

Council Meeting Staff Report

March 14, 2023

Agenda No.:	B.
Indexes (Council Goals):	* 2022 Council Goal - Investing in Infrastructure
Presenters:	Sara Rhoton; Eric Martinez; Juan Rael
Legislative File:	17065-23

Title

Presentation and Discussion of the Public Works Department Facility Condition Assessment

Body

In 2022, the Public Works Department contracted with Huitt-Zollars, Inc. in partnership with ISES Corporation to assemble a Facility Condition Assessment (FCA) which is utilized to support asset management of facilities owned and operated by Los Alamos County. Typically, FCA's are conducted on 10-year cycles but may also be performed or updated every 5 years. Not all building components age at the same rate, thus the FCA is a valuable budgetary programming tool to prepare for upcoming maintenance, replacement, renewals and upgrades, such as re-roofing, replacement of heating, ventilation, and air conditioning (HVAC) equipment, interior and exterior finishes, and lighting and electrical components to name a few.

Presently, the County has a total of 47 facilities totaling over 620,000 square-feet (sq ft) in its portfolio with the WAC Building and Baker House being the most recent additions. The 2022 FCA included 38 buildings totaling over 570,000 sq ft. In comparison, the 2010 FCA included 22 buildings covering over 230,000 sq ft. At that time there were 29 buildings with an area over 305,000 sq ft. Since 2010, the County added 18 buildings and nearly 315,000 of additional sq ft.

Expected serviceable life of HVAC equipment is typically 15 years. With many building assets aging into this timeframe, staff are reviewing the near-term renewal needs of HVAC components, among other. However, HVAC replacements are forecasted to constitute a significant near-term investment.

In addition to recurring renewal costs for building components programmed based on expected serviceable life, the FCA also provides estimates for deferred renewal costs along with nonrecurring needs typically related to code upgrades, Americans with Disability Act (ADA) compliance, or facility use change.

Staff and the ISES team will present Council the executive summary results of 38 of the County's 47 facilities that were assessed in 2022.

Attachments

A - FCA Executive Summary Report

B - 2022 FCA Executive Summary Presentation