



Department Source: Public Works

To: City Council

From: City Manager & Staff

Council Meeting Date: January 16, 2018

Re: Authorizing a Professional Consulting Services Contract for Facility Condition Assessments, Inventory Bar Coding of Assets and Level I Energy Audits of City Owned Facilities

## Executive Summary

Authorizing an agreement with All Environmental, Inc (dba AEI Consultants) to perform facility condition assessments, inventory bar coding of assets and level I energy audits for 23 city-owned and maintained facilities; and appropriating funds.

## Discussion

The City of Columbia owns and maintains over 80 facilities including office buildings, fire stations, training facilities, recreational facilities, police facilities and operation facilities. Due to the age of many of these facilities and the fact that staff must be reactive versus proactive on just keeping up with day to day maintenance and repairs, staff proposes that a facility condition assessment be performed on 23 of these facilities.

Last summer, staff developed an RFP for a building assessment to be conducted on 23 facilities which encompasses approximately 434,400 gross square feet as well as an assessment of all infrastructures, utilities, and the grounds surrounding the facilities such as paved areas. The assessment will identify and document current facility condition deficiencies and recommend corrections, provide cost estimates for corrections, and forecast future facility renewal costs. AEI Consultants was chosen to conduct this assessment at a cost of \$68,893.00. The project will be funded from savings accrued as a result of position vacancies within the Building Maintenance and Custodial Services divisions. The scope of services for the assessment includes:

- Evaluate building structural systems;
- Evaluate mechanical, electrical, plumbing and fire safety systems
- Survey building exterior envelope, including roofing, walls, windows and doors
- Evaluate interior finishes
- Review site development including landscaping, drainage, site structures, pavements, and exterior lighting of the property
- Inventory all major mechanical, electrical, elevator, plumbing and fire safety equipment
- Photograph, geo-code and tag (bar code) assets
- Review all building systems relevant to energy usage to identify and provide savings and cost analysis of low-cost/no-cost measures and provide a listing of potential capital improvements that merit further consideration



# City of Columbia

701 East Broadway, Columbia, Missouri 65201

- Make recommendations as to what buildings would benefit from a Level II energy audit which includes cost analysis and payback periods for installation of energy conservation measures and equipment.

## Fiscal Impact

Short-Term Impact: Appropriating \$100,000 from Custodial & Building Maintenance Retained Earnings account to the Building Maintenance Miscellaneous Contractual Services account for the assessment and other costs related to this project.

Long-Term Impact: Unknown at this time.

## Strategic & Comprehensive Plan Impacts

### Strategic Plan Impacts:

Primary Impact: Not Applicable, Secondary Impact: Secondary, Tertiary Impact: Tertiary

### Comprehensive Plan Impacts:

Primary Impact: Not Applicable, Secondary Impact: Secondary, Tertiary Impact: Tertiary

## Legislative History

Date	Action
07/17/2017	Ord 23243-Appropriating funds for building assessment

## Suggested Council Action

Authorize an agreement with AEI Consultants to perform facility condition assessments, inventory bar coding of assets and level I energy audits for 23 city-owned and maintained facilities; and appropriating funds.