

Assessing Deferred Maintenance

County of Santa Barbara

Board of Supervisors

June 4, 2013

Background

- Board directed the CEO to return with options for a comprehensive assessment of the deferred maintenance backlog in Public Works, General Services & Community Services
- Assessment could be available to:
 - Prioritize maintenance & repair projects
 - Financing options
 - Monitoring progress toward reducing backlog
 - Reporting options

Deferred Maintenance Planning

- Asset Management Plans – Scope Options
 - Facility Condition Assessment
 - Maintenance Finance Plan
 - Maintenance Management Plan
- Assessment Report – Source Options
 - Outside consultant
 - Internal staff
 - Combination

Option A - Outside Consultant

- Provides a multi-jurisdictional perspective
- Requires lead time to get up and running
- Projected timeline = Six – nine months
- Total approximate costs = \$325K - \$425K
 - Public Works = \$75K - \$100K
 - General Services = \$100K - \$125K
 - Community Services = \$150K - \$200K
- Deliverable = Facility Condition Report

Option B - Internal Staff

- Leverages knowledge of past & present
- Some limits on expertise and assessment tools
- Projected timeline = Six months
- Total approximate costs = \$250K - \$350K
 - Public Works = \$50K - \$75K
 - General Services = \$75K - \$100K
 - Community Services = \$125K - \$175K
- Deliverable = Facility Condition Report

Option C - Combination

- Sub-option 1
 - Consultant completes Facility Condition Assessment
 - Staff completes Finance and Management Plans
 - Timeline – 1 year from RFI to Asset Management Plan
 - Approximate total cost = \$350K - \$450K
- Sub-option 2
 - Facility Condition Report by consultant for GS & CSD
 - Finance & Management Plan by staff or consultant
 - Timeline – 1 year from RFI to Asset Management Plan
 - Approximate total cost = \$365 - \$465K

Recommended Actions

- Receive a report providing options, costs, timelines for a comprehensive Assessment to identify deferred maintenance backlog
- Direct staff to conduct Assessment
- Determination that this is not a project under CEQA