Discuss City Building Lifecycles.

REQUESTOR:
Mayor Pro Tem Tina Bennett-Burton

BACKGROUND:
At a previous City Council meeting, Councilwoman Bennett-Burton requested, as a future agenda item, a discussion regarding the lifecycle of city buildings in reference to the future infrastructure impact of rehabilitation and possible replacement of buildings due to age and wear.

DISCUSSION:
Staff will review the current age of City buildings with the City Council. Staff will also provide information regarding a facility assessment program currently offered by LAN, a consulting engineering firm. Staff will provide information to assist the City Council in the upcoming budget preparation for the next fiscal year. Staff will be requesting funding in the next fiscal year to perform facility assessments. These assessments will provide elected officials and staff with the necessary data for determining future expenditures for facilities.

ATTACHMENT(S):
1. Presentation

FARMERS BRANCH
TEXAS

Discuss City Building Lifecycles

Budget Workshop | June 24, 2025

Requested by: Mayor Pro Tem Tina Bennett-Burton

Background

1. Provide an update on the condition of all City Facilities.
2. Review building lifecycles.
3. Explore the process of reviewing the current conditions.
4. Review costs for the facility assessments as part of the upcoming budget process.

Main Facilities	Year Constructed	Current age
City Hall	1989	36
Justice Center	1995	30
Senlac Service Center	1967	58
Keenan Bridge Service Center	2020	5
Manske Library	1975	50
Fire Station 1	2011	14
Fire Station 2	2019	6
Fire Administration/Fire Station 3	2007	18
FB Community Recreation Center	2001	24
The Branch Connection	1999	26
Unique Facilities		
Margaret Young Natatorium	2015	10
Frog Pond (Outdoor aquatics)	2015	10
The Branch Connection	1999	26
Dodson House-Historical Park	1937	88
Gilbert House-Historical Park	1856	169
Victorian House-Historical Park	1885	140
Depot-Historical Park	1877	148
General Store-Historical Park	2012	13
Venue 1842-Historical Park	2023	1
Museum Store	1937	88
City -owned facilities-managed by 3rd party		
Stars Center	2004	21
Multisport Center	2024	1
Firehouse Theater	1958	67

Current Facility age

Facility Life Expectancy

Typically, the lifespan of a public building is approximately 50-70 years.

Average age of City-owned Facilities

The average age of the current facilities is 47 years, including aged facilities at the Historical Park.

Oldest City-owned Facility

- The Senlac Service Center is the oldest facility currently in operation, having been in operation for 58 years.
- This facility is the maintenance hub for Public Works and Parks and Recreation field staff.
- The facilities team is working to make some basic upgrades to the building to make it a more usable space for staff.
- Items currently in development to meet the current needs are a new workshop/storage building, upgraded restrooms, a new roof, new HVAC, and the removal of asbestos from the building.
- The buildings on the site have never had any major renovations.

Other Facility information

Recently Remodeled Facilities

FB Community Recreation Center, The Branch Connection, Justice Center, Senlac Service Center, Manske Library

New Facilities

Venue 1842, Stars Multisport Complex

Oldest Facilities

Various Historical Park structures, Senlac Service Center, Firehouse Theater, Manske Library, City Hall

Other Facilities to study

Aging Parks facilities including restrooms and pavilions

Facility Assessment Update

Asset Management and Facility Project Scope

Facility Condition Analysis

Long-Range capital planning assessment approach.

Second Thing

Strategic project planning and 5-year projection of current and future facility deficiencies.

Assessment areas:
HVAC
Electrical
Plumbing
Roof
Interiors
Fire and Life safety

Deliverables:
Long-range plan
Project priorities
Ranking deficiencies

FARMERS BRANCH
TEXAS

Assessment costs and Budget

Assessment costs

The assessment cost for each facility would be based on the square footage of the building. Estimate cost is $.35 per square foot. $150,000 is the estimated cost for the assessments and that cost is included in the proposed FY26 budget.

