

A wide-angle photograph of a sunset over a coastal city. The sun is low on the horizon, casting a golden glow across the sky and reflecting on the water. The city skyline is visible in the distance, with several buildings and a prominent blue lifeguard stand on the right. The foreground shows the white foam of waves washing onto a sandy beach.

# Citywide Facility Condition Assessments (FCA)

**Department of Public Works**

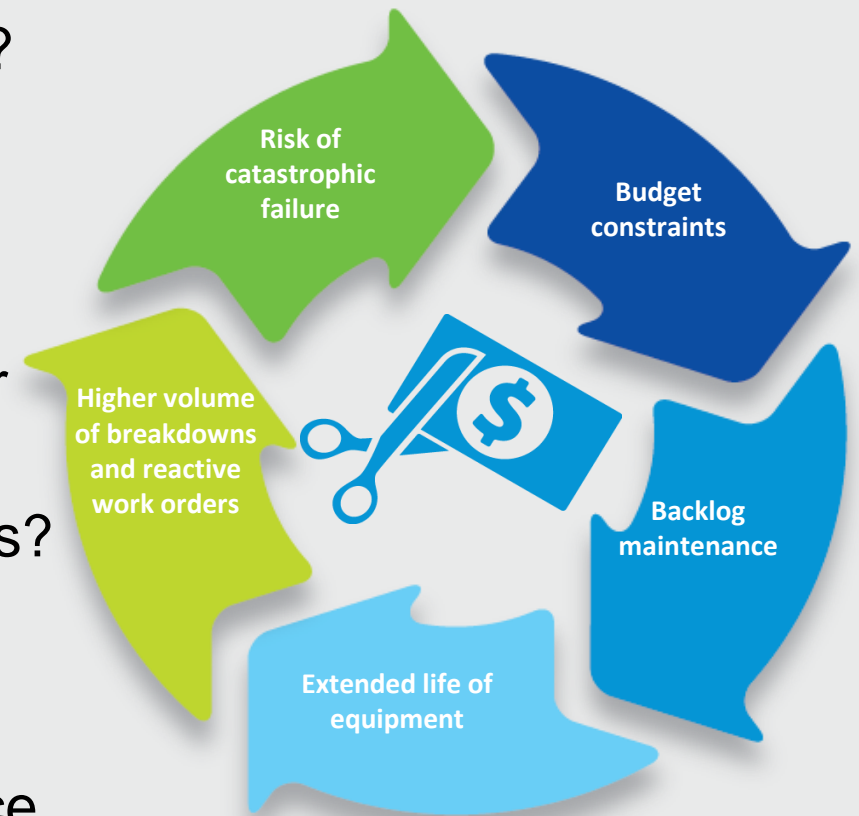
**City Council Port, Transportation and Infrastructure Committee Meeting**

**July 14, 2021**

# Citywide Facility Condition Assessment Project

## Questions the FCA Helps Address

- What assets do we have? What condition are they in?
- Are those assets being used to their full potential?
- Are they compliant with applicable legislation and/or standards?
- How much funding do we need in order to maintain or improve the current conditions?
- When do we need to complete recommended projects?
- Where can we achieve cost savings?
- How do we prioritize the reduced funding allocation?
- How can we reduce the growing deferred maintenance list?



