



MEASURE Z – DEFERRED MAINTENANCE AND CAPITAL PROJECTS UPDATE

General Services Department

City Council
January 15, 2019

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BACKGROUND

1. February 23, 2016 - Preliminary facility needs assessment report to City Council;
2. November 8, 2016 - Measure Z approved;
3. January 31, 2017 - Budget Engagement Committee recommendations presented to City Council;
4. May 16, 2017 - Council approves 5-Year Measure Z Deferred Maintenance funding:
 - a) FY 2017-18 = \$1,000,000
 - b) FY 2018-19 = \$1,000,000
 - c) FY 2019-20 = \$1,000,000
 - d) FY 2020-21 = \$1,000,000
 - e) FY 2021-22 = \$1,000,000



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BACKGROUND

5. Deferred maintenance consequences:

- a) More significant/costly repairs;
- b) Reduced energy efficiency;
- c) Safety/functionality concerns from deteriorating facilities; and
- d) Investment deferral leads to debt competition with pension liabilities and other funding needs.



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MEASURE Z SPENDING PLAN

Methodology

- Client conversations
- Collaboration with Parks, Recreation & Community Services
- Facility Assessment



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FACILITY CONDITION ASSESSMENT

1. Critical elements of a facility condition assessment*:
 - a) Inclusion of life cycle data;
 - b) Integration of the data into a facility management system;
 - c) A consistent collection system; and
 - d) Use of data for benchmarking.

*Source: International Facility Management Association (IFMA)



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FACILITY CONDITION ASSESSMENT

2. February 14, 2018 – City entered into an Agreement with Dude Solutions, Inc. to perform Pilot Facility Condition Assessment (FCA) at five key City facilities: City Hall, Marcy Building, Magnolia Police Station, Villegas Community Center and Orange Terrace Community Center.
3. Data collected from FCA imported into the Dude Solutions Work Order Solution.
 - a) Work orders generated for both repairs and planned maintenance.
4. August 28, 2018 – City Council approved First Amendment to the Agreement with Dude Solutions, Inc. to complete FCA for remaining City facilities.



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FY 2017-18 MEASURE Z PROJECTS

Project Name	Ward(s)	Measure Z
Facility Condition Assessment / Work Order System Pilot	All	\$49,585
Fire Station 8 Roof Replacement	6	\$72,840
La Sierra Library Roof Replacement	7	\$115,432
Orange Police Station Roof Repairs	1	\$48,000
Arlanza Community Center HVAC	6	\$21,000
Dales Senior Center HVAC	1	\$40,000
City Hall Security – Doors Retrofit/Card Access Devices	1	\$50,000
Security Lighting – City Hall Parking and Corporation Yard Parking LED	1, 4	\$30,800
Pool Filter Replacements – Hunt and Shamel Parks	5, 3	\$120,000
Heritage House Porch Railing Replacement	5	\$41,350
Municipal Auditorium – Building Automation Upgrade	1	\$31,900
Contingency/Carryover		\$379,093
TOTAL		\$1,000,000

FY 2018-19 MEASURE Z PROJECTS

Project Name	Ward(s)	Est Measure Z
City Hall Fire Alarm Upgrade	1	\$200,000
Asset Inventory (depending upon pilot outcome, complete asset inventory and software system implementation for remaining core city and Parks owned facilities)	All	\$159,470
City Hall Fan/HVAC Replacement	1	\$120,000
Parking Lot Rehabilitations (City Hall, La Sierra Library and partial Corporation Yard)	1, 7, 4	\$180,000
Fire Station Exhaust Fan Replacement (Stations 6, 13 and 14)	1, 2	\$105,000
HVAC Replacement (Cesar Chavez, Magnolia PD, Eastside Library)	2, 6	\$255,000
Fire Urban Search and Rescue Warehouse Roof Replacement	4	\$96,815
Contingency for unanticipated repairs or unforeseen conditions to planned projects		\$162,808
TOTAL		\$1,279,093



MEASURE Z PUBLIC SAFETY FLEET MAINTENANCE

1. Four Additional Fleet Mechanics:
 - a) Two mechanics for in-house Police fleet maintenance; and
 - b) Two mechanics for Fire fleet maintenance.
2. \$100,000 for Tenant Improvements to Fleet Maintenance Facility; and
3. Pilot Police Vehicles Refurbishment Program:
 - a) Fourteen Ford Crown Victoria sedans slated for refurbishment.



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MEASURE Z – MAJOR CAPITAL

1. New Downtown Main Library
 - a) Measure Z Funding of \$43.3 million
 - b) Recommendation to award construction bid to be presented to City Council on January 15, 2015.



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MEASURE Z – MAJOR CAPITAL

2. Riverside Metropolitan Museum Expansion and Rehabilitation:

- a) Measure Z funding of \$13.7 million
- b) Request for Proposals for innovative museum design services issued August 30, 2018.
- c) Recommendation for Phase 1 Design Services slated for City Council approval in late February, 2019.



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MEASURE Z – MAJOR CAPITAL

3. Police Headquarters:

- a) Measure Z funding of \$35 million.
- b) Site selection currently underway.

4. Downtown Parking Garage:

- a) Measure Z funding of \$15 million.
- b) Site to be determined.



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MEASURE Z – MAJOR CAPITAL

5. Eastside Library Site Selection:

- a) Measure Z funded \$100,000 for site selection.
- b) Community meeting held July 12, 2018 to receive input on possible sites.
- c) Staff toured the Bobby Bonds park site on September 27, 2018.
- d) Joint presentation to the Parks and Recreation Commission and Board of Library Trustees regarding the Bobby Bonds site option slated for January, 2019.
- e) Presentation to City Council to issue Request for Proposals for Phase 1 Design Services slated for 2nd quarter 2019.



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RECOMMENDATION

That the City Council receive this update on Measure Z deferred maintenance and capital projects.



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