

## 2010 Facilities Conditions Assessment

The city facilities surveyed under the scope of this study are of varying age and condition, and many can be generally characterized as having been extended **BEYOND THEIR USEFUL LIFE** with only minimal renovation and routine maintenance. Most of the existing buildings were originally **CONSTRUCTED 20-40 YEARS AGO** often for entirely different functional purposes, and subsequently have undergone a series of modifications and “piece-meal” additions that have tended to compromise their functionality. Significant issues that were observed are noted as follows:

1. As indicated by their age, the majority of the buildings are **NOT BUILT TO CURRENT FLORIDA BUILDING CODE** and depending upon the level of renovation that may be desired, could require significant investment to upgrade to current codes. This factor alone may substantiate that the construction of a new facility is more economically feasible.
2. Although the City is implementing a plan, all buildings are observed to be **NON-ADA COMPLIANT** to varying degrees, failing to meet either Federal or State ADA requirements for accessibility.
3. Critical facilities do not meet currently recommended enhanced building requirements for survivability, or design requirements as would be mandated by current Florida Building Code.
4. All buildings surveyed, including new renovations, are **UNSPRINKLERED**. State Life Safety Codes, such as NFPA 1, could mandate the retrofit of certain facilities with sprinkler systems, particularly if undergoing a renovation.
5. **FACILITIES ARE OVERCROWDED**, with equipment and storage boxes compromising functional work areas and in some instances, stored in egress paths, a violation of life safety codes.
6. There are visible signs of **MOISTURE PENETRATION** in several buildings as a result of leaks, inappropriate construction, or deferred maintenance.
7. Many facilities have poorly sealed windows and doors, the source of significant heat and moisture gains and conditioned air loss.

**IN SUMMARY, MANY OF THE EXISTING STRUCTURES, ACCOMMODATING CRITICALLY IMPORTANT FUNCTIONS, ARE SUBSTANDARD** and non-compliant with current codes. Their continued utilization, in their present condition, poses specific risks to the City.