

# CITY FACILITIES INVENTORY AND CONDITION ASSESSMENT REPORT



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## PURPOSE:

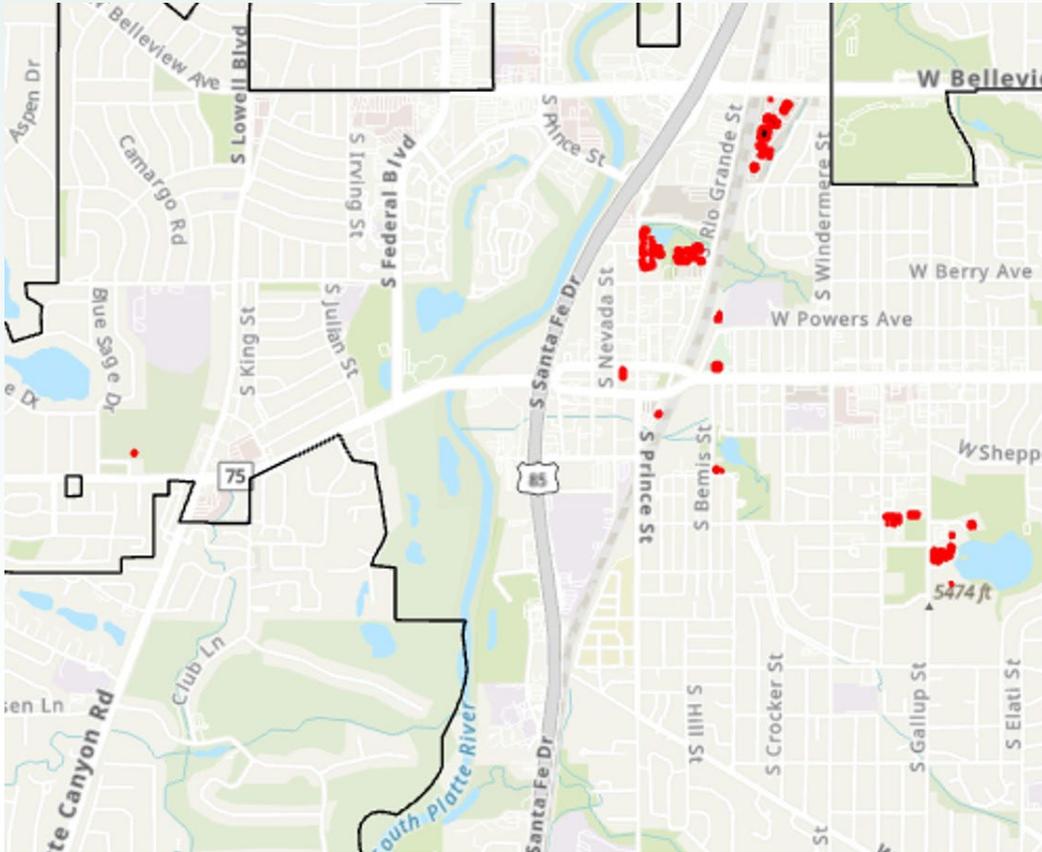
- ❑ Presentation of Information discovered during our Conditions Study regarding our City-owned buildings
- ❑ Provide insight into another layer of infrastructure needing long-term planning for maintenance and replacement
- ❑ Overview of the Facilities Conditions Index (**FCI** Scores)
  - Deferred Maintenance Overview
  - Study Findings
  - Current Priority Buildings, Projects in Process
- ❑ Recommendations and Next Steps

# INVENTORY - WHY ARE THE CITY OWNED BUILDINGS IMPORTANT

- Provide Essential Services
- Provide Workspace to 400 City Employees and volunteers
- Create Community Hubs and Improve Quality of Life
- Drive Economic Growth
- Represent our City Identity and History

*Every city service—public safety, public works, administration—depends on a well functioning building. Our ability to deliver reliable, safe services is directly tied to the conditions of our facility portfolio.*

# INVENTORY - CURRENT CITY-OWNED BUILDINGS



- Total Number of Buildings/Structures = **38**
- Number of Larger Occupied Buildings = **18**
  - Aimed at communicating high-level conditions, we will focus on these 18 as they are the largest and most are public facing
- Locations = **9 across our City**
- Scope: **324,000 SF** (w/out Geneva Village)
- Total Acres Owned with Buildings on the Property = **96.8 acres**
- Insured Value of Facilities Building Assets – Buildings Only = **\$80,638,500**

