

Capital Project Budgets—

This section contains information pertaining to the County’s capital investment activities that are accounted for within capital project funds. The activity consists primarily of land and building acquisition, expansion, and improvement. Infrastructure improvements are small-scale and are accounted for within the Road and Bridge Fund, one of the County’s major funds. This section contains the following information:

- Overview of approved capital projects
- Estimated operational impact of the approved capital projects
- Fund Statements for the various capital project funds (major and nonmajor)

The County’s need for facility acquisition and expansion occurs infrequently, and is addressed through planning processes specifically targeting the identified need. The County Commission uses long-range plans, task force reports, and space needs studies to guide planning and budget development for these capital needs. Once approved, appropriations are established for the capital project with unused appropriations “rolling” to the subsequent year until the project is completed.

During FY 2003, the County Commission identified several areas of need and began a review and planning process. The scope of the review and planning process encompassed courthouse overcrowding including shortages of courtroom space, jury assembly space, and office space; overcrowding and space shortage for the District Defender; and, build-out of the third floor shell space and re-configuration of work space on the first and second floors of the Government Center. Architectural reviews were conducted during 2003 and 2004 for the Government Center and the Courthouse. The Commission appointed a Citizen Advisory Committee in 2005 to review the results of these studies, conduct further study of the needs, and formulate a recommendation for the Commission. This planning process culminated with voter approval of a three-year one-fifth cent capital improvement sales tax ballot issue in April 2006. The tax became effective October 1, 2006 and will finance several projects as described in the following pages.

The projects will be constructed sequentially. This approach was chosen for two reasons: (1) to allow a pay-as-you-go approach, thereby avoiding borrowing costs and reducing the duration of the sales tax; and (2) to address the most pressing space needs first. As shown on the following overview schedule, two of the projects are underway, with one substantially completed and the second scheduled for completion at the end of 2008. For the Government Center and Johnson Building projects, schematic designs and construction time tables have yet to be developed and approved by the Commission.

As indicated in the fund statements presented in this section, several projects were completed and residual assets remain in the various nonmajor capital project funds. These assets are available for the County Commission to transfer other capital project funds or to appropriate for other non-recurring purposes.

Capital Projects

Overview of Capital Projects

Project	Project Description	Estimated Project Cost	Appropriation Status as of 1/1/2008	Project Status as of 1/1/2008
Courthouse Expansion	Construct two additional floors and re-configure interior spaces	\$ 9,500,000	Project budget approved and appropriations established	Under construction with completion scheduled for December 2008
Guarantee Land Title Building (Remodel)	Remodel interior for use for the Boone County Alternative Sentencing Center	330,000	Project budget approved and appropriations established	Remodel completed December 2007; foundation work to be completed in 2008; basement remodel to be completed in 2009
Guarantee Land Title Building (Reimbursement)	Reimburse County General Revenue for building acquisition	670,000 **	Pending	Pending
Government Center Construction	Build-out third floor shell space and expand/re-configure operational space on first and second floors	4,095,500 *	Pending	Pending
Johnson Building Remodel	Remodel/ reconfigure interior spaces for District Defender	500,000 *	First floor phase to begin in '08	First Floor phase to be completed in '08
Debt Retirement	Retire outstanding debt on West Campus property (Lifestyles and law office properties adjacent to Courthouse and Johnson Building)	2,000,000	Pending	Pending
	Total	\$ <u>17,095,500</u>		

*Schematic designs and cost estimates have neither been finalized nor approved for these projects.

** Due to unexpected declines in sales tax revenue, this component of the plan will be postponed until construction projects are complete.

Funding Source

	Three-Year 1/5th Cent Sales Tax	Remaining Series 2003 Bond Proceeds	Cash on Hand Reserved for Specific Project	Total Funding Sources
\$	9,500,000	-	-	9,500,000
	330,000	-	-	330,000
	670,000	-	-	670,000
	1,000,000	895,500	2,200,000	4,095,500
	500,000	-	-	500,000
	2,000,000	-	-	2,000,000
\$	<u>14,000,000</u>	<u>895,500</u>	<u>2,200,000</u>	<u>17,095,500</u>

Capital Projects cont'd

Estimated Operational Impact

Increased operating costs associated with these building expansions will be administered through the County's various internal service funds. Operating costs associated with the Courthouse and the Government Center projects will be paid from General Fund appropriations; operating costs for the Alternative Sentencing Center (Guarantee Land Title Building) will be paid from the Law Enforcement Sales Tax Fund. The anticipated additional operating costs include utilities, housekeeping supplies, maintenance supplies, contractual services, and capital repair and replacement funding.

