



BOND
PROGRAM 2023



Facilities Condition Assessment

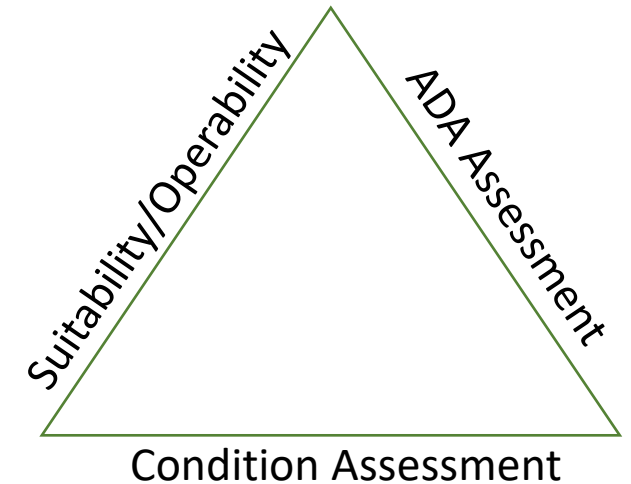
Meeting # 2

June 1, 2023

Condition Overview

1. FCA - The Facility Condition Index (FCI) Score was designated per facility based on projected maintenance needs in relation to the replacement value of the structure. Each building shows an increase in cost to maintain in current standing.
2. ADA - The recent ADA assessment provides a clear picture of deficiency related to Title II and III accessibility regulations to ensure fair and equitable access to all residents.
3. Suitability/Operability - The operational ability of the facility is another consideration. This segment analyzes how efficiently the space is being used and does it meet operational needs.

Compounded Result – Taking a holistic view of the facilities in their current structural condition, ADA compliance, and operational capacity.



Condition Assessment

- A Facilities Condition Assessment (FCA) was completed in 2022 to ensure an accurate resource allocation for maintenance needs.
- The FCA identified the infrastructure condition of occupied facilities and provided an action plan for repairs and improvements to ensure a safe operating space for employees and citizens, while also ensuring financial resources are applied appropriately.
- The assessment examined the following:

- Structure
- Façade
- Roofing
- Interiors
- Conveying
- Plumbing
- HVAC
- Fire Protection
- Electrical
- Fire Alarm & Electronics
- Equipment & Furnishings
- Special Construction and Demo
- Site Utilities
- Site Pavement
- Site Development
- Follow-up Studies



Condition Assessment - Immediate Needs

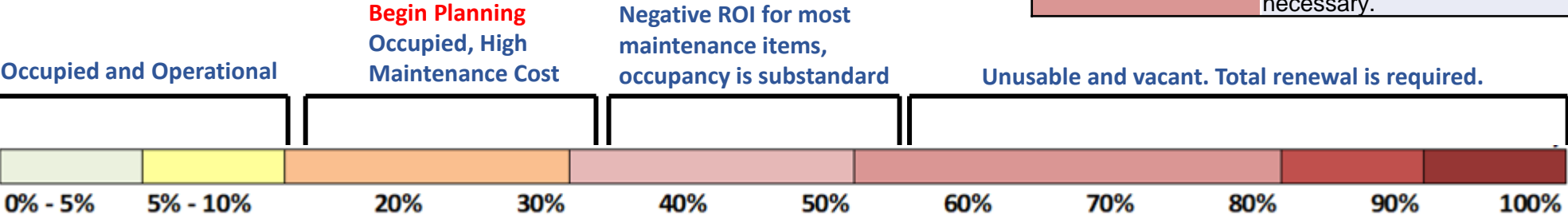
- A Facility Condition Index (FCI) Score was designated per facility based on projected maintenance needs/replacement value.
- The FCI score indicates the overall infrastructure condition, including at which point the City needs to begin planning for a renovation or new construction.

Facility	Current	3-Year	5-Year	10-Year
City Hall	6.30%	9.00%	11.10%	34.70%
Fire Station # 5	1.20%	2.60%	4.20%	60.40%
Fire Station # 6	4.20%	13.90%	21.80%	39.70%
Senior Center	0.40%	11.10%	19.80%	32.70%
South Branch Library	0.40%	2.70%	2.70%	24.60%
Animal Shelter	1.20%	3.10%	3.10%	12.50%
City Hall West				

*City Hall West was not assessed due to its current uninhabitable condition.

Facility Condition Index

0-5%	In new or well-maintained condition.
5-10%	Subjected to wear but in serviceable and functioning condition.
10-30%	Subjected to hard or long-term wear, nearing end of useful life.
30%	Has reached the end useful or serviceable life. Renewal necessary.



ADA Assessment

- On January 11, 2022, Council adopted an ADA Transition Plan to guide compliance for City of Denton sidewalks, facilities, parks, and trails to provide protentional solutions to improve accessibility, which will guide the planning and implementation of necessary program and facility modifications over the next 30 years.
- Title II: Ensures nondiscrimination on the basis of disability in State and local government services.
- Title III: Ensures nondiscrimination on the basis of disability by public accommodations and in commercial facilities.



Identified Discrepancies

Facility	High	Medium	Low
City Hall	5	79	23
City Hall West	12	4	2
Fire Station # 5 & #6	10	65	27
Active Adult Center (Senior Center)	27	114	10
South Branch Library	8	37	3
Animal Shelter	2	34	54
Total Title II and Title III Discrepancies	64	333	119

High

Level 1	Architectural barriers, physical paths inaccessible by disabled or wheelchair bound - Severally out of compliance
Level 2	Parking and exterior accessible routes – severely out of compliance; near a hospital, school, transit stop, govt. bldg., or another pedestrian attractor
Level 3	Parking and exterior accessible routes – severely out of compliance; NOT near a hospital, school, transit stop, govt. bldg., or another pedestrian attractor
Level 4	Parking and exterior accessible routes passible but hazardous – moderately out of compliance

Medium

Level 5	Access to goods and services issues - severely out of compliance
Level 6	Access to goods and services - moderately out of compliance
Level 7	Drinking fountains and public phones - moderately out of compliance
Level 8	Drinking fountains and public phones – moderately out of compliance

Low

Level 9	Restrooms – minimally out of compliance
Level 10	Not Applicable
Level 11	De minimis barrier; compliance can be handled by program modification, or does not need to be handled until a person with a disability is hired
Level 12	Not Applicable

Facilities Condition Assessment

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