- Our Public Works Facilities Maintenance Team of 4-5 FTEs perform repairs to:
- Mechanical
    - Heating/Cooling/Air Conditioning Systems
  - Electrical
  - Plumbing
  - Carpentry
  - Exteriors
  - Conveyance Systems Management
  - Some interior and Furniture projects
  - Security and Safety repairs

Our Buildings are Old, but Priceless to our Community



# INVENTORY – COL FM SCOPE OF WORK

City of Littleton Owned Buildings SF Total = 2 COSTCO Warehouses



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1 COSTCO =  
Avg. 150,000 SF

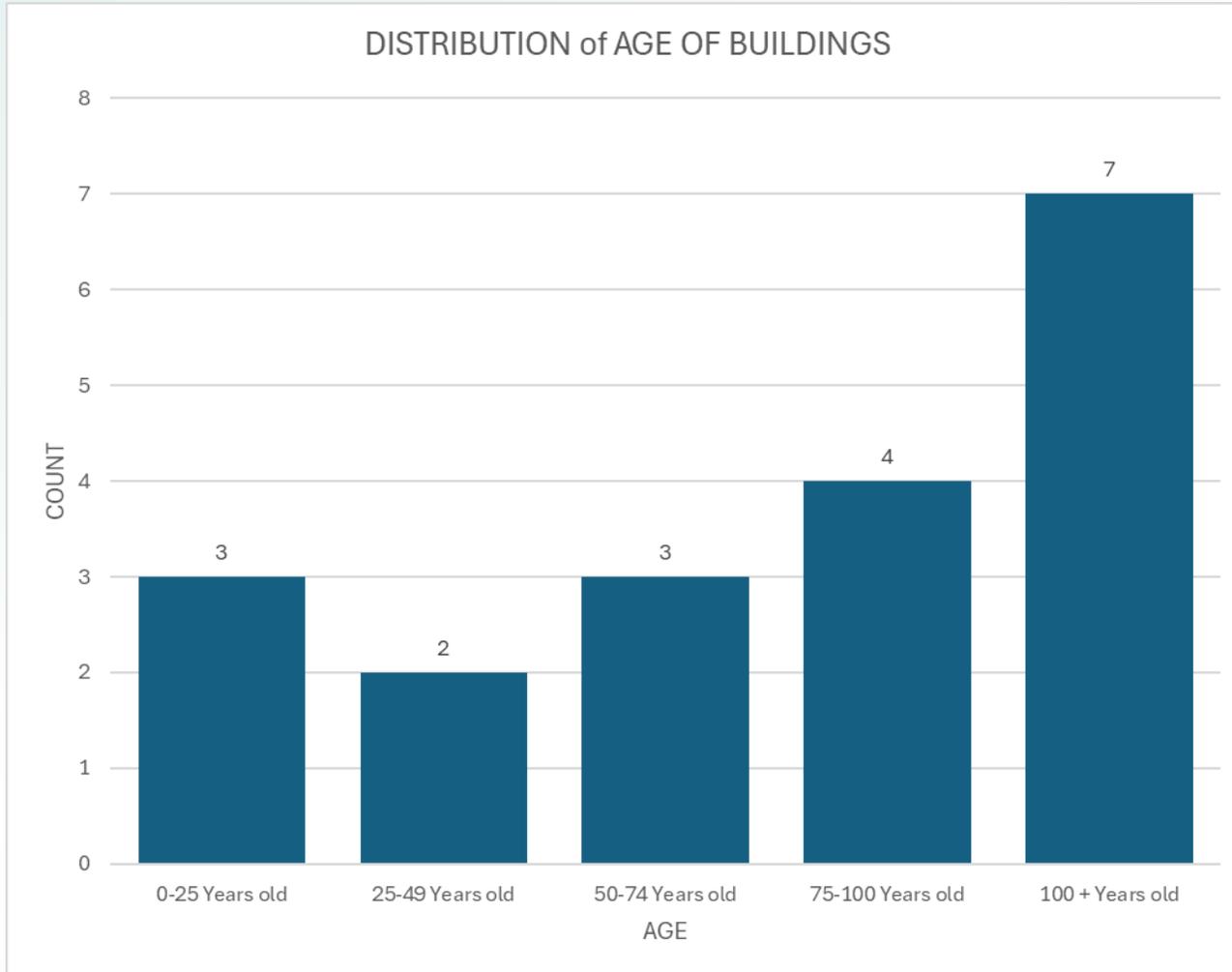
1 COSTCO =  
Avg. 150,000 SF

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TOTAL 300,000 SF

COL – 324,000 SF Total

# INVENTORY – AGE



- Age Range of Facilities = **20-150 years old**
  - Oldest Building: **Art Depot 1875**
  - Newest Buildings: **Fleet-5 and Museum 2005**
- Average Age (all Buildings combined) = **75**
  - Many critical systems have exceeded life expectancies in these 100+ yrs old Buildings:
    - Town Hall Arts Center
    - Littleton Municipal Courthouse
    - Art Depot
    - Rail Station Light Rail Station at Rio Grande Depot
    - Museum Collections Building
    - Geneva Lodge
    - Bemis House on Bemis Street

*WE OWN MANY OLDIES but GOODIES*

# INVENTORY - BUILDING STATISTICS\*

	Building Name	AGE	BUILT	HISTORIC DESIGNATION	PROPERTY in ACRES	Area SQFT (LARGE TO SMALL)	BUILDING INSURED VALUE	Address
1	Littleton Center	50	1975			56000		2255 W. Berry St. Littleton CO,80120
2	Police Department Addition	35	2000			36000		2255 W. Berry St. Littleton CO,80120
3	Fire Department SMFD Station 11 Addition	25	1981			8520		2255 W. Berry St. Littleton CO,80120
	<b>Littleton Center Building in Total</b>				15.25	100,520	\$ 33,584,940	
4	Bemis Public Library	60	1965		2.53	36,195	\$ 9,378,075	6014 S. Datura St. Littleton CO, 80120
5	Museum Main Building	20	major remodel in 2005		39.45	32,400	\$ 10,272,570	6028 S. Gallup St. Littleton CO, 80120
6	Municipal Courthouse	125	1900	SHF award in 1999	1.237	32,776	\$ 6,097,350	2069 W. Littleton Blvd. Littleton CO, 80120
7	BSC - Building #2 (BSC in total is 13.83 acre site)	64	1961		13.83	19,608	\$ 2,070,810	1800 W. Belleview Ave. Littleton CO,80120
