



# CITY FACILITY CONDITION ASSESSMENT

**PUBLIC WORKS DEPARTMENT**  
Facilities Management Division  
April 2016

# Facility Assessment Scope of Work

**EMG Corporation was retained to prepare a Facility Condition Assessment of 7 City Buildings. These buildings include:**

- **City Hall**
- **City Hall Annex**
- **Police Department Headquarters**
- **Convention Center and New Exhibit Hall**
- **Selland Arena**
- **Saroyan Theater**
- **Valdez Hall**

# Facility Assessment Scope of Work

**The reports identify for each building:**

- **Immediate Repairs needed**
- **Deferred Maintenance**
- **Capital Renewal (based on useful life expectancy)**
- **ADA Compliance**

**The report represents the Consultant's expert opinion. Each repair project would be thoroughly evaluated with value engineering before funding the project and proceeding with the work.**

# Facility Assessment Site Improvements

- Utilities
- Parking Areas
- Drainage
- Topography
- General Site Improvements



# Facility Assessment Building Evaluations

- Foundations
- Roofing
- Exterior and interior walls
- Superstructures
- Stairs
- Doors and Windows
- Patios





# Facility Assessment Mechanical & Plumbing Systems

- Plumbing
- Heating
- Air Conditioning
- Venting
- Gas Distribution
- Electrical
- Elevators
- Fire Protection
- Security



# City Hall

- Built in 1991
- Gross Floor Area of 201,750 SF
- The assessment identifies \$751,100 in immediate repairs



# City Hall

- **Recommended immediate repairs include:**
  - ADA Improvements to restrooms
  - Repairs to roofing panels
  - Replace cooling tower pumps & piping
  - Modernize elevator controller and signals
- **Estimated cost: \$751,100**



# City Hall

- **Recommended repair items 2017 – 2021**
  - Curtain wall
  - Batten repair
  - Paint & patch interior walls
  - Replace vinyl tile
  - Replace Boiler Burner
  - Overhaul centrifugal chillers and air handlers
  - Replace mainframe switchgear
- **2017 – 2021 Cost Estimate: \$867,000**

# City Hall Annex

- Built in 1939 with a subsequent addition in 1941
- Gross floor area of 54,028 SF
- The assessment identifies \$911,000 in immediate repairs



# City Hall Annex

- **Recommended immediate repairs include:**
  - HVAC System Study
  - Replacement of Air Handlers
  - Replacement of Exhaust fan
  - Upgrade interior lighting fixtures to LED
  - Parking lot resurfacing (construction underway)
- **Estimated Cost: \$911,000**

# City Hall Annex

- **Recommended repair items 2017 – 2021**
  - Replace upper floor windows
  - Refinish wood doors
  - Paint interior walls
  - Replace carpet
  - Upgrade plumbing system
  - Replace building/main switchgear
  - Upgrade fire alarm system
- **2017 – 2021 Cost Estimate: \$1,467,800**

# Police Dept. Headquarters

- Built in 1960
- Gross floor area of 46,560 SF
- The assessment identifies \$345,800 in immediate repairs





# Police Dept. Headquarters

- **Recommended immediate repairs include:**
  - Replace domestic water boiler
  - Replace diesel generator
  - Replace multi-zone air handler
  - Replace lighting fixtures
  - Parking lot resurfacing (construction underway)
- **Estimated Cost: \$345,800**

# Police Dept. Headquarters

- **Recommended repair items 2017 – 2021**
  - Replace windows and storefront
  - Replace exterior steel doors
  - Replace vinyl tile and carpet
  - Overhaul cooling tower
  - Overhaul air cooled centrifugal chillers
  - Renovate hydraulic elevators
- **2017 – 2021 Cost Estimate = \$993,200**

# Convention Center & Exhibit Hall

- Built in 1999
- Gross floor area of 157,345 SF with a leasable floor area of 109,666 SF
- The assessment identifies \$691,200 in immediate repairs



# Convention Center & Exhibit Hall

- **Recommended immediate repairs include:**
  - Interior carpet replacement (in progress)
  - Replace/rebuild Variable Frequency Drive motors
  - Sealant replacement at exterior walls joints
  - Replace/rebuild plumbing booster pumps
  - Replace sliding gate motors
- **Estimated Cost: \$691,200**

