

METROPOLITAN EXPOSITION RECREATION COMMISSION

Resolution No. 13-21

For the purpose of adopting changes to the MERC Capital Asset Management Policy.

WHEREAS, the Metropolitan Exposition Recreation Commission (MERC) is authorized to adopt policies regarding the operation of MERC facilities pursuant to Metro Code Section 6.01.040(a), and;

WHEREAS, MERC periodically updates the MERC Capital Asset Management Policy in accordance with agency wide policies.

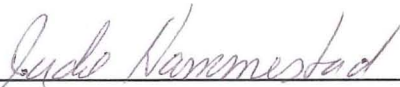
BE IT THEREFORE RESOLVED, that the Metropolitan Exposition Recreation Commission:

Approves the changes to the Capital Asset Management Policy in a form substantially similar to the attached Exhibit A.

Passed by the Commission on August 7, 2013.


Approved as to form:

Alison Kean Campbell, Metro Attorney



Chair

By: _____


Nathan A. Schwartz Sykes, Senior Attorney



Secretary/Treasurer

Capital Asset Management Policy

Section 1: Purpose

- 1.1 The Capital Asset Management Policies establish the framework for Metro's overall capital asset planning and management. They provide guidance for current practices and a framework for evaluation of proposals for future projects. These policies also seek to improve Metro's financial stability by providing a consistent approach to fiscal strategy. Metro's adopted financial policies show the credit rating industry and prospective investors (bond buyers) the agency's commitment to sound financial management and fiscal integrity. Adherence to adopted policies ensures the integrity and clarity of the financial planning process and can lead to improvement in bond ratings and lower cost of capital.
- 1.2 The capital asset planning process applies to projects of \$50,000 or more and having a useful life of at least five years. These projects include capital maintenance tasks that increase the life of the asset on assets with values of \$50,000 or more. In addition, the planning process includes information technology items over \$50,000 that may have a useful life of less than five years.
- 1.3 Metro's Capital Asset Management Policy shall be governed by the following principles:
 - 1.3.1 Metro shall operate and maintain its physical assets in a manner that protects the public investment and ensures achievement of their maximum useful life. Ensuring the maximum useful life for public assets is a primary agency responsibility. Establishing clear policies and procedures for monitoring, maintaining, repairing and replacing essential components of facilities is central to good management practices.
 - 1.3.2 Metro shall prepare, adopt and update at least annually a five-year Capital Improvement Plan (CIP). The Plan will identify and set priorities for all major capital assets to be acquired or constructed by Metro.
 - 1.3.3 Metro shall establish a Renewal and Replacement Reserve account for each operating fund responsible for major capital assets. Renewal and Replacement includes any activity that serves to extend the useful life or increase the efficiency of an existing asset, while retaining its original use. Ensuring that the public receives the maximum benefit for its investments in major facilities and equipment requires an ongoing financial commitment.
 - 1.3.4 Capital and renewal and replacement projects shall support Metro's MWESB procurement goals, including the Sheltered Market and FOTA program and the goals of Metro's Diversity Action Plan.
 - 1.3.5 To the extent possible, improvement projects and major equipment purchases will be funded on a pay-as-you-go basis from existing or foreseeable revenue sources. Fund Balances above established reserve requirements may be used for one-time expenditures such as capital equipment or financing of capital improvements. Debt financing should be utilized only for new projects or complete replacement of major capital assets.
 - 1.3.6 Capital and renewal and replacement projects should support implementation of Metro's Sustainability Plan.