# Citywide Facility Condition Assessment Project

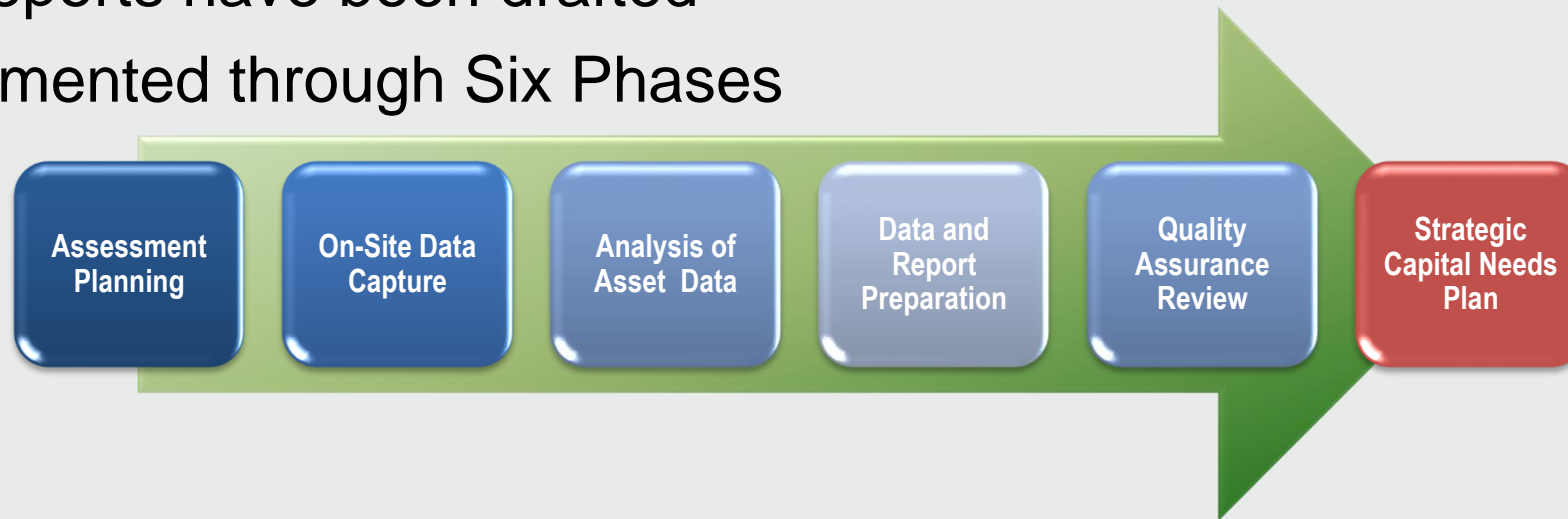
## What does a FCA include

- A *visual* inspection of current condition of the building
- Building Details (Year Built, Occupancy Status, Gross Building Area, etc.)
- An equipment inventory
- Photographs of building condition and equipment
- Facility Condition Needs Index/Condition of Building
- Summary of property, architectural, mechanical, electrical, site findings
- A Deficiency Report (forecast of maintenance expenditures anticipated over the next 10 years by prioritization and categorization of work)
  - The cost is calculated based on like-for-like replacement, unless identified as energy efficiency improvement (cost implications)

# Citywide Facility Condition Assessment Project

## Pertinent Information

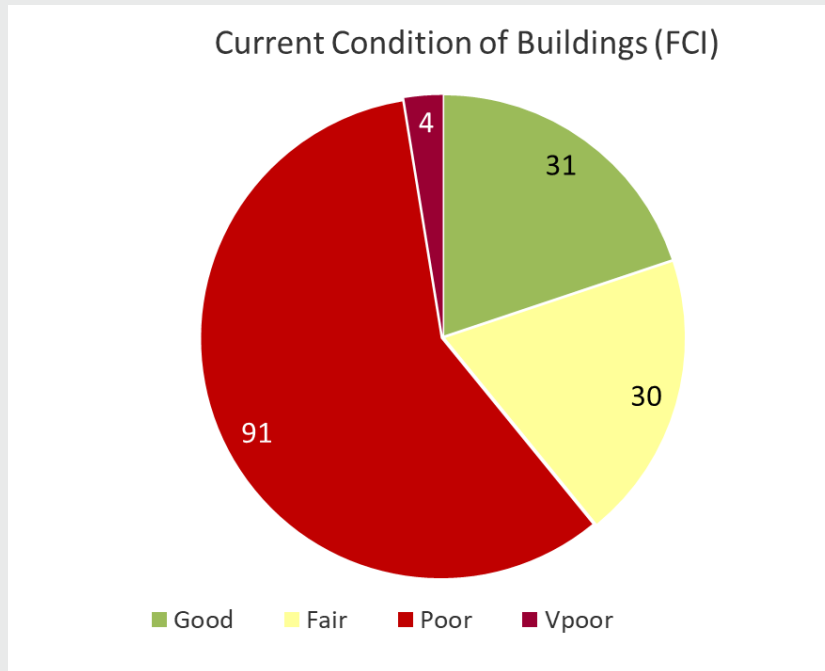
- Through a competitive RFP process, the City partnered with Faithful + Gould to complete Facility Condition Assessments for all City-owned buildings
- 156 reports have been drafted
- Implemented through Six Phases