FY26 Projects

- HVAC-$1,020,000
- LED lighting-$120,000
- FS#3/Admin. Roof-$250,000
- FS#3/Admin. painting-$75,000
- Facility Assessment-$150,000

Questions

FARMERS BRANCH
TEXAS

Facility	Year Constructed	Current age	Facility Life expectancy	Years remodled	Square Footage	Assessment cost	Phase	Solar Panel Systems	Miscellaneous Facility Items	Notes
City Hall	1989	36	50	Parital 2024	58600	$ 20,510.00	1		Avg life of any mechanical is 10-15 years	
Justice Center	1995	30	50	2025	37000	$ 12,950.00	1		Avg life of any mechanical is 10-15 years	
Senlac Service Center	1967	58	50	2025	13000	$ 4,550.00	1		Avg life of any mechanical is 10-15 years	
Keenan Bridge Service Center	2020	5	50		16800	$ 5,880.00	2		Avg life of any mechanical is 10-15 years	
Manske Library	1975	50	50	2022	44000	$ 15,400.00	1	Installed 2021	Avg life of any mechanical is 10-15 years	Solar systems-30 year lifespan
Fire Station 1	2011	14	50		12069	$ 4,224.15	1		Avg life of any mechanical is 10-15 years	
Fire Station 2	2019	6	50		6325	$ 2,213.75	1	Installed 2021	Avg life of any mechanical is 10-15 years	Solar systems-30 year lifespan
Fire Administration/Fire Station 3	2007	18	50		19800	$ 6,930.00	2		Avg life of any mechanical is 10-15 years	
FB Community Recreation Center	2001	24	50	2022	60603	$ 21,211.05	1	Installed 2021	Avg life of any mechanical is 10-15 years	Solar systems-30 year lifespan
Margaret Young Natatorium	2011	14	30		8000	$ 2,800.00	1	Installed 2022	Avg life of any mechanical is 10-15 years	Solar systems-30 year lifespan
Frog Pond (Outdoor aquatics)	2011	14	20			$ -	1		Avg life of any mechanical is 10-15 years	
The Branch Connection	1999	26	50	2025	22400	$ 7,840.00	2		Avg life of any mechanical is 10-15 years	
Dodson House-Historical Park	1937	88	50		2741	$ 959.35			Avg life of any mechanical is 10-15 years	
Gilbert House-Historical Park	1856	169	50		1712	$ 599.20			Avg life of any mechanical is 10-15 years	
Victorian House-Historical Park	1885	140	50		1333	$ 466.55			Avg life of any mechanical is 10-15 years	
Depot-Historical Park	1877	148	50		1395	$ 488.25			Avg life of any mechanical is 10-15 years	
General Store-Historical Park	2012	13	50		950	$ 332.50			Avg life of any mechanical is 10-15 years	
Venue 1842-Historical Park	2023	1	50			$ -			Avg life of any mechanical is 10-15 years	
Museum Store	1937	88	50		480	$ 168.00			Avg life of any mechanical is 10-15 years	
						$ -				
						$ -				
						$ -				
Stars Center	2004	21	50		75000	$ 26,250.00	1		Avg life of any mechanical is 10-15 years	
Multisport Center	2024	1	50			$ -	2		Avg life of any mechanical is 10-15 years	
Firehouse Theater	1958	67	50	Partial 2019	7700	$ 2,695.00	1		Avg life of any mechanical is 10-15 years	
		46.86363636				$ -				
Approximate Assessment cost						$ 136,467.80				

