

**THE UNIFIED GOVERNMENT OF ATHENS-CLARKE COUNTY
COMMISSION AGENDA ITEM**

SUBJECT: SPLOST 2020 Project 27 - Sub-Project #1 - Proposed Project Concept (FY22 Annual Work Program of Facility Equipment / Systems Replacement Projects)

DATE: June 25, 2021

BUDGET INFORMATION:

REVENUES:	\$ 600,000	SPLOST 2020: #27 Funding (Qtr. 1; Tier 1)
	\$ 500,000	SPLOST 2020: #27 Funding (Qtr. 1; Tier 2)
	<hr/>	
	\$ 1,100,000	Total Available Funding
EXPENSES:	\$ 41,851	Designated for Project Management
	\$ 0	Contingency
	<hr/>	
	\$ 1,058,149	Available for Sub-Project #1

FUNDING SOURCE: SPLOST 2020 Program Revenues

COMMISSION ACTION REQUESTED ON: August 3, 2021

PURPOSE:

To request that the Mayor and Commission:

- a) Approve the Project Concept for SPLOST 2020 Project 27 - Sub-Project #1, as listed in Facts and Issues #9, (FY22 Annual Work Program of Facility Equipment / Systems Replacement projects, including primary and alternative initiatives);
- b) Authorize staff to advance the Project Concept for Sub-Project #1 directly to the bid and award phase; and,
- c) Authorize the Mayor and appropriate staff to execute all related documents.

HISTORY:

1. Since unification in 1991, Athens-Clarke County (ACCGov) has funded facility equipment lifecycle replacement on an annual basis using the capital budget.
2. In June 2019, the Mayor and Commission (M&C) adopted the FY20 budget, which did not provide capital funding for facility equipment lifecycle projects.
3. On November 5, 2019, Athens-Clarke County voters approved the SPLOST 2020 Program Referendum. This referendum included a Facility Equipment / Systems Replacement Project (SPLOST 2020 Project 27). Collections for this SPLOST program began in April 2020, and are

expected to generate \$314,303,300 over a twelve-year period.

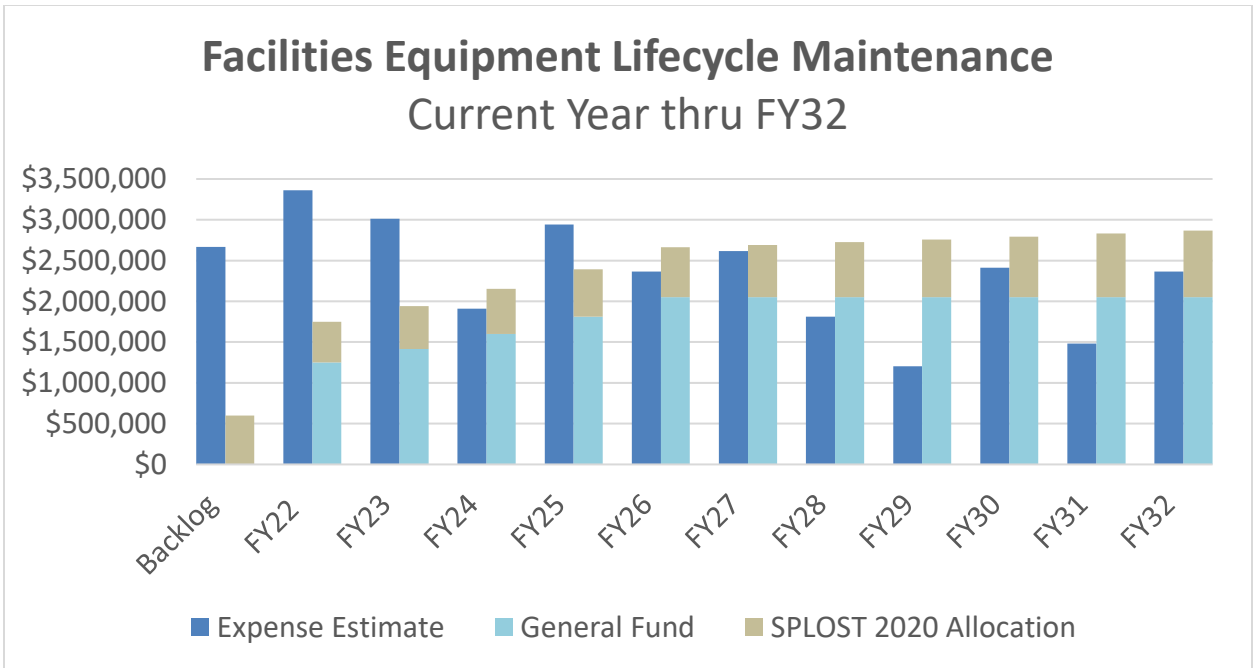
4. On June 25, 2020, the M&C adopted the FY21 budget which did not provide capital funding for facility equipment lifecycle projects; however, at the voting meeting on August 2, 2020, the M&C allocated approximately \$1 million from SPLOST 2011 reserves to address facility lifecycle equipment replacement at the Library, Fire Station #1, and in parks.
5. On February, 2, 2021, the M&C approved the 2020 SPLOST Tier Funding Schedule. At this same meeting \$84,000 was reallocated from the General Fund – Capital Contingency budget to address failing capital equipment at the 911 Command Center that was not eligible for the previously allocated SPLOST 2011 supplemental funding (History #4).
6. On April 6, 2021, the M&C adopted an update to the ACCGov Sustainable Building Policy.
7. On May 10, 2021, the Athens Cultural Affairs Commission (ACAC) reviewed the general scope and description of SPLOST 2020 Project 27 with regard to application of the 1% public-art funding requirement, and determined that this project (and sub-projects) should be exempt from the mandated allocation. This ruling is applicable to the overall project lifespan and funding, as indicated in the formal letter of ruling dated May 12, 2021.
8. On May 11, 2021, the M&C were presented the SPLOST 2020 Project Implementation Plan at a work session in which an initial schedule was proposed by staff. The SPLOST 2020 Project 27, Facilities Equipment / Systems Replacement, included funding programmed for SPLOST 2020 Program in Tiers 1-12.
9. On June 15, 2021, the M&C adopted the FY22 annual budget and capital improvement plan. Included were capital funds amounting to \$1,262,756 allocated for Life-Cycle Facility Maintenance. This is separate from the SPLOST 2020 Project 27, Facility Equipment/Systems Replacement Project, and is not a duplication of funding. Rather, staff intends to use that capital funding for items that are in addition or beyond the general scope and description of the SPLOST list provided herein.
10. On June 21, 2021, the SPLOST 2020 Oversight Committee convened, and while the committee did not have a quorum present, the attending members unanimously confirmed that the Project Concept for Sub-Project #1 (FY22 Annual Work Program of Facility Equipment / Systems Replacement projects, including primary and alternative initiatives) for Project 27, is consistent with the Initial Project Statement.

