

CITY OF BEAVERTON, OREGON  
FISCAL YEAR 2012-13 BUDGET  
CURRENT LEVEL OF SERVICES

<b>FUND:</b> 001 GENERAL	<b>DEPARTMENT:</b> NON-DEPARTMENTAL
<b>PROGRAM:</b> 0006 BEAVERTON CENTRAL PLANT	<b>PROGRAM MANAGER:</b> CINDY TATHAM

**Program Goal:**

To provide reliable, cost-effective space conditioning and hot water services to certain properties located at The Round in downtown Beaverton and to support opportunities to expand Central Plant services to new buildings in the Beaverton Central District.

REQUIREMENTS	FY 2009-10 ACTUAL	FY 2010-11 ACTUAL	FY 2011-12 BUDGETED	FY 2012-13 PROPOSED	FY 2012-13 ADOPTED
POSITION	0.25	0.00	0.00	0.00	0.00
PERSONNEL SERVICES	\$34,438	\$0	\$0	\$0	\$0
MATERIALS & SERVICES	488,210	497,697	561,715	517,770	0
CAPITAL OUTLAY	0	0	0	0	0
DEBT SERVICE	540,285	551,089	562,214	180,252	0
TRANSFERS	1,866	1,582	1,854	1,089	0
CONTINGENCY	0	0	0	0	0
<b>TOTAL</b>	<b>\$1,064,799</b>	<b>\$1,050,368</b>	<b>\$1,125,783</b>	<b>\$699,111</b>	<b>\$0</b>

**Program Objective (services provided):**

**Project Description**

The Beaverton Central Plant (BCP) provides heating and cooling to a select downtown core area, promoting comfort and control, energy efficiency, and environmental stewardship. The Central Plant includes a controls network and distribution system which provides heating and cooling to The Round project. Plant capacity is significant and is designed to accommodate future development. System design includes a mechanical room in each building where secondary pumps pump hot and chilled water, which is converted to hot and cool air to ensure individual comfort requirements are met. The Central Plant currently serves 330,751 square feet and has the capacity to serve one million square feet without expansion.

The BCP programs a supportive role in several portions of the Community Vision Action Plan including:

- *Community Vision Action #93: Central District Redevelopment Plan*
- *Community Vision Action #94: Sustainability Action Plan*
- *Community Vision Action #96: Locally-Integrated Smart Utility Grid*

**History**

From inception, the Central Plant has been part of The Round project. Originally developed by Portland General Electric Corporation, the plant was acquired by the City of Beaverton in June 2005. Since then, the Plant has been expanded and is now able to serve the entire Round project and has additional capacity for future nearby development. In 2007, the chiller unit was upgraded and the boiler was overhauled in 2011. A recently appraisal of the plant estimated a market value of \$3.9 million.

**Progress on FY 2011-12 Action Plan:**

- Programming for Direct Digital Control (DDC) optimization will be completed. (Complete)
- Troubleshooting and repair will occur for an electrical pulsation issue in the basement of the BCP. (Complete)
- Faulty Mach Air controllers will be identified and replaced. (Ongoing)
- The Central Plant staff will continue to improve on operation and utility use efficiencies. (Ongoing)

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**FY 2012-13 Action Plan:**

- Continue to improve on operations and utility efficiencies with responsive customer service.
- Continue programming for DDC optimization and install DDC controls for new tenants.
- Replace faulty Mach Air controllers with newer versions if existing cannot be repaired.
- Complete contracts for expansion.
- Revamp signage and education materials on site, to make them current.