In addition, facility-related staffing increases were also identified and recommended, consisting of 1 FTE Senior Facilities Maintenance Technician and 1 FTE Housekeeper. Given the current construction schedule, FY 2009 is the earliest year in which additional staff will be needed; therefore, no additional staff has been included in the FY 2008 budget but will be considered in developing the FY 2009 budget. In light of flat revenue growth forecasted for FY 2008 and beyond, however, the County may be faced with the need to delay adding additional staff. If so, current staff assignments and service standards will need to be reviewed and adjusted in order to provide services within existing staff levels. Because of this, these additional staffing costs have been excluded from the Estimated On-Going Operating Cost table presented on the following page, but they are displayed in a separate schedule on the bottom of the next page.

Capital Projects cont'd

Estimated On-Going Operating Costs for Planned Capital Projects

Projec	Project Description	Estimated Additional Squar Footage**	Description of Operational Impact	Estimated Operational Impact	Budgetary Statu
Courthouse Expansion	Construct two additional floors and re-configure interior spaces	21,500	Utilities, housekeeping and maintenance, and capital repair and replacement funding	\$105,825	Impact to be addressed in FY 2009 Budget and beyond
Guarantee Land Title Buildin	Remodel interior for use for the Boone County Alternative Sentencing Center	6,000	Utilities, housekeeping and maintenance, and capital repair and replacement funding	\$39,700	Fully incorporated into FY 2008 Alternative Sentencing Operating Budget
Guarantee Land Title Buildin	Reimburse County General Revenue for building acquisition				
Government Center	Build-out third floor shell space and expand/re-configure operational space on first and second floors	14,000	Utilities, housekeeping and maintenance, and capital repair and replacement funding	\$64,100	To be addressed in conjunction with construction schedule, which is undetermined at this time.
Johnson Building Remode	Remodel/ reconfigure interior spaces for District Defender				
Debt Retirement	Reitre outstanding debt on West Campus property (Lifestyles and law office properties adjacent to Courthouse and Johnson Building				

* Additional staffing costs are NOT included in these totals.

** Total square footage includes all square footage within the specified footprint, including non-programming space such as public areas, storage areas, and common/shared areas.

Estimated Costs for Recommended Additional Staffing Positions

<u>Staff Positions (including benefits)</u>	<u>Estimated Cost</u>
Facilitites Maintenance Sr. Technician	\$ 44,500
Housekeeper	29,600
Total	\$ <u><u>74,100</u></u>

Capital Projects cont'd

Fund Statement—Capital Project Funds Combined (Major & Nonmajor Funds)

	2006 Actual	2007 Budget	2007 Projected	2008 Budget
REVENUES:				
Property Taxes	\$ -	\$ -	\$ -	\$ -
Assessments	-	-	-	-
Sales Taxes	1,139,498	4,850,000	4,628,000	4,650,800
Franchise Taxes	-	-	-	-
Licenses and Permits	-	-	-	-
Intergovernmental	-	-	-	-
Charges for Services	-	-	-	-
Fines and Forfeitures	-	-	-	-
Interest	99,468	-	303,655	-
Hospital Lease	-	-	-	-
Other	420	-	-	-
Total Revenues	1,239,386	4,850,000	4,931,655	4,650,800
EXPENDITURES:				
Personal Services	-	-	-	-
Materials & Supplies	-	-	-	-
Dues Travel & Training	-	-	-	-
Utilities	-	-	-	-
Vehicle Expense	-	-	-	-
Equip & Bldg Maintenance	-	-	-	-
Contractual Services	228,729	9,731,599	1,256,599	8,475,000
Debt Service (Principal and Interest)	-	-	-	-
Other	-	-	-	-
Fixed Asset Additions	-	685,500	685,127	-
Total Expenditures	228,729	10,417,099	1,941,726	8,475,000
REVENUES OVER (UNDER) EXPENDITURES	1,010,657	(5,567,099)	2,989,929	(3,824,200)
OTHER FINANCING SOURCES (USES):				
Transfer In	2,550,000	685,500	685,127	-
Transfer Out	-	-	-	-
Proceeds of Sale of Capital Assets/Insurance Claims/Capital Lease	-	-	-	-
Proceeds of Long-Term Debt	-	-	-	-
Retirement of Long-Term Debt	-	-	-	-
Total Other Financing Sources (Uses)	2,550,000	685,500	685,127	-
REVENUES AND OTHER SOURCES OVER (UNDER) EXPENDITURES AND OTHER USES	3,560,657	(4,881,599)	3,675,056	(3,824,200)
FUND BALANCE (GAAP), beginning of year	1,102,555	4,663,212	4,663,212	8,338,268
Less encumbrances, beginning of year	-	-	-	-
Add encumbrances, end of year	-	-	-	-
FUND BALANCE (GAAP), end of year	\$ 4,663,212	\$ (218,387)	\$ 8,338,268	\$ 4,514,068
FUND BALANCE RESERVES AND DESIGNATIONS, end of year				
Reserved:				
Loan Receivable (Street NIDS/Levy District)	\$ -	\$ -	\$ -	\$ -
Prepaid Items/Security Deposits/Other Reserves	-	-	-	-
Debt Service/Restricted Assets	858,658	858,658	895,520	895,520
Prior Year Encumbrances	-	-	-	-
Designated:	-	-	-	-
Capital Project and Other	-	-	-	-
Total Fund Balance Reserves and Designations, end of year	858,658	858,658	895,520	895,520
FUND BALANCE, end of year	4,663,212	(218,387)	8,338,268	4,514,068
FUND BALANCE RESERVES/DESIGNATIONS, end of year	(858,658)	(858,658)	(895,520)	(895,520)
UNRESERVED/UNDESIGNATED FUND BALANCE, end of year	\$ 3,804,554	\$ (1,077,045)	\$ 7,442,748	\$ 3,618,548

