



STAFF REPORT

SAUSALITO CITY COUNCIL

AGENDA TITLE:

MLK Campus to Implement Facility Repairs and Corrections as Outlined in the Comprehensive Facility Condition Assessment (CFCA) Conducted by Faithful + Gould and Comply with Americans with Disabilities Act (ADA) Regulations Set Forth by City of Sausalito Transition Plan.

RECOMMENDED MOTION:

No motion is necessary. Staff Report is for information purposes only.

SUMMARY

A Comprehensive Facility Condition Assessment (CFCA) for the MLK Campus has been completed by Faithful + Gould. The City of Sausalito will use this report as a base for developing a strategic plan to correct the deficiencies and actions identified through the assessments. The CFCA found there is a total of \$3,038,045 required over the ten year study period to maintain the facilities in “good” condition as rated by Facility condition Needs Index (FCNI). There is an immediate capital need of \$1,244,605 with \$1,793,440 being required during year’s two to ten of the study period. An Executive Summary of findings has been included in this report as Exhibit A.

Additionally, as part of the City-wide Transition Plan, a survey has recently been conducted by Gilda Puente Peters to identify barriers to accessibility on the MLK Campus. Required funding for ADA compliance is to be determined.

DISCUSSION

February 10, 2015, the Sausalito City Council authorized a Professional Services Contract with Faithful + Gould to conduct a Comprehensive Facility Condition Assessment (CFCA) of the MLK Campus located in Sausalito. Faithful + Gould completed a thorough, on-site evaluation of the City owned facility from February 23, 2015 to February 27, 2015. Their final report presents a building by building and grounds study detailing the current physical condition, identifies needed repairs and their estimated cost, presents code compliance issues and suggested improvements. The scope of the Assessment did NOT include detailed Environmental studies such as mold or environmental/hazmat testing nor an Americans with Disabilities Act (ADA) compliance report.

Brief Summary:

- Utilizing the Facility condition Needs Index (FCNI), 55% of the campus is in poor to very poor condition. The MLK Campus as a whole has a current FCNI rating of 11.69%, this being in poor condition.
- The study found there is a total of \$3,038,045 required over the ten year study period to upgrade and maintain the facilities in good condition.
- Critical, Priority 1 spend = \$471,204. This is for systems which have currently failed, compromise staff or public safety, or requires upgrade to comply with current code or accessibility.
- Priority 2 Potential Critical spend = \$756,250 includes systems or components which are nearing end of useful life, if not addressed will cause additional deterioration and added repair costs.
- The most pertinent area of expenditure is roofing and site improvements.
- There is an immediate capital need of \$1,244,605 with an additional \$1,793,440 required to complete the scope of work identified by CFCA.
- Work will be phased by priority and/or best timing sequence to support related projects and MLK Campus School Summer schedule

Strategy for investment and implementation of corrections, asset replacement and maintenance performance will be a component of the Budget discussion.

FISCAL IMPACT

The MLK Campus has immediate capital needs of \$1,244,605 with \$1,793,440 capital needs from years 2 to 10 for a total of \$3,038,045. These anticipated expenditures will be directed at completing all necessary corrections, asset replacement and repairs identified by the CFCA.

Options for funding will be discussed during the Budget Process:

- The cash flow in year 1 is insufficient for the required first year improvements of Priority 1 and Priority 2 corrections in the amount of \$1,244,605. Therefore, on a pay as you go basis, the investment in MLK infrastructure would need to be further deferred until there is sufficient cash flow.
- Issue two (2) Certificates of Participation (COPs) – For 1st and 3rd year MLK repairs.
- Issue one (1) COP for the entire amount to be utilized over the next three (3) years to complete all necessary corrections, asset replacement and repairs identified by the CFCA.

Additional funds to bring the MLK Campus to ADA compliance have not yet been determined.

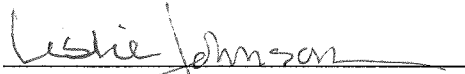
STAFF RECOMMENDATIONS

No motion is necessary. Staff Report is for information purposes only.

ATTACHMENTS

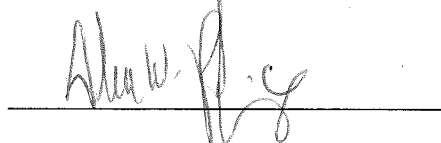
- A. Faithful + Gould Executive Summary
- B. MLK CFCA Cost Spreadsheet
- C. MLK Campus Overall Capex Report

PREPARED BY:



Leslie Johnson
MLK Property Manager

SUBMITTED BY:



Adam Politzer
City Manager

REVIEWED BY:



Charlie Francis
Administrative Services Director

REVIEWED BY:



Mary Wagner
City Attorney

- “Exhibit A”**
- “Exhibit B”**
- “Exhibit C”**