# Convention Center & Exhibit Hall

- **Recommended repair items 2017 – 2021**
  - Roof repair
  - Epoxy coating on interior floors
  - Replace roof mounted exhaust fans
  - Replace/rebuild circulation pumps
  - Replace/rebuild heat pumps (recently rebuilt)
  - Replace 160 gallon water heater (recently replaced)
  - Replace fire alarm equipment
  - Replace commercial kitchen equipment
- **2017 – 2021 Cost Estimate: \$1,441,700**



# Selland Arena

- Built in 1966 and expanded in 1984
- Gross floor area of 66,885 SF with a leasable floor area of 44,600 SF
- The assessment identifies \$512,400 in immediate repairs



# Selland Arena

- **Recommended immediate repairs include:**
  - Various ADA improvements
  - Exterior Cor-ten wall siding
  - Exterior sidewalk repair
  - HVAC condenser
  - Condensing Units/Heat Pumps, Split System
- **Estimated Cost: \$512,400**

# Selland Arena

- **Recommended repair items 2017 – 2021**
  - Replace exterior light pole fixtures
  - Replace vinyl tile
  - Replace evaporative cooler
  - Replace gas furnace
  - Replace air handling unit
  - Replace direct digital controls
  - Replace/rebuild various motors
  - Replace walk-in freezer
- **2017 – 2021 Cost Estimate: \$511,600**

# Saroyan Theater

- Built in 1966
- Gross floor area of 50,848 SF
- The assessment identifies \$505,500 in immediate repairs



# Saroyan Theater

- **Recommended immediate repairs include:**
  - Replace built-up roof
  - Replace Cor-ten steel siding
  - Repaint exterior walls
  - Replace single zone air handler
  - Replace/rebuild heat pump
- **Estimated Cost: \$505,500**





# Saroyan Theater

- **Recommended repair items 2017 – 2021**
  - Repaint interior walls
  - Replace carpet
  - Replace air handler
  - Replace galvanized piping with copper
- **2017 – 2021 Cost Estimate: \$872,600**

# Valdez Hall

- Was built in 1966
- Gross floor area of 57,400 SF with a leasable floor area of 32,000 SF
- Contains the central mechanical and electrical equipment for Selland Arena, Saroyan Theater and Valdez Hall
- The assessment identifies approximately \$2.8 million in immediate repairs, including the central plant needs



# Valdez Hall

- **Recommended immediate repairs include:**
  - Various ADA improvements
  - Replace/repair Cor-ten steel siding
  - Various interior floor, wall and ceiling finishes
  - Various HVAC pumps, air handlers, exhaust fans
  - Building/main electrical switchgear
  - Replace diesel generator
  - Replace kitchen appliances/equipment

# Valdez Hall

- **Recommended repair items 2017 – 2021**
  - Replace/rebuild sump pump
  - Replace air handler
  - Replace exhaust fans
  - Renovate hydraulic elevators
  - Replace kitchen appliances/equipment
- **2017 – 2021 Cost Estimate = \$283,700**

# Assessment Summary

- The buildings studied vary in age from 17 to 77 years old and range from fair to good condition, overall.
- The assessments have identified nearly \$46 million in needs over the next 20 years, with an immediate repair list of approximately \$6.5 million.
- Averaged over 20 years, approximately \$2.3 million would be required to fund the required repairs and asset replacements each year.



## Assessment Summary (continued)

- The largest component of these costs comes from the central plant in Valdez Hall, which serves three buildings.
- Most of the equipment in the 7 buildings is at or near the end of its life cycle.

# Assessment Summary (continued)

<b>Building</b>	<b>Immediate Needs</b>	<b>Annual Investment Needed (20-year avg.)</b>
City Hall	\$751,100	\$157,600
City Hall Annex	\$911,000	\$198,500
Police HQ	\$345,800	\$246,800
Convention Center (New Exhibit Hall)	\$691,200	\$475,900
Selland Arena	\$512,400	\$438,000
Saroyan Theater	\$505,500	\$244,000
Valdez Hall	\$2,800,000	\$532,400
<b>TOTAL</b>	<b>\$6,517,000</b>	<b>\$2,293,200</b>

# Assessment Summary (continued)

<b>Grand Total – All 7 Facilities</b>	<b>Estimated Cost</b>
<b>Immediate Repair Needs</b>	<b>\$6,517,000</b>
<b>2017-21 Five-Year Needs</b>	<b>\$6,437,600</b>
<b>Annual Needs – 20 Year Average</b>	<b>\$2,293,200</b>

# Questions / Discussion

