

City of Commerce Facilities Assessment Summary



Facilities Capital Improvement Program
July 11, 2017 – Measure AA Advisory Committee
July 18, 2017 – City Council

Overview

- Summary of facilities
- Capital improvement needs
- Maintenance needs
- Capital Improvement Program costs and priorities
- Necessary initial improvement and funding options
- Next steps and recommendations

Major Facilities Summarized

- City Hall
- Senior Center
- Aquatic Center
- North Annex
- 4 libraries (Atlantic, Bristow, Greenwood, Rosewood)
- Central Receiving
- Transportation Center
- Teen Center
- 3 Recreation Centers (Bandini, Bristow, Veteran's)
- Camp Commerce

Minor Facilities Summarized

(Current Replacement Value = \$200,000 or less)

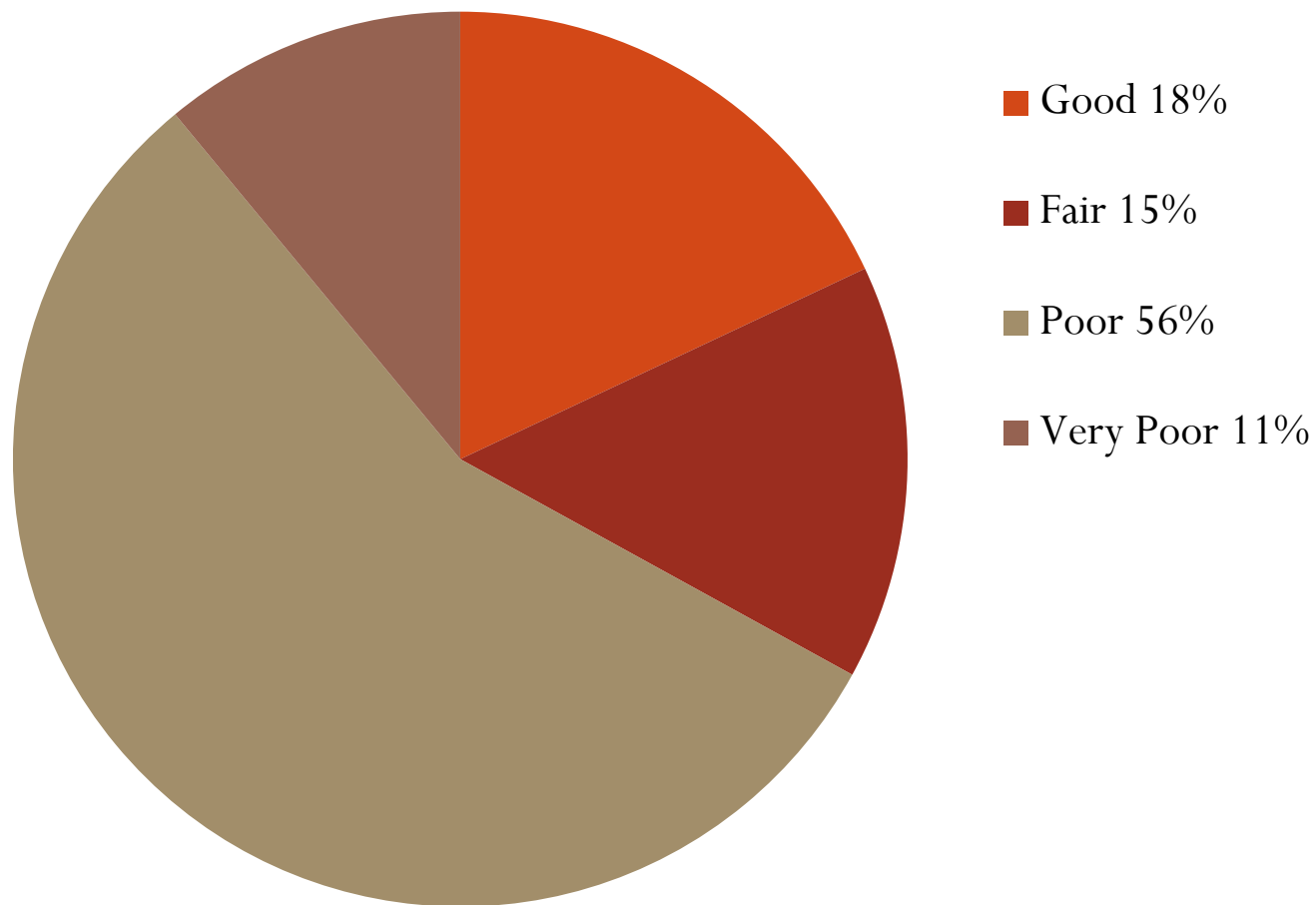
- 3 snack bars (Harbor, McDonnell, Zindell)
- 4 storage areas (Astor, McDonnell [2], Zindell)
- Scout Hut