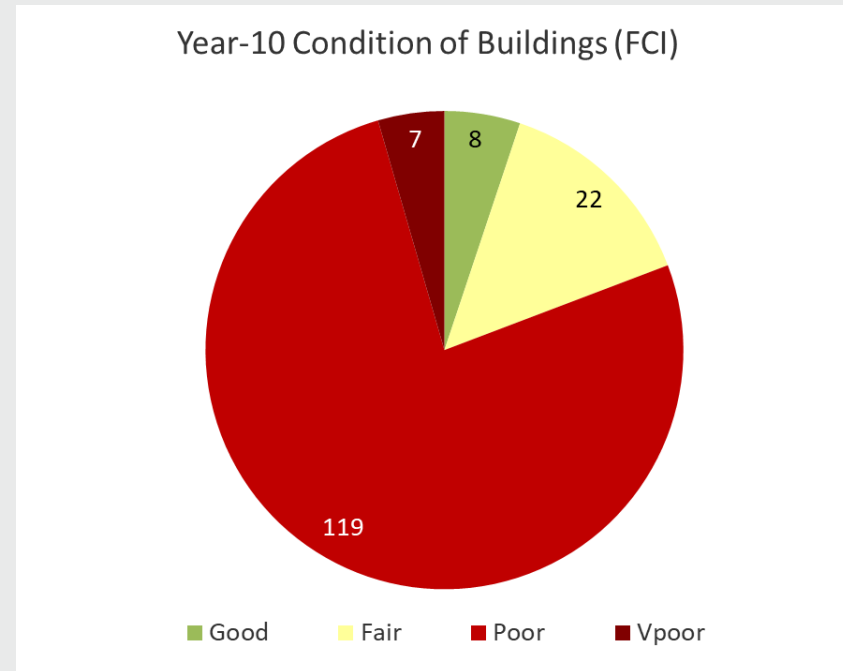
# Citywide Facility Condition Assessment Project

## Summary of Findings

### Facility Condition Needs Index (FCI)



Value of Current Need **\$292,801,681**



Need will grow to **\$429,617,865** over 10-years



# Citywide Facility Condition Assessment Project

## Prioritization of Work

Priority 1 Currently Critical	<ul style="list-style-type: none"><li>• Systems requiring immediate action that have failed, compromises staff or public safety or requires to be upgraded to comply with current codes and accessibility</li></ul>
Priority 2 Potentially Critical:	<ul style="list-style-type: none"><li>• A system or component is nearing end of useful life, if not addressed will cause additional deterioration and added repair costs</li></ul>
Priority 3 Necessary / Not Critical:	<ul style="list-style-type: none"><li>• Lifecycle replacements necessary but not critical or mid-term future replacements to maintain the integrity of the facility or component</li></ul>

# Citywide Facility Condition Assessment Project

## Categorization of Work

### Deferred Maintenance

- Maintenance that was not performed when it was scheduled or assets that are past useful life resulting in immediate repair or replacement

### Routine Maintenance

- Maintenance that is planned and performed on a routine basis to maintain and preserve the condition

### Capital Renewal

- Planned future replacement of building systems that have or will reach the end of their useful life during the study period

### Energy & Sustainability

- When the repair or replacement of equipment or systems are recommended to improve energy and sustainability performance