- 1.3.7 Projects shall be analyzed in light of environmental, regulatory, economic, historical and cultural perspectives, as well as the capacity of the infrastructure and the availability of resources for ongoing maintenance needs.
- 1.3.8 All approved capital projects shall be consistent with relevant goals and strategic plans as adopted by departments, the Metropolitan Exposition-Recreation Commission ("MERC"), or the Metro Council.
- 1.3.9 A financial feasibility analysis shall be performed before any capital project, regardless of cost, is submitted to the Metro Council, MERC Commission, Chief Operating Officer, or General Manager of Visitor Venues for approval. The financial feasibility analysis shall include an analysis of the financial impact on the operating fund balance, return on investment, the availability and feasibility of funding sources, and cost estimates for the capital project. The analysis shall also identify the financial impact of the following requirements:
 - 1.3.9.1 Any public art funding requirements imposed by the Metro Code, the facility's owner, or any other applicable law;
 - 1.3.9.2 All required licenses, permits, certificates, design approval documents, and similar documents required by any authority; and
 - 1.3.9.3 Any contractual or legal requirements that apply to the proposed capital project.
- 1.3.10 In the capital project planning and review process, the Metro Council, MERC Commission, Chief Operating Officer, and General Manager shall be guided by the following financing principles:
 - 1.3.10.1 Funds shall be expended only on capital projects that meet identified strategic priorities.
 - 1.3.10.2 Funds shall be expended only on capital projects for which an analysis of funding options has been conducted. This analysis shall include evaluation of all funding options (donations, revenue generation by the project, intrafund transfers, proposed borrowing), and an analysis of the capital project's strategic priority, useful life, revenue sources, and repayment options.
 - 1.3.10.3 Funds shall be expended only on new projects that include identified and protected funding sources for a renewal and replacement reserve to ensure that the value of the capital asset can be maintained.
 - 1.3.10.4 Funds shall be expended only on projects for which a funding source for operational requirements has been identified.
 - 1.3.10.5 Metro's Adopted Budget should include undesignated contingency funds to permit MERC and other departments with capital project responsibilities to respond to unexpected events or opportunities.

Section 2: Definitions

- 2.1 Capital asset – An item permanent in nature with future service capacity and used in operations, having an initial useful life of over one year, tangible or intangible, and held for purposes other than

investment or resale with a cost (or fair market value if donated) equal to or greater than the capitalization threshold established for the asset category included later in this policy.

- 2.2 Capital maintenance – Expenditures for repair and maintenance services not provided directly by Metro personnel. These costs are relatively minor alterations, ordinary and routine repair or effort necessary to preserve or repair an asset due to normal wear and tear so that it achieves its initial planned useful life. While not capitalized, significant capital maintenance projects (those with costs equal to or greater than \$50,000) must be included in the CIP and obtain Council authorization.
- 2.3 Total cost accounting – An analysis that includes the total initial acquisition cost of an asset as well as all operating costs for the expected useful life of the asset.
- 2.4 Renewal and replacement – Construction, reconstruction or major renovation on capital assets. Renewal and replacement does not include relatively minor alteration, ordinary repair or maintenance necessary to preserve or repair an asset.
- 2.5 Return on investment (ROI) – A calculation of the financial gains or benefits that can be expected from a project. ROI is represented as a ratio of the expected financial gains (benefits) of a project divided by its total costs.

Section 3: New Capital Projects

- 3.1 All new capital projects over \$50,000 must be approved as part of the annual budget process. New project requests must comply with any other applicable Metro program or process requirements, including all Construction Project Management Office requirements and Metro's Green Building Policy.
- 3.2 New projects over \$50,000 identified during the course of the fiscal year require approval as follows:
 - 3.2.1 If the project does not require additional budgetary authority, the project may be approved by the Chief Operating Officer, or their designee;
 - 3.2.2 If the project requires additional budgetary authority, the project must be approved by the Metro Council.
 - 3.2.3 For Capital projects with a total anticipated cost of less than \$100,000 at the MERC venues, the General Manager of Visitor Venues may approve the project if sufficient budgetary authority is available.
 - 3.2.4 Any capital project at the MERC venues with a total anticipated cost of \$100,000 or more also requires approval by the MERC Commission.
- 3.3 Emergency capital projects may be approved as follows:
 - 3.3.1 The Chief Operating Office or their designee may approve capital projects with a total anticipated cost of \$50,000 or more.
 - 3.3.2 The MERC Commission delegates to the General Manager or their designee the authority to approve capital projects with a total anticipated cost of \$100,000 or more.
 - 3.3.3 In the event an emergency capital project is approved, that approval shall be reported as follows:
 - 3.3.3.1 The Chief Operating Officer shall report the approval to the Metro Council.
 - 3.3.3.2 The General Manager shall report the approval to the MERC Commission at the next regular Commission Meeting.

