dave Boyer, Chief Financial Officer

DATE: April 20, 2004

SUBJECT: Capital Budget for Certificates of Participation and Bond Funds/Debt Capacity

CERTIFICATES OF PARTICIPATION AND BOND FUNDS - SUMMARY

This is a recap on the status of the various Certificates of Participation (COP) and Bond Funds.

The County currently has three capital COP and bond proceeds available for capital projects. The balances reflected below incorporate previous action taken by the Board in reallocating monies between projects or from interest earnings. There are no new projects being suggested for FY 2005.

There are two statutory limits on County borrowing and a County policy on outstanding debt limits. The most restrictive, the County policy, would limit additional bonding to approximately \$12,000,000 in 2004-05.

FUND 2504 - BUILDING PROJECT FUND

2000 COP issue: Original issue: \$61,215,000 - Balance remaining - \$1,044,500

- **Assessment and Taxation. \$550,000.** (Original Budget \$756,590). This amount is needed to update the system to the latest version.
- **IBM Mainframe \$149,500.** (Original amount allocated \$1,034,000) These funds are needed to complete the IBM mainframe migration for the Sheriff, District Attorney and Health systems.
- **Yeon Safety \$150,000.** (Original Budget \$4,810,000). The balance remaining is needed for project completion.
- **Web development. \$195,000.** (Original Budget \$300,000). The balance remaining is still needed for project completion.

FUND 2506 - LIBRARY CONSTRUCTION FUND

1996 Library Bond Fund. Original issue \$29,000,000 - Balance remaining - \$1,700,000

- The 1996 bond is being used to finance the building or renovation of various branch libraries, new and improved information technology and other library system projects. This amount includes interest and the funds will be needed for the library projects.

FUND 2500 – JUSTICE BOND PROJECT FUND

1996 Public Safety Bond. Original issue \$79,700,000 - balance remaining after internal loan is \$12,193,000

- **Wapato Jail. \$3,700,000 (Represents bond funds only).** (Original Budget \$43,880,000 plus \$866,000 reallocated and \$970,000 that reallocated by the Board in fiscal year 2004). In addition to bond funds the County will receive \$10,845,000 from SB 1145 funds and \$873,061 SB 1145 funds remaining from the Inverness Jail project.
- **Detention Center Electronics and Fire Alarm. \$3,588,000** (Revised Budget approved by the Board during the development of the FY 2002/03 Budget is \$4,641,500). The balance remaining is needed for project completion. In addition to bond funds, an additional \$2,000,000 will be provided by grant funds to complete this project and the City of Portland will provide approximately \$700,000. It is expected that this project will take two plus years to complete.
- **IBM Mainframe \$4,905,000.** The original amount allocated was \$4,265,000 and was included in the FY 2004 Adopted Budget. These funds are needed to complete the IBM mainframe migration for the Sheriff and District Attorney. About \$1,680,000 of the total loan amount of \$6,585,000 was spent in FY 2004 and the cash flow was covered by other projects that have not yet been completed.

Proposed 2005 Financing/Internal Loan: Carried Forward From FY 2004: \$4,265,000. These funds were included in the 2003/2004 budget to complete the funding for the migration off of the IBM mainframe. This project has begun with existing money and the final financing funds will not be needed until FY 2005 so the financing has been delayed. This financing would be paid for with the savings generated from being off the mainframe plus an additional amount needed from the General Fund in the amount of about \$400,000 and would be paid off over a five year period. The following are the costs for each project.

- 1. IBM mainframe migration. \$6,585,000 (Public Safety Bond Fund 2500)**

COURTHOUSE REPLACEMENT & EAST COUNTY COURT FACILITY.

As required in Resolution 04-028 adopted by the Board on March 11, 2004 the County will be moving forward with the various task forces to develop strategies for the financing and construction of the downtown Courthouse, renovation of the historic Courthouse, upgrades to the Justice Center and work on the East County court facility. At the current time it is not anticipated that the County will be required to expend any capital funds on these projects during fiscal year 2004/2005.

OUTSTANDING DEBT AND DEBT CAPACITY

There are two statutory limits on County borrowing and a County policy on outstanding debt limits. The most restrictive, the County policy, would limit additional bonding to approximately \$12,000,000 in 2004-05.

ORS 287.054 provides a debt limit on voter approved general obligation bonds of 2% of the real market value of all taxable property within the County's boundaries. The following table represents the debt capacity at June 30, 2004

Real Market Value 2002/2003	\$63,386,345,000
Debt limit at 2%	1,267,727,000
Outstanding debt at June 30, 2004	(86,445,000)
Legal Debt Margin	\$1,181,282,000

ORS 287.053 provides a debt limit on full faith and credit bonds of 1% of the real market value of all taxable property within the County's boundaries. The following table represents the debt capacity at June 30, 2003.

Real Market Value 2002/2003	\$63,386,345,000
Debt limit at 1%	633,836,000
Outstanding debt at June 30, 2004	(270,203,000)
Legal Debt Margin	\$363,633,000

In addition to statutory debt limits, the County's Finance and Budget Policy, adopted by the Board, further limits our debt on non voter approved COP's and Bonds to an annual debt payment amount that will not exceed 5% of the County's General Fund Budget. As of June 30, 2004, the County will have \$117,696,000 in outstanding debt subject to the 5% test, and we are authorized to have about \$128,000,000 of outstanding debt that is subject to the County's debt policy. The real issue related to this amount is the ability to pay the debt service. Any additional debt incurred will further reduce discretionary funds that could be used for other services.