Capital Projects cont'd

Fund Statement—Jail & Courthouse Expansion Fund 400 (Nonmajor Fund)

	2006 Actual	2007 Budget	2007 Projected	2008 Budget
REVENUES:				
Property Taxes	\$ -	\$ -	\$ -	\$ -
Assessments	-	-	-	-
Sales Taxes	-	-	-	-
Franchise Taxes	-	-	-	-
Licenses and Permits	-	-	-	-
Intergovernmental	-	-	-	-
Charges for Services	-	-	-	-
Fines and Forfeitures	-	-	-	-
Interest	8,086	-	9,403	-
Hospital Lease	-	-	-	-
Other	420	-	-	-
Total Revenues	8,506	-	9,403	-
EXPENDITURES:				
Personal Services	-	-	-	-
Materials & Supplies	-	-	-	-
Dues Travel & Training	-	-	-	-
Utilities	-	-	-	-
Vehicle Expense	-	-	-	-
Equip & Bldg Maintenance	-	-	-	-
Contractual Services	199,188	7,395	7,395	-
Debt Service (Principal and Interest)	-	-	-	-
Other	-	-	-	-
Fixed Asset Additions	-	-	-	-
Total Expenditures	199,188	7,395	7,395	-
REVENUES OVER (UNDER) EXPENDITURES	(190,682)	(7,395)	2,008	-
OTHER FINANCING SOURCES (USES):				
Transfer In	350,000	-	-	-
Transfer Out	-	-	-	-
Proceeds of Sale of Capital Assets/Insurance Claims/Capital Lease	-	-	-	-
Proceeds of Long-Term Debt	-	-	-	-
Retirement of Long-Term Debt	-	-	-	-
Total Other Financing Sources (Uses)	350,000	-	-	-
REVENUES AND OTHER SOURCES OVER (UNDER) EXPENDITURES AND OTHER USES	159,318	(7,395)	2,008	-
FUND BALANCE (GAAP), beginning of year	11,087	170,405	170,405	172,413
Less encumbrances, beginning of year	-	-	-	-
Add encumbrances, end of year	-	-	-	-
FUND BALANCE (GAAP), end of year	\$ 170,405	\$ 163,010	\$ 172,413	\$ 172,413
FUND BALANCE RESERVES AND DESIGNATIONS, end of year				
Reserved:				
Loan Receivable (Street NIDS/Levy District)	\$ -	\$ -	\$ -	\$ -
Prepaid Items/Security Deposits/Other Reserves	-	-	-	-
Debt Service/Restricted Assets	-	-	-	-
Prior Year Encumbrances	-	-	-	-
Designated:				
Capital Project and Other	-	-	-	-
Total Fund Balance Reserves and Designations, end of year	-	-	-	-
FUND BALANCE, end of year	170,405	163,010	172,413	172,413
FUND BALANCE RESERVES/DESIGNATIONS, end of year	-	-	-	-
UNRESERVED/UNDESIGNATED FUND BALANCE, end of year	\$ 170,405	\$ 163,010	\$ 172,413	\$ 172,413

Capital Projects cont'd

Fund Statement—Government Center/Johnson Building Fund 401 (Nonmajor Fund)

