

Capital

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The County's Capital Budget

The FY 2005 Multnomah County Capital Budget identifies funding for improvements on many of the County owned buildings, roads and Willamette River Bridges and for completion of major information system projects. The specific projects presented to the Board for approval are listed by each contributing County Fund at the conclusion of this section.

In FY 2005, the County will be completing the Justice Bond and Library Construction Bond Programs

In May 1996, Multnomah County voters approved two measures that authorized the sale of General Obligation Bonds for major construction programs for public safety and libraries. The \$79.7 million Justice Bond Levy authorized projects to construct a new jail, expand the Inverness Jail, upgrade other jail facilities, pay for major data processing linkages in the corrections system, and fund other justice projects authorized by the Board. During the upcoming year construction will be complete on the new Wapato Jail that was funded by this levy, and will be underway on the Justice Center Detention Electronics project, as well as the Sheriff's Warrant and Inmate System that will replace a current mainframe information system. The \$29 million Library Construction Bond Levy authorized the renovation of branch libraries, and upgrades to the library computer systems and linkages. During FY 2005 Library Services will be completing its library technology projects as the final phase of a program that included renovations or improvements on 16 of its library branches and buildings.

Facilities Capital

Facilities & Property Management (FPM) capital planning staff work with departments to identify potential new building projects. Criteria for facility project rating take into account these general considerations in order of priority: fire/life safety, building envelope, compliance issues, major system maintenance, tenant moves and building disposition. Available funds are assigned first to the highest-scoring projects. With a \$120 million deferred maintenance backlog, there are few funds available for anything beyond fire/life safety and legal mandates, emergencies, and envelope/system failure avoidance. Departments were consulted on the prioritized project lists prior to presentation to the Board. FPM has recently updated its five year CIP (FY 2005-09) and presented it to the Board as part of the annual review of the County's Capital Budget.

Funding for facilities capital improvements come from a number of sources:

- General Obligation bonds, such as those approved by voters in 1996 for the renovation of County libraries and repaid from the collection of property taxes;
- Renewal and replacement fees, paid by building tenants as a way to cover the cost of renovation or replacement of facility systems or improvements;
- Grants for specific capital projects;
- Certificates of Participation (Building Projects Fund) which are lease

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- purchase agreements until paid in full by the County;
- Revenue Bonds which are secured by revenues dedicated for retirement of the debt;
- Full Faith and Credit Bonds which are repaid from general County revenues.

Limited ongoing funding for capital improvements For most County construction funds, the FY 2005 Capital Budget is a carryover program of ongoing projects committed to by the Board in prior years. This is true for the bond funds described in the paragraphs above and in the Building Projects Fund where there is very little new revenue being added for projects. For county owned buildings, tenants pay a renewal and replacement fee as part of their monthly building charges. For FY 2005, departments will be contributing a total of \$1.4 million to the Asset Preservation Fund (tier 1 space) and \$2.3 million to the Capital Improvement Fund (tier 2 and 3 space) through these monthly charges. Tier 1 buildings are those in best condition with major systems and repairs current. Tier 2 buildings are those that have deferred maintenance but can be brought to tier 1 status eventually. Tier 3 buildings are those for which upgrade is believed to be cost prohibitive. These two ongoing sources of revenue are not enough to cover the increasing preventative maintenance costs for tier 1 and 2 buildings.

See Financial & Budget Policies for more information about capital asset management

The County's Financial & Budget Policies, found in a separate section at the start of this budget volume, contains much greater detail on the capital asset management strategies employed by Multnomah County for its facilities and properties. In that section is additional information on capital improvement planning and funding, facility operations and long-term maintenance planning and funding, and property management.

Reducing County space will be key to reducing maintenance costs The estimated \$120 million backlog of deferred maintenance projects not shown in the current five year CIP makes it essential that the County dispose of the buildings most cost prohibitive to maintain to reduce overall maintenance costs. One strategy that Facilities & Property Management is pursuing is to reduce the County portfolio of buildings by up to 20% during the next two years. FPM will be working with departments to consolidate programs into the most efficient spaces, backfilling underutilized sites and stressing co-locations to reduce the number of county buildings. This project will include disposition of uneconomical structures and reducing the square footage by up to 10%. Reducing high maintenance space will allow the county to focus its capital investment on the remaining buildings owned, which will be even more important as the County moves toward sunset of the ITAX in 2006. FPM will be preparing a disposition plan early in FY2005 that will lay out an aggressive 2 year disposition program/consolidation plan.

