



North Port

FLORIDA



Facility Condition Assessment

- Alpha Facilities Solutions, LLC, was selected to complete an assessment of City facilities with a kickoff scheduled in September 2022.
- Project delayed due to Hurricane Ian.
- Restarted in August 2024.
- Onsite inspection of approximately 50 buildings, including documentation of the age, condition, and maintenance records of building systems and components from HVAC, plumbing and electrical systems to wall and floor finishes.
- Items are categorized by priority, for example:

High

- Roofing
- Electrical
- HVAC

Medium

- Doors
- Windows
- Fire Sprinklers

Low

- Wall Finishes
- Floor Finishes

Goals of the Facility Condition Assessment

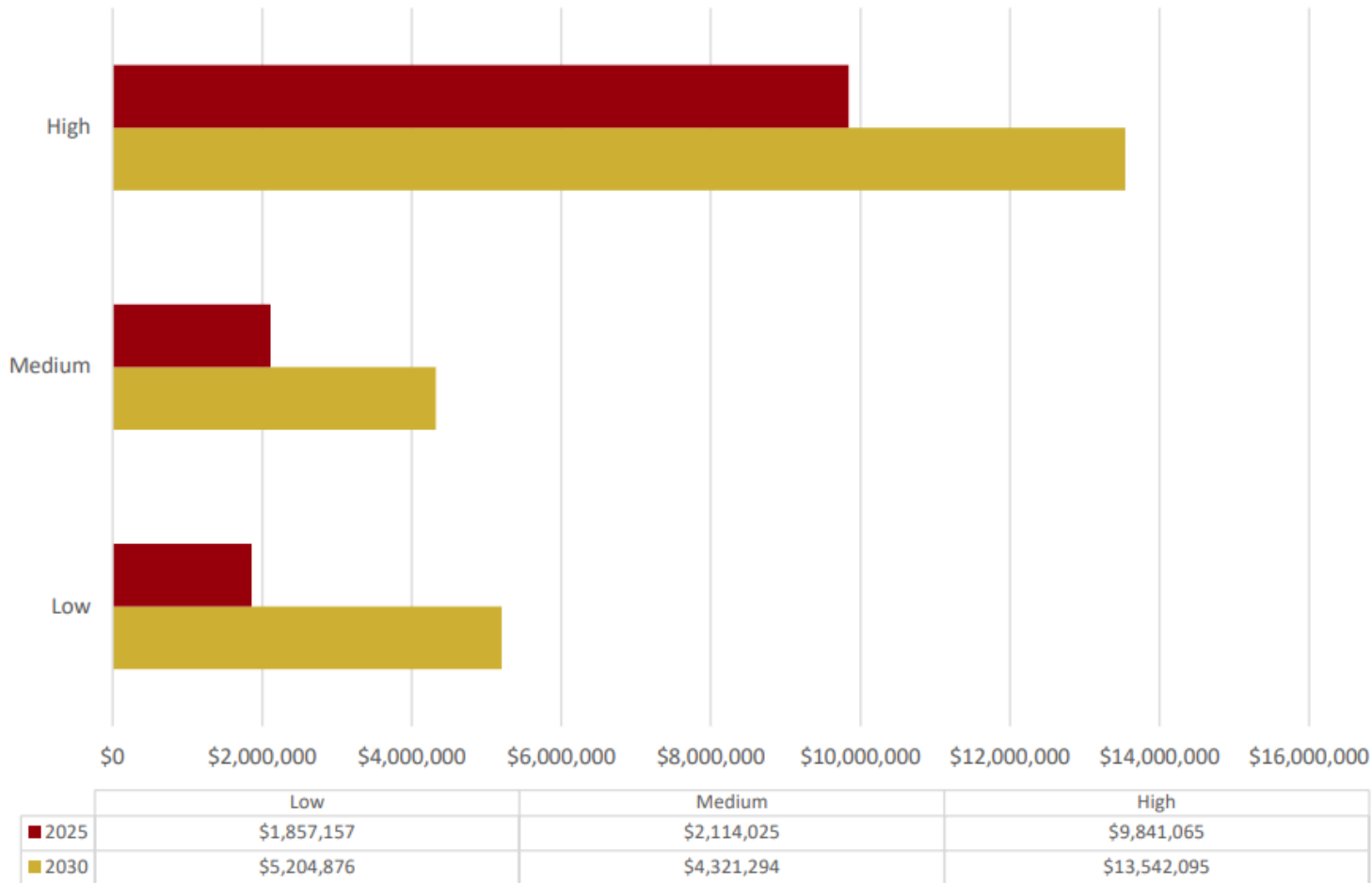
- Provide annual budget recommendations.
- To bring existing facilities up to current standards.
- After facilities have been mitigated, continue with a proactive approach to preventive maintenance.
- To develop a strategic initiative that mitigates ongoing growing deferred maintenance.



Facility Condition Index (FCI)

- Compares of the total cost to address system replacements to the cost of replacing the building.
- For example, if a building had \$2M in need and that building would cost 10M to replace, the FCI would be 20%.
 - Good: 0% to 5%
 - Fair: 5% to 10%
 - Poor: 10% to 30%
 - Critical: Greater than 30%
- Average FCI for City facilities reviewed was 11% currently, 17% in 2030.

Needs by Priority Level



Note: Forecasted Needs (2030) include Current Needs (2025)



FY2026 Budget Request

- Within Facilities Maintenance Division Budget, 001-0760-519.46-04 staff are requesting approximately \$2M to begin to address deferred maintenance.
- Staff recommend funding the R&R program in line with industry standards to avoid recurrence of large deferred maintenance needs.
- Total current replacement value (CRV) of buildings: \$114,068,392
 - 2% CRV: \$2,280,000
 - 4% CRV: \$4,560,000





Questions?