	2006 Actual	2007 Budget	2007 Projected	2008 Budget
REVENUES:				
Property Taxes	\$ -	\$ -	\$ -	\$ -
Assessments	-	-	-	-
Sales Taxes	-	-	-	-
Franchise Taxes	-	-	-	-
Licenses and Permits	-	-	-	-
Intergovernmental	-	-	-	-
Charges for Services	-	-	-	-
Fines and Forfeitures	-	-	-	-
Interest	27,939	-	30,087	-
Hospital Lease	-	-	-	-
Other	-	-	-	-
Total Revenues	<u>27,939</u>	<u>-</u>	<u>30,087</u>	<u>-</u>
EXPENDITURES:				
Personal Services	-	-	-	-
Materials & Supplies	-	-	-	-
Dues Travel & Training	-	-	-	-
Utilities	-	-	-	-
Vehicle Expense	-	-	-	-
Equip & Bldg Maintenance	-	-	-	-
Contractual Services	21,284	-	-	-
Debt Service (Principal and Interest)	-	-	-	-
Other	-	-	-	-
Fixed Asset Additions	-	-	-	-
Total Expenditures	<u>21,284</u>	<u>-</u>	<u>-</u>	<u>-</u>
REVENUES OVER (UNDER) EXPENDITURES	6,655	-	30,087	-
OTHER FINANCING SOURCES (USES):				
Transfer In	-	-	-	-
Transfer Out	-	-	-	-
Proceeds of Sale of Capital Assets/Insurance Claims/Capital Lease	-	-	-	-
Proceeds of Long-Term Debt	-	-	-	-
Retirement of Long-Term Debt	-	-	-	-
Total Other Financing Sources (Uses)	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
REVENUES AND OTHER SOURCES OVER (UNDER) EXPENDITURES AND OTHER USES	6,655	-	30,087	-
FUND BALANCE (GAAP), beginning of year	673,459	680,114	680,114	710,201
Less encumbrances, beginning of year	-	-	-	-
Add encumbrances, end of year	-	-	-	-
FUND BALANCE (GAAP), end of year	<u>\$ 680,114</u>	<u>\$ 680,114</u>	<u>\$ 710,201</u>	<u>\$ 710,201</u>
FUND BALANCE RESERVES AND DESIGNATIONS, end of year				
Reserved:				
Loan Receivable (Street NIDS/Levy District)	\$ -	\$ -	\$ -	\$ -
Prepaid Items/Security Deposits/Other Reserves	-	-	-	-
Debt Service/Restricted Assets	590,966	590,966	616,336	616,336
Prior Year Encumbrances	-	-	-	-
Designated:				
Capital Project and Other	-	-	-	-
Total Fund Balance Reserves and Designations, end of year	<u>590,966</u>	<u>590,966</u>	<u>616,336</u>	<u>616,336</u>
FUND BALANCE, end of year	680,114	680,114	710,201	710,201
FUND BALANCE RESERVES/DESIGNATIONS, end of year	<u>(590,966)</u>	<u>(590,966)</u>	<u>(616,336)</u>	<u>(616,336)</u>
UNRESERVED/UNDESIGNATED FUND BALANCE, end of year	<u>\$ 89,148</u>	<u>\$ 89,148</u>	<u>\$ 93,865</u>	<u>\$ 93,865</u>

Capital Projects cont'd

Fund Statement—City/County Health Facility Fund 404 (Nonmajor Fund)