FACTS & ISSUES:

1. The Initial Project Statement for SPLOST 2020 Project 27, Facilities Equipment / Systems Replacement, reads as follows:
Project #27, Facilities Equipment / Systems Replacement, will provide funding for life cycle capital replacements of critical building and facility components of the Unified Government. Depending upon costs and funding availability, examples of eligible sub-

projects may include, but not be limited to, capital repairs to or replacing items such as generators, uninterruptable power supplies, HVAC equipment, interior and exterior walls and finishes, plumbing components, structural components, facades, and roofs, and may also include unplanned replacements due to unexpected early failures. Sub-projects could also include minor facility renovations or upgrades to improve building performance. Additionally, to the extent allowed by law, funds may be used as matching funds for leveraging grant opportunities.

2. The Central Services Department, Facilities Management Division, maintains a list of all ACCGov facilities for life-cycle equipment/systems replacement projects. In FY22, that comprehensive list comprises a significant backlog of 121 individual projects (~\$6,971,604), mostly consisting of roofs and heating, venting, air-conditioning (HVAC) initiatives, but also equipment like generators and a hydraulic lift.
3. Funding for the vast majority of projects within the facility equipment/systems replacement program is traditionally derived from annual capital improvement contributions from the General Fund and through Special Purpose Local Option Sales Tax (SPLOST) collection specifically allocated for these initiatives.
4. A combination of continued funding from annual SPLOST 2020 revenue and capital improvement requests is vital to sustaining a path in which the overall facility life-cycle equipment/systems replacement program backlog is eventually remedied. According to internal forecasting, funding from the entirety of SPLOST 2020 Project 27 (~\$7,721,910) alone will likely prove insufficient to complete the list of backlog initiatives while also attempting to maintain status with items annually added based on age, condition, and need.
5. Over the next decade, facility equipment/systems replacement life-cycle programming will fall short of expenses annually if funded by SPLOST 2020 alone (~\$643,492.50/yr. avg.). In comparison, an average total of \$2.35M in annual funding will be needed to satisfy all items by FY32, accounting for the difference with capital improvement contributions. The General Fund capital funding in FY22 (History #9) initiates a five year plan of using a combination of SPLOST 2020 and growing General Fund capital support to meet ACCGov facility equipment capital needs.



6. The importance of SPLOST 2020 Project 27 funding cannot be overstated, as the need for additional resources like this help offset the dire effects of significant facility growth across ACCGov, while coupled with a decline in existing buildings and grounds. Failure to fund these initiatives will have an operational impact on facilities and services conducted within them, likely causing prolonged interruptions to daily activities, adversely effecting public perception, and increasing prolonged maintenance costs.
7. Completion of these projects will allow for safe, durable, and efficient facilities for which to continue vital community service offerings, such as offices for staff, storage of vehicles and equipment, and public gatherings space for which to provide programs for youth, elderly, or those in need.
8. Facility projects listed below are not individually ranked by importance, but rather are grouped by “primary” or “alternate” initiatives. Overall approval of both the primary and alternative initiatives will provide staff flexibility to adjust construction, as necessary, to stay within the allotted budget while achieving maximum efficiency and effectiveness. Staff will accomplish items in order of need, cost, schedule, contractor availability, and other applicable variables.

