

Response to Questions on the FY 2017 Budget

Request By: Supervisor Cook

Question: Please provide an update on the assessment studies noted in the Infrastructure Financing Committee Report associated with capital improvements.

Response: On March 25, 2014 and April 10, 2014, the Board of Supervisors and the School Board, respectively, approved the Infrastructure Financing Committee (IFC) Report and Recommendations. The Report included the following language regarding facility assessments: “To better define total needs, condition assessments must first be conducted to enable staff to define and focus on the most pressing requirements. In that regard, the Committee recommends that the County provide funding in its *FY 2014 Third Quarter Review* for a full condition assessment of all County and Park facilities. School facilities assessments are up-to-date. Updated assessments would provide comprehensive facility condition evaluation and cost estimates.”

The IFC was focused on three areas for these assessments, including both annual and one-time funding for Parks facilities, County facilities and Human Services facilities.

County Infrastructure Assessments:

FMD conducts facility assessments in order to develop a baseline of current facility conditions and to develop a multi-year plan. This plan provides the foundation to replace major facility systems by providing cost estimates, facility condition information and life cycle analysis for component replacement. Assessments include a complete visual inspection of building subsystems such as roofs and HVAC systems and their component parts. In 2004, a comprehensive facilities assessment was conducted on 93 selected facilities, approximately 4.2 million square feet of space, representing the oldest facilities. This assessment represented approximately 54 percent of the entire inventory. The recommendation of Facilities Management Department (FMD) staff during the IFC discussions was to earmark \$500,000 annually to continue to fund building condition assessments. This would allow FMD to complete approximately 25 building subsystem assessments each year, providing an assessment of every building approximately once every 10 years. As part of the FY 2015 Advertised Budget Plan, funding in the amount of \$500,000 was proposed to support condition assessments designed to identify, locate, and quantify significant defects and required upgrades. In addition, these assessments would identify materials and system components required to remedy each physical deficiency. During their deliberations on the FY 2015 budget, the Board of Supervisors reduced funding for the Infrastructure Replacement and Upgrades Fund from \$8.0 million to \$2.7 million and funding for facility assessments was eliminated in the FY 2015 Adopted Budget Plan.

Although, there was no dedicated funding for facility assessment studies, FMD has been able to use residual project balances, identified based on favorable construction bids, to continue their efforts to complete some building assessment studies. Since FY 2014, 49 studies have been completed. These studies have assisted in the categorization of building systems and prioritization for yearly funding. FMD prioritizes and classifies infrastructure replacement and upgrade projects into five categories: Category F,

urgent/safety related, or endangering life and/or property; Category D, critical systems beyond their useful life or in danger of possible failure; Category C, life-cycle repairs/replacements where repairs are no longer cost effective; Category B, repairs needed for improvements if funding is available, and Category A, good condition. A building with multiple Category F systems identified is recommended, often concurrently with the using agency, for renovation. Staff annually reviews building assessments in conjunction with the development of the CIP and Bond Referendum Plan.

FMD staff also identified funding requirements necessary to complete the Department of Justice Americans with Disability Act (ADA) building self-assessments. On January 28, 2011, the Board of Supervisors signed a settlement agreement with the Department of Justice (DOJ). Part of this agreement includes a requirement for the County to conduct self-assessments on the County buildings not assessed by the DOJ during their audit. Funding of \$630,000 was included in the *FY 2014 Third Quarter Review* and approved by the Board of Supervisors. This funding supported the self-assessment of 90 facilities not assessed by DOJ and these self- assessments are now complete. The results of the self-assessments have led to additional retrofits to facilities to ensure ADA compliance. These retrofits are still underway.

In addition, the requirements associated with the Department of Public Works and Environmental Services needs for infrastructure condition assessments were also presented to the IFC. One-time funding in the amount of \$500,000 was identified to conduct a condition assessment of County-owned roads, stub streets and service drives. This funding was included in the *FY 2014 Third Quarter Review* and approved by the Board of Supervisors. This study is complete and identifies an amount of \$4 million in reinvestment funding for the roadways with the most hazardous conditions, as well as increased annual funding for repairs and upkeep. It is anticipated that funding for the \$4 million reinvestment program will be funded over a 5-year period, with initial funding from the allocation of the Capital Sinking Fund, anticipated as part of the *FY 2016 Third Quarter Review*.