	2006 Actual	2007 Budget	2007 Projected	2008 Budget
REVENUES:				
Property Taxes	\$ -	\$ -	\$ -	\$ -
Assessments	-	-	-	-
Sales Taxes	-	-	-	-
Franchise Taxes	-	-	-	-
Licenses and Permits	-	-	-	-
Intergovernmental	-	-	-	-
Charges for Services	-	-	-	-
Fines and Forfeitures	-	-	-	-
Interest	20,355	-	17,565	-
Hospital Lease	-	-	-	-
Other	-	-	-	-
Total Revenues	20,355	-	17,565	-
EXPENDITURES:				
Personal Services	-	-	-	-
Materials & Supplies	-	-	-	-
Dues Travel & Training	-	-	-	-
Utilities	-	-	-	-
Vehicle Expense	-	-	-	-
Equip & Bldg Maintenance	-	-	-	-
Contractual Services	8,257	139,204	139,204	-
Debt Service (Principal and Interest)	-	-	-	-
Other	-	-	-	-
Fixed Asset Additions	-	-	-	-
Total Expenditures	8,257	139,204	139,204	-
REVENUES OVER (UNDER) EXPENDITURES	12,098	(139,204)	(121,639)	-
OTHER FINANCING SOURCES (USES):				
Transfer In	-	-	-	-
Transfer Out	-	-	-	-
Proceeds of Sale of Capital Assets/Insurance Claims/Capital Lease	-	-	-	-
Proceeds of Long-Term Debt	-	-	-	-
Retirement of Long-Term Debt	-	-	-	-
Total Other Financing Sources (Uses)	-	-	-	-
REVENUES AND OTHER SOURCES OVER (UNDER) EXPENDITURES AND OTHER USES	12,098	(139,204)	(121,639)	-
FUND BALANCE (GAAP), beginning of year	418,009	430,107	430,107	308,468
Less encumbrances, beginning of year	-	-	-	-
Add encumbrances, end of year	-	-	-	-
FUND BALANCE (GAAP), end of year	\$ 430,107	\$ 290,903	\$ 308,468	\$ 308,468
FUND BALANCE RESERVES AND DESIGNATIONS, end of year				
Reserved:				
Loan Receivable (Street NIDS/Levy District)	\$ -	\$ -	\$ -	\$ -
Prepaid Items/Security Deposits/Other Reserves	-	-	-	-
Debt Service/Restricted Assets	267,692	267,692	279,184	279,184
Prior Year Encumbrances	-	-	-	-
Designated:				
Capital Project and Other	-	-	-	-
Total Fund Balance Reserves and Designations, end of year	267,692	267,692	279,184	279,184
FUND BALANCE, end of year	430,107	290,903	308,468	308,468
FUND BALANCE RESERVES/DESIGNATIONS, end of year	(267,692)	(267,692)	(279,184)	(279,184)
UNRESERVED/UNDESIGNATED FUND BALANCE, end of year	\$ 162,415	\$ 23,211	\$ 29,284	\$ 29,284

Capital Projects cont'd

Fund Statement—General Capital Fund 405 (Nonmajor Fund)

	2006 Actual	2007 Budget	2007 Projected	2008 Budget
REVENUES:				
Property Taxes	\$ -	\$ -	\$ -	\$ -
Assessments	-	-	-	-
Sales Taxes	-	-	-	-
Franchise Taxes	-	-	-	-
Licenses and Permits	-	-	-	-
Intergovernmental	-	-	-	-
Charges for Services	-	-	-	-
Fines and Forfeitures	-	-	-	-
Interest	-	-	-	-
Hospital Lease	-	-	-	-
Other	-	-	-	-
Total Revenues	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
EXPENDITURES:				
Personal Services	-	-	-	-
Materials & Supplies	-	-	-	-
Dues Travel & Training	-	-	-	-
Utilities	-	-	-	-
Vehicle Expense	-	-	-	-
Equip & Bldg Maintenance	-	-	-	-
Contractual Services	-	-	-	-
Debt Service (Principal and Interest)	-	-	-	-
Other	-	-	-	-
Fixed Asset Additions	-	685,500	685,127	-
Total Expenditures	<u>-</u>	<u>685,500</u>	<u>685,127</u>	<u>-</u>
REVENUES OVER (UNDER) EXPENDITURES	-	(685,500)	(685,127)	-
OTHER FINANCING SOURCES (USES):				
Transfer In	-	685,500	685,127	-
Transfer Out	-	-	-	-
Proceeds of Sale of Capital Assets/Insurance Claims/Capital Lease	-	-	-	-
Proceeds of Long-Term Debt	-	-	-	-
Retirement of Long-Term Debt	-	-	-	-
Total Other Financing Sources (Uses)	<u>-</u>	<u>685,500</u>	<u>685,127</u>	<u>-</u>
REVENUES AND OTHER SOURCES OVER (UNDER) EXPENDITURES AND OTHER USES	-	-	-	-
FUND BALANCE (GAAP), beginning of year				
Less encumbrances, beginning of year	-	-	-	-
Add encumbrances, end of year	-	-	-	-
FUND BALANCE (GAAP), end of year	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
FUND BALANCE RESERVES AND DESIGNATIONS, end of year				
Reserved:				
Loan Receivable (Street NIDS/Levy District)	\$ -	\$ -	\$ -	\$ -
Prepaid Items/Security Deposits/Other Reserves	-	-	-	-
Debt Service/Restricted Assets	-	-	-	-
Prior Year Encumbrances	-	-	-	-
Designated:				
Capital Project and Other	-	-	-	-
Total Fund Balance Reserves and Designations, end of year	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
FUND BALANCE, end of year	-	-	-	-
FUND BALANCE RESERVES/DESIGNATIONS, end of year	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
UNRESERVED/UNDESIGNATED FUND BALANCE, end of year	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

