

ISF Review

FACILITIES CAPITAL REPLACEMENT & MAINTENANCE – 2022/23

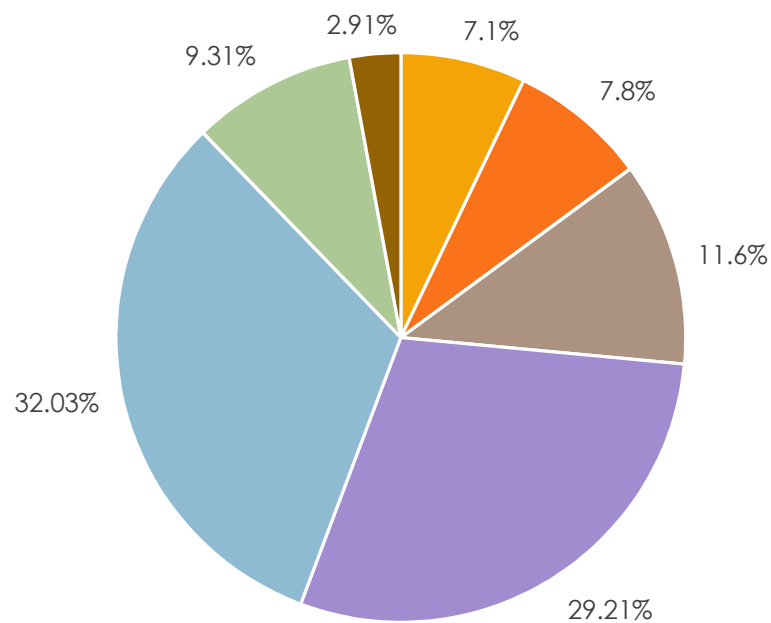
ISF Review - Intro

- ▶ Facilities is responsible for two separate ISFs
 - ▶ Capital Replacement
 - ▶ Maintenance
- ▶ ADA Self-Assessment and Transition Plan Project

Capital Replacement

- ▶ Capital Replacement
 - ▶ 12 Year project plan for each facility
 - ▶ Projects necessary to preserve a building's integrity
 - ▶ Building Envelope – Roofs, siding, windows
 - ▶ Mechanical Systems – HVAC systems, elevators
 - ▶ Department Needs

Capital Replacement – Background



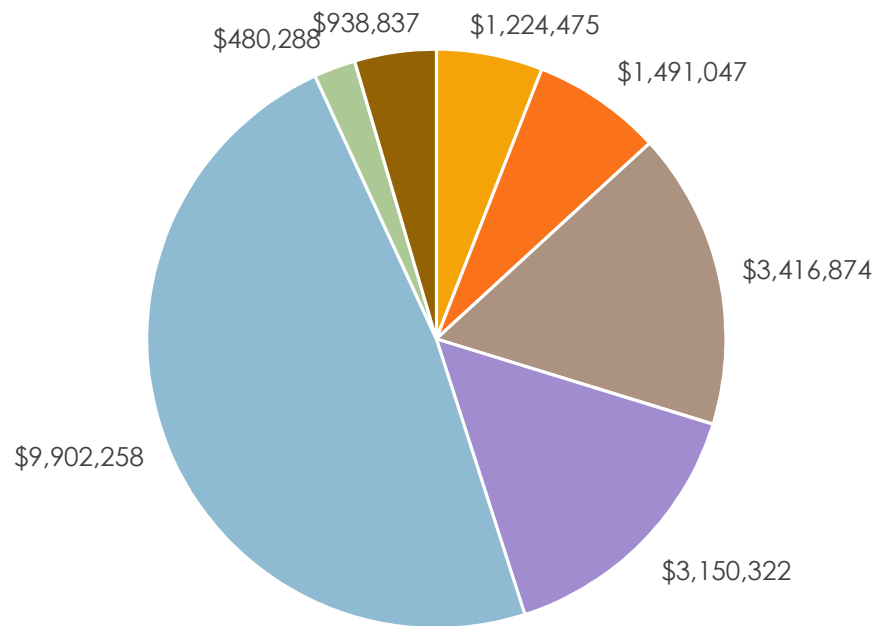
Total Square Footage – 575,000

- City Hall
- Police
- Fire
- Public Works
- Rec and Park
- Library
- Community Development

Capital Replacement - Preparation

- ▶ Deep dive at each building
 - ▶ Reviewed past Capital Assessment Reports
 - ▶ Reviewed past Capital Improvement Plans
 - ▶ Site inspections
 - ▶ Catalogued and assessed building assets
 - ▶ Partnered with ARPD
 - ▶ Staff provided background information and attended walkthroughs