Asset Management and Facility Planning Scope Level Comparison

	Economy	Value	Premium
Facility Condition Analysis	Assessment method that results in a high-level overview of facility conditions, with relative scoring. Highlights major defects in conjunction with overall condition. • Electronic database • Mechanical • Electrical • Plumbing • Building Envelope • Roofing • Interiors	Long-range capital planning assessment approach that results in populated database capable of running "what-if" analysis and generating dashboard status reports. Software is capable of forecasting future ownership costs. Generally reviewing building to identify age-based recommendations. • Electronic database • Mechanical (Heating, Ventilation, and Air Conditioning) • Electrical • Plumbing • Building Envelope • Roofing (type, age, general condition) • Interiors (25%) • Appliance Evaluation (25%) • Accessibility • Fire and Life Safety • Software Training (2-time classroom-style training)	Long-range capital planning assessment approach that merges value assessment with granular assessment approach. Additional system experts are introduced to the assessment for specialized systems. The assessment captures named specific defect information. • Electronic database • Mechanical (Heating, Ventilation, and Air Conditioning) • Electrical • Energy Utilization Analysis (third-party) • Building Automation Systems (BAS) Controls • Plumbing • Building Envelope • Roofing (detailed review or third-party) • Interiors (25%) • Appliance Evaluation (25%) • Accessibility • Fire and Life Safety • Data, Technology, and Communications Systems (third-party) • Security Systems (third-party) • Digitizing Building Plans (scanning) • CAD drawings (single line) as-builts of facility inventory • Software Training (2-time learning-in-stride approach plus 80 hours on-demand)
Project Planning and Development	General guidance in prioritizing and addressing facility deficiencies identified in the assessment. • Long Range Planning (High-level) • Deficiency-based Plan	Strategic project planning, packaging, and development based on a five-year projection of current and future facility deficiencies. Needs for new, expanded, and/or replacement facilities identified. Includes involvement with and input from department stakeholders. • Long-range planning • Project prioritization development • Ranking strategy of deficiencies • Funding options-based planning • Current and future facility needs • Needs for new and/or expanded facilities • Stakeholder involvement	Strategic project planning, packaging, and development based on a ten-year projection of current and future facility deficiencies. Needs for new, expanded, and/or replacement facilities identified. Development of time-specific planning and programming for future housing facilities incorporated with consideration of student enrollment and master-planning. Includes involvement with and input from department stakeholders and other identified strategic considerations. • Long-range planning • Project prioritization development • Ranking strategy of deficiencies • Funding options-based planning • Current and future facility needs • Needs for new and/or expanded facilities • Stakeholder involvement • Parity study • Timeline for new and expanded facilities

Add-On Services	
+ Equipment Inventory	Includes bar-code label equipment tagging, manufacturer information, model and serial number data collection and inventory.
+ Air Quality Testing	Scientific device measurement and testing of indoor air quality. Sampling of CO2 levels for extended duration.
+ Lighting Analysis	Identification of where LED lighting is not installed; incorporated into energy utilization analysis.
+ Annual Software Access	Annual licensing fee for access to software tool.
+ Annual Updates	Cost to update data based on projects completed each year.