Seismic Evaluation

In 2003, the Board adopted Resolution 03-94 that directed Transportation and Facilities & Property Management to continue to assess earthquake risk to county structures and to develop plans for risk mitigation. They were further

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directed to address earthquake mitigation as part of annual budget prioritization in the Capital Improvement Programs and to include in these plans a detailed statement of all work needed to mitigate potential earthquake damage which, for budgetary reasons, is not included in the CIP. This unmet need now totals over \$129 million for buildings and \$128 million for the Willamette River Bridges.

Planning for future Courthouse replacement and East County Court Facility

One of the buildings identified as having a high potential risk from earthquake damage is the Multnomah County Courthouse, built in 1912. 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 2005.

Transportation Capital Program

Multnomah County is responsible for the maintenance, operation and capital improvement for six Willamette River bridges and 350 miles of County roads, including bicycle and pedestrian facilities. Most of these structures and roadways are significant components of the regional transportation system and require coordination and collaboration with multiple jurisdictions. The County's jurisdiction includes roads in unincorporated urban and rural areas, in addition to paths, streets, bridges and highways in urban areas of east County.

The Land Use and Transportation Division publishes a five-year Transportation Capital Improvement Plan and Program (CIPP) that is updated on a biennial schedule and adopted by the Board of County Commissioners. The current CIPP adopted in June 2002 will be updated in the Fall of 2004. The CIPP forms the basis for the selection and funding of road and bridge projects.

Funding for Transportation Projects comes from several sources

Funding for roadway, bike, pedestrian, and bridge projects comes primarily from three sources: 1) State and County vehicle fuel taxes and registration fees; 2) Land development activity; and 3) Federal programs and allocations. There are no County General Funds used in the Transportation Capital Program.

The County uses all three sources to fund its Transportation Capital Improvement Program. While the 2003 Oregon Transportation and Investment Act (OTIA) funds has helped significantly, the gap is widening between the transportation system's capital improvement and preservation needs and the resources available to address these needs. Funds derived from gasoline taxes and registration fees are the most flexible; within guidelines imposed by the state constitution, the County has full discretion on how they are used. The County generally incorporates street improvements as a

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requirement of development activity that is expected to affect the County's road system.

Federal funding and money from private development is usually project-specific. Most of the federal funds for road-related improvements are allocated by the regional government, Metro. Metro requires that projects meet specific criteria, are consistent with the Regional Transportation Plan, and have a local matching contribution from the County. The East Multnomah County Transportation Committee is involved in making decisions regarding which of the needed East County projects will be submitted to Metro for funding. The Board of County Commissioners gives final approval of applications for federal funds and any necessary associated Intergovernmental Agreements.

Most of the current capital projects on the Willamette River bridges are financed with federal and state funding. The two primary sources of federal funds are the Highway Bridge Replacement and Rehabilitation Program (HBRR) and the 5-year transportation funding legislation (TEA-21). The 2003 OTIA III funds provided new statewide capital funds of which Multnomah County will receive \$25 Million for the Sauvie Island Bridge Construction. The Willamette River bridges FY 2005 capital program will continue to manage multiple planning and design projects simultaneous working towards the eventual project construction phase where all the bridge resources are finally aligned. Providing the County's local match for the current bridge projects continues to assist in successfully competing for multiple Federal and State grants. The County's ability to effectively leverage County dollars against Federal and State is found on the project list in the following section under "Non-budget sources".

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FY 2005

Capital Improvement Program

Categorized by County Funds

On the pages that follow, the County's FY 05 Capital Improvement Program is categorized by the Fund that supports each project. Each Fund is dedicated for specific purposes as described by Board action, and projects assigned must adhere to the restrictions of that funding source.

The development of this program, from the early identification of a project idea through its formal adoption by the Board of County Commissioners, is a process that has carefully evaluated the best use of limited County resources. This program represents the collective effort of County departments, elected officials and their staffs, and County stakeholders and customers.

Justice Bond Fund 2500

Proceeds are derived from the sale of General Obligation Bonds approved by voters May 21, 1996, and interest earned on these proceeds. Projects authorized are to expand Inverness Jail, construct new jail facilities, upgrade other jail facilities, pay for major data processing linkages in the Corrections system, or fund other justice projects approved by the Board.