Capital Replacement – Findings

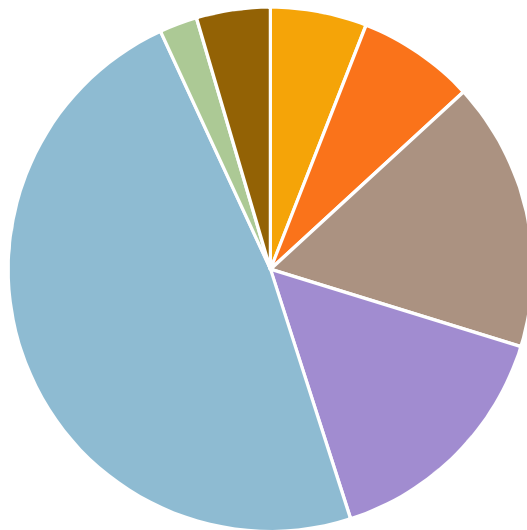


12 Year Summary

- City Hall
- Police
- Fire
- Public Works
- Rec and Park
- Library
- Community Development

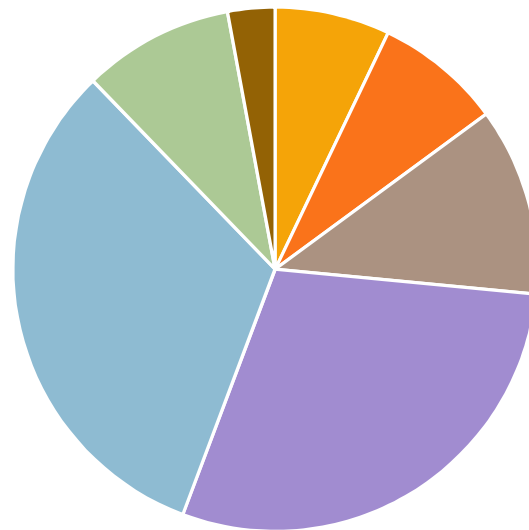
