

**Date:** December 14, 2020

**To:** Mark D. Israelson, City Manager

**From:** Jim Razinha, Facilities Division Manager

**Subject:** Facilities 2021 Bond Program List

This memorandum is companion material to the Preliminary Open Meeting presentation to be delivered to Plano City Council on December 14, 2020.

**Requested Action:**

Receive presentation and provide direction to Facilities Division of the Engineering Department regarding inclusion of proposed projects totaling \$ 44,411,400 to the 2021 Bond Program.

**Background:**

The Facilities' focus when developing the list of potential projects is on maintaining and extending the life of existing facilities, correcting non-compliance issues and protecting the city's assets. The recommended list of projects aligns with this focus, with the highest priority given to projects that address aging infrastructure and correcting non-compliance issues.

Compilation of the Facilities Division 2021 Program list is an ongoing process. The Facilities Division works closely with City Management and City Departments to review potential projects for each Bond Program. The project list is created by reviewing City Departments' operational changes/needs, energy conservation, repairs and maintenance history, and end of life cycle replacement schedules for facilities. Estimates for each project are created and a prioritized list is created for staff review.

The Department was asked to assign a score of "High, Medium, Low" to each project. This scoring sheet is included as Attachment 1-Priority Scoring, and corresponds with staff's recommended priority ranking.

The following pages outline the recommended list of Facilities projects for inclusion in the 2021 Bond Program, totaling \$44,411,400. The Facilities Division estimates a corresponding Operation and Maintenance (O&M) cost of \$127,380 annually when the proposed 2021 Bond Program is fully implemented.

## **PUBLIC SAFETY IMPROVEMENT PROJECTS**

### ***High Priority: Fire Station 5 Renovation \$ 9.0M (annual O&M \$ 33,610)***

Improvements to Fire Station 5 include renovation of existing spaces – dorms, locker rooms, restrooms, kitchen, common areas, current bays – to include painting, tiling, carpeting, ceilings, cabinets and fixtures. The renovation triggers the International Code Council (ICC) section 500 requiring a storm shelter for public safety facilities. The project adds an additional bay for hazardous material apparatus to meet current and future department needs, and adds a required Americans with Disabilities Act (ADA) accessible route to the Right of Way as well as correcting other ADA deficiencies. The project also replaces the existing electrical service to the facility, all network cabling and network capability, Heating Ventilation and Air Conditioning (HVAC) units, and includes all site improvements and associated landscaping and irrigation improvements.

**Justification:** Fire Station 5 is 37 years old, and was last renovated in 1998. Fire Station 5 is the Fire Rescue Services Department designated HazMat Response Unit. If approved as part of the 2021 Bond Program, renovation would include increasing bay space for their apparatus meeting ICC 500 requirements, and added storage and living space for additional staff to retain the City's ISO 1 rating. The renovation would also include updates to poorly configured spaces to optimize response times. If not approved, the Fire Rescue Services Department ISO 1 rating could be removed.

### ***High Priority: Fire Station 8 Renovation \$ 12.0M (annual O&M \$ 12,070)***

Improvements to Fire Station 8 include renovation of existing spaces – dorms, locker rooms, restrooms, kitchen, common areas, current bays – to include painting, tiling, carpeting, ceilings, cabinets and fixtures. The renovation triggers ICC 500 requiring a storm shelter for public safety facilities. The project adds an additional bay for storage and apparatus to meet current and future department needs, and adds a required ADA accessible route to the Right of Way as well as correcting other ADA deficiencies. The project also replaces/upgrades the existing electrical service to the facility, all network cabling and network capability, HVAC units, the roof, backup generator, energy management system, fire suppression system, intrusion detection, bay doors, and includes all site improvements and associated landscaping and irrigation improvements.

**Justification:** Fire Station 8 is 26 years old and has never had a major renovation. If approved as part of the 2021 Bond Program, renovation would include the addition of a storm shelter meeting ICC 500 requirements, additional bay for apparatus storage, American Disability Act (ADA) deficiency updates and other general outdated features of the facility. If not approved, the building will be insufficient for current and future needs, will not meet ICC 500 requirements and could be subject to ADA complaints.

