

Major Maintenance Technical Criteria & List

Quality of Life Committee

March 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 being identified
 - 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

Needs Identified

- Needs identification process to be revised to assess condition of every single city facility on bi-annual basis (similar to street assessment process)
 - Analyze expected useful life of each building component in each facility
 - Forecast level of funding needed each year over useful life of each facility

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	32	\$51,197,933
Fire Facilities	74	\$6,831,738
Library Facilities	47	\$11,172,024
Other Facilities	77	\$25,773,712
Park Facilities	199	\$58,947,617
Police Facilities	30	\$20,012,447
Total	459	\$173,935,468

Note: Projects currently identified are listed in Appendix B

Needs Identified

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

Type of Improvement	# Projects Currently Identified	Cost - Projects Currently Identified
Roof Replacements	90	\$18,588,699
Major Maintenance	221	\$63,227,475
Study	6	\$1,417,800
Construction	12	\$41,948,195
Renovation	62	\$38,360,979
Maintenance (not-eligible)	68	\$10,392,320
Total	459	\$173,935,468

Note: Projects currently identified are listed in Appendix B

Technical Criteria

- Primary goal is to ensure that worst projects are addressed first
- 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

- Finalize Needs Inventory (include verifying technical scoring and ranking)
- Republish Needs Inventory and brief Council – April 19
- Develop recommendation for 2006 bond program and brief Council – May 17
 - Include building system replacement, reconstruction, and improvement projects that are eligible – i.e. roofs
- Develop strategy and recommend funding level to address non-eligible projects through annual budget allocation process
 - Use needs inventory and technical criteria to recommend future projects for annual funding
- Implement on-going facility assessment program – assess condition of every single city facility on bi-annual basis (similar to street assessment process)

Appendix A – Technical Criteria Form

Appendix B – Current List of Needs