

Capital Improvement Program

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Capital Improvement Program

The Capital Improvement Program

Multnomah County's Capital Improvement Program (CIP) Budget for FY '03 is a summary of the resources dedicated to keeping the County's infrastructure intact. Investment in County buildings, roadways, and bridges is a long-term commitment requiring extensive planning, the sharing of regional resources, and prudent financial management.

The County's FY '03 Capital Improvement Program consists of:

- Jail construction projects managed by the County Sheriff's Office; and
- Library branch construction projects managed by the Department of Library Services.

The remaining CIP projects are managed by the Department of Business and Community Services. This department's projects relate to:

- The Facilities and Property Management Division (F&PM), which is responsible for the management of building space for County agencies and programs, through the County's owned and leased facilities.
- The Transportation Division, which is responsible for six Willamette River bridges and hundreds of miles of arterial streets in the east Multnomah County urban area and rural roads in unincorporated Multnomah County.
- The Information Technology Division, which is managing Mainframe Information system migration projects.

Facility Capital Planning

The Multnomah County facilities inventory consists of 130 buildings and approximately three and a half million square feet of building space. Managing these properties involves a careful balance of considerations—policy, programming decisions, project planning, design, construction, occupancy, and experience. Developing a countywide site and structure selection policy has been a major focus of this past decade. The Board of County Commissioners has adopted guiding principles for managing, acquiring, leasing, and disposing of County buildings, properties, and facilities. These include:

- Ensuring that critical County facilities have a cost-effective functional lifespan of at least 40 years.
- Accommodating current space needs to reduce overcrowding.
- Meeting future space needs by acquiring additional facilities.
- Consolidating functions to achieve operational efficiencies and savings.
- Providing well-located, safe, and efficient facilities to provide quality customer service and increase employee productivity.
- Incorporating environmentally sensitive and energy-efficient systems into County facilities.
- Responding to technological innovations and incorporating technological rather than spatial solutions when appropriate.
- Pursuing innovative financing, such as public/private partnerships; ground lease of County properties in high value areas; leaseback and lease-purchase options; land swaps; and intergovernmental cooperation.

In 1995, the County adopted guiding principles for management of its facilities.

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Facilities Capital Improvement Projects Plan

The *Capital Improvements Projects Adopted Plan (CIP Plan)* forms the basis of the annual Facilities CIP budget request. It combines the list of major projects usually funded by special funds such as bonds with an annual list of capital maintenance projects programmed for that year. Subject to the fiscal constraints of the year, F&PM proposes to forward the highest-scoring maintenance projects to the Chief Operating Officer's Cabinet as project proposals. Projects not funded are reconsidered the following year. Occasionally, an unforeseen and critical capital maintenance need occurs mid-year, displacing one or more projects to a future year. The Adopted Budgets for each year record authorizations made by the Board.

Departmental input for management of the F&PM programs is received regularly through the Chief Operating Officers Cabinet. This group provides departmental feedback to F&PM concerning rates, customer issues, and program goals.

Many needed capital projects remain unfunded. F&PM has identified a deferred maintenance liability of approximately \$107 million, and over the next fifteen years this is expected to grow to an estimated \$227 million for current County buildings.

Project Charters specify funding and scope of each project to control costs

Facility improvements originate from a variety of sources: Board members have constituents with special needs, County departments identify program requirements that require a facility improvement, and F&PM has maintenance priorities that it promotes as projects. After an initiative reaches project status, F&PM works with County and external stakeholders to develop a *Project Charter*. Charters are approved by the Board, restricting the project to negotiated limits. The charter fully describes the scope, funding arrangements, and completion schedule.

Asset Preservation

Beginning in FY '99, an *Asset Preservation Fee* was assessed to all County tenants based on square footage. This fee is intended to pay for the replacement of major building systems before they reach the end of their life cycle. The fund is applied to particular buildings that are in good condition, and is collected at a rate that will ensure sufficient funds for necessary repairs in future years.

In FY '03, this fee (\$1.65 per sq. ft) is budgeted to collect approximately \$1.3 million from tenants in these buildings. The Asset Preservation Fund FY '03 project list is shown at the end of the Capital Narrative Section.

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Transportation Capital Improvement Projects

Multnomah County is responsible for the maintenance, operation, and capital improvements for six Willamette River bridges and 350 miles of County roads, including bicycle and pedestrian paths. Most of these structures and roadways are significant components of the Regional transportation system and require coordination and collaboration with multiple jurisdictions. The County also has jurisdiction over roads in unincorporated areas, in addition to paths, streets, bridges, and highways in urban areas of East County.

