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designers and researchers
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Anoka County

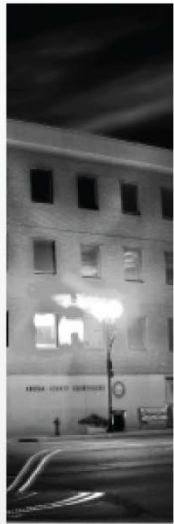
Physical Condition Assessment Report

Wold Architects and Engineers

January 17, 2012

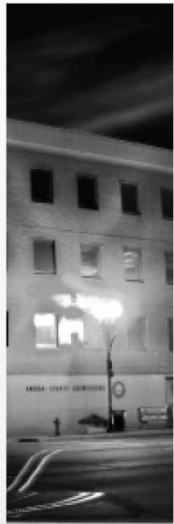
Agenda

- **Introduction**
- **Outline Planning Process**
- **Review Findings / Analysis**
- **Recommendation**
- **Q & A**



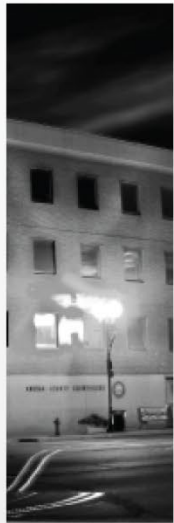
Why were the Physical Conditions Assessed?

- Current Observation of existing County Facilities
- Updated Catalogue of existing Materials and Equipment
- Development of Comprehensive Maintenance Strategy
- Forecast Ten Year Maintenance Recommendation
- Create Five Year Facilities Maintenance Recommendation
- Select One Year Facilities Maintenance Budget in Context