Project	Total Budgeted Project Cost
Public Safety Mainframe Migration	4,905,000
Justice Center Detention Electronics	3,588,000
Wapato Jail Completion	3,700,000
Women's Transition Housing	72,000
Total Justice Bond Fund	12,265,000

Building Projects Fund 2504

Accounts for expenditures for acquiring property, remodeling, and the construction of County facilities. Resources are derived from certificates of participation or other financing proceeds and General Fund service reimbursements.

Facility Project	Total Budgeted Project Cost
Assessment & Taxation System and Equipment	550,000
Health Information System	65,000
Public Safety Mainframe Migration	84,500
County Web Content Management System	195,000
Yeon Complex Safety Modifications	100,000
Yeon Emergency Generator	125,000
Total Building Projects Fund	1,119,500

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Library Construction Bond Fund 2506

Accounts for the renovation of branch libraries, and upgrades to Library computer systems and linkages. Proceeds are derived from the sale of General Obligation Bonds approved by the voters May 21, 1996, and interest earned on these proceeds.

Facility Project	Total Budgeted Project Cost
Library Technology Projects	1,721,000
Total Library Construction Bond Fund	1,721,000

Capital Improvement Fund 2507

Accounts for the proceeds derived from the sale of unrestricted property, interest income, and any service reimbursement or operating revenue from leased facilities. Expenditures are made for capital acquisitions or for the retirement of lease/purchases. Authorized by Resolution 99-144.

Facility Project	Total Budgeted Project Cost
Multnomah County Court House	
Fire / compliance needs	100,000
Emergency Notice Fire Alarm	70,000
Hot water storage tank	50,000
Courthouse Restroom	80,000
ADA Courthouse Emergency Notification	45,000
Justice Center	
ADA-Justice Center Improvements	75,000
Justice Center Energy Contract	10,000
Justice Center Access Controls	80,000
Kitchen Upgrades - Leak Remediation	170,000
Chiller #1 Upgrade	600,000
Detention Electronics	2,000,000
Access Control system upgrade	80,000
Security Upgrade (County share)	60,000
Main lobby heating	35,000
Plumbing / Piping Macerators	225,000
HVAC Distribution #1-5	340,000
Terminal Units	550,000
Martha Washington	
Domestic Water& Sanitary Replace Pipe	40,000
Roof/Parapet/Coping	410,000
Rollup Fire door replacement	8,500
Kitchen venting system replacement	53,000
McCoy Bldg	
Roof Replacement	575,000
Replace Condensate pump	30,000
McCoy/Mead Water Service Upgrade	120,000
Mead Bldg	
2nd & 3rd floor lobby heat pump	50,000
River Patrol - Columbia	20,000

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Facility Project	Total Budgeted Project Cost
Fueling system upgrade	
Vector Control	
Water/Sewer/Drain Upgrade	150,000
Modular Upgrade/Permanent Status	80,000
Hansen Bldg	
Locker Room AC	15,000
Inverness Jail	
Emerg Repairs-MCIJ Dorm 8/9 water heater	10,000
Air Distribution Ductwork	100,000
Kitchen Floor Repair	290,000
HVAC Conversion to central system	300,000
Domestic HWH replacements	75,000
Walnut Park-NE Health	
HVAC Upgrades	150,000
Animal Control Shelter	
Security Upgrades	200,000
North Portland Health Clinic	
Primary Care	7,500
Penumbra Kelly Building	
Roof Refurbishment	35,000
Foundation Repairs	40,000
Repair SW Retaining Wall	25,000
City Water Bypass Replacement	90,000
Fire Detection/Halon - Replace system	125,000
Women's Transition 1	
PDC Part of Expenses	175,000
Gresham District Court	
Gresham District Ct Expansion	290,000
Gresham Probation	
ADA - Gresham Probation Planning	110,000
Fire Alarm System	12,000
Morrison Building	
Building Disposition	20,000
Elections Building	
ADA-Help America Vote Act Planning	125,000
ADA-HAVA Pre Grant	50,000
John B Yeon Shops	
ADA-Yeon Improvements	60,000
Repair Retaining Walls East & West	75,000
Duct Cleaning	110,000
Bridge Shops	
Masonry Walls - Seal	100,000
DCC SE District Office	
Retaining Wall	46,000
Edgefield Northern Parcel (Pig Farm)	
Demolition and Removal	55,000
County-wide Projects	
ADA Program	240,000
Security Upgrade (Incl Card Readers)	50,000
A & E Build Systems Evaluations	140,000