# FCA Facilities

## Fire

FD Headquarters  
Fire Station 10  
Fire Station 11  
Fire Station 12  
Fire Station 13  
Fire Station 14  
Fire Station 16  
Fire Station 17  
Fire Station 18  
Fire Station 19  
Fire Station 21  
Fire Station 22  
Fire Station Museum  
Fire Station Training Center  
Fire Station 03  
Fire Station 04  
Fire Station 05  
Fire Station 08  
Fire Station 01  
Fire Station 02  
Fire Station 07  
Fire Station 09

## Health

Central Health  
Main Health - Large Buliding  
Miller Health Clinic  
Multi-Service Center  
West Health  
Youth Health North

## Library

Alamitos Library  
Bach Library  
Bayshore Library  
Bret Harte Library  
Brewitt Library  
Burnett Library  
Dana Library  
El Dorado Library  
Los Altos Library  
Mark Twain Library  
Michelle Obama Library

## Park

Admiral Kidd Park  
Alamitos Bay Marina Basin 6  
Alamitos Bay Marina Basin 8  
Alamitos Bay Yacht Club  
Animal Care Center  
Bayshore Playground  
Beach Ops  
Belmont Pier  
Belmont Pool  
Billie Jean King Tennis  
Bixby Knolls Park  
Bixby Park  
Blair Field  
Boat Fuel Station  
Chavez Park  
College Estates Park  
Colorado Lagoon  
Conservation Corps  
Coolidge Park  
Davenport Park  
De Forest Park

## Park

Drake Park  
El Dorado Park West (Senior Center)  
El Dorado Regional Park  
El Dorado West Regional Park  
Freeman Community Center  
Heartwell Park  
Houghton Park  
Hudson Park  
Joe Rodgers Field  
LB Rowing Assoc.  
LB Yacht Club  
Leeway Sailing  
Long Beach Marine Maintenance  
Long Beach Shoreline Marina  
Los Cerritos Park  
MacArthur Park  
Maintenance Ops  
Marina Vista Park  
Marine Headquarters  
Marine Maintenance