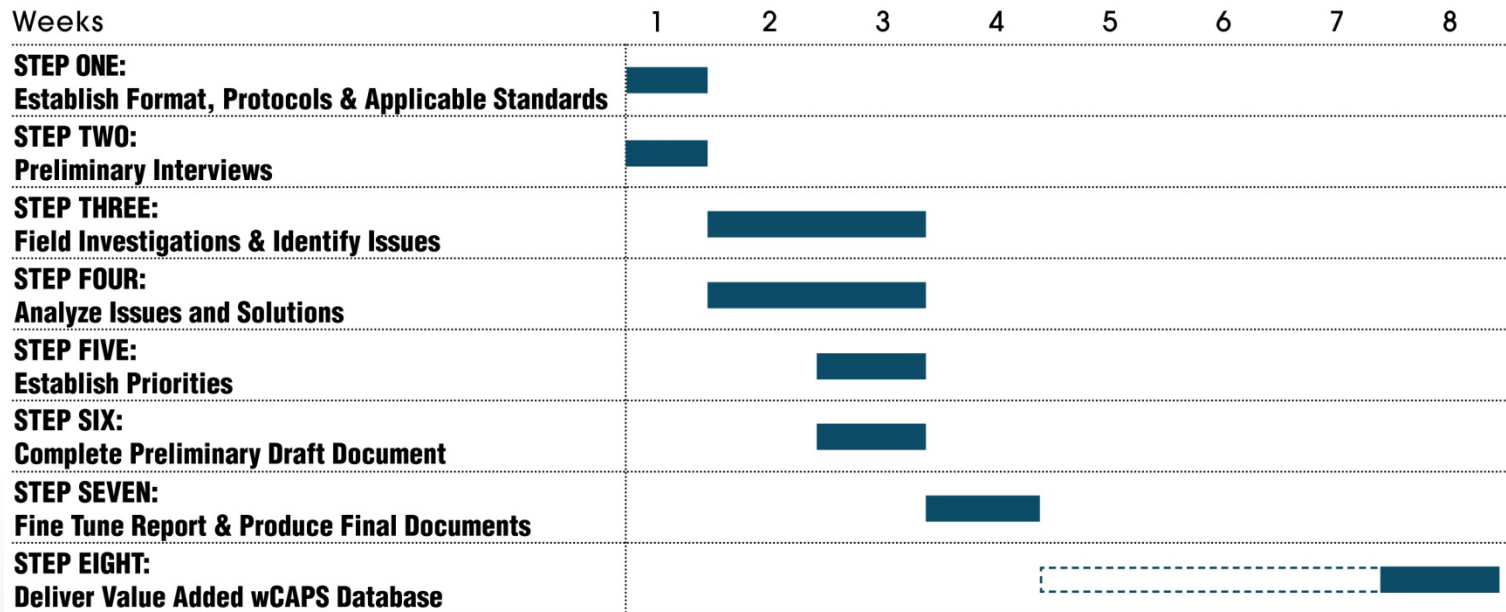
Facility Inventory Process

- Define Categories and Sub-Categories
- Tour Existing Facilities (Incl. meeting with On-Site Staff)
- Define Analysis Criteria
- Apply Analysis Criteria to the Inventory
- Evaluate Inventory Program Recommendations
- Develop Ten, Five and One Year Maintenance Plans



Our Process

Facility Inventory Process

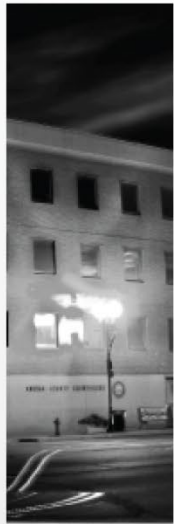


Define Categories and Sub-Categories

- **Priority 1** – These are items concerning mitigating deterioration of the buildings, and energy efficiency including
 - Roof Repair / Replacement
 - Exterior Wall Tuckpointing and Repair
 - Window Repair / Replacement
 - Light Replacement / Controls
 - Boiler / Heating Systems
 - Mechanical Systems Controls
 - Public Address, Fire Safety and Security Items
 - Mechanical Ventilation

Define Categories and Sub-Categories

- **Priority 2** – These are items concerning indoor systems that are deteriorated and require repair / replacement:
 - Ceiling Systems
 - Painting
 - Floor Finishes
- **Priority 3** – These are items that concern the exterior site areas including:
 - Site Paving
 - Sidewalks
 - Roads
 - Parking
 - Site Drainage



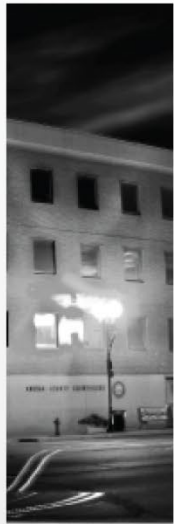
Define Categories and Sub-Categories

- **Priority 4** – These are items that concern the high use areas and items including:
 - Casework / Cabinets
 - Interior Doors and Hardware
 - Wall Tile
- **Priority 5**– These are the remaining deferred maintenance items not included in the other categories. Interior, other Mechanical, Electrical, and Specialty items.
- **Priority 6**– These are the “Life of Building” items. These are items which will likely remain “as-is” until the building is demolished, unless they are required to be updated for an ancillary project.

Findings/Analysis

Anoka County Government Center Campus

- There are nearly **7.5 acres of Carpet** throughout the Government Center Complex.
- There are over **2 acres of Roofs** throughout the Government Center Complex.
- There are nearly **2000 linear feet of Countertop** throughout the Government Center Complex.
- There are over **280,000 square feet of Painted Walls** throughout the Government Center Complex.
- There are over **23 Rooftop Air Handling Units** throughout the Government Center Complex.
- There are over **650 Sinks** throughout the Government Center Complex.
- There are over **10,000 Light Fixtures** throughout the Government Center Complex.
- There are nearly **1.5 acres of Parking Lots** throughout the Government Center Complex.
- There are over **13,000 square feet of Ceramic Tile Floors** throughout the Government Center Complex.