Features	Economy	Value	Premium
"Hot Spot" discussion with maintenance	✓	✓	✓
Emergency power system	✓ Verify function and general condition	✓ Name specific observed defects	✓ Name specific observed defects
Mechanical system review; chillers, boilers, air handlers, etc.	✓	✓ Record age, quantity, function status, major defects, relative condition	✓ Record age, quantity, function status, major defects, specific defects
Electrical system review	✓ Relative condition and age	✓ Record age, quantity, function status, major defects, relative condition	✓ Record age, quantity, function status, major defects, specific defects
Interior construction and finishes	✓ Interior partitions, doors, floors, ceilings, vestibules, elevators	✓ Estimate remaining useful life; interior partitions, doors, floors, ceilings, vestibules, elevators	✓ Name specific defects requiring repair; Interior partitions, doors, floors, ceilings, vestibules, elevators; Use quantity take-offs
Life safety	✓ General identification and review of life safety	✓ Code-based; Location and condition of fire rated walls, exit analysis	✓ Code-based; Location and condition of fire rated walls, penetrations, fire door/windows, exit analysis, other code/life safety consideration
Fire alarm system	✓ Indicate presence or absence of system	✓ Identify overall condition of system, not specific location by location defects	✓ Describe observed defects in location-by-location format; Inspect smoke alarms, fire extinguishers, fire strobes and exit signage
Fire suppression system	✓ Indicate presence or absence of system	✓ Identify overall condition of system, not specific location by location defects	✓ Describe observed defects per location; Conduct review with licensed fire sprinkler provider
Plumbing systems	✓	✓ Assembly-based	✓ By fixture, not by assembly
Roofing assessment	✓ Utilizing owner-provided reporting	✓ Identify remaining life of the roof system and any known leak areas	✓ Identify remaining life of the roof system and any known leak areas; Include curbs, flashing and other penetrations (may require third-party)
Building envelope assessment	✓	✓ Visual inspection for defects in the building envelope and windows, recording overall condition	✓ Visual inspection for defects in the building envelope and windows, recording specific condition and defect
Structural assessment	✓ Utilizing owner-provided reporting	✓ Visual inspection for defects in the building envelope or foundation	✓ Visual inspection for defects in the building envelope or foundation (third-party)
On-Site Process Meeting		✓	✓
Accessibility review		✓ Visual only, no measurements	✓ Code-based; Specific deficiencies identified based on Texas Accessibility Standards (TAS) and Americans with Disabilities Act (ADA)
Engineering analysis of "Best Practices"		✓ Only recording existing conditions, irrespective of current trends or design standards	✓ Provide observation of deficiencies in original design and recommend corrective actions to current code or industry best practices
Building automation controls		✓ Record age, quantity, function status, level of device coverage	✓ Record age, quantity, function status, level of device coverage
Data, Technology, and Communications Systems		✓ Identify overall condition of system, not specific location by location defects	✓ Describe observed defects in specific location-by-location format
Security Systems			✓
Indoor air quality assessment			✓ CO2 readings
Deliverables	**Economy**	**Value**	**Premium**
Categorized deficiencies	✓ Relative scoring (1-5 measurements for system names)	✓ Time-based Priority Class Ranking (1-4); By category; energy conservation, code compliance, functionality, life safety and service life, rating	✓ Time-based Priority Class Ranking (1-4); By category; energy conservation, code compliance, functionality, life safety and service life, rating
Assessment software		✓	✓
Photos	✓	✓	✓ Photos of critical deficiencies embedded in report; attached to identified deficiencies
Cost summary for noted deficiencies		✓ By system type, by building, by location, by importance factor	✓ By system type, by building, by location, by importance factor; Named specific defects
Software training	✓ Through vendor self-taught modules	✓ Through LAN (2-time classroom-style training), specific examples plus vendor support	✓ Through LAN (2-time learning-in-stride approach plus 80 hours on-demand), specific examples plus vendor support
Summary of findings		✓	✓
Reporting narratives for each building		✓ Overall building level discussion	✓ Discipline level discussion
Glossary		✓	✓
Printed report		✓	✓
Presentation of findings		✓	✓
Software customization			✓ Creation of customized building-specific systems based on owner-provided information (such as building plans, schedules of value, historical cost records, etc.); Assist with creation of dashboards and customized reporting for use by Owner
Prioritize deficiencies and develop project packaging		✓ Develop projects based on ranking strategies and developed in software based on stakeholder involvement	✓ Develop projects using ranking strategies integrated into software, incorporating on stakeholder input, parity study, and develop timeline for new and expanded facilities
Site and floor plan appendix			✓ Create single-line CAD drawings

LAN

TEXAS
Austin
College Station
Conroe
Corpus Christi
Dallas
Fort Worth
Frisco
Houston
Lubbock
San Antonio
San Marcos
Waco

CALIFORNIA
Los Angeles
San Jose

ILLINOIS
Chicago

MICHIGAN
Okemos