

Facilities and Project Management

MISSION: Design, construct and maintain an exceptional and effective work environment.

VISION: Provide excellent customer service, while maintaining the architectural integrity of our buildings, and provide an efficient and dependable fleet.



WHO ARE WE

Property Managers

Architects

Designers

Landscapers

Plumbers

Electricians

Custodians

Carpenters

Security Guards

Painters

Space Planners

Safety Coordinators

Project Managers

Real Estate Agents

AV Technicians

HVAC Technicians

Movers

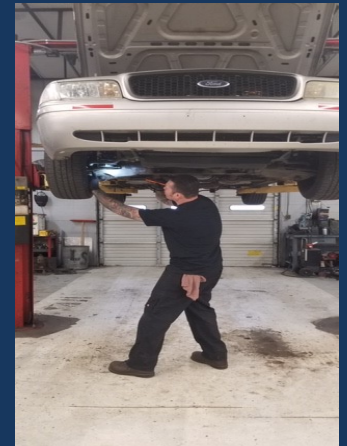
Event Planners

Maintenance/Technicians

Dedicated to Designing, Constructing and Maintaining an
Exceptional and Effective Work Environment

WE ARE PROUD OF WHO WE ARE AND WHAT WE PROVIDE

- We managed over 46 million dollars in capital construction over the past 5 years
- We manage 2.6 million sq./ft of building space plus multiple public parks and green spaces
- We are an integral part of the Metro Snow Team
- We operate our facilities at a cost of \$6.51/sq. ft. versus the industry standard \$8.07 /sq. ft.
- We completed over 7500 work orders in 2018



FACILITIES PORTFOLIO- Metro

Properties and Facilities

- 2.6 million sq. ft. of building space plus public parks and green spaces
- Ensure compliance with Federal, State, and Local environmental, health and safety regulations
- Ensure compliance with fire and life safety laws and regulations.
- Manage real estate leases (including elected officials) whereby Metro is both the tenant and landlord. This includes:
 - Negotiation services for Metro agencies
 - Site evaluation services for relocations
 - Day to day property management operations
 - Lease management and revenue collection



General Services Provided

- Provide general maintenance and custodial services for Metro Properties
- Provide security guards and coordinate security access systems
- Maintain landscape at assigned facilities and green spaces
- Provide snow removal services for portfolio properties
- Contract management and compliance for construction and maintenance



Recent Capital Projects



Deferred Maintenance

Facilities Dashboard

Facilities Management tracks deferred maintenance needs with the use of the Facilities' Dashboard. The Dashboard is a baseline for the conditions of our buildings. The health of the facilities is measured in 12 key categories. These categories represent key building systems:

- **Exterior Painting-10 years.**
- **Interior Wall and Ceiling Finishes-5 years.**
- **Carpet -8 years.**
- **Exterior Sealing and Tuck Pointing-15 years.**
- **Asphalt/Parking lot maintenance-5 years.**
- **Gutters- 15 years.**
- **Resilient Flooring and Tile-10 years.**
- **Mechanical/Electrical/Plumbing-15 years.**
- **Roof Systems-15 years.**
- **Elevators-15 years.**
- **Wayfinding-5 Years.**
- **Doors-10 Years.**



Facilities Dashboard

FACILITIES DASHBOARD

Facility	Address	Parking Lots and Sidewalks	Interior Wall and Ceiling Finishes	Way-Finding	Carpet	Resilient Flooring and Tile	Building Exterior-Painting	Sig. Ext. Sealing-Tuck Pointing	Doors	Mechanical Electrical Plumbing	Outlets	Roof	Elevators
		5 Years	5 Years	5 Years	5 Years	10 Years	10 Years	15 Years	10 Years	15 Years	15 Years	15 Years	15 Years
444 Building - Metro Gov. Ctr.	444 S. 5th St.	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡
Alexander Building	748 W. Market St.	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡
Animal House	3538 Nowburg Rd	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡
Animal Services	2726 Mammoth Rd	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡
Archives & LMPD 9th Div. Mobile	655 Industry Rd	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡
Armstrong Center	1000 Neighbor Road Pl	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡
Bolton	453 W. Main Street	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡
Bowman Hall	2525 Roger S. Sullivan	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡
CCC	216 E. Chestnut St.	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡
Central Gov't Center	7200 Clutter Lake	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡
City Hall	601 W. Jefferson St.	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡
City Hall Annex	601 W. Jefferson	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡
East Gov't Center	300 Junco Dr.	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡
Facilities Landscaping	655 Industry Road	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡
Fiscal Court Building	151 Court Place	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡
Hall of Justice	600 W. Jefferson St.	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡
Health Dept. - HQ	400 E. Gray St.	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡
Health Lab Bldg	400 E. Gray St.	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡
Judicial Center	700 W. Jefferson St.	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡
LMPD-1st Division	416 N. 2nd St.	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡
LMPD-2nd Division	1540 S. Soling Ave.	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡
LMPD-3rd Division	1540 S. 4th St.	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡
LMPD-4th Division	2300 Douglas Blvd	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡
LMPD-5th Division	6600 Shiloh Hillsville Rd	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡
LMPD-Air Patrol Bldg Helipad	7200 Clutter Lake	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡
LMPD-Auto Tire Tr. Garage	1547 Frankfort Ave	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡
LMPD-CAP (Downtown Area Patrol)	224 South 2nd Street	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡
LMPD-Fire Station	4225 Algernon Row	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡
LMPD-HQ	601 W. Jefferson St.	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡
LMPD-K-9	1543 Noland Court	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡
LMPD-PSU	2745 Virginia Ave	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡
LMPD-Suburban HQ	782 Belmont Ave	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡
LMPD-Towin Lot	1427 Frankfort Ave	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡
LMPD-Traffic	1673 Taylor Blvd	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡
LMPD-Vision Unit	708 Pandale Rd	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡
Media Hall	617 W. Jefferson St.	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡
Media Hall Annex	617 Court Place	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡
Media Hall	617 S. 4th St.	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡
Media Wireless Center	800 S. 4th St.	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡
Motor Courier/McSwain	1140 S. 20th St.	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡
Nowburg - Clinic	4630 Exeter Ave	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡
Nowburg - Community Svcs	4630 Exeter Ave	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡
Nowburg Radio Shop	2525 Nowburg Rd	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡	🟡



FLEET

Mission: To provide safe, efficient, cost effective and environmentally friendly transportation methods to each Metro department to ensure timely delivery of services



FLEET INVENTORY

2370 Vehicles-Sedans

1201 Variety of Equipment
(From Mowers to Dump Trucks)



FLEET RESPONSIBILITIES

- Vehicle Acquisition and Licensing
- Managing and Overseeing LMPD Fleet
- Performing Preventive Maintenance on Non-LMPD and LMPD Fleet
- Vehicle and Equipment Fueling
- Fleet Maintenance and Repairs
- Fleet Snow Support
- Vehicle & Equipment Disposal



FLEET-Initiatives

- GPS Program Oversight
- Capital Project – Fleet Replacement
- Fleet Management for LMPD
- Fleet Green Initiatives
 - Propane Mowing Equipment
 - Alternative Fuel-Hybrid Electric



FLEET 2018 DATA

15,700 –REPAIR ORDERS COMPLETED

97 Non-Police Vehicles/Equipment Placed in Service

87 Police Vehicles Placed in Service

119 Vehicles Sold at Fleet Auctions - \$78,000

\$6.6 M – Fuel Cost (entire fleet)

2.65 M – Gallons of Fuel (entire fleet)

38 Heavy Equipment and Non Sedans Sold on Gov-Deals - \$77,000



QUESTIONS

