



SPOTLIGHT ON: PUBLIC BUILDINGS

The City of Livermore owns and manages more than 40 buildings throughout the City that are supported by the General Fund. These buildings include libraries, fire stations, police facilities, maintenance centers, administrative offices, and other community service buildings.

Currently, City buildings have an overall health grade of “C”. This grade is based on the physical and financial conditions of the buildings. It tells us that while some assets are in poor condition, the buildings are generally in decent shape. It also tells us there are funding shortages for repair and replacement activities.

Quick Facts

Number of Buildings:	42
Individual Assets:	29,116
Asset Value:	\$131.4M
Cost to Repair/ Replace all Assets:	\$165M
Annualized Repair/ Replacement Cost:	\$3.8M
Asset Health Grade:	C

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

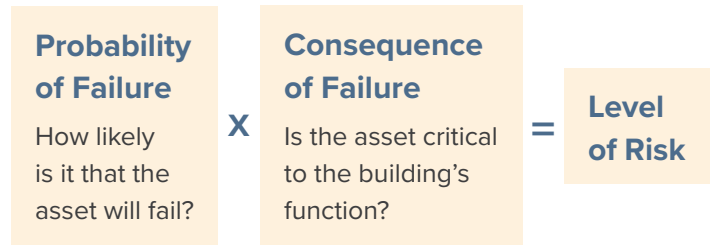


Asset Analysis

Every City building is made up of hundreds of parts—walls, windows, roofs, plumbing, lights, wiring, etc. We call those pieces “assets,” and each asset must be maintained, repaired, and eventually replaced.



The City keeps careful tabs on each asset and calculates its **Level of Risk** based on the following formula:

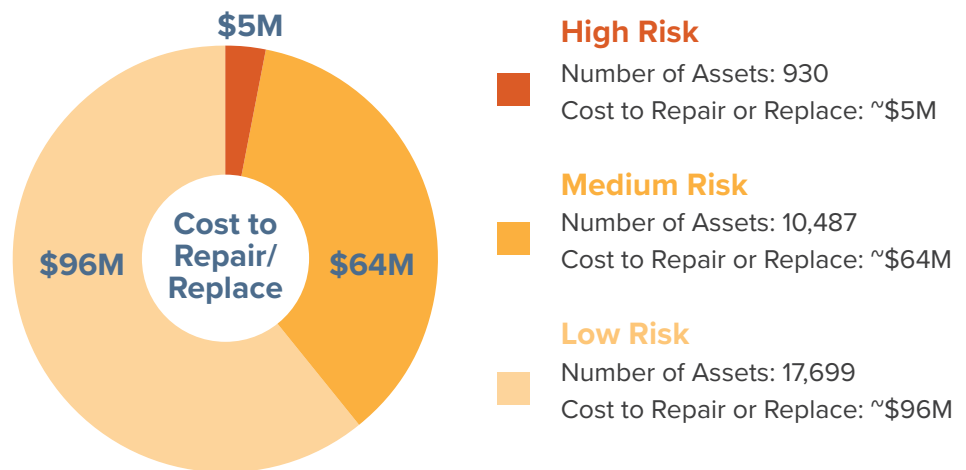


For example: An outdated electrical system in a fire station has a much higher Consequence of Failure than a broken water fountain in a library.

Current Level of Risk

This graph shows the current Level of Risk for all the assets in City buildings, along with the estimated cost to repair or replace.

Over time, more assets will enter the High Risk category as they age.



Catch Up and Keep Up

The City grades replacement and rehabilitation costs in two ways: “Catch Up” and “Keep Up”.

Catch Up refers to the immediate costs to repair or replace critical High Risk assets.

Keep Up refers to the cost of subsequent repair and replacement needs over time.

Catch Up Grade: F
Keep Up Grade: A

Why are these grades so different? It means that right now the City cannot afford to repair or replace all of the current High Risk assets; however, if those “Catch Up” needs could be met, there is likely to be adequate funding for future “Keep Up” work.

Learn more about Livermore’s Asset Management Program at LivermoreAssets.net