8	BSC - Building #5	20	2005			18,281	\$ 350,500	1800 W. Belleview Ave. Littleton CO,80120
9	BSC - Building #1	64	1961			17,040	\$ 3,021,795	1800 W. Belleview Ave. Littleton CO,80120
10	BSC - Building #3	77	1948			8,863	\$ 1,046,850	1800 W. Belleview Ave. Littleton CO,80120
11	BSC - Building #4	77	1948			4,330	\$ 290,430	1800 W. Belleview Ave. Littleton CO,80120
12	Museum Collections Building	100	1925-HVAC update in 2023		1.34	13,435	\$ 2,560,110	6017 S. Gallup St. Littleton CO,80120
13	Town Hall Arts Center	105	1920	National and State registered, locally desinated in Historic Downtown	0.152	12,811	\$ 4,244,730	2450 Main St. Littleton CO, 80120
14	Geneva Lodge	105	1920	Nationally Registered in 1999	3.32	6,400	\$ 1,554,000	2305 W. Berry St. Littleton CO, 80120
15	Carson Nature Center (2 occupied structures)			Locally Designated	15.79	6,942	\$ 1,323,525	3000 W. Carson Dr. Littleton CO, 80120
16	Bemis House	104	1921	Locally Designated	0.52	2,461	\$ 410,340	5890 S. Bemis St. Littleton CO, 80120
17	Art Depot	137	1888	Locally Designated	0.566	1,413	\$ 289,275	2069 W. Powers Ave. Littleton CO, 80120
18	Light Rail Station	150	1875	Locally Designated	RTD	1,004	\$ 366,975	5777 S. Prince St. Littleton CO, 80120
19	Geneva Village - at end of life	66	1959		2.812	18,558		
	Others including Caboose, Pavillions, Maint. Sheds, Barns, Jamison Bridge	35	various			10,000	\$ 3,776,225	
						343,037		
	Geneva Village deduct for end of life-vacant now					(18,558)		
	<b>GRAND TOTALS</b>				<b>96.80</b>	<b>324,479</b>	<b>\$ 80,638,500</b>	

\*For the purposes of this report we'll focus on the top 18 sites/structures that are OCCUPIED SORTED BY LARGE To SMALL



# STUDY APPROACH

- 1) Conducted Inspections and Collected End of Life Data about majority of Building Systems, earlier this year.
- 2) With Building Engineering Consulting Assistance, we identified “END of LIFE” dates on 700 components (pieces of equipment, for approx. 30 structures and 27 systems and sub-systems, using a guide like the example below.
- 3) The estimated value was researched and is based the exact model number of the equipment unit.