Maintenance Needs –

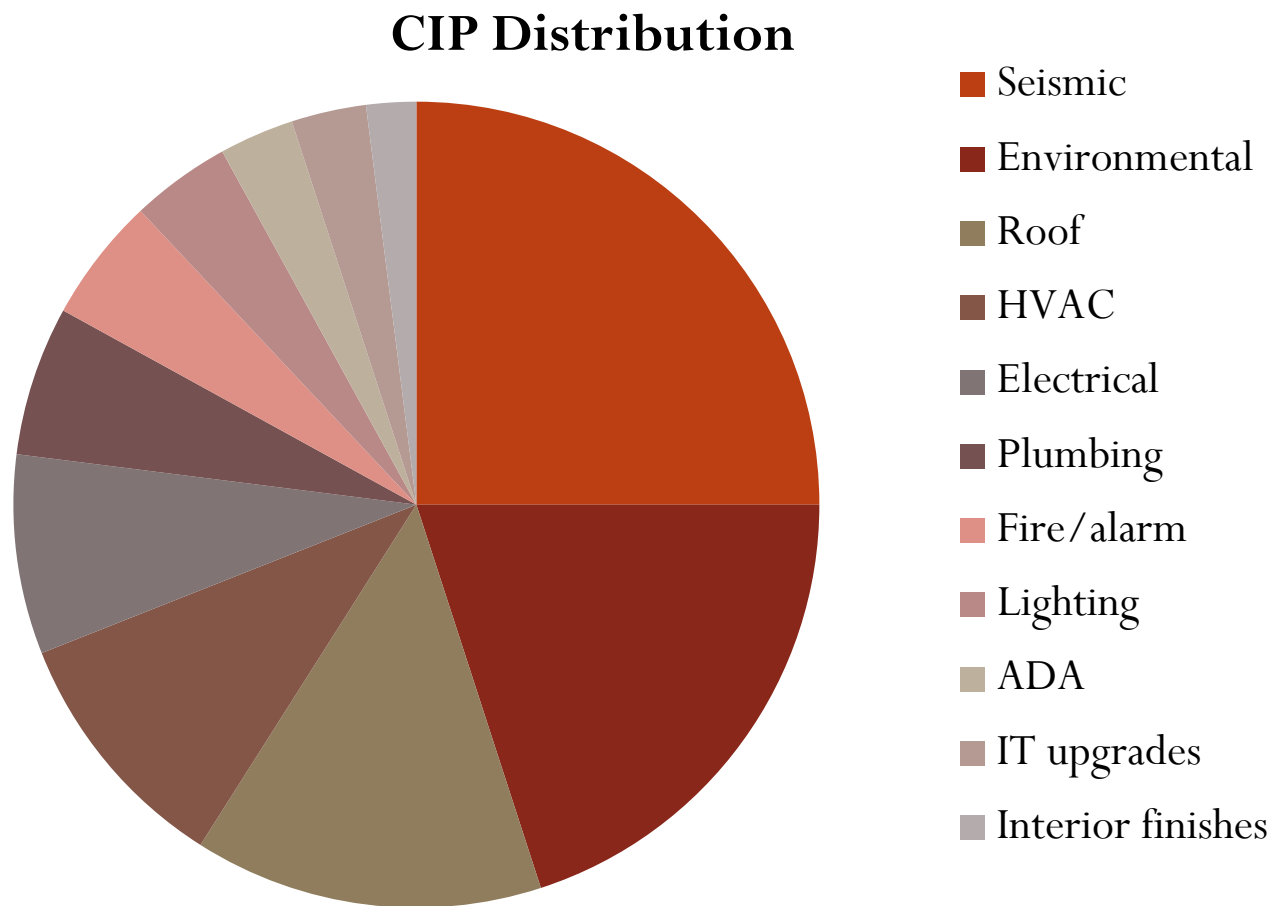
Conducted by in-house Facilities Maintenance Division,
IT Division and/or contractor

- HVAC (15-25 year life cycle)
- Roofing (15 year life cycle – patch and repair as needed)
- Electrical (troubleshooting electrical problems – upgrade as needed)
- Plumbing (troubleshooting electrical problems – upgrade as needed)
- Lighting (converting all facility lighting to LED)
- Painting (Exterior – every 5 years, Interior – every year)
- Security system/fire alarm (5 year service contract – repair and upgrade as needed)
- Network/camera upgrades (IT)
- Aquatic Center (specialized facility for maintenance of all of the above with major repairs contracted out)

Current Condition of Major Facilities



Overall Major Facility Improvements by Type



Major Facility CIPs and Costs –

See handout

Proposed Initial 5-Year Improvements

Replacement Item	Cost	Cost Spread
Veteran's Park and North Annex Demolition	\$2,000,000	Year one
Veteran's Park Replacement Recreation Center – Sprung System Unit – semi permanent	\$4,700,000 - \$10,000,000	
Aquatic Center – replace HVAC unit AHU-R1, increase size and extend ductwork for spectator spot cooling	\$800,000	
Aquatic Center – replace HVAC units 2 and 3	\$700,000	Year two
General Facilities Improvements – to be determined during budget preparation for FY 18/19	\$4,500,000	
Aquatic Center – replace dehumidifier units (2), add rollup doors and storage	\$4,000,000	Year three
General Facilities Improvements	\$1,200,000	
City Hall – replace roof, HVAC, and complete environmental abatement	\$5,000,000	Year four
Bristow Park Facility	\$3,000,000	Year five

Funding for year one costs of \$7,500,000:

- Measure AA or loan/bond?

Next Steps and Recommendations

- City Council to provide feedback and direction to staff on priorities and needs.
- Staff to return to City Council during the FY 17/18 Budget/CIP Workshops with recommended priority CIPs based on Council direction.