

#### **Program Description**

This program provides facilities for both existing and evolving services and programs. It encompasses both significant modernization and planned replacement of facilities, based upon facility life cycles and changing program demands and services. It serves to provide a consistent, sustainable inventory of quality public facilities through systematic investment. The program is carefully integrated with the Facilities Maintenance Capital program by planning for adequate maintenance on 89 buildings, that total over 2.4 M square feet, 32 of which are more than 50 years old. Maintenance is planned through the facilities life cycle and includes periodic renovation, and eventual replacement of obsolete facilities.

This CIP continues investment in the Critical Systems Infrastructure program (CSI). CSI is focused on the 24/7/365 maintenance of backup generators, cooling systems, Uninterruptible Power Supplies, Automatic Transfer Switches, and associated monitoring equipment in support of public safety systems and technology.

The CIP continues making investments in Facility Finishes, Furnishings, and Equipment (FF&E) as a separate line item within the Facilities Maintenance Program. This ongoing investment in FF&E acknowledges that interior spaces need more than periodic paint and carpet over the building's life cycle. The planning also includes replacement of freestanding furnishings, furniture, and appliances; all of which should integrate in a comprehensive interior design and building refresh. A separate line item is included for investments to transition to hoteling workspaces where appropriate to maximize efficient use of our buildings.

The CIP also includes sustained investments in energy efficiency, electrification and decarbonization of buildings, installation of government and publicly accessible electric vehicle charging equipment, renewable energy resources, onsite solar, and energy resilience measures and mechanisms.

The AIRE team developed and is implementing a decision-support tool to model energy performance upgrading existing County facilities capital projects in conjunction with energy tracking systems to greater inform building upgrades and retro-commissioning and to measure progress toward County climate and greenhouse gas emissions reduction goals.

#### **Program Summary**

Facilities Management Bureau (FMB) and Facilities, Design and Construction (FDC) use the Facility Condition Assessments (FCA) to determine long-term capital planning needs for the County's facilities portfolio. Each piece of equipment and building system is included in the database with specific data regarding age, ongoing maintenance required, upcoming repairs, and replacements per the manufacturer specifications and industry standards. FCAs are used to aid FMB on the projection of overall building maintenance and larger replacements included as capital projects. However, the FCA data is only one aspect of Capital Maintenance of the County's facilities. Staff compare the hard data, onsite real-time observations, manufacturer's support of equipment, and compatibility with new equipment while developing a program to continue to operate the County's facilities efficiently.

#### **Master Plan Impact**

The public facilities projects included in the adopted CIP reflect strong linkages to master and other development plans that drive facility planning and acquisitions. Facility planning and design for the projects included in this CIP strive to reflect the guidance provided in the Community Facilities Study such as community participation and building up to extent possible to avoid further reductions in permeable surfaces.

**PUBLIC AND GOVERNMENT FACILITIES**

10 YEAR CATEGORY SUMMARY (in \$1,000s)

	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	10 Year Total
Design and Construction	41,768	30,663	30,841	20,196	25,444	17,601	52,196	38,011	6,127	5,146	267,993
Facilities Maintenance	10,750	9,494	9,379	9,854	10,028	10,265	10,918	11,151	11,690	12,228	105,757
Energy Efficiency	2,375	4,701	2,966	2,867	4,240	1,549	1,580	1,552	1,654	1,760	25,244
<b>Total Recommendation</b>	<b>54,893</b>	<b>44,858</b>	<b>43,186</b>	<b>32,917</b>	<b>39,712</b>	<b>29,415</b>	<b>64,694</b>	<b>50,714</b>	<b>19,471</b>	<b>19,134</b>	<b>398,994</b>

PROGRAM FUNDING SOURCES (in \$1,000s)

	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	10 Year Total
<b>New Funding</b>											
Federal Funding	1,000	458	0	0	0	0	0	0	0	0	1,458
State Funding	0	0	0	0	0	0	0	0	0	0	0
Developer Contributions	0	0	0	300	600	5,400	0	0	0	0	6,300
New Bond Issue	27,855	26,960	21,775	21,270	26,495	13,280	56,635	42,730	10,305	9,815	257,120
PAYG	9,275	8,178	11,391	10,847	12,117	6,950	7,559	7,484	8,666	8,819	90,016
Short Term Finance	0	0	0	0	0	0	0	0	0	0	0
Stormwater Utility Fee Revenue	0	0	0	0	0	0	0	0	0	0	0
Other Funding	100	5,962	2,620	500	500	500	500	500	500	500	13,432
<b>Subtotal New Funding</b>	<b>38,210</b>	<b>41,558</b>	<b>35,786</b>	<b>32,917</b>	<b>39,712</b>	<b>26,130</b>	<b>64,694</b>	<b>50,714</b>	<b>19,471</b>	<b>19,134</b>	<b>368,326</b>
<b>Previously Approved Funding</b>											
Authorized but Unissued Bonds	10,550	800	7,400	0	0	3,285	0	0	0	0	22,035
Issued but Unspent Bonds	5,800	2,500	0	0	0	0	0	0	0	0	8,300
Other Previously Approved Funds	333	0	0	0	0	0	0	0	0	0	333
<b>Subtotal Previously Approved Funding</b>	<b>16,683</b>	<b>3,300</b>	<b>7,400</b>	<b>0</b>	<b>0</b>	<b>3,285</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>30,668</b>
<b>Total Funding Sources</b>	<b>54,893</b>	<b>44,858</b>	<b>43,186</b>	<b>32,917</b>	<b>39,712</b>	<b>29,415</b>	<b>64,694</b>	<b>50,714</b>	<b>19,471</b>	<b>19,134</b>	<b>398,994</b>