



DEFERRED MAINTENANCE & ASSET MANAGEMENT PLAN DEVELOPMENT PROJECT

Board of Supervisors

County of Santa Barbara

October 15, 2013



Background

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- June 4, 2013, the Board directed staff to:
 - ▣ Develop a Facility Condition Assessment utilizing consultants and internal staff and
 - ▣ Directed Public Works staff to combine with these efforts into an Asset Management
- July 8, 2013, Purchasing Division published a bid:
 - ▣ Five companies responded
 - ▣ Roy Jorgensen and Associates is recommended as the consultant on this project²



Project Overview

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- The Asset Management Plan Development Project is two phases:
 - Facility Condition Assessment (Phase I) involves site visits to collection/analyze the condition of the components of all county buildings & parks facilities
 - Maintenance Management Plan (Phase II) will use the data collected during Phase I to develop the budget planning and econometric modeling based on maintenance, repair and replacement needs over the next twenty years.
- All information collected will be provided to the County in Microsoft Office data by the consultant.

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Facility Condition Assessment

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Product -

- The Facility Condition Assessment (Phase I) of facilities will identify:
 - Use, condition, estimated remaining life, attributes/deficiencies and cost estimates to mitigate deficiencies of all facility components
 - Location, size or capacity, all available name-plate data, the equipment's overall condition & age will be validated and updated
 - Written descriptions of the County's assets, including photographs and detailed assessments will be prepared for each site

Process -

- Face-to-face meetings with maintenance staff & building managers
- Inspection will be conducted by a licensed and qualified mechanical equipment, structural & playground safety inspectors

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Maintenance Management Plan

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Product -

- Will identify the site specific annual funding requirements by forecasting routine maintenance, systems life-cycles, and capital replacement normalized to assumed inflation rates over the next 20-years
- Each facility will be scored with a facility condition index (FCI) as calculated from the current replacement value and the total cost of deferred maintenance

Process -

- Begins while the facility condition assessment is still underway
- Database will provide the raw materials for budget planning

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Project Deliverables

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- Facility Condition Assessment Profile documentation will be nearly complete in late December
- Draft Maintenance Management Plan reports being delivered in January
- Presentation to the Board of Supervisors on Asset Management Plan Development Project would likely occur in March 2014



Contract

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- Standard professional services contract
- No significant risks identified
- Payments made after completion of project milestones
- Project timeline established



Project Timeline

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Dates	Project Phase
10/16	Project mobilization begins
10/17 to 1/10	Facility Condition Assessment site visits
10/23 to 2/06	Data analysis & cost modeling
2/20	Final study/Maintenance Management Plan delivered

10/15/2013



Recommended Actions

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- Receive an update on the terms, scope and timeline of a project to:
 - ▣ Review the current condition of County facilities;
 - ▣ Identify the maintenance needs on each facility and components;
 - ▣ Identify remaining useful life of each facility and their components, and
 - ▣ Development of a 20-year Asset Management Plan and Maintenance Management Plan
- Approve contract with Roy Jorgensen and Associates to conduct the Facility Condition Assessment and a 20-year Maintenance Management Plan (Attachment A)
- Determine this project is exempt from CEQA, under California Government Code Section 15378 (b)(5)

10/15/2013