Findings/Analysis

Ten Year Overview

- \$12,000,000 in Recommended Maintenance over Ten Years
 - *Mechanical:* \$ 6,552,000
 - *Electrical:* \$ 893,000
 - *Exterior:* \$ 1,415,000
 - *Interior:* \$ 2,930,000
 - *Site:* \$ 210,000

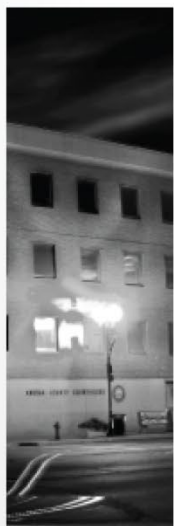
Ten Year Overview by Priority

○ Priority 1:	\$ 7,655,000
○ Priority 2:	\$ 2,885,000
○ Priority 3:	\$ 200,000
○ Priority 4:	\$ 45,000
○ Priority 5:	\$ 1,215,000
○ <u>Priority 6:</u>	<u>\$ 0</u>
○ Total	\$ 12,000,000

Findings/Analysis

Ten Year Overview by Building

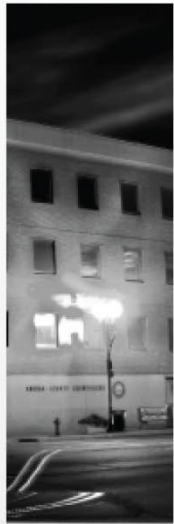
- Campus Wide: \$ 320,000
- Courthouse:
 - Center Courts: \$ 2,839,500
 - West Courts: \$ 3,402,500
 - East Courts: \$ 860,500
 - Adult Correction Facility: \$ 2,775,000
 - Government Center: \$ 1,802,500
- Total \$ 12,000,000



Recommendation

Funding Strategy

- \$1,200,000 in Recommended Maintenance per year for the Ten Year Plan 2013 through 2021.

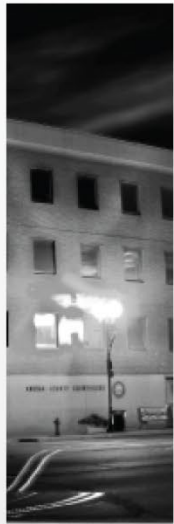


Recommendation

2013 Recommended Maintenance

Campus Wide

- Parking Surface Repair
- Exterior Sealant Replacement
- Roof Repairs
- Toilet Fixture Replacement



Recommendation

2013 Recommended Maintenance

West Courts Building

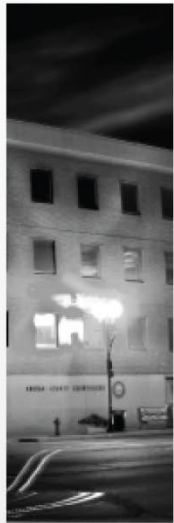
- Fire Sprinkler System Installation (Including associated ceilings & lights)

Center Courts Building

- Fire Sprinkler System Installation (Including associated ceilings & lights)
- Flooring Replacement
- Wall Paint Refinishing

East Courts Building

- Fire Sprinkler System Installation (Including associated ceilings & lights)
- Flooring Replacement



Recommendation

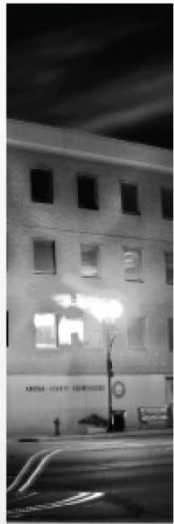
2013 Recommended Maintenance

Adult Corrections Facility

- Mechanical HVAC Improvements
- Wall Paint Refinishing

Government Center

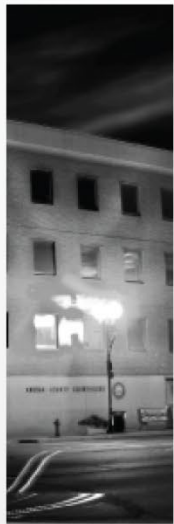
- No Projects Planned for 2013

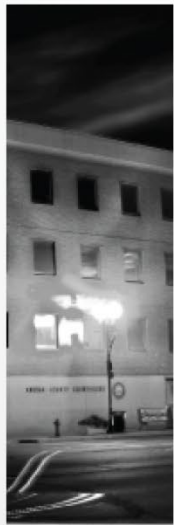


Findings/Analysis

Ten Year Overview (with Backlog)

- **\$36,728,000** in Total Maintenance Identified due to Age
- **\$12,000,000** in Recommended Maintenance over Ten Years
- *\$24,728,000 is currently deferrable due to a past history of a **PRO-ACTIVE** approach to maintenance.*





Questions?