# FCA Facilities (Cont.)

## Park

Marine Stadium

McBride Park

MLK Park

Nature Center

Pan American Park

PRM Admin

PRM Storage

PRM Storage SF Ave

Public Service Yard SF

Ramona Park

Recreation Park

Scherer Park

Senior Center

Silverado Park

Somerset Park

Stearns Champions Park

US Sailing Center

Veterans Park

Wardlow Park

Whaley Park

## Golf

El Dorado Park GC

Heartwell Golf Course

Recreation Park Golf Course 18

Recreation Park Golf Course 9 Hole

Skylinks GC

## Museum

LB Museum of Art

Ranch Los Cerritos

Rancho Los Alamitos

## Police

Long Beach Police - East Division

Long Beach Police - North Division

Long Beach Police - West Division

Long Beach Police HQ

## Restroom

Alamitos Bay Marina Restroom A-7

Long Beach Marina Drive Public Restrooms

Long Beach Mother's Beach Public Restroom

Ocean Blvd Public Restroom

Public Restroom B2

Public Restroom B6

Public Restroom B7

Public Restroom MP-1

Shoreline Restroom 1

Shoreline Restroom 2

Shoreline Restroom 3

Shoreline Restroom 4

Shoreline Restroom 5

Shoreline Restroom 6

Shoreline Restroom 7

## Parking Garage

Aquarium Parking

Broadway Parking Garage

City Place Parking A

City Place Parking B

City Place Parking C

## Other Public Facility

Environmental Services Bureau

Towing

## Dis Prep

ECOC

## FM

Public Facility/Fleet

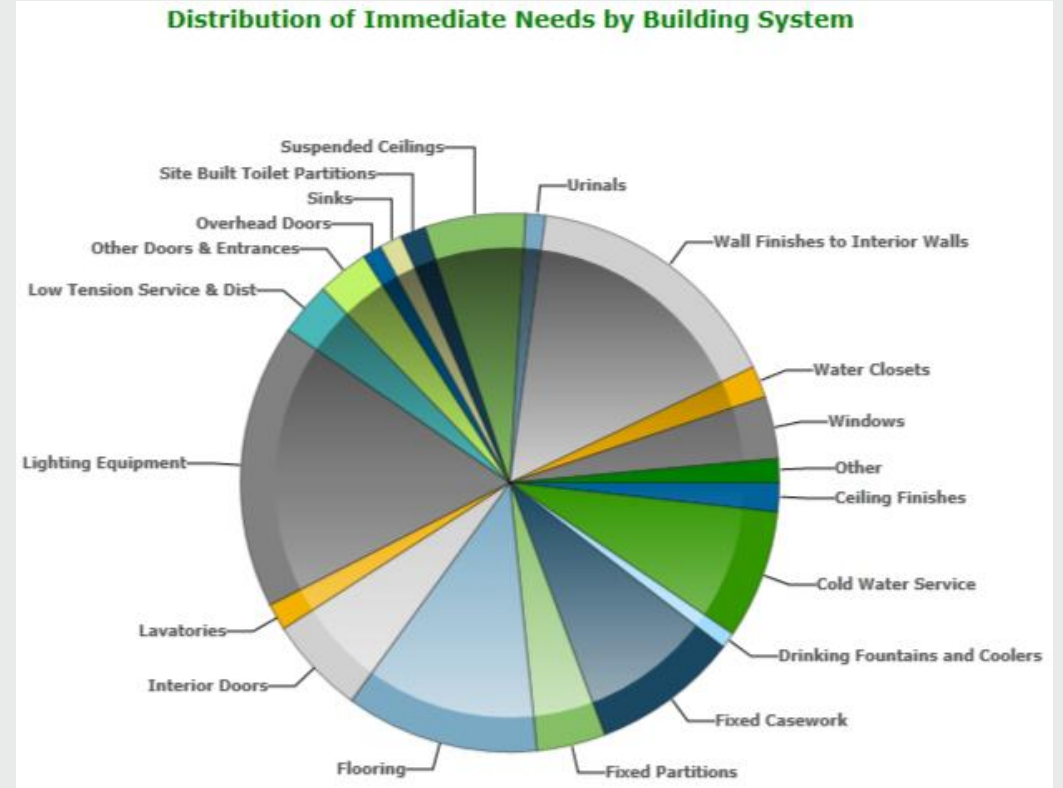
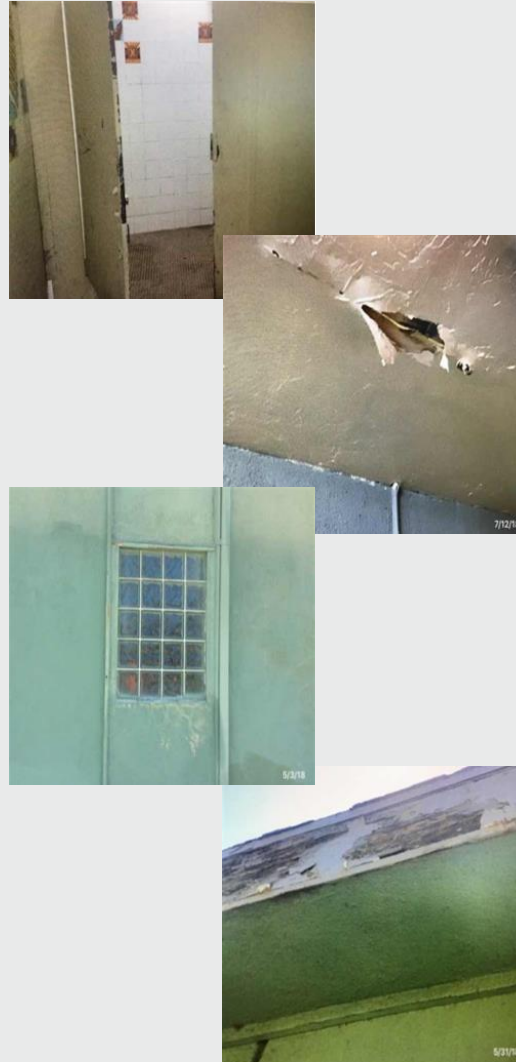
## TI

