

Evans Building Improvements

Requesting Department/Division: Facilities Maintenance
 Project Manager/Contact: Winston M. Anderson

Estimated Start Date: July 2007
 Est. Completion Date: June 2012

Project Category: Rehabilitation/Remediation; Capital Materials & Equipment

Project Status: Active Project
 Project Number: CB0006

Project Description, Justification and Location

This project request involves three improvement projects at the Evans Building located at 142 South Dean Street. Identified improvements include:

Roof Replacement (FY 2007/08, \$220,000)
This portion of the project was completed in FY 2007/08.

On-Going Repairs and Maintenance (FY 2008/09 – FY 2013/14 \$50,000 annually)

Funding will be provided on an annual basis from FY 2008/09 – FY 2013/14 for repair and maintenance projects at the Evans Building, including replacement of Water Source Heat Pumps (WSHP) as necessary. Unplanned repairs to equipment nearing the end of its useful life are necessary expenditures that must be completed for safety and comfort of staff and visitors of the Evans Building.



Boiler Replacement (FY 2011/12, \$430,000)
 Replacement of the existing boiler at the Evans Building.

Benefits to Residents, Visitors, Businesses, or County Employees

By replacing the WSHPs, taxpayers will benefit from decreased utility costs associated with more efficient units. The useful life of these units is estimated at fifteen (15) to twenty (20) years, depending on amount of usage. Replacement of an aging boiler with a more energy efficient system may result in lower utility bills and less consumption of natural resources.

Impact on Annual Operating Budget

Funding previously in the annual operating budget for Evans Building repairs and maintenance was appropriated in this project beginning in FY 2008/09. On-going maintenance of the water source heat pumps and boiler system is included in the Facilities Maintenance annual operating budget.

Project Status (as of April 1, 2009)

Active project. To date, several water source heat pumps have been acquired and installed.

Project Expenditures and Funding Sources

| PROJECT | TOTAL PROJECT COST | COMMITTED FUNDING | FY 2009/10 | FY 2010/11 | FY 2011/12 | FY 2012/13 | FY 2013/14 | FY 2010-14 Totals |
|------------------------------------|-----------------------|----------------------|---------------|---------------|----------------|---------------|---------------|-------------------------|
| Evans Building Improvements | | | | | | | | |
| <u>Expenditures</u> | | | | | | | | |
| Planning/Design/Engineering | 10,000 | 0 | 0 | 0 | 10,000 | 0 | 0 | 10,000 |
| Land Acquisition/Right-of-Way | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Construction/Improvements | 1,140,000 | 270,000 | 50,000 | 50,000 | 670,000 | 50,000 | 50,000 | 870,000 |
| Capital Materials/Equipment | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Technology Expenditures | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Other | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total Expenditures | 1,150,000 | 270,000 | 50,000 | 50,000 | 680,000 | 50,000 | 50,000 | 880,000 |
| <u>Revenues</u> | | | | | | | | |
| General Obligation Bond - FY 11/12 | 630,000 | 0 | 0 | 0 | 630,000 | 0 | 0 | 630,000 |
| General Fund Transfer | 217,974 | 0 | 17,974 | 50,000 | 50,000 | 50,000 | 50,000 | 217,974 |
| Capital Projects Reserve Fund | 302,026 | 270,000 | 32,026 | 0 | 0 | 0 | 0 | 32,026 |
| Total Revenues | 1,150,000 | 270,000 | 50,000 | 50,000 | 680,000 | 50,000 | 50,000 | 880,000 |