Section 4: Renewal and Replacement

- 4.1 The intent of Renewal and Replacement reserves is to ensure that sufficient resources are available for capital maintenance or replacement so that Metro's capital assets meet or exceed their estimated useful life. The Renewal and Replacement Reserve for each operating fund with major capital assets should initially be established based on the value of the asset and consideration of known best asset management practices.
- 4.2 General Guidelines – Renewal and replacement reserves and projects should be managed according to the following guidelines:
 - 4.2.1 Renewal and replacement reserves are not intended to fund major capital assets such as building replacements or significant structural upgrades.
 - 4.2.2 Renewal and replacement reserves are not intended to fund routine maintenance activities. Routine maintenance should be included in facility operating budgets. If routine maintenance costs for an asset are increasing, renewal and replacement projects may be moved forward in the schedule if the project can be shown to reduce operating and/or maintenance costs.
 - 4.2.3 Facility managers should perform annual facility assessments to review renewal and replacement schedules.
 - 4.2.4 All renewal and replacement projects should incorporate sustainability features that support Metro's sustainability goals, support adopted policies such as the Green Building Policy and Sustainable Procurement Policy and be evaluated on a total cost accounting basis relative to less sustainable options.
 - 4.2.5 New capital projects should be added to renewal and replacement lists upon completion. Asset replacement costs shall initially be based on original asset costs. In future revisions, replacement costs shall be based on acquiring a new asset of equal utility. Increased sustainability features such as efficiency improvements or design changes (e.g. green roof vs. traditional roof design) are not increases in asset utility. Increased estimated replacement costs based on new or improved sustainability features shall be considered in the budget process.
 - 4.2.6 On an annual basis, the Finance and Regulatory Services Director shall determine the minimum asset value for projects to be included in renewal and replacement reserves.
 - 4.2.7 For General Fund assets, the renewal and replacement reserves should be managed to ensure sufficient funding is available to complete all projects for the next 10 years. Enterprise fund renewal and replacement accounts should be managed to ensure that annual contributions are sufficient to fund renewal and replacement projects on an ongoing basis.
- 4.3 Budget Process – During the annual budget process, Department Directors shall submit a list of proposed renewal and replacement projects as part of the annual budget process. The renewal and replacement project lists shall include:
 - 4.3.1 Cost estimates for all renewal and replacement projects (including projects carried forward from the prior year) that can be reasonably expected to be completed in the following fiscal year.

- 4.3.2 Cost estimates for design and/or engineering work necessary to develop the scope and cost of construction project estimates for future renewal and replacement projects.
- 4.3.3 Any projects with cost estimates above previous replacement cost estimates based on the inclusion of sustainability features in the project design that increase the initial cost of the project.
- 4.4 Renewal and replacement projects shall be included in aggregate in the Capital Improvement Plan for the Proposed Budget for Council Review.
- 4.5 Capital Asset Advisory Committee
 - 4.5.1 The Capital Asset Advisory Committee is responsible for providing recommendations to the Director of Finance and Regulatory Services and the Financial Planning Division on the ongoing management of the renewal and replacement reserves for each major fund. The Advisory Committee shall be composed of the following positions (or Designee):
 - Capital Budget Coordinator, Finance and Regulatory Services (Chair)
 - Finance Manager, Oregon Zoo
 - Finance Manager, MERC Venues
 - Finance Manager, Parks and Environmental Services (PES)/Sustainability Center
 - Program Director, Parks and Property Stewardship (PES)
 - Program Director, Solid Waste Operations (PES)
 - Program Director, Natural Areas Program (Sustainability Center)
 - Deputy Director, Oregon Zoo Operations
 - cPMO Manager, Agency Construction Projects
 - Director, Information Services Department
 - 4.5.2 The Committee's responsibilities shall include:
 - 4.5.2.1 Reviewing project lists, changes to project lists and requests for unfunded sustainability improvements to existing projects not already approved by a Budget Committee or other formal advisory group.
 - 4.5.2.2 Providing a recommended renewal and replacement list to the Finance and Regulatory Services Director for inclusion in the Proposed Budget.
 - 4.5.2.3 Providing an annual recommendation to the Finance and Regulatory Services Director for the minimum asset value for the following year.
 - 4.5.2.4 Reviewing the Capital Asset Management Policies annually.

Section 5: Capital Improvement Plan (CIP)

- 5.1 Metro will prepare, adopt and update at least annually a five-year Capital Improvement Plan (CIP). The plan will identify and set priorities for all major capital assets to be acquired or constructed by Metro. The first year of the adopted CIP shall be included in the Proposed Budget. The CIP includes all Capital and Renewal and Replacement projects with a budget of \$100,000 or more.
- 5.2 Updates to the CIP may be made at any point during the fiscal year. Updates are required under the following circumstances:
 - 5.2.1 New projects (over \$100,000) that are identified during the fiscal year and need to be initiated prior to the next fiscal year;

- 5.2.2 Actual or anticipated expenses for projects included in the current year adopted budget increase more than 20% above the original project budget if the original budget amount is less than or equal to \$1,000,000 or 10% if the original budget amount is greater than \$1,000,000 ;
- 5.2.3 Actual or anticipated expenses for projects included in the current year adopted budget require an increase in budget appropriation, regardless of the amount of increase above the original project budget.