Tech Svcs Reservoir Drive

Tech Svcs Stanley

# Drake Park FCA Summary

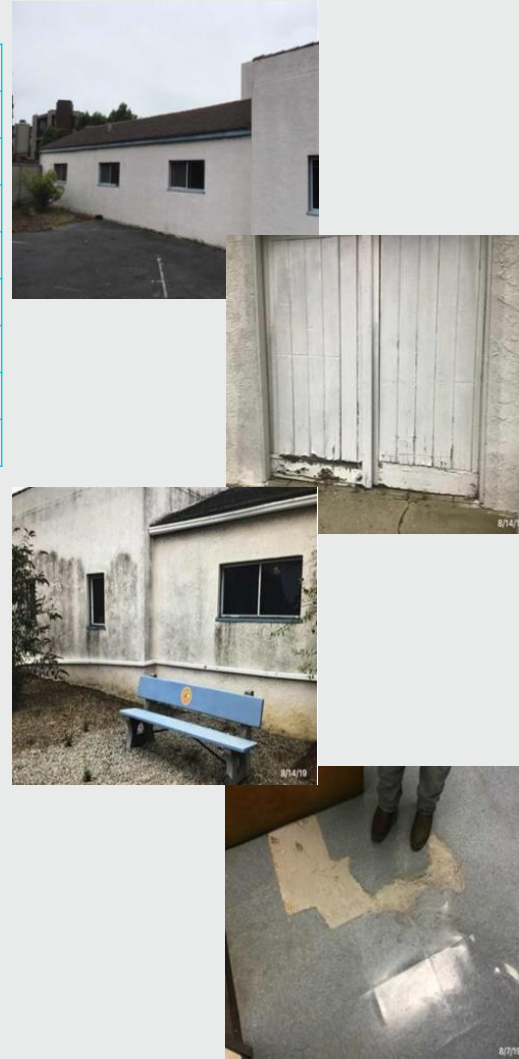
<b>Address:</b>	951 Maine Ave.
<b>Year Built:</b>	1949
<b>Gross Building Area:</b>	6,450 gsf
<b>Onsite Date:</b>	5/3/18
<b>FCNI:</b>	23.98%
<b>Facility Condition:</b>	Poor
<b>Immediate Capital Needs:</b>	\$951,121
<b>Future Capital Needs:</b>	\$310,854
<b>Council District:</b>	1



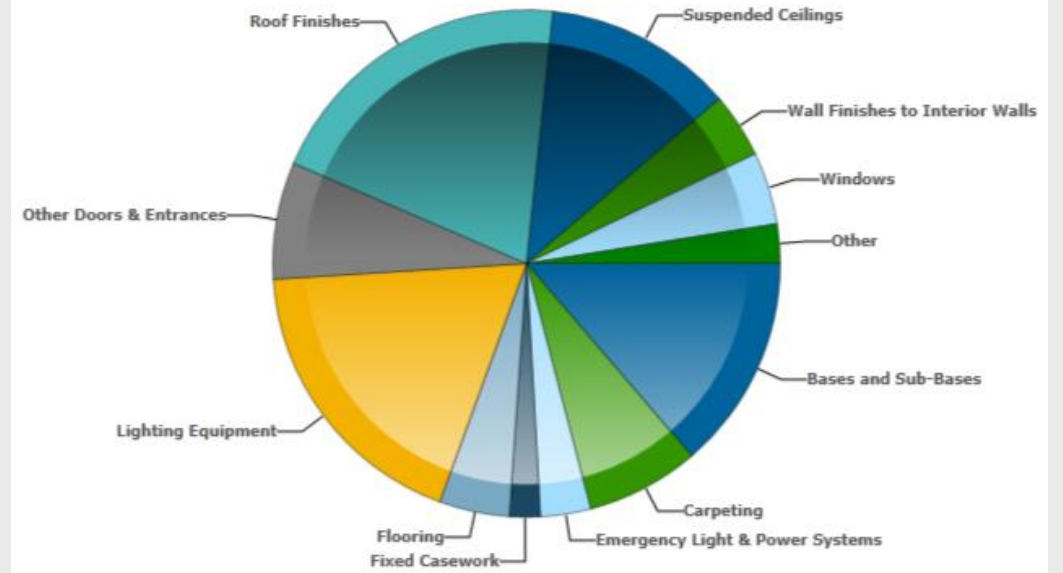
Building Sys	Est Cost	% of Total Cost
Lighting Equip	\$172,231	17.1%
Wall Finishes (Interior)	\$159,338	15.8%
Flooring	\$117,046	11.6%
Fixed Casework	\$88,959	8.8%

