

# FACILITY CONDITION ASSESSMENTS UPDATE



DEPARTMENT OF PUBLIC WORKS

May 3, 2016 City Council Meeting

- Prior to 2014 Public Works did not have a reliable system that could provide detailed information on the condition of the City's Facilities.
- This data is crucial for planning future maintenance, repair, and construction budget & schedules.



**In December 2014, the City entered into a contract with Faithful & Gould to provide the following services:**

- **Determine the physical condition of the City's 38 facilities**
- **Recommend corrective actions**
- **Provide cost estimates**

# Facilities

## 38 Facilities Inspected & Assessed

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- |  |   |
|--|---|
| 1 City Hall West - Alameda Point       | 20 Godfrey Park                                 |
| 2 Officers Club - Alameda Point        | 21 Krusi Park Building                          |
| 3 Main Library - 1550 Oak Street       | 22 Leydecker Park                               |
| 4 1429 Oak Street                      | 23 Lincoln Park                                 |
| 5 City Hall Building                   | 24 Littlejohn Park                              |
| 6 City Hall Complex Garage Building    | 25 Longfellow Park                              |
| 7 Veterans Building                    | 26 Mastick Senior Center                        |
| 8 Shoreline Park - Harbor Bay          | 27 McKinley Park Recreation Center              |
| 9 Marina Village                       | 28 Recreation/Park Admin Building               |
| 10 Washington Park Building            | 29 Tillman Park                                 |
| 11 Animal Shelter                      | 30 Woodstock Park                               |
| 12 Civic Center Parking Structure      | 31 Building 522 Training Center - Alameda Point |
| 13 Garage Central Repair Building      | 32 Fire Station #1 - 1300 Park Street           |
| 14 Maintenance Covered Garage Bld      | 33 Fire Station #2 - 635 Pacific Avenue         |
| 15 Maintenance Service Center Building | 34 Fire Station #2 - Garage Building            |
| 16 Bayport Recreation Center           | 35 Fire Station #2 - Paint Shed Building        |
| 17 Gymnasium Alameda Point             | 36 Fire Station #4 - 2595 Mecartney Road        |
| 18 Building 76 (Pool)                  | 37 Fire Station #5/ Bldg 6                      |
| 19 Franklin Park                       | 38 Police Station 1555 Oak Street               |
| 20 Godfrey Park                        |   |

# Facility Condition Assessments (FCA)

## Building System Categories

### Building Envelope

- + Roof Membrane
- + Foundations
- + Exterior Windows
- + Exterior Walls
- + Exterior Doors
- + Floor Deck

### Building Interior

- Interior Walls
- Interior Doors
- Floor Coverings
- Exterior Doors
- Ceilings
- Elevators
- Food Service Equipment
- Stairs
- Interior Finishes

### HVAC

- Equipment
- Ductwork
- Piping
- Controls

### Electrical

- Equipment
- Power Distribution
- Interior Lighting
- Exterior Lighting
- Fire Alarm
- Security

### Plumbing

- Equipment
- Fixtures and Hardware
- Domestic Water
- Drain, Waste and Vent Systems
- Storm Drains