It should be noted that during the IFC discussions, a condition assessment of County sidewalks and trails was already underway. Funding of \$200,000 was approved by the Board of Supervisors as part of the FY 2013 Adopted Budget Plan, to perform a condition assessment of existing trails and sidewalks. This study is also complete and identifies approximately 10 miles of trails in extremely poor condition requiring \$3 million in reinvestment, as well as increased annual funding for repairs and upkeep. It is anticipated that funding for the \$3 million reinvestment program will be funded over a 3-year period, with initial funding from the allocation of the Capital Sinking Fund, anticipated as part of the *FY 2016 Third Quarter Review*.

Park Authority Infrastructure Assessments

The Park Authority identified a need for one-time funding of \$180,000 to conduct building condition assessments at the Park Authority's 9 ReCenters and \$110,000 annually to assess their remaining facilities approximately every 10 years. Shortly after the IFC discussions, the Mount Vernon ReCenter condition assessment was initiated based on previous funding approval and that study is now complete. The remaining 8 ReCenters, required funding for a comprehensive review of their building subsystems. Based on the timing of the Park Authority's scheduled comprehensive Needs Assessment, staff recommended including the 8 RECenter condition assessments within the Needs Assessment process. The completed RECenter facility assessments indicate a

need for a total of \$40.2 million in capital reinvestment for lifecycle systems replacements over the next five years for the all nine facilities.

A comprehensive Park Authority Needs Assessment was last completed in 2004. The current Needs Assessment utilizes community input and a statistically valid survey to determine community need for parks and recreation facilities and how Park Authority resources can be best used to meet community needs. The 2015 Needs Assessment is nearly complete including the facility assessments of the 8 remaining RECenters and will culminate in a needs-based system wide capital improvement framework to be used in capital resource allocations over the next ten years including the 2016 Park Bond. Several phases of the Needs Assessment results have been shared with the Park Authority Board. The Needs Assessment Consultant will share the Needs Assessment findings, recommendations and a 10-year Capital Improvement Framework with the Park Authority Board on April 13, 2016 and at a Public Open House on April 14, 2016. The Park Authority director has extended an offer to brief the BOS members individually at their request. The final Needs Assessment Report will be available later this Spring.

In addition to the one-time funding, an additional \$110,000 was identified as an annual requirement. This funding was not approved in FY 2015 based on limited resources; however, using existing resources, Park staff has been completing assessment of non-RECenter facilities and infrastructure and sharing the assessments with the Park Authority Board over the past 18 months. Facility assessments for 323 basketball and tennis courts, 169 Roadways, 247 Parking Lots, 92 Shelter and Outdoor Restroom Buildings, 205 Playgrounds, 298 Lighting Systems and Amusements such as carousels have been completed to date. All facilities were graded based on condition and life expectancy. Park staff is currently assessing trails and will begin assessing bridges later this year. The completed assessments are used to prioritize capital and maintenance funding. The results of the assessments have indicated a total deferred reinvestment of \$70 million through FY 2017 with another \$63 million reinvestment required to meet the planned need from FY2018-FY 2021.

Human Services Facility Assessments

Lastly, funding of approximately \$1.5 million was identified as a requirement for Human Services facility condition assessment and feasibility studies. These facility assessments were re-evaluated and prioritized by staff and an amount of \$630,000 was identified and included in the *FY 2014 Third Quarter Review*. This funding was approved by the Board of Supervisors and supported studies of the following facilities: A New Beginnings, Cornerstones (Dual Diagnosis) and Crossroads residential facilities, the community shelters, and the Sully Community Center. The purpose of the feasibility studies was to assess the current building condition including the exterior, interior, mechanical/electrical/plumbing systems, as well as the overall site. The study also evaluated program and functional deficiencies and provided options for expansion and renovation to address the aging facilities and changing needs of the community. Concept designs with associated costs were prepared for each facility to aid in the planning and budget process and ultimately the implementations of the projects. The feasibility study for Sully Community Center focused on identifying a new site and developing an expanded building program and concept designs to replace the existing facility being demolished as part of the I-66/Route 28 interchange improvements. These studies have all been completed.