Capital Replacement – Citywide

12 Year Cost

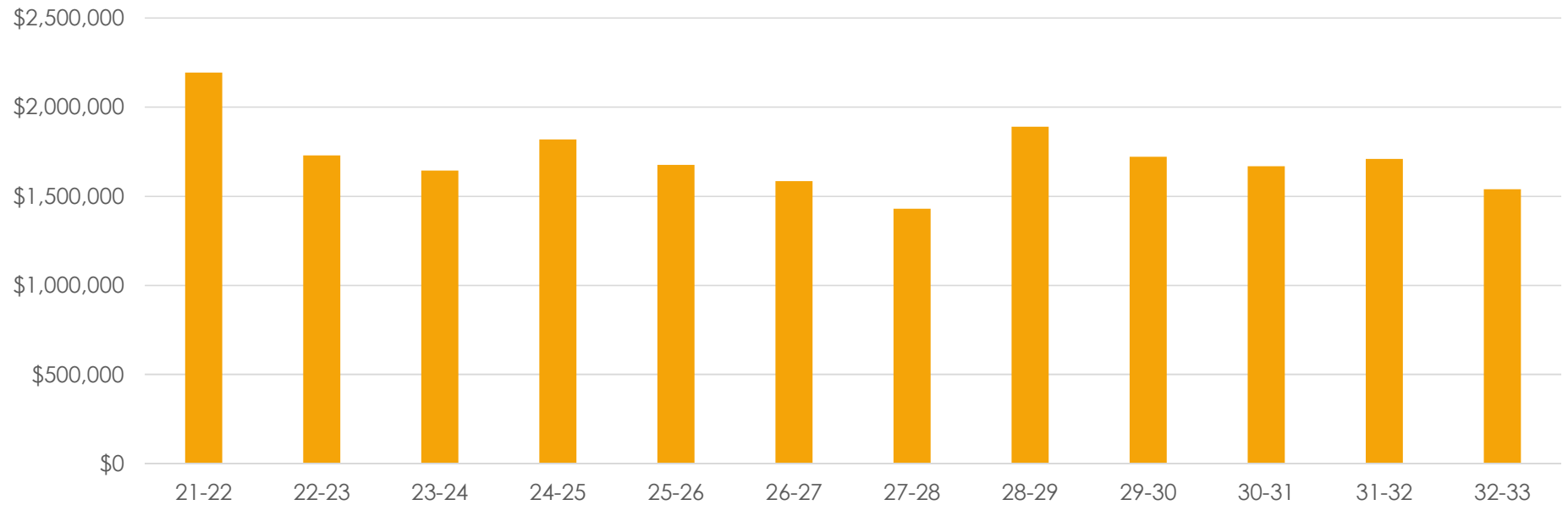


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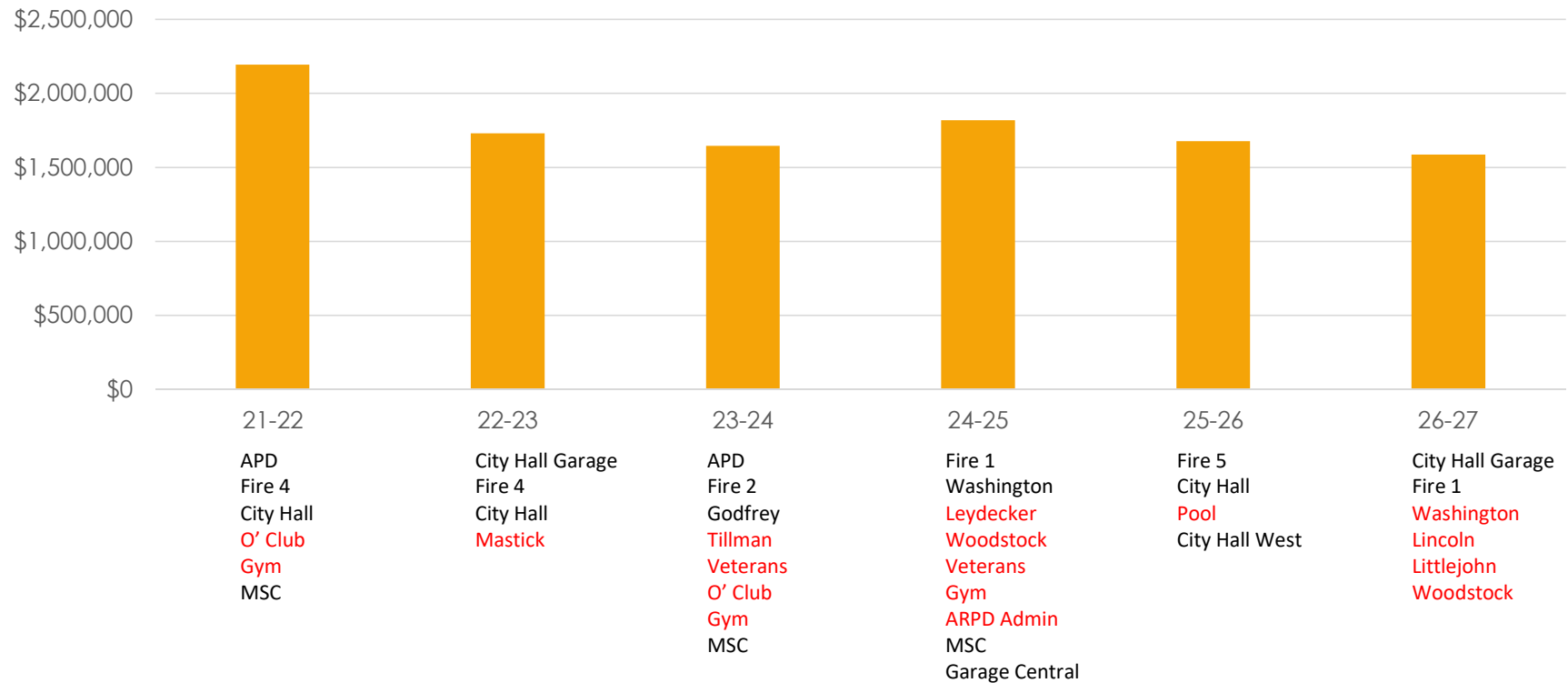
Sq. Footage