SPLOST 2020: #27 "Facility Equipment/Systems Replacement" Project			
Primary Initiatives			
<i>Facility</i>	<i>Location</i>	<i>Project Type</i>	<i>Cost(Est.)</i>
Welcome Center (All Buildings)	280 E. Dougherty St.	Roof	\$191,000.00
Welcome Center	280 East Dougherty St.	HVAC	\$8,952.
Fire Station #9	1650 Danielsville Rd.	HVAC	\$43,926.00
Memorial Park Recreation Bldg. & Offices	293 Gran Ellen Dr.	Roof	\$278,300.00
Memorial Park Recreation Bldg. & Offices	293 Gran Ellen Dr.	HVAC	\$220,800.00
Police Family Protection Center	2915 Lexington Rd.	Roof	\$6,750.00
Mental Health Building	250 North Ave.	HVAC	\$14,643.00
DFACS	284 North Ave.	Roof	\$151,200.00
Police Family Protection Center		HVAC	\$7,926.00
Leisure Services Operations Building	312 Pound St.	HVAC	\$11,000.00
Sandy Creek Nature Center Log Cabin	205 Old Commerce Rd.	Roof	\$71,000.00
Civic Hall	155 E. Washington St.	HVAC	\$21,798.00
Correctional Institution Admin. / Dorms	2825 County Farm Rd.	HVAC	\$9,250.00
Information Technology	596 Prince Ave.	HVAC	\$19,980.00
		Total	\$1,056,525.00
Potential Alternates			
<i>Facility</i>	<i>Location</i>	<i>Project Type</i>	<i>Cost(Est.)</i>
Henderson Extension	300 Henderson Ext.	Roof	\$ 25,000.00
Transit Office & Shop	325 Pound St.	HVAC	\$ 72,000.00
SE Clarke Park Concession, Restroom & Office	4440 Lexington Rd.	HVAC	\$ 30,000.00
Memorial Park Reptile House	293 Gran Ellen Dr.	HVAC	\$ 12,000.00
Transit Multi-Modal Transportation Center	775 E. Broad St.	HVAC	\$ 48,000.00
DFACS	284 North Ave.	HVAC	\$ 66,000.00
		Total	\$ 253,000.00

9. Projects approved for funding that have not commenced or remain incomplete will be automatically carried forward into FY23 but remain separate from any subsequent life-cycle list for that year.
10. In terms of sustainability, the quality/condition of a roof intended for solar panels is a primary factor in location selection and determining appropriateness of installation. As ACCGov looks toward future solar panel projects, those structures with newly replaced or repaired roofs will likely receive stronger consideration.
11. Installation of modern HVAC systems is a step toward, and will assist in, achieving increased energy efficiency since this equipment is manufactured to meet present building codes. The updated Sustainable Building Policy (History #6) requires that replacement HVAC equipment be "at least as efficient as the equipment it is replacing". The policy also requires HVAC equipment for new construction meet the more stringent ASHRAE 189.1 standards.

For this project, staff recommend the replacement equipment meet the higher standard (ASHRAE 189.1) wherever possible.

12. The 2018 Athens-Clarke County Comprehensive Plan, a state mandated document which sets forth a 20-year outlook, specifically identifies the following goals, needs, opportunities, strategies, policies, and community work program initiatives that are affected by the Central Services Department's ability to replaced facility equipment and systems:

- *Environment: Policy (F)* – Increase energy efficiency, sources, and use of renewables.
- *Foundation: Policy (B)* – Repair and replace infrastructure assets commensurate with physical depreciation.

13. This recommendation is consistent with the Mayor and Commission Strategic Commitments:

- Accountable and Responsive Government
- Healthy, Livable, Sustainable Athens-Clarke County

OPTIONS:

1. To request that the Mayor and Commission:
 - a) Approve the Project Concept for SPLOST 2020 Project 27 - Sub-Project #1, as listed in Facts and Issues #9, (FY22 Annual Work Program of Facility Equipment / Systems Replacement projects, including primary and alternative initiatives);
 - b) Authorize staff to advance the Project Concept for Sub-Project #1 directly to the bid and award phase; and,
 - c) Authorize the Mayor and appropriate staff to execute all related documents.
2. Mayor and Commission not approve the Project Concept for SPLOST 2020 Project 27 - Sub-Project #1 (FY22 Annual Work Program of Facility Equipment / Systems Replacement projects, including primary and alternative initiatives).
3. Mayor and Commission defined option.

DEPARTMENT RECOMMENDED ACTION:

Option #1: a, b, and c.

DEPARTMENT: Central Services

Prepared by: Gavin Hassemer

Gavin J. Hassemer

Gavin Hassemer
Assistant Director of
Central Services

June 25, 2021

Date



Andrew Saunders
Central Services Director

June 25, 2021
Date



Robert Cheshire
Capital Projects Director

July 9, 2021
Date

ADMINISTRATIVE COMMENTS:

ADMINISTRATIVE RECOMMENDATION: Option #1 a, b, & c



Manager

July 13, 2021
Date