Section 6: Sustainability

- 6.1 All project proposals for new capital projects and renewal and replacement projects shall describe how the project supports Metro's Sustainability Plan in its efforts to reduce the environmental impact of Metro operations. When assessing capital or renewal and replacement projects for funding or prioritization, the following sustainability criteria should be applied:
 - 6.1.1 Use total cost of ownership to create project budget projections that consider the costs of operating the asset for its entire useful life, not just the initial costs.
 - 6.1.2 Utilize the prioritization criteria in Metro's Sustainability Plan:
 - 6.1.2.1 Strong impacts on Metro's sustainability goals (greenhouse gas emissions, toxics, waste, water quality and habitat)
 - 6.1.2.2 Provide a strong foundation for future sustainable operations work
 - 6.1.2.3 Leverage other investments (internal or external)
 - 6.1.2.4 Present a strong return on investment (ROI)
 - 6.1.2.5 Reduce operations and maintenance costs over time
 - 6.1.2.6 Provide strong public visibility and/or public education opportunity
 - 6.1.2.7 Support the region's economy
 - 6.1.3 Support the requirements and preferred qualifications of Metro's Green Building and Sustainable Procurement administrative procedures.
 - 6.1.4 Prioritize projects that, through their implementation, support Metro's MWESB procurement goals, including the Sheltered Market and FOTA programs and related goals of Metro's Diversity Action Plan.
 - 6.1.5 Consider economic benefits or return on investment (i.e. simple payback) on projects that have a financial benefit to Metro over the life of the investment.
- 6.2 Capital and renewal and replacement projects should be incorporated into the site-specific work plans developed for each facility that indicate how the Sustainability Plan will be implemented.

Section 7: Reporting

- 7.1 Capital project budget and actual reporting and status reports shall be provided as follows:
 - 7.1.1 Departments shall report to the Chief Operating Officer or designee quarterly;
 - 7.1.2 The General Manager shall report to the MERC Commission quarterly;
 - 7.1.3 The Director of Finance and Regulatory Services shall report to the Metro Council twice annually.

MERC Staff Report

Agenda Item/Issue: For the purpose of adopting changes to the MERC Capital Asset Management Policy

Resolution No.: 13-21

Presented By: Tim Collier/Brian Kennedy

Date: August 7, 2013

Background and Analysis:

Finance and Regulatory Services staff has been working on drafting updates to Metro's Capital Asset Management Policy in part due to the adoption of Metro's Green Building Policy in 2011, the Metro Auditor's ongoing follow-up to their 2009 audit of Metro's sustainability program, and direction from the COO in the 2013-14 budget process to review budget practices for renewal and replacement and new capital projects.

The new policies represent a major change from the current Capital Asset Management Policy. The draft policy synthesizes elements from the current policy, the existing MERC Capital Asset Policy, various manuals and administrative procedures, and recommendations from a staff working group. The major changes include:

- Incorporating direction for renewal and replacement (R&R) and new capital projects into one policy statement;
- Recognition of Metro's sustainability plan and its relationship to R&R and capital projects;
- Official chartering of a Capital Asset Advisory Committee to guide administration of that program;
- A more transparent process for considering sustainability improvements to R&R projects;
- Recognition of Metro's new Construction Project Management Office and associated process requirements for capital and R&R projects.

The new policies also incorporate and replace the existing MERC Capital Asset Management Policy (adopted by MERC Commission with Resolution 05-09A). This change was made to improve the efficiency of construction project planning as project management staff are now responsible for projects at both MERC and Metro facilities. As MERC policy was also superior to the Metro policy in several respects, including requirements for financial analysis of projects and incorporation of sustainability values, the incorporation in the agency-wide policy will be beneficial to the agency as a whole.

Fiscal Impact: No budget impact.

Recommendation: Staff recommends that the Metropolitan Exposition-Recreation Commission adopt Resolution 13-21, for the purpose of adopting changes to the MERC Capital Asset Management Policy.