Performance Measures:	FY 2009-10 Projected/Actual	FY 2010-11 Projected/Actual	FY 2011-12 Budgeted/Revised	FY 2012-13 Proposed
Limit the number of service outages	2 / 0	2 / 0	2	2
Response time for service requests	30 min. / 30 min.	30 min. / 30 min.	30 min. / 30 min.	30 min
Hold operating expenses to at or below budget	Meet objective / met	Meet objective / met	Meet objective / met	Meet objective
Number of plant tours for community and professional/industry groups	20 / 20	20 / 10	15 / 16	15
Number of square feet served:				
Commercial	234,401	234,401	234,401	234,401
Residential	<u>96,350</u>	<u>96,350</u>	<u>96,350</u>	<u>96,350</u>
Total	<u>330,751</u>	<u>330,751</u>	<u>330,751</u>	<u>330,751</u>

**Performance Outcomes and Program Trends:**

The day-to-day Plant operations are carried out by a third-party contractor. The City provides contract oversight, financial management, and strategic planning for the Central Plant. The Central Plant will be expanded as needed to meet future project build-out at The Round and Westgate, as well as adjacent properties in the Beaverton Central District, which may utilize the Plant for services.

High quality maintenance and problem resolution are critical to service customers and are key areas of focus for staff and contractors. The Plant has the capacity to expand by adding additional customers, and with increased heating and cooling loads the plant will become more efficient. The highest efficiencies will be achieved through careful oversight and management.

As capacity is demanded by new customers, there will be increased demands on staff as customers connect and utilize the services offered by the highly efficient heating and cooling system. Continued high level maintenance and operations of the Plant, as well as response to service calls, must be maintained to realize the benefits of the efficient technology.

Education is necessary to understand the Plant and the efficiencies it brings to its users. Tours should continue to display this system and share the environmental benefits of district heating and cooling systems.

City of Beaverton - Finance  
 Budget Preparation - 2013

**BP WORKSHEET & JUSTIFICATION**

FUND: 001 GENERAL FUND

DEPT: 13 NON-DEPARTMENTAL

PROGRAM: 0006 BEAVERTON CENTRAL PLANT

OBJ	2010 - ACTUAL		2011 - ACTUAL		2012 BUDGETED		2012	2013 - RECOMD		2013 ADOPTED	
	AMOUNT	FTE	AMOUNT	FTE	AMOUNT	FTE	EST AMT	AMOUNT	FTE	AMOUNT	FTE

CLASS: 05 PERSONNEL SERVICES

094 BUSINESS SVCS & PLANT MANAGER

25,804 .25

299 PAYROLL TAXES AND FRINGES

8,634

TOTAL CLASS: 05 PERSONNEL SERVICES

34,438 .25

CLASS: 10 MATERIALS & SERVICES

301 OFFICE EXPENSE

144

308 PERIODICALS & SUBSCRIPTIONS

394

328 MEALS & RELATED EXPENSE

167

351 UTILITIES EXPENSE

131,046 120,416 154,000 154,000 145,000

431 PLANT MAINTENANCE

62,320 51,439 97,545 137,631 65,000

483 EXTERNAL LITIGATION EXPENSE

3,050

511 PROFESSIONAL SERVICES

207,474 239,722 221,466 213,700 234,500

551 RENTS AND LEASES

83,615 86,120 88,704 91,484 73,270

TOTAL CLASS: 10 MATERIALS & SERVICES

488,210 497,697 561,715 596,815 517,770

CLASS: 20 DEBT SERVICE

791 PAYMENT OF CONSTRUCTION LOAN

180,252 180,252 180,252 180,252 180,252

798 CONTRACTUAL DEBT

360,033 370,837 381,962 315,296

TOTAL CLASS: 20 DEBT SERVICE

540,285 551,089 562,214 495,548 180,252

## BP WORKSHEET & JUSTIFICATION

FUND: 001 GENERAL FUND  
DEPT: 13 NON-DEPARTMENTAL  
PROGRAM: 0006 BEAVERTON CENTRAL PLANT

OBJ	OBJECT DESCRIPTION
	JUSTIFICATIONS

094 BUSINESS SVCS & PLANT MANAGER  
FY 10-11 REFLECTS ELIMINATION OF POSITION.

299 PAYROLL TAXES AND FRINGES

301 OFFICE EXPENSE  
NO APPROPRIATIONS REQUESTED FOR FY 12-13.

308 PERIODICALS & SUBSCRIPTIONS  
NO APPROPRIATIONS REQUESTED FOR FY 12-13.

328 MEALS & RELATED EXPENSE  
NO APPROPRIATIONS REQUESTED FOR FY 12-13.

351 UTILITIES EXPENSE  
CENTRAL PLANT PROJECTED UTILITIES COST: NW NATURAL & PGE

431 PLANT MAINTENANCE  
CONTROL SYSTEM SUPPLIES \$5,000  
HVAC SUPPLIES \$13,551  
PLUMBING SUPPLIES \$3,550  
ELECTRICAL SUPPLIES AND REPAIRS \$3,855  
GENERAL HARDWARE SUPPLIES / REPAIRS \$2,110  
BOILER LICENSE FEES \$1,800  
PLANT PHONE, INTERNET, EMERGENCY PAGER, CELL PHONE \$4,625  
ABM MISC OFFICE SUPPLIES/EXPENSES \$3,000  
MISC / EXTRA REPAIRS \$24,574  
DB BEAVERTON RENT \$200  
BUILDING SUPPLIES / REPAIRS \$2,735

483 EXTERNAL LITIGATION EXPENSE  
NO APPROPRIATIONS REQUESTED FOR FY 12-13.

511 PROFESSIONAL SERVICES  
CENTRAL PLANT OPERATIONS AND MAINTENANCE, ABM OVERSIGHT. \$70,000  
ABM OPERATIONAL LABOR (MOVED FROM 431). \$69,200  
PLANT ANALYSIS PERFORMANCE RECOMMENDATIONS. \$7,228  
SPECIALTY/TECH CONSULTANTS. \$4,500  
OPERATIONS AND MAINTENANCE. \$83,572

551 RENTS AND LEASES  
PLANT SPACE LEASE PAYMENT TO BUILDING OWNER FOR 4,742 SQUARE FEET  
FY 2011-12 BEACH METRO \$73,700 AND \$17,784 TO CITY OF BEAVERTON  
FY 2012-13 TO CITY OF BEAVERTON @ \$15.45 PER SQUARE FEET \$73,270

791 PAYMENT OF CONSTRUCTION LOAN  
STATE CONSTRUCTION LOAN PAYMENT FOR BEAVERTON CENTRAL PLANT

798 CONTRACTUAL DEBT  
CAPITALIZED PLANT PAYMENT PRINCIPAL PAID TO DEVELOPER FOR PURCHASE OF CENTRAL PLANT  
PURCHASED BUILDING 2012

City of Beaverton - Finance  
 Budget Preparation - 2013

**BP WORKSHEET & JUSTIFICATION**

FUND: 001 GENERAL FUND

DEPT: 13 NON-DEPARTMENTAL

PROGRAM: 0006 BEAVERTON CENTRAL PLANT

OBJ	2010 - ACTUAL		2011 - ACTUAL		2012 BUDGETED		2012	2013 - RECOMD		2013 ADOPTED	
	AMOUNT	FTE	AMOUNT	FTE	AMOUNT	FTE	EST AMT	AMOUNT	FTE	AMOUNT	FTE

CLASS: 25 TRANSFERS

816 TRSFERS TO REPROGRAPHICS FUND

1,866	1,582	1,854	1,854	1,089
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TOTAL CLASS: 25 TRANSFERS

1,866	1,582	1,854	1,854	1,089
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TOTAL PROGRAM: 0006 BEAVERTON CENTRAL PLANT

1,064,799	25	1,050,368	1,125,783	1,094,217	699,111
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City of Beaverton - Finance  
Budget Preparation - 2013

## BP WORKSHEET & JUSTIFICATION

FUND: 001 GENERAL FUND

DEPT: 13 NON-DEPARTMENTAL

PROGRAM: 0006 BEAVERTON CENTRAL PLANT

OBJ	OBJECT DESCRIPTION
	JUSTIFICATIONS

816 TRSFERS TO REPROGRAPHICS FUND  
ALLOCATION OF COPIER, GRAPHICS, PRINTING, MAILING & POSTAGE CHARGES THROUGH REPROGRAPHICS