### Fire Protection

- Equipment
- Sprinkler Systems
- Stand Pipes

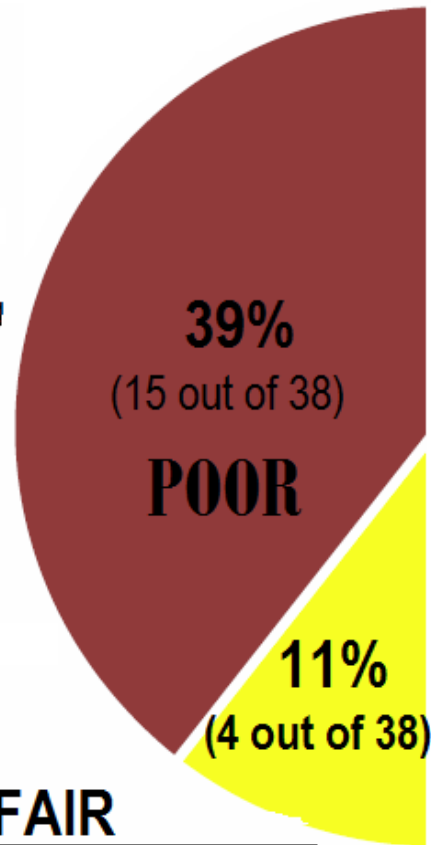
### Site

- Landscaping
- Walkways
- Parking and Roadways
- Lighting
- Utilities

# Current Condition of Alameda's Facilities

## **POOR**

Officers Club  
Veterans Building  
Animal Shelter  
Maintenance Center  
Building 76 (Pool)  
City Hall Garage Building



## **FAIR**

Fire Station #2  
Park Admin Building  
Leydecker Park  
Lincoln Park

## **GOOD**

City Hall  
City Hall West  
Police Station  
Main Library  
Civic Center Parking Structure

Immediate Capital Needs

**\$12,318,326**

# Facilities Condition in 10 Years

## Doing Nothing

### VERY POOR

Krusi Park Building  
Mastick Senior Center  
Washington Park Building  
Godfrey Park  
Woodstock Park  
Lincoln Park

8% (3 out of 38)

Civic Center Parking Structure  
Main Library - 1550 Oak Street  
Marina Village

8% (3 out of 38)

City Hall West - Alameda Point  
Harbor Bay  
Police Station 1555 Oak Street

GOOD

FAIR

16%

(6 out of 38)

68%

(26 out of 38)

POOR

Total Capital Needs  
Over 10 Year Period

**\$34,669,950**

Veterans Building  
McKinley Park Recreation Center  
Animal Shelter  
Garage Central Repair Building  
Maintenance Covered Garage Building  
Maintenance Service Center Building  
Fire Station #5/ Bldg 6  
Officers Club - Alameda Point  
City Hall Complex Garage Building



**O Club Ceiling Tiles**



**Maintenance Services Ceiling Tiles**



**O Club Ceiling Smoke Detector**



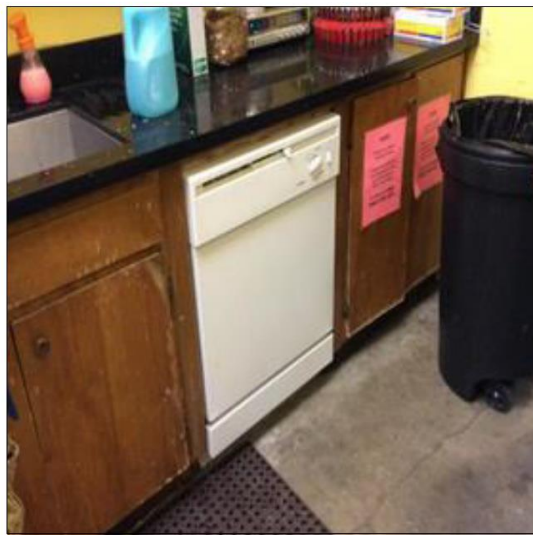
**City Hall West Ceiling Tiles**



**Gymnasium Concrete Walkway**



**Maintenance Services Parking Lot**



**Animal Shelter**



**Drinking Fountain**



**City Hall West Men's Room**



**Animal Shelter Ceiling Heater**



**City Hall West – Missing downspout**



**Gymnasium Exterior Wall**

## What Next!

In February 2017, Public Works will seek the City Council's direction on funding options to bridge:

- the \$4.8 million gap in high priorities facilities capital projects, and
- the \$15 million gap for deferred maintenance.

With City Council's direction, Public Works will finalize by June 1, 2017:

- a facilities capital budget,
- a Facility CIP Plan, and
- a Preventative Maintenance Plan.

**What Next!**

**Q & A**