Major System	Expected Life in Years – EXACT END-OF-LIFE DATE DEPENDS ON THE MODEL OF THE EQUIPMENT
Roofing	Average 20-35 years
Exteriors	Average 20-50 years
Heating/Ventilation/Air Conditioning (HVAC)	Average 25-30 years
Electrical	Average 20-30 years
Fire Protection	Average 20 years
Exterior Enclosures	Average. 20-30 years
Interiors	Average. 15-20 years
Plumbing	Average. 30 years
Windows	Average. 20-30 years
Pedestrian Walkways	Average. 20-30 years
Conveyance Systems	Average. 15-35 years

# STUDY FINDINGS - COL - BUILDING FCI SCORES – OVERVIEW

	Building Name	AGE	BUILT	OVERALL BUILDING SYSTEMS CONDITIONS BASED ON AGE and LIFE CYCLE EXPECTATIONS*	Area SQFT (LARGE TO SMALL)
1	Littleton Center	50	1975	POOR	56000
2	Police Department Addition	35	2000	POOR	36000
3	Fire Department SMFD Station 11 Addition	25	1981	POOR	8520
	<b>Littleton Center Building in Total</b>				<b>100,520</b>
4	Bemis Public Library	60	1965	POOR	36,195
5	Museum Main Building	20	major remodel in 2005+ 2026 HVAC	FAIR	32,400
6	Municipal Courthouse	125	1900	FAIR	32,776
7	BSC - Building #2 (BSC in total is 13.83 acre site)	64	1961	POOR	19,608
8	BSC - Building #5	20	2005	POOR	18,281
9	BSC - Building #1	64	1961	POOR	17,040
10	BSC - Building #3	77	1948	POOR	8,863
11	BSC - Building #4	77	1948	POOR	4,330
12	Museum Collections Building	100	1925-HVAC update in 2023	GOOD	13,435
13	Town Hall Arts Center	105	1920	POOR	12,811
14	Geneva Lodge	105	1920	GOOD	6,400
15	Carson Nature Center (2 occupied structures)			GOOD	6,942
16	Bemis House	104	1921	POOR	2,461
17	Art Depot	137	1888	FAIR	1,413
18	Light Rail Station	150	1875	FAIR	1,004
19	Geneva Village - at end of life	66	1959	POOR	18,558
	Others including Caboose, Pavillions, Maint. Sheds, Bams, Jamison Bridge	35	various		10,000
					343,037
	Geneva Village deduct for end of life-vacant now				(18,558)
	<b>GRAND TOTALS</b>				<b>324,479</b>
	<b>AVERAGE AGE</b>	<b>74.68</b>			

Facilities Conditions Index Calculated

The FORMULA USED:

Cost of Replacing Expired Systems

*divided by*

Current Replacement Value

Example:  $3,000,000 / 10,000,000 = .30$  or 30%

THE RESULTS:

Good = 0% to 5%

Fair = 5% - 10%

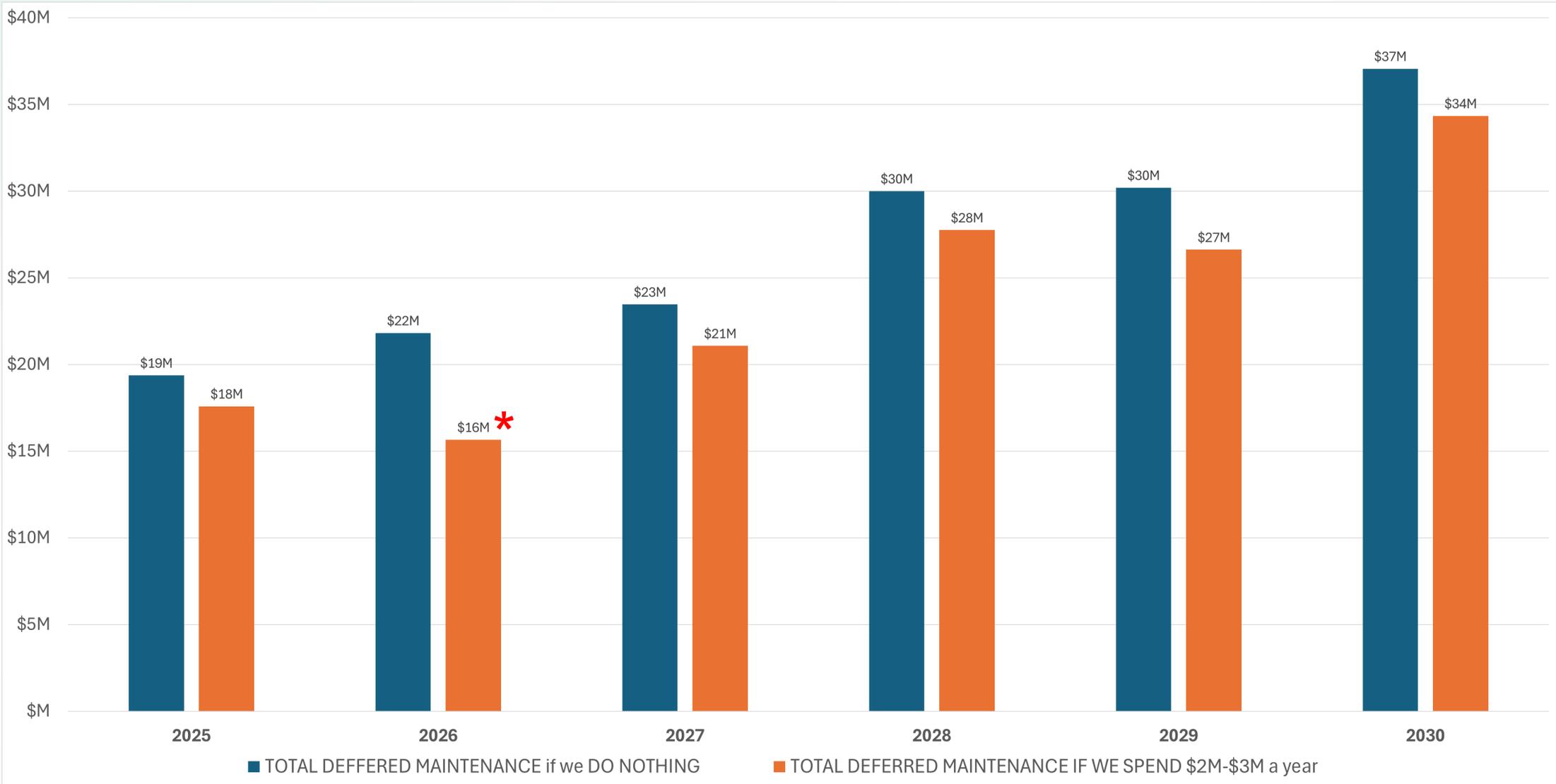
Poor = 10% - 30%

Critical – greater than 30%

*Because we have a Historic Portfolio, we have many buildings in Poor Condition. In our favor, none are identified to be in Critical Condition*



# DEFERRED MAINTENANCE BACKLOG – ROM ESTIMATES



\* 2026 projects total \$6M (Large projects Museum HVAC \$2.5M, CH Stairs & HVAC \$1M, start design work on BSC \$500K, Fleet-5 HVAC \$600K)



# STUDY FINDINGS – PRIORITY BUILDING

## Bellevue Service Center Site – Buildings #2 and #3

- Size: 19,608 (#2) and 8,683 (#3) SF

WE HAVE STRATEGIC OBJECTIVES and PLANS for these 2 Structures:

- Replace with New Facilities – approx. 44,000 SF of new space is needed to replace 2 buildings and plan for future growth.
- An RFP to begin design is expected to launch Q4, 2025.
- This is an opportunity for COPs – the ROM estimates and benchmarking with other municipalities suggest \$40M will be required.
- Add Building-Admin #1 Evaluation to maximize occupancy, as temporary spaces will be needed during construction.