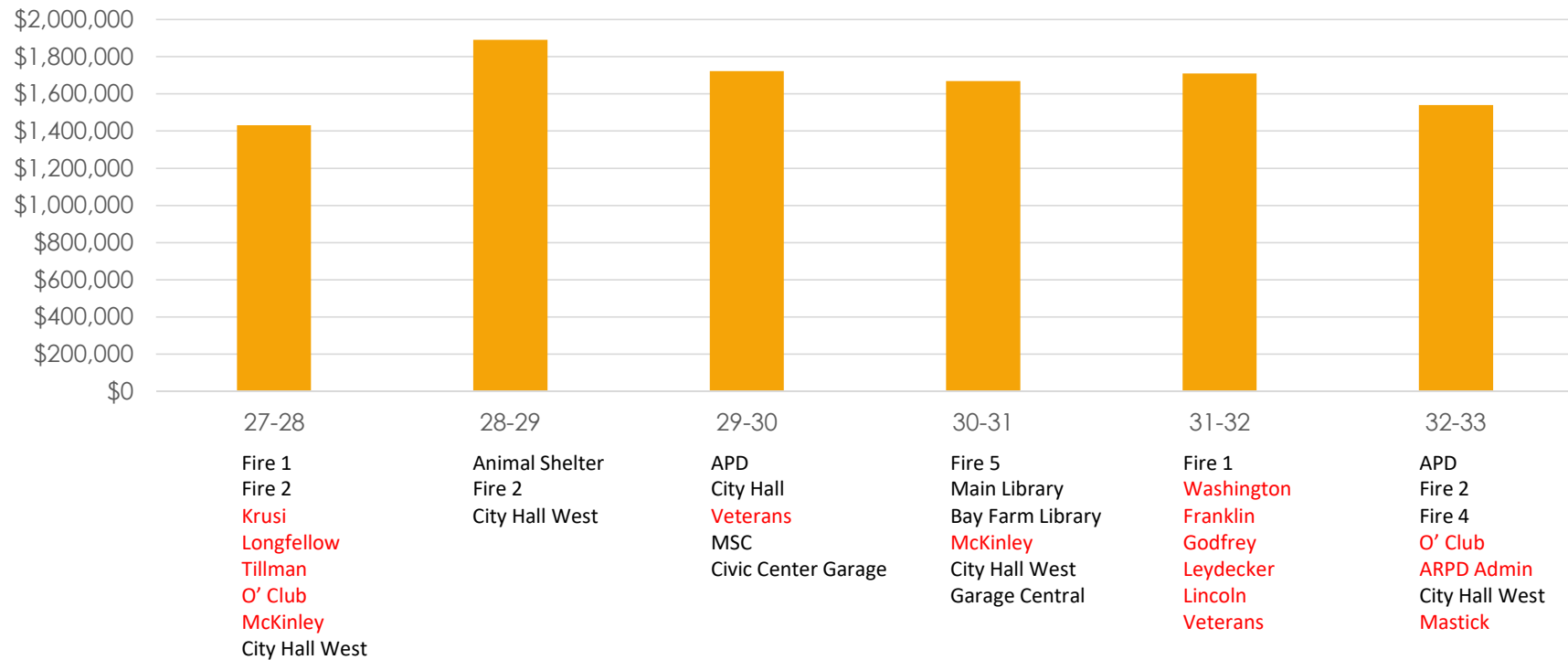
Capital Replacement - Schedule



Capital Replacement - Schedule



Capital Replacement - Schedule



Capital Replacement - Summary

12 Year Total	\$9,902,258
Annual Contribution	\$825,188
Annual Contribution 19/21	\$754,612

Facilities ISF - Capital Improvement Plan

Project review for
fiscal years 2021/22
and 2022/23 – ARPD
specific

- ▶ Fiscal Year 2021/22
 - ▶ O'Club
 - ▶ Assess damages related to past water loss events
 - ▶ Damages may have impacted structural members
 - ▶ Alameda Point Gym
 - ▶ Assessment of cracked structural columns
 - ▶ Gymnasium repairs
- ▶ Fiscal Year 2022/23
 - ▶ Mastic Senior Center
 - ▶ Roof Replacement
 - ▶ Hot water fixture replacement
 - ▶ HVAC replacement

Facilities ISF – Maintenance

- ▶ Maintenance ISF
 - ▶ Consists of two primary components
 - ▶ Base Rate Costs
 - ▶ Contract Costs

Facilities ISF – Maintenance

- ▶ Base Rate Costs
 - ▶ Public Works staffing costs to address non contractual issues
 - ▶ Emergency response
 - ▶ General maintenance
 - ▶ Soon to include proactive measures (to prolong life cycles of building components)
 - ▶ Winterization protocols
 - ▶ Spring Evaluations
 - ▶ Administrative overhead and related costs
 - ▶ Wildfire Smoke Management

Facilities ISF – Maintenance

- ▶ Contract Costs
 - ▶ Pass through costs
 - ▶ Simply reflect the actual maintenance costs for activities
 - ▶ HVACs, elevators, janitorial, fire safety services, landscaping, pest control
 - ▶ Previous ISF models based these costs on a square footage base
 - ▶ Updated maintenance service costs to reflect contract sums

Facilities ISF – ARPD Summary

Maintenance Base Rate	Elevator	Janitorial	Fire	Pest	Backflow	Landscape	Total Maint	ADA Transition Plan	Annual Capital Charge	Grand Total - Maintenance, ADA & Capital
\$329,146	\$4,981	\$162,574	\$2,082	\$9,000	\$16,374	\$15,556	\$621,262	\$32,034	\$825,188	\$1,478,484