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Facility Project	Total Budgeted Project Cost
Building System Emergency Repair	500,000
Fire Life Safety Construction	150,000
Siting/Feasibility Studies	200,000
A & E & Consultations for CIP	100,000
A & E Contracting	150,000
Emergency Expenditures	36,954
Dispositions & Related Moves	250,000
Small Energy Projects	25,000
RACC 1% for Art	46,893
Asset Mgmt Disposition Costs	250,000
Central Library Foundation	250,000
Unappropriated Balance	250,000
Business Services' Finance and HR Charges	213,197
Total Capital Improvement Fund	11,649,044

Asset Preservation Fund 2509

Resources for this fund are derived from an asset preservation fee, part of facilities charges assessed to County building tenants. Accounts for expenditures for building system repairs, primarily before they have reached the end of their life cycle. Projects include scheduled maintenance projects such as boiler replacement, carpet replacement, roof replacement, etc.

Facility Project	Total Budgeted Project Cost
Juvenile Justice Center	
Interior painting & carpet	50,000
Walls & window sealing	20,000
CMU water seal	220,000
Pod A, B Gym lighting upgrade	50,000
Replace domestic hot water boilers	80,000
Women's Transition 1	
Plumbing upgrades	50,000
Elections Building	
Elevator Installation	330,000
Comprehensive Project design	25,000
Help America Vote Act grant work	2,000,000
Misc. Capital Upgrades	75,000
SE Health Clinic	
HVAC Upgrades	50,000
Mid County Health Clinic	
ADA- Improvements	80,000
AC for Immunization Room	12,000
Gateway Children's Center - Services	
Refurbish Roof	300,000
Multnomah Building	
Repair Chillers	410,000
Repair hot water boilers	250,000
Repair Cooling Tower	28,900
Repair Chilled Water Pump	22,000

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Central Library	
Sidewalk repair	25,000
Capital Hill Library	
Parking Lot Paving	63,000
Gresham Library	
Replace Roof	30,000
Midland Library	
Carpet Replacement	50,000
St John's Library	
ADA-Disabled Entry	5,000
County-wide Projects	
ADA Program	285,000
Security Upgrade (Includes Card Readers)	196,000
A & E Building System Evaluations	100,000
Emergency Expenditures	34,640
Underground Injection Collection Upgrade Fund	25,000
Capital Repair & Maintenance	168,000
RACC 1% for Art	28,400
Unappropriated Balance	1,925,000
Business Services' Finance and HR Charges	81,445
Wetlands Mitigation	175,000
Total Asset Preservation Fund	7,244,385

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Road Fund 1501

Dedicated funds for construction, repair, maintenance, and operations of County roads. These projects receive funds from State Motor Vehicle sources, County gasoline tax, permits, development fees, and by intergovernmental agreements.

Project	Road Fund Budgeted Cost	Non-budget Sources	Total Project Cost
257 th Avenue @ Orient Drive Construction	2,365,363		2,365,363
223 rd Avenue (@ UPRR Railroad Crossing)	225,475	320,000	545,475
282 Stone Road / Johnson Creek Construction	90,000		90,000
OTIA ~ Sandy Blvd Jurisdictional Construction	670,000		670,000
233 Ave @ Sandy Blvd * Project Dev. Construction	432,732		432,732
Stark Street Viaduct Construction	182,475	570,000	752,475
OTIA ~ Beaver Creek Construction	400,000		400,000
OTIA ~ Corbett Hill Viaduct Construction	690,000		690,000
Corbett Hill Shoulder Repair Construction	627,763		627,763
Stark Street Storm Water Construction	75,000		75,000
Phase 3A & 3B Signal Optimization Construction	75,000		75,000
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 Cornelius Pass Rd Construction	25,000		25,000
NW Newberry Rd Slide Repair Construction	70,362		70,362
NW Newberry Rd Culvert Repair Construction	168,967		168,967
NW Miller Rd Culvert Repair	37,100		37,100
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	95,000		95,000
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	8,313,237	890,000	9,203,237

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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			
<i>Sauvie Island</i>	336,500	1,346,000	1,682,500
<i>Burnside Main Deck</i>	132,000	528,000	660,000
Construction			
<i>Miscellaneous On-going Repairs</i>	50,000		50,000
<i>Miscellaneous Small Improvement</i>	50,000		50,000
<i>Broadway Phases 4 - 7</i>	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