# Conservation Corps FCA Summary

<b>Address:</b>	340 Nieto Ave.
<b>Year Built:</b>	1987
<b>Gross Building Area:</b>	10,950 gsf
<b>Onsite Date:</b>	8/7/19
<b>FCNI:</b>	11.16%
<b>Facility Condition:</b>	Poor
<b>Immediate Capital Needs:</b>	\$916,501
<b>Future Capital Needs:</b>	\$262,820
<b>Council District:</b>	3



Distribution of Immediate Needs by Building System



Building Sys	Est Cost	% of Total Cost
Roof Finishes	\$185,110	20.2%
Bases and Sub-Bases	\$125,632	13.7%
Suspended Ceilings	\$110,849	12.1%
Doors & Entrances	\$68,393	7.5%

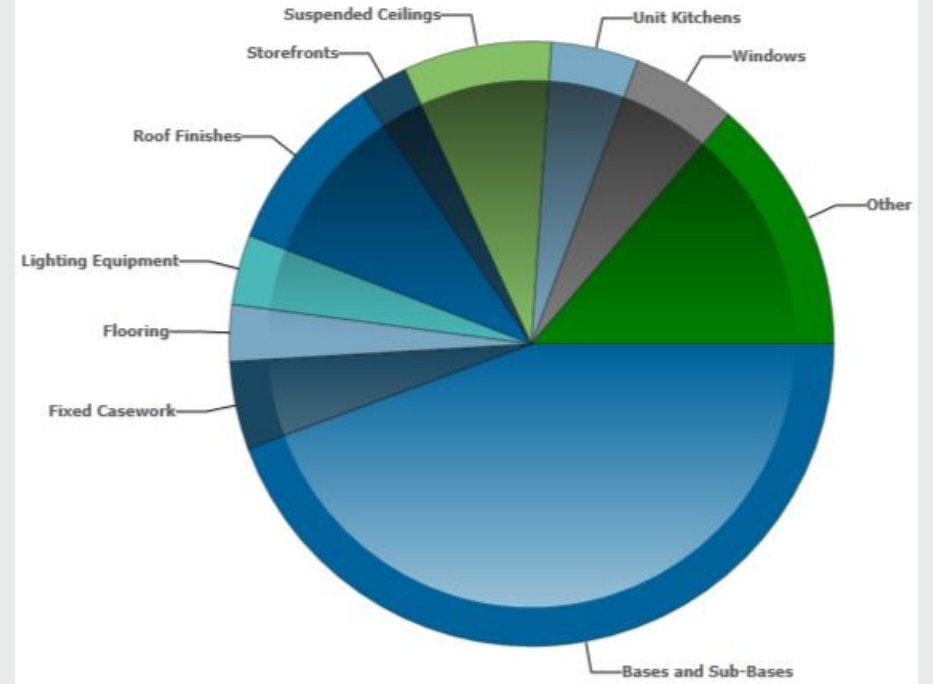


# El Dorado Park West – Senior Center FCA Summary

<b>Address:</b>	2800 N Studebaker
<b>Year Built:</b>	1964
<b>Gross Building Area:</b>	13,366 gsf
<b>Onsite Date:</b>	9/10/19
<b>FCNI:</b>	18.99%
<b>Facility Condition:</b>	Poor
<b>Immediate Capital Needs:</b>	\$1,903,374
<b>Future Capital Needs:</b>	\$567,420
<b>Council District:</b>	5