### ***Medium Priority: Parking Canopies \$ 5.0M (O&M \$ 10,000)***

This project will add cost-effective hail protection for vehicles located at two police substations and Fleet Services

**Justification:** In 2017, Plano sustained \$1.3M in hail damage to vehicles. These vehicles included many Police patrol units that had never been used, as well as other City vehicles. The limited availability of vehicles during a major crisis puts the City in a very inadequate position. The damages took vehicles out of service and severely reduced the ability to perform its missions while the vehicles were repaired. If approved as part of the 2021 Bond Program, parking canopies will provide protection for city vehicles and limit potential damage or availability in the event of a major storm. If not approved, the City will be unable to adequately respond to a major storm event.

## **SERVICE CENTER FACILITIES PROJECTS**

### ***Medium Priority: Fueling Stations \$ 6.2M (annual O&M \$ 75,000)***

Adds three (3) new city owned and managed fueling sites to provide gasoline and diesel to city vehicles

**Justification:** During Hurricane Harvey the shortage of available commercial fuels affected city functions and ability to respond to routine duties. If approved as part of the 2021 Bond Program, the City will install three (3) strategically located fueling stations for City vehicles. If not approved, the City will be vulnerable to exhausting gasoline options potentially limiting the ability to respond to basic City functions.

### **EXISTING MUNICIPAL FACILITIES PROJECTS**

***High Priority: Schimelpfenig Parking Lot Replacement \$ 1.9 K (annual O&M \$ 0)***

Replace existing asphalt parking lot.

**Justification:** The asphalt parking lot is deteriorated and susceptible to further deterioration which could presenting hazards to vehicles and pedestrians. If approved as part of the 2021 Bond Program, the City will replace the existing parking lot. If not approved, the City will continue to patch/repair parking lot creating safety concerns for citizens and staff.

***High Priority: New Fire Station Bay Floors \$ 160K (annual O&M \$ 0)***

Apply new non-skid protection coating to bay floors in Fire Stations and 2

**Justification:** Due to years of use wearing down the original grit in the coatings of the concrete floors, when wet, the apparatus bays have become slippery and hazardous to Fire Rescue Specialists resulting in injury. If approved as part of the 2021 Bond Program, the City will apply non-skid protection coating to bay floors which will also extend the life of the floors. If not approved, the City's Fire Rescue Specialists will be in a hazardous environment.

***Medium Priority: Replace Roofs, Various Facilities \$ 3.556M (O&M \$ 0)***

Replace roofs at the following facilities: Parr Library, Fire Station 4, Courtyard Theater, Plano Center (Atrium), Fire Station 3, Day Labor Center, Fire Station 7/old PD substation, Haggard Library.

**Justification:** The best protection for the life of a facility is to ensure the building envelope is sound, preventing moisture and other elements from causing internal damage. Facilities Division requires 20 year warranties on all new roofs and replaces roofs as they reach the end of those warranties. The reroofing maintains the envelope integrity, provides a new 20 year warranty, and has the added benefit of increased insulation to meet current building codes, decreasing energy use. If approved as part of the 2021 Bond Program, the City will replace roofs therefore extending the life of each facility. If not approved, the facilities will be subject to greater deteriorian and likely more costly repairs in the future.

***Medium Priority: Renovate City Council Chambers \$ 5.5M (O&M \$ 0)***

Renovate existing Council Chambers to address ADA deficiencies, increase mobility and accessibility, address acoustic issues of the open chamber, replace outdated audio/visual equipment, and upgrade vote tally system to include speaker queue.

**Justification:** The Council Chambers were designed and built before the Americans with Disabilities Act was passed and has accessibility issues identified in the city's ADA Transition Plan. Correction of the ramp deficiencies will involve significant demolition and reconfiguration of the dais area. Reconfiguration will also address mobility around the dais. The facility also has considerable acoustical issues with its current configuration and the existing audio system is nearly twenty (20) years old. This in turn affects the ability to conduct meetings. If approved as part of the 2021 Bond Program, the City

will replace correct ADA deficiencies and upgrade the current audio system. If not approved, the facility will not meet ADA requirements and council/citizens may not fully understand meeting items due to poor sound quality.