# STUDY FINDINGS – PRIORITY BUILDING

## Geneva Lodge

- Size: 6,400 on 3.32 acres
- Historic Designation: Nationally Registered in 1999
- CIRSA Insurance Value (Building only): \$1,554,000
- In the Final Stages of Exterior Rehab Construction Work including:
  - 105 Window replacements
  - Masonry repairs
  - Site Grade repairs
  - Siding – Shingles
  - Architectural Exterior Details from era – Rafter Tails
- State Historic Grant Reimbursement will be received by end of 2025.
  - \$800,000 project with a \$250,000 State Grant Awarded



  
HISTORY *Colorado*  
STATE HISTORICAL FUND



# STUDY FINDINGS – PRIORITY BUILDING

## Town Hall Arts Center

- Size: 12,811 on .152 Acres
- CIRSA Insurance Value (Building only): \$4,244,730
- **Maintenance Backlog:** Identified a minimum of \$2M of end-of-life equipment in these categories:
  - HVAC
  - Interior Systems and Finishes
  - Electrical
  - Elevator
- Mechanical Modernizations are needed to support Workplace Comfort and Sustainability Initiatives
- **Modernization Estimates** from THAC Staff – Approximately \$10M to remodel and modernize including Finishes, Fixtures, Furnishings, Fire Life Safety, Security, Elevator, Technology, and accessibility solutions
- Recommendation - Support the efforts of THAC Organizations **Planned Remodel** at this site. COL Contribute to this future remodel.



# STUDY FINDINGS – PRIORITY BUILDING

## Littleton Center - including Fire Dept and Police Dept

- Size: 100,520 (15.25 Acres)
- CIRSA Insurance Value (Building only): \$33,584,940
- **Maintenance Backlog:** Identified a minimum of \$5-6M of end-of-life equipment in these categories:
  - HVAC
  - Electrical
  - Fire Life Safety
  - Elevator
- Mechanical Modernizations are needed to support Workplace Comfort and Sustainability Initiatives
- **Interior Modernization Estimates** – In addition, approximately \$200 per SF to modernize including Finishes, Fixtures, Furnishing, Technology, and accessibility solutions. This could total up to \$8-11M to update City area and Police Dept.
- Recommendation - Evaluate and Estimate **Renovating vs. Replacement** at this location.
- Adjacent Geneva Village property is under review.



1975



1981-FD



2001-PD

# STUDY FINDINGS – PRIORITY BUILDING

## Bemis Public Library

- Size: 36,195 on 2.53 Acres
- CIRSA Insurance Value (Building only): \$9,378,075
- **Maintenance Backlog:** Identified a minimum of \$1.8M of end-of-life equipment (by 2030) in these categories:
  - HVAC
  - Interior Systems and Finishes
  - Electrical
  - Fire Life Safety
  - Conveyance
  - Egress and Accessibility
- Mechanical Modernizations are needed to support Workplace Comfort and Sustainability Initiatives
- Recommendation - Evaluate and Estimate **Renovating vs. Replacement** at this location.



# CONTINUE WORK ON PROJECTS IN PROCESS

## Museum Main Building

- Size: 32,400 sf (39.45 Acres)
- Insured Value (Building only) \$10,272,570

### **Maintenance Projects in Process now:**

- HVAC – Boiler Plant Replacement 2025-2026-  
Expected cost = \$2.5M in 2025 and 2026
- HVAC – VAV inspections and replacements  
Expected cost = \$92K
- Fire Life Safety Updates – 2025  
Expected cost = \$170K

**Recommendation** - Support the efforts of Museum Main Building including the Arts & Culture Community and Strategic Plan developed in 2025 for 2025-2029



# CONTINUE WORK ON PROJECTS IN PROCESS

## Art Depot and Caboose Site

### **Maintenance Projects in Process now:**

Exterior Landscaping to improve the Safety and use of the outdoor spaces

Approximately \$100,000



## Courthouse

### **Maintenance Projects in Process now:**

Exterior South Stairs – Rebuild “like for like”

Approximately \$750,000, RFP launch in 2026



# RECOMMENDATIONS

- ❑ Continue to support large strategic projects in process
  - At Geneva Lodge, Belleview Service Center, Museum, THAC, and Art Depot Site
  
- ❑ Initiate an RFP to assist staff in developing a Facilities Master Plan (FMP) to include:
  - Prioritizing and estimating repairs with risk assessments
  - Prioritizing and estimating improvements
  - Cost benefit analysis for repair vs. replacement of other priority facilities like Littleton Center and Library
  
- ❑ Continue to invest, increase, and align CIP allocations for building projects in 5-year CIP plans
  
- ❑ Explore designated revenue and bond opportunities for major facilities replacements and improvements