Funding for Transportation Projects comes from several sources

The Transportation Division publishes a multi-year Transportation Capital Improvement Plan and Program (CIPP) that is updated on a regular schedule, and is adopted by the Board of County Commissioners. The CIPP forms the basis for the selection and funding of road and bridge projects.

Funding for roadway, bike, pedestrian, and bridge projects comes primarily from three sources:

- 1) State and County vehicle fuel taxes and registration fees
- 2) Federal programs and allocations
- 3) Land development activity

The County uses all three sources to fund its Transportation Capital Improvement Program. In the past few years, these sources have failed to keep pace with inflation, growing travel demands, the increasing cost of environmental regulations, and the County's current preservation needs.

Federal funding for transportation projects is based on an extensive evaluation of regional priorities

Funds derived from gas taxes and vehicle registration fees are the most flexible; within guidelines imposed by the state constitution, the County has full discretion on how they are used. Federal funding and money from private development activity 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 10% matching contribution from the County. Moreover, METRO frequently provides only partial funding of a project, in which case the County must secure the remaining funding. The East Multnomah County Transportation Committee is involved in making decisions for East County projects submitted to METRO for funding. The Board of County Commissioners gives final approval of applications for federal funds and the associated Intergovernmental Agreements.

Partnerships with East County Cities and private developers help finance improvements to the County's regional system

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). Funding is also secured through other federal sources when available. In 2002, the state allocated \$7 million to the Broadway Bridge painting project, scheduled to begin in March 2003. The state funding came from the Oregon Transportation Investment Act (OTIA) passed in the 2001 legislative session. The FY '03

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budget contains approximately \$3 million of County funding to match \$18.8 million in federal funding. For Fiscals Years '04-'06, the County estimates a shortfall of \$1.0 - \$1.5 million necessary to match federal bridge funding already secured. The FY '03 budget also contains no funding for major environmental or design work on the Sauvie Island Bridge should that work become necessary.

The County generally makes road improvements a requirement of development activity expected to affect the County's road system; the County requires the developer to make improvements that mitigate the traffic impact. The developer may choose to make those improvements or to deposit cash in lieu of making the improvements. The County is required to use the developer's deposit on the specific projects for which they were intended, within 10 years of receipt. In FY '03, the County is contributing \$1.7 million toward a public/private partnership with Albertson's, Inc. and the City of Gresham to finance construction of over \$4 million of road improvements at 257th & Orient.

The City of Gresham administers a Traffic Impact Fee (TIF) on all development in the City. The amount of TIF is based on the number of vehicle trips generated by the development. The City and the County jointly decide which projects will be funded through the TIF. Both jurisdictions include TIF projects in their capital improvement programs. Other cities in east county assess System Development Charges (SDC) to help finance road improvements.

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FY 2003 Capital Improvement Program Project Lists Categorized by County Funds

On the pages that follow, Multnomah County's Adopted FY '03 Capital Improvement Program is categorized by the County Fund that supports each project. Each Fund is dedicated for specific purposes as described by Board action, and projects assigned to each fund 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

Proceeds for this fund 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 for other justice projects approved by the Board.

Facility Project	Total Budgeted Project Cost
Children's Receiving Center Phase 1	1,510,000
Courthouse HVAC/Electrical	452,000
IBM Mainframe Migration	1,913,000
Inverness Jail Vent Covers	100,000
Justice Center Detention Electronics	3,800,000
Justice Center Intake/Booking Remodel	1,806,000
Transition Housing Upgrades (All 3 from 1.10)	225,000
Wapato Jail	31,986,000
Business & Community Services Reimbursement	124,000
Interest Reserve for Contingency	25,000
Total Justice Bond Fund	41,941,000

Revenue Bond Fund

Accounts for the acquisition and construction of non-profit facilities that are being financed in partnership with the County. The proceeds are from issue of revenue bonds to be repaid from operational revenues of the facilities financed by revenue bonds and fund raising revenues.

Facility Project	Total Budgeted Project Cost
Port City Project	500,000
Total Revenue Bond Project Fund	500,000

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Senate Bill 1145 Fund

Accounts for State revenue to build jail beds to house convicted felons with sentences under twelve months. The revenues are payments from the State of Oregon.