The following table shows our outstanding debt and debt limit as of June 30, 2004. (\$ in thousands)

Description	Moody's Rating	Dated	Maturity Date	Amount Issued	Principal Outstanding	2004/2005 Prin & Int Payment
Short Term Notes "TRANS" Planned	MIG 1	7/01/04	6/30/05	\$ 20,000	\$ 20,000	\$ 20,450
General Obligation Bonds	Aa1	10/01/96	10/01/16	\$ 79,700	\$16,665	\$ 3,754,
	Aa1	10/01/96	10/01/16	29,000	2,430	670
	Aa1	3/01/94	10/01/13	\$ 22,000	2,195	1,151
	Aa1	9/01/94	10/01/14	9,000	410	421
	Aa1	2/01/99	10/01/16	66,115	64,745	3,211
				<u>\$205,815</u>	<u>\$ 86,445</u>	<u>\$ 9,207</u>
Revenue Bonds						
RCC Series 1998	A3	10/01/98	10/01/14	\$3,155	\$2,490	\$ 289
Motor Vehicle Revenue Bonds 2000	A3	11/01/00	11/01/15	5,500	4,935	538
				<u>\$8,655</u>	<u>\$7,425</u>	<u>\$827</u>
Pension Obligation Revenue bonds	Aa2	12/01/99	6/01/30	<u>\$184,548</u>	<u>\$181,103</u>	<u>\$ 10,698</u>
Full Faith and Credit Obligations						
Series 1999A Multnomah Building	Aa2	4/01/99	8/01/19	\$ 36,125	\$ 31,160	\$ 2,743
Series 2000A Full Faith	Aa2	4/01/00	4/01/20	61,215	48,325	6,145
Series 2003 Full Faith	Aa2	7/01/00	7/01/13	9,615	9,615	1,128
				<u>\$ 106,955</u>	<u>\$ 89,100</u>	<u>\$ 10,016</u>
Certificates of Participation						
1998 JJC Refunding & New	Aa3	2/01/98	8/01/17	48,615	\$ 27,511	\$ 3,572
Portland Building Contract	N/A	1/22/81	1/22/08	\$ 3,475	\$ 1,085	\$ 332
Total Full Faith & Credit, COP's and Contract Payments						\$13,920
Less Non General Fund Supported						
Road Fund						(288)
Library Fund						(166)
Total General Fund						<u>\$13,466</u>
REMAINING BORROWING CAPACITY						
Debt Capacity (Supported by General Government Fund Types Only)						
2004-2005 General Fund Revenues (not including ITAX)						\$ 285,602
5 % limitation						0.05
5% Limitation Dollar Amount						\$ 14,280
Lease/Debt Capacity Used						\$(13,466)
Annual Payment Available						\$ 814
Estimate Principal Value Available						<u>\$ 12,000</u>

AGENDA PLACEMENT REQUEST

BUD MOD #:

Board Clerk Use Only:

Meeting Date: April 20, 2004

Agenda Item #: B-2

Est. Start Time: 11:30 AM

Date Submitted: 04/14/05

Requested Date: 4/20/04

Time Requested: 15 Minutes

Department: Non Departmental

Division: Housing Program

Contact/s: Diane Luther

Phone: 503-988-4463

Ext.: 84463

I/O Address: 503/600

Presenters: Diane Luther

Agenda Title: Updates Regarding Special Needs Housing and Homelessness Efforts

NOTE: If Ordinance, Resolution, Order or Proclamation, provide exact title.
For all other submissions, provide clearly written title.

1. **What action are you requesting from the Board? What is the department/agency recommendation? None - briefing only**
2. **Please provide sufficient background information for the Board and the public to understand this issue.** The Housing Program will provide updates regarding efforts to create supportive housing opportunities for County clients, and regarding ending homelessness planning efforts.
3. **Explain the fiscal impact (current year and ongoing).**

NOTE: If a Budget Modification or a Contingency Request attach a Budget Modification Expense & Revenues Worksheet and/or a Budget Modification Personnel Worksheet.

If a budget modification, explain:

- ❖ **What revenue is being changed and why?**
- ❖ **What budgets are increased/decreased?**
- ❖ **What do the changes accomplish?**

- ❖ Do any personnel actions result from this budget modification? Explain.
- ❖ Is the revenue one-time-only in nature?
- ❖ If a grant, what period does the grant cover?
- ❖ When the grant expires, what are funding plans?

NOTE: Attach Bud Mod spreadsheet (FORM FROM BUDGET)

If a contingency request, explain:

- ❖ Why was the expenditure not included in the annual budget process?
- ❖ What efforts have been made to identify funds from other sources within the Department/Agency to cover this expenditure?
- ❖ Why are no other department/agency fund sources available?
- ❖ Describe any new revenue this expenditure will produce, any cost savings that will result, and any anticipated payback to the contingency account.
- ❖ Has this request been made before? When? What was the outcome?

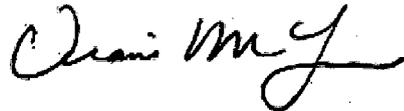
If grant application/notice of intent, explain:

- ❖ Who is the granting agency?
- ❖ Specify grant requirements and goals.
- ❖ Explain grant funding detail – is this a one time only or long term commitment?
- ❖ What are the estimated filing timelines?
- ❖ If a grant, what period does the grant cover?
- ❖ When the grant expires, what are funding plans?
- ❖ How will the county indirect and departmental overhead costs be covered?

4. Explain any legal and/or policy issues involved. None
5. Explain any citizen and/or other government participation that has or will take place. NA

Required Signatures:

Department/Agency Director: _____



Date: 4/13/04

Budget Analyst

By: _____

Date:

Dept/Countywide HR

By: _____

Date: