

City of Portland, Maine
Finance Committee Meeting
Thursday, June 25, 2015
6:00 pm, Room 209

1. Finance Committee Meeting Agenda

Documents: [06-25-15 FC AGENDA.PDF](#)

2. CIP Update

Documents: [CONTINUED DISCUSSION RE CIP PRIORITIES.PDF](#)

City of Portland, Maine
Finance Committee Meeting
Thursday, June 25, 2015
6:00 pm, Room 209

1. Approve Minutes
2. CIP Update



MEMORANDUM

To: Finance Committee

From: Ian Houseal, Assistant to the City Manager, Sustainability Coordinator

Date: June 11, 2015

RE: CIP Asset Inventory

The first sheet attached is a summary of the City's assets with a total of \$19 Million in annualized capital reinvestment as presented in the CIP prepared for the Finance Committee in 2012 to help the Committee understand the City's capital needs from an existing asset maintenance standpoint. With the exception of waterfront assets such as piers, wharfs, and seawalls it is believed that all assets are accounted for in the estimate. The calculation is based on estimated useful life and replacement cost using Government Financial Officer Association (GFOA) accepted capital asset management methods. The total estimated replacement cost and estimated annualized replacement cost are calculated, but do not reflect backlog or deferred maintenance. This material is being provided to the committee to help the Committee understand the need based category as compared to the annualized need estimate and funding approved by the City Council in any given year.

As an example, the second set of sheets is also attached drilling-down into the City's vehicles asset class to demonstrate how the asset inventory and annualized replacement cost was derived. The attached schedule shows when certain vehicles need to be replaced based on the estimate of useful life. The chart shows the estimated reinvestment schedule and the existing backlog of vehicle replacements as a red bar on the left side of the graph.

General Fund Capital Reinvestment Needs Assessment Summary

	Full Replacement Cost	Avg. EUL (yrs.)	Reinvestment Percentage	Annualized Reinvestment Cost (per yr.)
General Fund				
Facilities				
Barron Center	\$ 14,258,880	75	1.3%	\$ 190,118
City Buildings	78,250,190	106	0.9%	738,884
Fire	8,816,520	80	1.3%	110,706
Parking	17,250,050	87	1.1%	197,750
School Buildings	241,651,655	75	1.3%	3,222,022
Facilities Total	365,227,295	78	1.3%	4,709,480
Vehicles				
Barron Center	\$ 265,000	10	10.0%	\$ 26,500
Fire	21,050,000	18	5.7%	1,196,048
Parking	425,000	24	4.1%	17,500
Police	1,885,000	4	24.4%	460,071
Public Services	20,321,000	11	9.0%	1,826,803
Recreation & Facilities	1,640,000	11	9.3%	152,222
Health & Human Services	75,000	10	10.0%	7,500
Misc City Hall Departments	130,000	10	10.0%	13,000
School	2,365,592	5	19.7%	466,398
Vehicles Total	\$ 48,156,592	12	8.7%	\$ 4,166,042
Equipment				
Barron Center	\$ 256,000	25	4.0%	\$ 10,240
Fire	9,495,830	22	4.6%	435,860
MIS	1,515,000	11	8.8%	132,833
Parking	-	-	0.0%	-
Police	-	-	0.0%	-
School	2,670,000	15	6.7%	178,000
Traffic	4,995,000	29	3.4%	170,700
Marine	2,048,000	32	3.2%	64,780
Recreation	5,000,000	20	5.0%	250,000
Parks & Cemeteries	unknown	-	-	unknown
Equipment Total	\$ 20,979,830	21	4.7%	\$ 992,413
Infrastructure				
Arterials (Match Funding)	\$ 197,431,010	125	0.8%	\$ 1,579,448
Local Roads	295,842,745	85	1.2%	3,500,000
Sidewalks	59,170,357	22	4.6%	2,751,201
Curbing	40,252,000	30	3.3%	1,341,733
Infrastructure Total	\$ 395,265,102	43	2.3%	\$ 9,172,382
General Fund Total	\$ 829,628,819	44	2.3%	\$ 19,040,318

VEHICLE FLEET INVENTORY

Asset Category	Count	Brief Description	Unit Cost	Est. Total	Est. Useful Life	Est. Annualized Capital
				Replacement Cost		Renewal Cost
Fire Dept						
Ambulances	12	Medcu's & Wheel Chair Vans	\$ 160,833	\$1,930,000	7	\$275,714
Boat	1	Fire Boat	\$ 3,500,000	\$3,500,000	35	\$100,000
Bucket Truck	1	Fire Electrical	\$ 110,000	\$110,000	15	\$7,333
Staff Cars	10	Passenger Vehicles	\$ 46,000	\$460,000	10	\$46,000
Ladder Trucks	6	Fire Aerial Trucks	\$ 1,083,333	\$6,500,000	20	\$325,000
Pumpers	17	Pumpers	\$ 485,882	\$8,260,000	20	\$413,000
Pickup Trucks - Compact	1	Compact	\$ 20,000	\$20,000	10	\$2,000
Pickup Trucks - Half Ton	1	Half Ton	\$ 35,000	\$35,000	10	\$3,500
Pickup Trucks - 1 Ton	4	1 Ton	\$ 43,750	\$175,000	10	\$17,500
Vans	2	Vans	\$ 30,000	\$60,000	10	\$6,000
Police Dept						
Frontline Patrol	15	Frontline Patrol & SUVs	\$ 33,333	\$500,000	2	\$250,000
Patrol, Traffic, K9	31	Patrol, Traffic, K-9	\$ 16,452	\$510,000	5	\$102,000
CID & Staff Cars	25	CID	\$ 19,200	\$480,000	7	\$68,571
Specialized (SRT, Bomb, Arrest, ACO, etc)	10	Specialized Vehicles	\$ 39,500	\$395,000	10	\$39,500
Public Services						
Boat	1	Maaco	\$ 50,000	\$50,000	40	\$1,250
Bucket Trucks	5	Forestry, Traffic, and Islands	\$ 106,000	\$530,000	15	\$35,333
Staff Cars	7	Passenger Vehicles	\$ 11,429	\$80,000	10	\$8,000
Construction Equipment	56	Excavators, Loaders, Bull Dozers	\$ 79,911	\$4,475,000	18	\$248,611
Dump Trucks	23	2 Yard	\$ 38,478	\$885,000	10	\$88,500
Dump Trucks	29	6 Yard	\$ 127,414	\$3,695,000	15	\$246,333
Dump Trucks	10	12-14 Yard	\$ 146,000	\$1,460,000	15	\$97,333
Pickup Trucks	12	Compact	\$ 18,333	\$220,000	10	\$22,000
Pickup Trucks	17	1/2 Ton	\$ 17,471	\$297,000	10	\$29,700
Pickup Trucks	30	3/4 Ton	\$ 23,833	\$715,000	10	\$71,500
Pickup Trucks	14	1 Ton	\$ 28,929	\$405,000	10	\$40,500
Vans	12	Vans	\$ 32,083	\$385,000	10	\$38,500
Rubbish Equipment	18	Packers/Recyclers	\$ 109,167	\$1,965,000	8	\$245,625
Rubbish Equipment	4	Rolloffs	\$ 108,750	\$435,000	8	\$54,375
Sidewalk Tractors	12	Holder, Trackless, Belos	\$ 116,250	\$1,395,000	8	\$174,375
Small Turf Equipment	26	Turf Broom, Chippers, etc	\$ 20,846	\$542,000	15	\$36,133
Mowers	32	3' to 16' Cuttting Width	\$ 26,469	\$847,000	5	\$169,400
Snow Blowers	5	Large, Loader Mounted	\$ 48,000	\$240,000	7	\$34,286
Street Sweepers	7	3 & 4 Wheel & Rengenerative Air	\$ 115,714	\$810,000	7	\$115,714
Turf Tractors	8	Ag Tractors	\$ 48,750	\$390,000	15	\$26,000
Vactor	1	Sewer Cleaning	\$ 300,000	\$300,000	10	\$30,000
Wreckers	3	Light Duty, Heavy Duty, Flat Bed	\$ 66,667	\$200,000	15	\$13,333
Recreation & Facilities						
Bucket Truck	1	Bucket Truck	\$ 35,000	\$35,000	15	\$2,333
Construction Equipment	3	Skidsteers & Loader	\$ 73,333	\$220,000	18	\$12,222
Dump Trucks	3	3 - 6 yard	\$ 30,000	\$90,000	10	\$9,000
Mowers	3	60" - 16' cut	\$ 80,000	\$240,000	10	\$24,000
Pickup Trucks	5	Compact	\$ 20,000	\$100,000	10	\$10,000
Pickup Trucks	5	1/2 Ton	\$ 25,000	\$125,000	10	\$12,500
Pickup Trucks	2	3/4 Ton	\$ 30,000	\$60,000	10	\$6,000
Pickup Trucks	4	1 Ton	\$ 36,250	\$145,000	10	\$14,500
Vans	15	Vans	\$ 25,000	\$375,000	10	\$37,500
Rec Busses	3	Activity Bus' & Passenger Van	\$ 50,000	\$150,000	10	\$15,000
Misc Small Turf Equip	5	Rake, Sweeper, Sopper	\$ 15,000	\$75,000	10	\$7,500
Turf Tractor	1	Ag Tractor	\$ 25,000	\$25,000	15	\$1,667
Parking Division						
Pickups	8	Compact Pickup	\$ 20,000	\$160,000	10	\$16,000
Pickups	1	1/2 Ton	\$ 250,000	\$250,000		
Staff Cars	1	SUV - used	\$ 15,000	\$15,000	10	\$1,500

VEHICLE FLEET INVENTORY

Asset Category	Count	Brief Description	Unit Cost	Est. Total Replacement Cost	Est. Useful Life	Est. Annualized Capital Renewal Cost
School Department						
School Buses	25	buses	\$ 88,000	\$ 2,200,000	5	\$ 440,000
Mini Vans	3	vans	\$ 21,864	\$ 65,592	4	\$ 16,398
Kitchen Delivery Trucks	2	Refrigerated box truck 20 ft	\$ 50,000	\$ 100,000	10	\$ 10,000
Health & Human Svcs						
Pickups	1	HHS Pickup	\$ 25,000	\$25,000	10	\$2,500
SUV	1	Homeless Outreach	\$ 25,000	\$25,000	10	\$2,500
Staff Cars	1	Director's Vehicle	\$ 25,000	\$25,000	10	\$2,500
Barron Center						
Pickups	6	Pickups	\$ 32,500	\$195,000	10	\$19,500
Vans	2	Van & Minibus	\$ 35,000	\$70,000	10	\$7,000
Misc City Hall Departments						
Staff Cars	8	Assessors, Planning, Inspections, Safety, etc	\$ 16,250	\$130,000	10	\$13,000
TOTAL	577			\$48,156,592		\$4,166,042

VEHICLE FLEET CIP														
	BACKLOG	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	TOTAL	
CAPITAL RENEWAL														
Fire Dept														
Ambulances	\$ 740,000	\$ 370,000	\$ 530,000	\$ 230,000	\$ -	\$ 60,000	\$ -	\$ -	\$ 1,110,000	\$ 530,000	\$ 230,000	\$ -	\$ 3,800,000	
Boat	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Bucket Truck	\$ 110,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 110,000	
Staff Cars	\$ 160,000	\$ -	\$ 100,000	\$ -	\$ 100,000	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 160,000	\$ 620,000	
Ladder Trucks	\$ -	\$ 900,000	\$ -	\$ -	\$ 1,000,000	\$ 1,500,000	\$ -	\$ 1,500,000	\$ -	\$ 1,600,000	\$ -	\$ -	\$ 6,500,000	
Pumpers	\$ -	\$ 1,315,000	\$ -	\$ 630,000	\$ -	\$ -	\$ 1,300,000	\$ -	\$ 740,000	\$ -	\$ 1,375,000	\$ -	\$ 5,360,000	
Pickup Trucks - Compact	\$ 20,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,000	\$ 40,000	
Pickup Trucks - Half Ton	\$ 35,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 35,000	\$ 70,000	
Pickup Trucks - 1 Ton	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 40,000	\$ 35,000	\$ -	\$ -	\$ -	\$ 100,000	\$ 275,000	
Vans	\$ 30,000	\$ -	\$ -	\$ -	\$ -	\$ 30,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,000	\$ 90,000	
Police Dept														
Frontline Patrol	\$ 35,000	\$ 205,000	\$ 290,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 2,780,000	
Patrol, Traffic, K9	\$ -	\$ -	\$ 105,000	\$ 140,000	\$ 35,000	\$ 50,000	\$ 140,000	\$ 105,000	\$ 140,000	\$ 35,000	\$ 50,000	\$ 140,000	\$ 940,000	
CID & Staff Cars	\$ 90,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 60,000	\$ 15,000	\$ 255,000			\$ 30,000	\$ 30,000	\$ 60,000	\$ 630,000	
Specialized (SRT, Bomb, Arrest, ACO, etc		\$ 25,000	\$ -	\$ -	\$ 25,000	\$ -	\$ 165,000		\$ 80,000	\$ 30,000	\$ -	\$ 25,000	\$ 350,000	
Public Services														
Boat	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Bucket Trucks	\$ -	\$ -	\$ -	\$ 420,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 420,000	
Staff Cars	\$ 15,000	\$ -	\$ -	\$ -	\$ 15,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50,000	\$ 15,000	\$ 95,000	
Construction Equipment	\$ 1,275,000	\$ -	\$ -	\$ 220,000	\$ 565,000	\$ 270,000	\$ 45,000	\$ 190,000	\$ 395,000	\$ 570,000	\$ 75,000	\$ -	\$ 3,605,000	
Dump Trucks - 2-4 Yard	\$ 705,000	\$ -	\$ -	\$ 50,000	\$ -	\$ -	\$ 90,000	\$ -	\$ -	\$ 40,000	\$ 705,000	\$ -	\$ 1,590,000	
Dump Trucks - 6 Yard	\$ 300,000	\$ -	\$ -	\$ 150,000	\$ -	\$ 1,200,000	\$ 640,000	\$ -	\$ 300,000	\$ 655,000	\$ 150,000	\$ -	\$ 3,395,000	
Dump Trucks - 12-14 Yard	\$ -	\$ 160,000	\$ 160,000	\$ 800,000	\$ -	\$ -	\$ 320,000	\$ -	\$ -	\$ 150,000	\$ -	\$ -	\$ 1,590,000	
Mowers	\$ 728,000	\$ -	\$ 27,000	\$ -	\$ 66,000	\$ 6,000	\$ 748,000	\$ 27,000		\$ 66,000	\$ 6,000	\$ 748,000	\$ 2,422,000	
Pickup Trucks - Compact	\$ 80,000	\$ 20,000	\$ 40,000	\$ -	\$ 20,000	\$ 40,000	\$ 20,000			\$ 80,000	\$ 20,000	\$ 20,000	\$ 320,000	
Pickup Trucks - 1/2 Ton	\$ 100,000	\$ 47,000	\$ 25,000	\$ -	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ 25,000	\$ 100,000	\$ 25,000	\$ 422,000	
Pickup Trucks - 3/4 Ton	\$ 250,000	\$ 90,000	\$ 60,000	\$ -	\$ 90,000	\$ 40,000	\$ 35,000	\$ 30,000	\$ 90,000	\$ 30,000	\$ 250,000	\$ 90,000	\$ 1,055,000	
Pickup Trucks - 1 Ton	\$ 155,000	\$ 45,000	\$ 90,000	\$ 75,000	\$ -	\$ 40,000	\$ -	\$ -	\$ -	\$ -	\$ 155,000	\$ 45,000	\$ 605,000	
Vans	\$ 75,000	\$ 25,000	\$ 85,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200,000	\$ -	\$ 75,000	\$ 25,000	\$ 485,000	
Rubbish Equipment - Packers & Recycle	\$ 520,000	\$ 150,000	\$ 185,000	\$ 185,000	\$ -	\$ 925,000	\$ -	\$ -	\$ -	\$ 670,000	\$ 185,000	\$ 185,000	\$ 3,005,000	
Rubbish Equipment - Rolloffs	\$ 145,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 145,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 290,000	
Sidewalk Tractors	\$ 725,000	\$ -	\$ -	\$ 290,000	\$ -	\$ -	\$ 290,000	\$ -	\$ 90,000	\$ -	\$ 725,000	\$ 290,000	\$ 2,410,000	
Small Turf Equipment	\$ -	\$ 77,000	\$ 95,000	\$ 35,000	\$ 100,000	\$ 25,000	\$ 25,000	\$ 15,000	\$ 25,000	\$ 25,000	\$ 45,000		\$ 467,000	
Snow Blowers	\$ 120,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 120,000	\$ -	\$ 120,000	\$ -	\$ 120,000	\$ 480,000	
Street Sweepers	\$ 370,000	\$ 220,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 220,000	\$ 590,000	\$ -	\$ -	\$ -	\$ 1,400,000	
Turf Tractors	\$ 110,000	\$ -	\$ -	\$ -	\$ -	\$ 30,000	\$ -	\$ 20,000	\$ 30,000	\$ -	\$ -	\$ -	\$ 190,000	
Vactor	\$ -	\$ 300,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 300,000	\$ 600,000	
Wreckers	\$ 75,000	\$ 125,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 125,000	\$ 325,000	

VEHICLE FLEET CIP													
	BACKLOG	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	TOTAL
Recreation & Facilities													
Bucket Truck	\$ -	\$ -	\$ -	\$ 35,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 35,000
Construction Equipment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 45,000	\$ 120,000	\$ -	\$ -	\$ -	\$ 55,000	\$ -	\$ 220,000
Dump Trucks	\$ 45,000	\$ -	\$ -	\$ -	\$ 45,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 45,000	\$ 135,000
Mowers	\$ 95,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50,000	\$ -	\$ 95,000	\$ -	\$ 95,000	\$ 335,000
Pickup Trucks - Compact	\$ 60,000	\$ 20,000	\$ -	\$ -	\$ -	\$ -	\$ 20,000	\$ -	\$ -	\$ -	\$ -	\$ 80,000	\$ 180,000
Pickup Trucks - 1/2 Ton	\$ -	\$ -	\$ 25,000	\$ 50,000	\$ 25,000	\$ -	\$ -	\$ 25,000	\$ -	\$ -	\$ -	\$ -	\$ 125,000
Pickup Trucks - 3/4 Ton	\$ -	\$ 30,000	\$ -	\$ 30,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 60,000
Pickup Trucks - 1 Ton	\$ 105,000	\$ -	\$ -	\$ 40,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 0	\$ 105,000	\$ 250,000
Vans	\$ 225,000	\$ 75,000	\$ -	\$ 25,000	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 225,000	\$ 600,000
Rec Busses	\$ -	\$ 50,000	\$ -	\$ -	\$ -	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ 50,000	\$ 50,000	\$ 200,000
Misc Small Turf Equip	\$ -	\$ -	\$ -	\$ 55,000	\$ -	\$ -	\$ 10,000	\$ -	\$ 5,000	\$ -	\$ -	\$ 5,000	\$ 75,000
Turf Tractor	\$ 25,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,000
Parking Division													
Pickup Trucks - Compact	\$ 100,000	\$ 40,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,000	\$ -	\$ 140,000	\$ -	\$ 300,000
Pickup Trucks - 1/2 Ton	\$ 25,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,000	\$ 50,000
SUV - Used	\$ 15,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,000	\$ 30,000
Health & Human Svcs													
Pickups	\$ -	\$ -	\$ 25,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,000
SUV	\$ -	\$ -	\$ -	\$ 25,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,000
Staff Cars	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,000	\$ -	\$ 25,000
Barron Center													
Pickups	\$ 70,000	\$ -	\$ 30,000	\$ 65,000	\$ -	\$ -	\$ 30,000	\$ -	\$ -	\$ -	\$ -	\$ 70,000	\$ 265,000
Vans	\$ -	\$ 70,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 70,000	\$ -	\$ 140,000
Misc City Hall Departments													
Staff Cars	\$ 60,000	\$ 20,000	\$ 25,000	\$ -	\$ 25,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 80,000	\$ 210,000
TOTAL CAPITAL RENEWAL	\$ 7,893,000	\$ 4,409,000	\$ 1,927,000	\$ 3,830,000	\$ 2,571,000	\$ 4,676,000	\$ 4,688,000	\$ 2,587,000	\$ 4,065,000	\$ 4,921,000	\$ 4,876,000	\$ 3,603,000	\$ 50,046,000
ANNUAL CAPITAL NEED (3% INFLATION)		\$ 4,166,042	\$ 4,291,023	\$ 4,419,754	\$ 4,552,347	\$ 4,688,917	\$ 4,829,585	\$ 4,974,472	\$ 5,123,706	\$ 5,277,417	\$ 5,435,740	\$ 5,598,812	\$ 53,357,815

VEHICLE FLEET CAPITAL RENEWAL

