

Major Maintenance Technical Criteria & List

Quality of Life Committee
February 27, 2006

Briefing Agenda

- Define EBS facility maintenance programs
 - Operation and Maintenance (O&M)
 - Major Maintenance
- Discuss list of needs currently identified
- Present revised technical scoring criteria for Major Maintenance
- Continuing the process
- Appendix
 - A – Technical Criteria Form
 - B – Current List of Needs

Operation and Maintenance (O&M)

- O&M funded through annual operating budgets
- Scope of work narrowly defined
- Generally handled by City (EBS) staff
- Includes
 - System operation – i.e. adjustments to heating and cooling system
 - Preventive maintenance – i.e. filter maintenance for HVAC, roof inspections
 - Routine maintenance or minor repairs – i.e. replace/adjust hardware, repair roof parameter flashings
 - Unscheduled work – i.e. leaking roof, stopped-up plumbing, power outage

Operation and Maintenance (O&M)

- Most O&M repair work is provided as response to call for service from customer departments
- Current level of O&M work does not meet all facility maintenance needs; therefore, major maintenance program required

Major Maintenance

- Scope of major maintenance work larger and broader in nature
- Greater level specialization required (including design)
- Contracted to private sector in most cases
- More time needed to complete
- Includes
 - Repair of major building systems/components
 - Replacement of major building systems/components
 - i.e. Roof replacement (requires significant portion of annual funding allocation because of cost of each project)
 - Reconstruction

Major Maintenance

- Major Maintenance projects typically cost more than O&M projects and funding not available in annual operating budget
 - While some facility needs are eligible and funded by G.O. bonds, major maintenance typically funded as part of annual capital budget process (use general-purpose funding – i.e. transfer from GF, GCR, etc.)

Fiscal Year	Amount of Funds Allocated
FY 2001-02	\$5,917,807
FY 2002-03	\$2,577,375
FY 2003-04	\$2,500,000
FY 2004-05	\$3,116,834
FY 2005-06	\$2,317,438

- Grant (i.e. CDBG) funds sometimes available with eligibility criteria
- Private/donations (i.e. Friends of the Library) available in some instances

Opportunity

- Current level of O&M and Major Maintenance has not been adequate to meet all facility maintenance needs; therefore, additional funding being sought through bond program
- Bond funds provide opportunity to address many deferred needs
 - Legal restrictions on use
 - Not eligible – operation, routine maintenance, repairs or “fixes”
 - Eligible – Replacement, reconstruction, and improvements
 - Must be a capital project
 - Must have expected useful life of at least 20 years or life of the bonds

Opportunity

- Failure to take care of facilities as they are used and as they age will result in continued deterioration
 - Pay now or pay more later
- Strategic approach
 - Use bond funds to invest in building components that serve as primary protection for rest of building – i.e. Roof Replacement
 - By funding projects such as roof replacement through bond program, more dollars available on annual basis to address other facility needs

Benefits

■ Staff Accountability

- Protect tax payer investment by taking care of assets
- Maximize life of facilities and avoid need for replacement facilities
 - Replacement cost value for general-purpose facilities is \$1.2 billion as of Sept. 2005

■ Public Safety and Neighborhood Quality of Life

- Ensure facilities are safe and useable for public and staff
- Promote positive image within neighborhoods by taking better care of City facilities

Needs Identified

- Maintenance needs are identified from many sources
 - Prior facility assessments
 - Work Order history for facilities (history of calls received and work completed by EBS trades staff)
 - Risk and safety assessments
 - Citizen input
 - Mayor and City Council input
 - Management input
 - Coordination between EBS and customer departments
 - Department master plans
- Routine process for assessing condition of each and every facility needed

Needs Identified

List Represents Needs: Both Eligible and Not-eligible for Bond Funds

Type of Facility	# Projects Currently Identified	Cost - Projects Currently Identified
Cultural Facilities	26	\$47,930,933
Fire Facilities	65	\$5,895,406
Library Facilities	48	\$11,196,912
Other Facilities	65	\$23,058,893
Park Facilities	193	\$62,942,286
Police Facilities	24	\$18,699,575
Total	421	\$169,724,005

Note: Projects currently identified (except Park) are listed in Appendix B

Technical Criteria

- Primary goal is to ensure that needs are addressed on worst to first basis
- Criteria revised to address more variables and to weight them for relative significance
- Example variables listed below (Criteria in Appendix A)
 - Health and safety
 - Codes and regulations
 - Potential for damage to other building components or contents
 - History of number of work orders and cost of repairs
 - Master Plan
 - Other funding available or potential to leverage other funds
 - Facility's history of receiving major maintenance dollars

Continuing the Process

- Receive QL Committee affirmation of criteria – Feb 27
- Score projects using revised Technical Criteria – March
- Republish Needs Inventory and brief Council – April 19
- Path #1:
 - Develop recommendation for 2006 bond program and brief Council – May 17
 - Include building system/component replacement, reconstruction, and improvement projects that are eligible – i.e. roofs
- Path #2:
 - Provide QL Committee list of top 100 maintenance needs not eligible or not recommended for bond program
 - Determine acceptable maintenance backlog and set future funding goals
 - Use needs inventory and technical criteria to recommend future projects for annual funding
- Implement on-going facility assessment program

Questions and Comments

Appendix A – Technical Criteria Form

Appendix B – Current List of Needs

List is in alphabetical order pending
scoring projects using new
Technical Criteria