



Facilities Update

Streets & Maintenance Department

October 25, 2022

4: ENHANCE EL PASO'S QUALITY OF LIFE THROUGH RECREATIONAL, CULTURAL & EDUCATIONAL ENVIRONMENTS

4.3 ESTABLISH TECHNICAL CRITERIA FOR IMPROVED QUALITY OF LIFE FACILITIES

7: ENHANCE & SUSTAIN EL PASO'S INFRASTRUCTURE NETWORK

7.4 CONTINUE THE STRATEGIC INVESTMENT IN CITY FACILITIES AND TECHNOLOGY

Presentation Outline

- Introduction
- Facilities Assessment
- Facilities Capital Maintenance Program
- Next Steps?

Facility Engineer

Victor P. Morales, P.E
MoralesV@elpasotexas.gov



Liaison between Facility Maintenance, user departments and management



Improve analysis, planning, and development of CoEP facilities



Develop strategies to address maintenance challenges



Implement a continuous improvement program

Facilities Management Maintenance Responsibilities

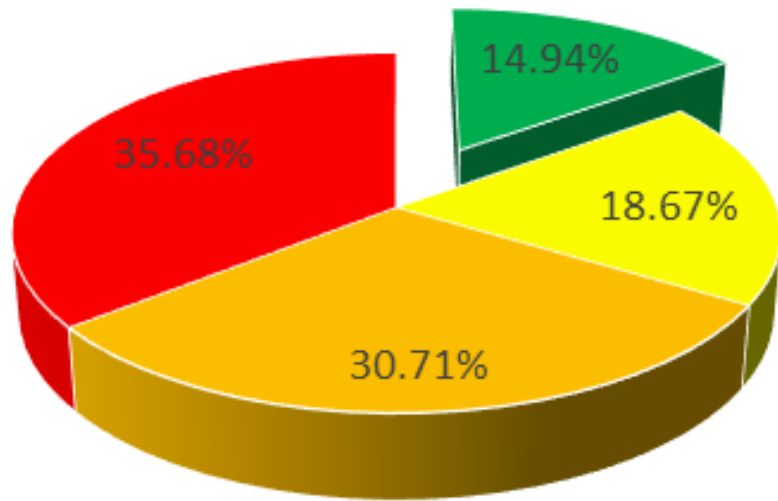


CITY OF EL PASO

- ~240 City buildings and structures
 - 3.2M+ SF of buildings
 - Regional Commands, Fire Stations, Libraries, Rec Centers, etc.
- Park amenities including bathrooms, parking lots, park & trail lighting
- Manage utilities for all City-owned facilities
- Administer 3rd party facility contracts
 - e.g., Janitorial, Security, Covid-19

CHAMIZAL
COMMUNITY CENTER AND L

Maintenance & Building Ages



■ 1-16 years ■ 17-29 years ■ 30-49 years ■ 50+ years

- 4 stages of building life-cycle
 - 1-16 years – minor or no renovations needed
 - 17-29 years – start of major system renovations
 - 30-49 years – continue major system renovations
 - 50 + years – major renovations required
- Large backlog of needed renovations.
- Majority of backlog inherited from previous administrations.



Why do Assessments?

- Proper maintenance requires periodic examination of all facilities
- Provides comprehensive, in-depth review of current building conditions
- Finds issues that are not apparent during regular maintenance/inspections
- Provides information needed to plan corrective actions before systems break



Previous Facility Condition Assessments

- **Completed in 2007 & 2017**
 - Used to develop facilities capital projects (e.g. renovations, additions, etc.)
 - Regular funding was not established for capital maintenance needs (e.g. replacing HVAC, roofs, etc.)
 - Facilities maintenance needs were not prioritized
 - Handled as ancillary to capital improvement projects or as emergencies





2022 Assessment

- Process estimated to take a year
- Evaluations of entire buildings
 - Focus on major systems such as Roofing, Electrical, HVAC, Plumbing
- Will be used to establish a Capital Maintenance Program

Examples of issues found in 2022 Assessment

- City 1 - New boiler and roof replacement
- Art Museum – HVAC units need replacement
- Nations Tobin – HVAC units need replacement
- Memorial Library – Replace roof & HVAC equipment
- Veterans Pool – Replace roof & repair sliding roof
- Archeology Museum – Replace HVAC units
- Municipal Courts – Replace HVAC system
- Hawkins Pool – HVAC compressor & upgrade electrical
- Cowan Pools – Upgrade electrical service
- Pavo Real Sr. Center – Replace 4 roof top units
- Multipurpose Rec Center – Roof replacement



Strategic Challenges

- Significant backlog of deferred maintenance
- Currently no dedicated funding for capital maintenance needs
- Facility inventory growth & increasing variety of building types/functions
- Trades workforce recruitment & retention (Covid-19 drastically increased staffing shortage)

Facility Capital Maintenance Program

- Initiated based on data from
 - 2022 Assessment
 - Regular maintenance & inspections
- Continuously updated with current facility needs
- Establish measures and indicators for prioritization
 - Severity of facility issues
 - Impact on usability of facility
- Planning and budgeting will be data driven
- Establish regular funding for capital maintenance needs



Next Steps?



- Complete Facilities Condition Assessment
- Develop Facility Capital Maintenance Program
- Address workforce needs
- Provide quarterly updates to City Council & Leadership





Mission

Deliver exceptional services to support a high quality of life and place for our community



Vision

Develop a vibrant regional economy, safe and beautiful neighborhoods and exceptional recreational, cultural and educational opportunities powered by a high performing government



Values

Integrity, Respect, Excellence, Accountability, People