

SPOTLIGHT ON: PUBLIC BUILDINGS

The City currently owns and manages **42 buildings** throughout Livermore. These buildings include libraries, fire stations, police facilities, maintenance centers, administrative offices, and other community service buildings. All together, the City's buildings and related components are worth over **\$131 million**.

Currently, City buildings have an **Asset Health grade of B+**. This tells us that buildings are in good physical condition. However, budget projections indicate that we will face **funding shortages of \$450K/year** (on average) for repair and replacement activities over time.

Quick Facts

Number of Buildings:	42
Asset Components:	29,116
Total Replacement Cost:	\$131M
Asset Health Grade:	B+
Funding Gap:	\$450K/year

What kind of buildings does the City own?

The City divides its public buildings into three categories, based on the type of service the building supports. Buildings that have dedicated funding sources (like the Airport and Water Reclamation Plant) are not included in this public building inventory.

Essential Facility

Provides core services that the City needs to function.

17 BUILDINGS



City Hall

General Use Facility

Enhances quality of life and provides benefits for all.

10 BUILDINGS



Civic Center Library

Specific Use Facility

Provides benefits for a limited number of people.

15 BUILDINGS



Hagemann Ranch



Asset Health

City buildings are made up of thousands of individual **components**—windows, roofs, electrical systems, and more. Over time, these components must be repaired or replaced as they age.


The City assigns an overall **Asset Health Grade** for all public buildings using the following process:

1 LEVEL OF RISK

First, we routinely inspect every component to determine its level of risk based on the following:

Probability of Failure:
How soon will the component need to be replaced?

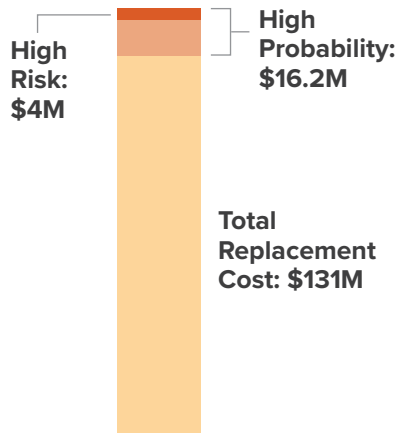
Consequence of Failure: What would happen if the component failed? We consider both the role of the component and the type of building it's in.



Components with high probability and high consequence of failure are considered **high risk**.

2 REPLACEMENT COSTS

Next, we calculate the one-time **cost to replace** all components in each risk category, including High Probability and High Risk (shown below).



More components will move to the High Risk category as they age.

3 HEALTH GRADES

Finally, we compare the replacement cost of High Probability components versus the total replacement cost of ALL components, and then we do the same for High Risk components only. This gives us the **Asset Health grades** shown below.

High Probability: B


High Risk: A

These grades show us that most of our building components are in good condition, with relatively few high risk components.

Asset Health Grade: B+

The Road Ahead

Based on 30-year projections, City buildings are underfunded by an average of \$450K/year. If this persists, conditions will deteriorate and building health will degrade.



Available Funding: \$2.65M/year

Funding Gap: \$450K/year

TOTAL Needed: \$3.1M/year