

## **City Council Agenda Summary Sheet (Non Purchases)**

**Agenda No:** 2005-0039  
**Date:** January 21, 2005  
**Prepared By:** Roger Rouse, DPS Director  
**City File No:** E04-034, DPS Facility

**Meeting Date:** January 26, 2005

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In May of 2001 an OPERATIONS ASSESSMENT AND FACILITIES PROGRAM PLAN was completed by MAXIMUS INCORPORATED for the Fleet Division of the Department of Public Works. The report identified how Rochester Hills could gain significant economies in the life expectancy of vehicles. The report also highlighted deficiencies in the building size and configuration. In March 2002, APPLIED MANAGEMENT ENGINEERING performed a FACILITIES CONDITION ASSESSMENT on the physical attributes of the building. Some of the conclusions of these and other studies are include below:

1. Based on a standard of buildings assessment parameters, the current DPS facility ranked in the poor category because the cost of repairs was greater than 18% of the building replacement value.
2. The fleet and field operations had outgrown the existing facilities. The building was originally designed to accommodate 18 employees. The current occupancy is 43 employees, including office supervision.
3. Their exist approximately \$3.0 million worth of rolling stock (vehicles and equipment) that is currently stored outside, exposed to the elements. This exposure affect the life cycle of the equipment and significant economies can be gained by providing an enclosure to protect the City's investment.
4. The current site is large enough to accompany the needed improvements for extending equipment longevity and provide facilities for administration and personnel.
5. The building is owned by the Sewer and Water Fund.
6. Building improvements would be funded through the sewer and water revenue.
7. Departments would be charged for the use of the building based on square foot and equipment. (Roads, drains, fleet, administration, sewer, water).

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