

Building Repair and Replacement Fund 029 Update

General Government Committee, September 10, 2013

Background

Public Works is responsible for managing the capital repair and replacement of 18 buildings totaling 420,000 square feet.

- The average age of the buildings is 30 years
- The oldest building is the Family Support Center constructed in 1912
- The buildings provide space to approximately 500 employees and 2,000 daily visitors

Planning Assumptions

1. Capital Improvement Planning Years: 2014 – 2021 (8 years)
2. Based on 2008 Building Condition Assessment
3. Not included in plan
 - Annex
 - Court Services
 - Fire Command Center
 - City Hall, 4th Fire Station, HOCCM, Fire Training Center
4. Projects that cost less than \$50,000 (total is nearly \$1 million)
5. 3.25% annual inflation rate

Overview

Total all projects = \$11,471,987

- 2014 – 2021 average = \$1,433,998/year
- 2014 – 2016 average = \$2,031,000/year
- 2017 – 2021 average = \$937,000/year

Cash Flow

Assumes the following:

1. \$600,000 annual CFP appropriation
2. \$48,800 annual rent from Maintenance Center
3. \$240,000 annual debt payment for Washington Center

2013 EOY	\$ 2,000,000	2018	(\$4,318,448)
2014	\$ 1,114,721	2019	(\$4,585,117)
2015	(\$1,153,390)	2020	(\$5,571,225)
2016	(\$3,499,903)	2021	(\$6,207,907)
2017	(\$3,904,703)		

Updated Building Condition Assessment

Draft presented to City Staff on Friday, September 6

- Covers 17 sites and 22 buildings, including the four most recently constructed buildings.
- Identifies short-term major capital needs over a six years (observed deficiencies) and projects long term (20 year) major maintenance needs (predicted renewals).
- Our focus should be on the specific projects over the next six years.
- This is a more thorough analysis than then 2008 BCA in that they rigorously looked at the entire site from grounds to interior finishes.
- Fund 029 isn't responsible for all of those expenses so we are sorting that out now.

Findings

- Moderately well maintained by our Facilities staff. In fact, the maintenance performed by our staff is prolonging the life of our major systems but they are struggling to keep up
- Newer buildings – City Hall, HOCM have more issues than expected at this time
 - Floor in OPD
 - Cooling system in data/communications room
- Buildings of greatest concern are:
 - Maintenance Center
 - Justice Center
 - The Olympia Center
- Biggest hit to Fund 029 will continue to be:
 - HVAC
 - Electrical (MC and JC)
 - Plumbing
 - Roofs
- Specific numbers will be available once the expenses are categorized by funding source (O&M, Capital, and Tenant)
- The estimates are anticipated to be higher than previously anticipated for the next 6 year period