***Medium Priority: Renovate Locker Room and Restrooms \$ 450K (O&M \$ 0)***

Renovate existing locker rooms at the Police Training Academy and restrooms at Fire Station 4. The projects will replace floor and wall tile, other wall coverings, repaint other hard surfaces, replace vanities, lockers, toilet partitions, plumbing fixtures and lighting.

**Justification:** The Plano-Richardson Police Training Center is thirty (30) years old and was last renovated in 2003. Fire Station 4 is forty-two (42) years old and last renovated in 2002. Both facilities have locker/shower rooms that have deteriorated from wear and tear over time from high use. If approved as part of the 2021 Bond Program, the City will update facilities to current building codes. If not approved, the facility will continue to deteriorate likely leading to more expensive replacements in the future.

***Medium Priority: Replace North Windows, Haggard Library \$ 500K (annual O&M \$ 0)***

Replace failing windows on north side of Haggard Library

**Justification:** The seals between the double window panes have failed, resulting in leaks and discolored/clouded surfaces on the insides of the two panes. The windows are thirty-one (31) years old, and cannot be repaired, requiring replacement. If approved as part of the 2021 Bond Program, the City will replace all windows resulting in better climate control and energy efficiency improvements. If not approved, the facility will continue to costly energy losses and a poor environment for citizens and staff.

***Medium Priority: Fire Station Overhead Door Replacement \$ 300K (annual O&M \$ 0)***

Replace overhead doors and motor drives at Fire Station 7.

**Justification:** Fire station bay doors are high use, cycling dozens of times every day, and despite excellent preventative maintenance have reached their life expectancy. The doors and motor operators at Station 7 were last replaced in 2003 and are approaching 20 years old. If approved as part of the 2021 Bond Program, the City will replace overhead doors and motors resulting and definite rescuer response times. If not approved, the failure to the units could impact rescuer response times impacting safety of citizens.

***Medium Priority: Elevator Maintenance \$ 300K (annual O&M \$ 0)***

Replace the hydraulic jack for the three main Robinson Justice Center elevators.

**Justification:** The elevators in the Justice Center are 24 years old. Hydraulic jacks are recessed in cylindrical holes deep underground below the bottom of the elevator pits and are inaccessible once installed there preventing inspection or maintenance. Aging hydraulic pistons/jacks can corrode over time and leak hydraulic fluid, which presents an environmental hazard. Leaking fluid can also lead to failure of the elevator, a potential safety issue. As an industry best practice, Facilities proactively replaces elevator hydraulic systems when they reach the 25 year point. If approved as part of the 2021 Bond Program, the City will replace the hydraulic jacks ensuring safe operation at the Robinson Justice Center. If not approved, citizen or staff safety could be impacted by any failure of the jacks to operate.

***Low Priority: Replace Parking Lot Lighting with LEDs \$ 430K (O&M \$ 3.3K+ annual Savings)***

Replace existing parking lot poles, and High Intensity Discharge lamps with energy efficient LED lamps at Haggard, Parr and Schimelpfenig Libraries, and Oak Point Recreation Center.

**Justification:** The city has replaced parking lot poles and lamps with LEDs at many facilities already. LEDs have multiple benefits: 60-70% savings on electricity usage, reduced maintenance costs associated with lamp and ballast replacements, increased nighttime visibility for safety, decreased light pollution with directed lighting. If approved as part of the 2021 Bond Program, the City will replace parking lot lighting resulting in energy savings and safer lighting. If not approved, the City will incur greater operational costs for lighting and potential safety issues for facility users.

***Low Priority: Feasibility Studies \$ 500K (annual O&M \$ 0)***

Contract with architectural and engineering consultants to examine to-be-determined existing facilities, department functions, space and workflow requirements, potential real estate requirements and provide budgetary estimates for potential future bond projects.

**Justification:** Some city departments and missions have outgrown the existing facility capacities and functionalities and impair the ability to deliver services efficiently. Engaging experts to help staff determine needs, generate detailed design programs with associated estimated costs that incorporate future cost of money escalations will allow the city to make informed decisions. If approved as part of the 2021 Bond Program, the City procure outside consultants to examine current and future needs for Plano citizens and staff facility needs and usage. If not approved, the City could have operational impact supplying services to citizens and staff.