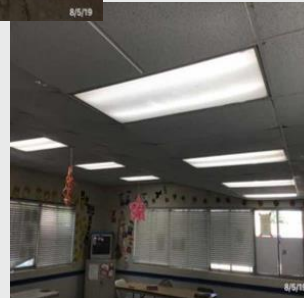
Distribution of Immediate Needs by Building System



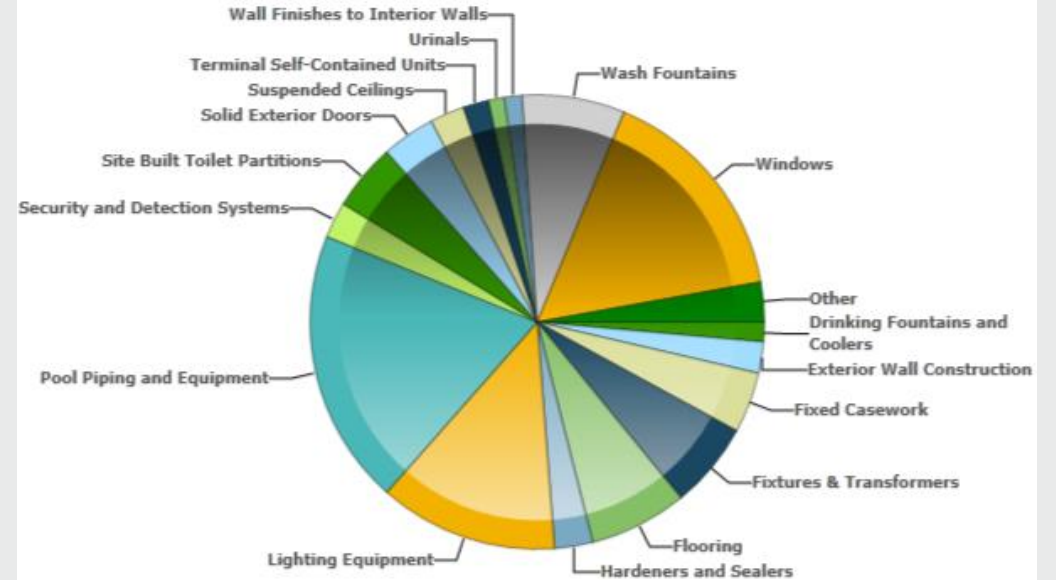
Building Sys	Est Cost	% of Total Cost
Bases and Sub-Bases	\$844,507	44.4%
Roof Finishes	\$184,497	9.7%
Suspended Ceilings	\$151,210	7.9%
Windows	\$106,255	5.6%

# Scherer Park FCA Summary

<b>Address:</b>	4600 Long Beach Bl
<b>Year Built:</b>	1975
<b>Gross Building Area:</b>	3,376 gsf
<b>Onsite Date:</b>	8/5/19
<b>FCNI:</b>	19.11%
<b>Facility Condition:</b>	Poor
<b>Immediate Capital Needs:</b>	\$483,914
<b>Future Capital Needs:</b>	\$160,705
<b>Council District:</b>	8



**Distribution of Immediate Needs by Building System**



Building Sys	Est Cost	% of Total Cost
Pool Piping & Equip	94,953	19.6%
Windows	\$77,039	15.9%
Lighting Equip	\$61,672	12.7%
Wash Fountains	\$35,312	7.3%

# Citywide Facility Condition Assessment Project

## Conclusion

- The City of Long Beach portfolio consists of 156 primary structures located across the city
- There is a total of \$429,617,865 in anticipated expenditures over the study period
- There is an immediate capital need of \$292,801,681 (like for like repairs)
- 31 Buildings are rated in good condition
- 30 Buildings are rated in fair condition
- 91 Buildings are rated in poor condition
- 4 Buildings are rated in very poor condition
- Over the next 10 years the facilities will deteriorate further if there is no capital investment
  - 7 Building will be rated in very poor condition
  - 119 Buildings will be rated in poor condition
  - 22 Buildings will be rated in fair condition
  - 8 Buildings will be rated in good condition





**Thank You!**

**Eric Lopez**  
**Director, Public Works Department**