Facility Project	Total Budgeted Project Cost
Wapato Jail	10,666,000
Total SB 1145 Fund	10,666,000

Building Projects Fund

Accounts for expenditures for acquiring property, remodeling, and 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 Y2K - Other Equipment	645,000
County-wide Fire Life Safety Construction	150,000
DCC Peninsula Office Roof Replacement	120,000
Health Information System	79,000
IBM Mainframe Migration	3,765,000
Library Technology Projects	1,892,000
McCoy Bldg Retail Space	1,225,000
MERLIN County Information System	89,000
Merlin Upgrade	1,600,000
Mult Co East - Construction	1,200,000
Multnomah Bldg Elevator Conversion	50,000
Multnomah Building Exterior Wall Sealing	390,000
WEB package	300,000
Yeon Annex Emergency Generator	245,000
Yeon Complex Safety Modifications	160,000
Yeon Site Development Study	50,000
Business & Community Services Reimbursement	63,000
Issue Costs	75,000
Emergency Reserves for Contingency	131,000
Total Building Projects Fund	12,229,000

Library Construction Bond Fund

This fund 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
Supplies	245,000
New Hillsdale Building	6,375,000
Capital equipment (computers, copiers, etc.)	150,000
Total Library Construction Bond Fund	6,770,000

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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
Animal Control Auto Water System	21,000
Animal Control Wetland Setback Mitigation	278,000
Blanchard Building Improvements	120,000
Bridge Shop Masonry Walls - Seal	50,000
Central Library Foundation	357,000
Children's Receiving Center Moves	20,000
Children's Receiving Center Phase 2	2,954,000
Correctional Facility, MCCF Masonry Walls - Seal	59,000
County-wide A & E Building Systems Evaluations	250,000
County-wide A & E Consultations for CIP	50,000
County-wide A & E Contracting	400,000
County-wide ADA Program - Annual	500,000
County-wide Building System Emergency Repair	330,000
County-wide Dispositions & Related Moves	750,000
County-wide Roof System Emergency Repair	300,000
County-wide Security Upgrade (Card Readers)	250,000
County-wide Siting/Feasibility Studies	300,000
Courthouse - Sidewalk Elevator Access	50,000
Courthouse 6th Floor Revision	60,000
Courthouse ADA Courthouse Emergency Notification	46,000
Courthouse Air Distribution - Repair	256,000
Courthouse Carpet	96,000
Courthouse Emergency Notice Fire Alarm	77,000
Courthouse Fire Drain System	36,000
Courthouse Jail Elevator	195,000
Courthouse Jury Box - ADA	61,000
Courthouse Loft piping/ 7th floor replacement	325,000
Courthouse Restroom	104,000
DCC SW Dist Office HVAC Distribution and Unit Upgrade	175,000
DCC SW Dist Office Retaining Wall	46,000
DCJ Renovation Projects	150,000
Dexco/Justice Ctr Moves	84,000
East County Dental Clinic	225,000
East County Primary Care	63,000
East County Court House Expansion	300,000
Gresham Probation HVAC	121,000
Hansen Station Carpet	46,000
Hansen Station Elevator #1	23,000
Hansen Station Sprinklers	77,000
Hooper Detox Elevator Repair	80,000
Inverness Jail Air Distribution Ductwork	100,000
Inverness Jail Automatic Door ADA	15,000
Inverness Jail Infirmary HVAC	49,000

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JJC Plumbing / Piping Macerators	300,000
Justice Center Air Distribution - Terminal Units	262,000
Justice Center Carpet	83,000
Justice Center Garment Conveyor	420,000
Justice Center HVAC Distribution #1-5	340,000
Justice Center Sewer Pipe Replacement	320,000
Kelly Bldg Fire Detection/Halon System - Replacement	66,000
Kelly Bldg ITS Repairs	37,000
Kelly Bldg Roof Refurbishment	128,000
Kelly Bldg Uninterrupted Power Supply	48,000
McCoy Bldg Fire Escapes Refurbishment	84,000
McCoy Bldg Roof Replacement	300,000
McCoy/Mead Water Service Upgrade	98,000
Mead Bldg Exterior (BOLI)	9,000
Mead Bldg Exterior Atrium - Light Well	50,000
Mead Bldg Lead Abatement on Fire Escape	80,000
Medford (Beaver) Hotel Lease	1,526,000
North Portland Primary Care	43,000
Restitution Center Carpet and Flooring I	64,000
Restitution Center Domestic Water and Sanitary Replace Pipe	567,000
Restitution Center Roof/Parapet/Coping	420,000
River Patrol - Chinook Landing Railing/Ramp Replacement Project	30,000
Title Wave Bookstore A & E Review for Major Remodel	98,000
Bridge Lighting Study-to be reimbursed by Will. Light Brigade	25,000
Women's Transition 1 PDC Part of Expenses	180,000
Yeon Shops HVAC Access	28,000
Yeon Shops Retaining Walls	343,000
Yeon Shops Roof Refurbish	450,000
Yeon Shops Switchgear-Replacement	393,000
Business & Community Services Reimbursement	23,100
Emergency Reserves	22,080
Total Capital Improvement Fund	16,686,180

