

SANTA FE COUNTY
RESOLUTION NO. 2013-40

RESOLUTION 2013-__
A RESOLUTION CREATING AN ASSET MANAGEMENT SYSTEM FOR COUNTY FACILITIES.

WHEREAS, Santa Fe County (the County) is undertaking a performance-based budgeting system;

WHEREAS, the County has adopted a rigorous, objective capital improvement planning process;

WHEREAS, the County owns, operates, and maintains a portfolio of over 84 facilities comprising over 850,000 square feet serving a mix of administrative, functional, and customer service purposes with ages ranging from newly constructed to over 80 years old;

WHEREAS, over the typical 30-year life cycle of a facility, operation and maintenance costs will surpass initial capital costs; and

WHEREAS, every dollar spent in planned facility maintenance and upkeep forestalls five to ten dollars in facility repair, and conversely, every dollar in deferred maintenance ultimately results in five to ten dollars of breakdown repair;

WHEREAS, total identified County capital needs generally exceed County capital resources by a factor of five;

WHEREAS, a facility investment policy that targets facilities based on their condition, that prioritizes maintaining existing facilities over building new ones, and that takes operation and maintenance costs into account when acquiring new facilities, will ultimately provide higher quality County facilities at a lower cost;

WHEREAS, County constituents and customers generally evaluate their total County customer service experience based largely on their impression of County facilities;

WHEREAS, County employees will be more productive and provide better customer service if they work in well-maintained facilities;

WHEREAS, the Commission directed the creation of a County-wide capital asset inventory with Resolution 2013-1; and

WHEREAS, there is a need to spend an average of 60% of total County capital funds to upgrade existing capital assets.

NOW, THEREFORE, BE IT RESOLVED BY THE SANTA FE COUNTY BOARD OF COUNTY COMMISSIONERS THAT:

1. Staff will create for each proposed new capital asset, using parametric pricing factors, an annualized 30-year estimate of expected operation and maintenance costs, to include utilities; staffing; furnishings and equipment; and system maintenance, service, and replacement. The estimate shall be presented to the Board of County Commissioners (the Commission) alongside all other information when the new asset is presented for approval during the capital planning process.
2. Staff will create a numerical Facility Condition Index (FCI) encompassing assessments or evaluations of a facility's age and location; condition and appearance of its envelope, structure, and systems; and adequacy to meet its intended purpose. Each facility listed on the County inventory created under Resolution 2013-1 will be surveyed and evaluated to determine its FCI score, initially upon approval of this resolution and then again at least every three years in a rolling schedule such that approximately 33% of the County inventory is evaluated each year;
3. The Commission shall adopt a minimum acceptable FCI score that will guide facility investment decisions, and shall prioritize sustaining, maintaining, or upgrading existing assets over building or acquiring new assets to the extent possible. Capital projects identified through this process shall be entered onto the County's Capital Improvement Plan.
4. Annually, staff shall present the Commission with a report on the current County facility inventory, each facility's FCI score, and such other information as the Commission requests.

PASSED, APPROVED, and ADOPTED THIS 30 DAY OF April, 2013.

SFC CLERK RECORDED 05/01/2013

BOARD OF COUNTY COMMISSIONERS

Kathy Holian
Kathy Holian, Chair

Attest:

Geraldine Salazar 4/30/13
Geraldine Salazar, County Clerk



Approved as to form:

Stephen C. Ross
Stephen C. Ross, County Attorney



COUNTY OF SANTA FE) BCC RESOLUTIONS
STATE OF NEW MEXICO) ss PAGES: 3

I Hereby Certify That This Instrument Was Filed for
Record On The 1ST Day Of May, 2013 at 03:17:18 PM
And Was Duly Recorded as Instrument # 1704260
Of The Records Of Santa Fe County

Witness My Hand And Seal Of Office
Deputy Marcella Salazar Geraldine Salazar
County Clerk, Santa Fe, NM

SFC CLERK RECORDED 05/01/2013