

Geneva Village, 2016 Physical Needs Assessment

Summary Statement prepared by Alan Brown, City of Littleton, Fleet and Facilities Manager

General

AEI Consultants conducted a Physical Needs Assessment (PNA) of the Geneva Village property located at 5444 S. Prince, Littleton. A copy of the Executive Summary and cost estimations provide by AEI is accompanying this document. The standard useful life of such of buildings like these is assumed to be 60 years. The actual age is 52 years. Based upon observations, in combination with known previous capital repairs, AEI estimates the revised useful life of Geneva Village to be at least 48 additional years. This estimate assumes sound maintenance practices will continue and that recommended repairs will be completed according to the suggested timeline.

The 20 year estimate of costs and reserves required totals \$462K (adjusted for inflation). That represents an average of \$23K per year. While much of that is routine repairs/replacements that get handled when units turn, there are some large, single cost projects.

Major Repairs Completed in 2016 and Previously

- In 2016, the underground gas lines running from each of 5 meters and feeding each unit individually were found to be severely deteriorated and leaking badly. The replacement of all these lines was undertaken in an emergent fashion and at an approximate cost of \$90,000.
- Also in 2016, to answer the mandate of Denver Water, multiple backflow prevention devices were installed on the domestic water lines to satisfy cross connection requirements of the District. These costs were approximately \$24,000.
- All roofing was replaced in 2015. I do not have cost information for that project.
- Most, if not all, sanitary sewer lines were replaced during several projects ranging from 1985 - 2000. Associated costs are unknown to me. This assessment is calling for immediate cleaning (jetting) of all those lines at an estimated cost of \$4,500.

Major Repairs Needed Soon

- Noticeably absent in the needs assessment is the main domestic water line feeding the property from Prince Ave. and running directly through the middle of the parking lot. AEI abstains from judgement about that which they cannot directly evaluate. However, because there have been several necessary repairs to this 4" line in the recent past, we know it to be in poor condition and recommend a complete replacement. Once excavated, this project could expand. Staff estimates this project to cost approximately \$100,000 and includes the water line replacements and repaving of the parking lot.
- The PNA does call for the milling and overlay of the parking lot in six years at an estimated cost of \$32K. Since replacement of the water main would tear up much of the parking lot, we are

recommending that the mill and overlay be done concurrently and is addressed in the immediately preceding bullet. It should be noted that the assessment also calls for some asphalt patching, crack sealing and striping that would be redundant. Some concrete curbing concerns could also be addressed during the process.

- AEI is calling for the replacement, in 2017, of all electrical panels that have not been previously upgraded. This is not mandated by code but advisable based upon year and brand of manufacture. The city's contract electrician agrees and feels that AEI's estimate for the work (\$34,000) is probably about 10% low. Therefore, staff estimates the cost of this project at \$38,000.
- As stated above, AEI is recommending the jetting of all sanitary sewer lines, ASAP, due to repeated concerns (backups). The cost estimate of \$4500 is being reviewed.
- AEI is also calling for the 2017 replacement of all landscape timbers on the property at an estimated cost of about \$7,000. The City's Landscape Engineer is not necessarily in agreement and may be able to provide alternative ideas.

Most, if not all other immediate needs can be assimilated into current maintenance budgets.