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Asset Preservation Fund

Resources for this fund are derived from an asset preservation fee that is 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
Edgefield Properties Wetlands Mitigation	225,000
Facilities Audit	120,000
Justice Center Temp Booking	494,000
Juvenile Justice Center Landscaped Areas-Drainage	64,000
Juvenile Justice Center Masonry Walls & Window Sealing	196,000
Mid County Health Clinic HVAC	28,000
Mid County Health Clinic Roof Replacement	325,000
Mid County Health Pharmacy Window Roll Up Doors	17,000
Midland Branch Front Door	80,000
Multnomah Bldg 5th Floor & Basement Improvements	1,350,000
Multnomah Bldg Boiler / Hot Water Generation	420,000
Multnomah Bldg Cooling Tower-Refurbishment	56,000
Multnomah Bldg Green Roof Construction	310,000
North Portland Health Clinic Retail Space Tenant Improvements	60,000
SE Health Clinic Carpet	68,000
SE Health Clinic HVAC	300,000
SE Health Clinic Pharmacy Roll Up Door	17,000
SE Health Clinic Roof	275,000
Emergency Building Repairs	62,155
Unappropriated Balance	1,818,000
Total Asset Preservation Fund	6,285,155

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Road Fund

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

Location / Project Description	Road Fund budgeted cost	Non-budget sources *	Total Project Cost
NE 207 th Avenue (I-84) - Ankeny			\$283,000
Carryover Construction	\$273,000		
Consulting Contract	\$10,000		
NE 223 rd Avenue (@ UPRR Railroad Crossing)			\$300,000
Construction	\$140,000		
Right of way	\$26,000	\$134,000	
Stark Street Viaduct			\$679,000
Construction	58,000	531,000	
Consultant Contract	9,000	81,000	
SE 257 th Avenue @ Orient Drive			\$1,700,000
Construction	\$1,700,000		
County Asphaltic Concrete Overlay			\$355,000
Construction County owned streets	\$300,000		
Construction City of Troutdale	\$35,000		
ADA – Sidewalk Infill			\$50,000
Construction	\$50,000		
Various Streets/Culverts Projects			\$100,00
Emergency Repairs as Required	\$50,000		
Safety Improvements	\$190,000		
NE 172 Avenue @ Glisan			\$226,000
Construction	\$226,000		
Fish Ladder @ Beaver Creek			\$80,000
Construction	\$80,000		
SE 282 @ Stone Road			\$20,000
Construction	\$20,000		
Orient Drive @ Dodge Park Road			\$80,000
Construction	\$80,000		
238 th Drive			\$100,000
Construction	\$100,000		
317 th Avenue (east of Division Drive)			\$15,000
Construction	\$15,000		
Butler Road (East of Division Drive)			\$25,000
Construction	\$25,000		
Reed Road (East of Corbett Hill Road)			\$40,000
Construction	\$40,000		
Sandy Blvd @ 223 Avenue			\$300,000
Construction	\$300,000		
Corbett Hill Shoulder Repair			\$200,000
Construction	\$200,000		
Division Street @ Burnside Road (TIF)			\$104,000
Construction	\$104,000		
COP debt service (\$2.9 million FY00)	\$288,000		\$288,000
Roadway Program Total	\$4,319,000	\$746,000	\$5,065,000

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Bicycle Path Construction Fund.

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
Division St @ Burnside ADA Improvements	\$30,000		\$30,000
Morrison Bridge Accessibility Preliminary Engineering	\$20,000	\$100,000	\$220,000
Reserved for future Construction	\$100,000		
Miscellaneous Bike & Pedestrian Projects Construction	\$19,866		\$19,866
Bicycle and Pedestrian Program Total	\$169,866	\$100,000	\$269,866

Willamette River Bridge Fund.

Direct funding largely from a share of the County's State Motor Vehicle fee and County gasoline tax, project revenues from dedicated Federal and State project revenues or 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
Morrison Bridge Electrical Construction	\$48,269	\$401,581	\$449,850
Burnside Bridge Electrical Construction (LGIP Match) Approach Ramp Construction	\$79,079 \$105,000	\$657,911 \$873,564	\$736,990 \$978,564
Broadway Bridge Phase 3 Construction	\$135,917	\$543,668	\$679,585
Misc. On-going repairs as required	\$50,000		\$50,000
Misc. small improvements	\$50,000		\$50,000
Funds Already Committed for Capital Projects	\$625,000	\$5,199,790	\$5,824,790
Carry forward for Broadway 4,5,6 match	\$1,877,389	\$11,746,624	\$13,624,013
Willamette River Bridge Program Total	\$2,970,654	\$19,423,138	\$22,393,792