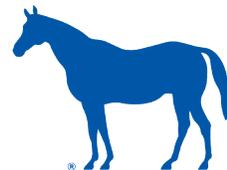


# **CAPITAL IMPROVEMENT PLANNING FACILITIES & FLEET MANAGEMENT**

*Budget, Finance, and Economic Development Committee Meeting*

*March 18, 2025*



**LEXINGTON**

# Capital Improvement Planning

- CIP refers to identifying, prioritizing & funding of Publicly owned assets and holdings. Examples of such assets are:
  - Buildings & Structures
  - Fleet
  - Infrastructure - such as bridges, roads, and water management systems
  - IT & Technology – Information system, Communication, Fiber
- CIP plan's primary goals:
  - Preservation of assets
  - Sustainability and continuation of Services
  - Planning for future needs for the expansion of services and infrastructure as the community grows.

## CIP Fundamentals

- Need identification and project scope determination
- Estimated overall cost of each capital project
- Estimated operational and maintenance cost for each project
- Estimated project timelines
- Potential revenue impact
- Budgetary commitment and funding source(s)
- Project prioritization
- Updating of the list

# Facilities and Fleet Management

- Facilities Maintenance. Responsible for small- to medium-sized projects primarily involving repair and maintenance activities as well as major repairs and systems upgrades. Site inventory include **44** structures and buildings, totaling **1.2 million** square feet, with an estimated replacement value in excess of \$500 million.
- Fleet Services. Provides fleet CIP services for the entire LFUCG operation in planning, recommendation and implementation of fleet replacement activities for more than **2,000** vehicles and **800** pieces of equipment. The replacement value of the vehicles is estimated at \$164 million.

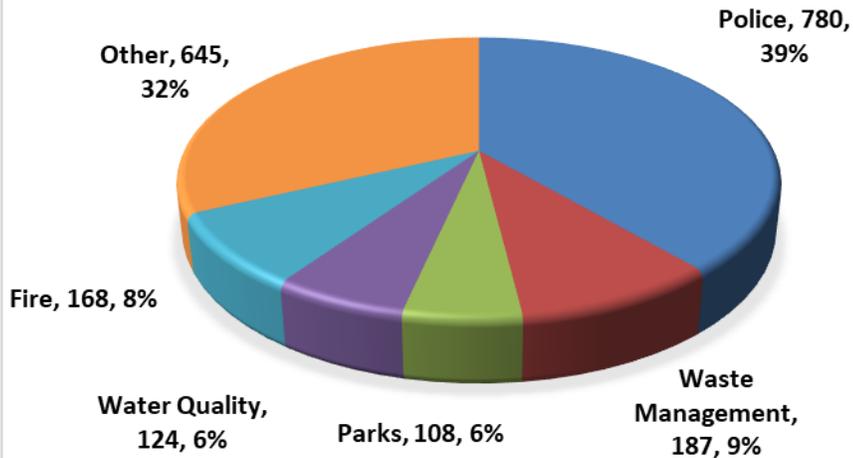
# Capital Project Management (CPM)

- Responsible for all facets of LFUCG capital projects from inception to completion.
- Established in 2010 to provide the Department of General Services with professional project management services. The first project managed was the Lyric Theatre Rebuilding project.
- During the past few years, the Group's charge has expanded beyond the Division of Facilities & Fleet Management and has included services to Fire, Corrections, Police, Waste Management/MERF, Social Services, and Parks.
- Currently, the CPM team is managing a portfolio of 11 projects totaling **\$43.3 million**.

***Note:** Parks & Recreation; Fire; and Community Corrections are each responsible for routine **repair** and **maintenance** of their facilities, including CIP plans. Any major capital projects beyond the division's capabilities is managed by the CPM team.*

<b>Facilities &amp; Fleet Management - 6-Yr. CIP (FY 2025-2030)</b>								
<b>Priority</b>	<b>Project</b>	<b>Total Projected Cost</b>	<b>FY 2025</b>	<b>FY 2026</b>	<b>FY 2027</b>	<b>FY 2028</b>	<b>FY 2029</b>	<b>FY 2030</b>
1	Kentucky Theatre sprinkler system replacement	\$50,000	\$50,000	\$400,000				
2	FCJC - District & Circuit Court Buildings Roof Replacement	\$4,450,000	\$200,000	\$2,000,000	\$2,250,000			
3	Government Center Annex elevators and chairlift repairs/replacements/upgrades Phase I	\$220,688		\$25,000	\$200,000			
4	Family Care Center/Black & Williams fire alarm system replacement/upgrade	\$35,000	\$35,000					
5	FCJC Boilers Replacement	\$65,000			\$65,000	\$650,000		
6	Government Center AH (ampere hours) Control	\$556,133		\$50,000	\$525,000			
7	FCJC - Circuit & District Court Buildings BCU Update/Replacement	\$80,000				\$80,000	\$650,000	
8	Kentucky Theatre interior lighting replacement & upgrade	\$397,238			\$50,000	\$375,000		
9	Kentucky Theatre HVAC replacement - Phase II	\$1,509,503				\$100,000	\$1,400,000	
10	Versailles Rd Campus Bldg. 1 Roof	\$1,550,696		\$75,000	\$1,500,000			
11	FCJC - Circuit Court Building Flooring - Phase I	\$115,000				\$115,000		
12	FCJC - District Court Building Flooring - Phase I	\$90,000					\$90,000	
13	Fleet Services roof	\$2,188,509					\$200,000	\$2,000,000
14	FCJC - Circuit Court Building Flooring - Phase II	\$120,000						\$120,000
15	FUJC - District Court Building Flooring - Phase II	\$98,000						\$98,000
16	FCJC - Circuit Court Building LED Lighting Upgrade	\$150,000					\$150,000	
17	FCJC - District Court Building LED Lighting Upgrade	\$150,000						\$150,000
		<b>Total FY:</b>	<b>\$285,000</b>	<b>\$2,550,000</b>	<b>\$4,590,000</b>	<b>\$1,320,000</b>	<b>\$2,490,000</b>	<b>\$2,368,000</b>

**FLEET UNITS ALLOCATION**



**Fleet CIP Funding Allocation - FY 2021-2025**

FY	General Government	Police	Fire	Urban Services	Sanitary Sewers	FY Total
FY 2021	\$2,000,000	\$1,760,000	\$6,925,000	\$6,500,000	\$1,500,000	<b>\$18,685,000</b>
FY 2022	\$2,000,000	\$1,500,000	\$7,580,000	\$4,800,000	\$700,000	<b>\$16,580,000</b>
FY 2023	\$3,000,000	\$3,530,000	\$6,100,000	\$4,625,000	\$800,000	<b>\$18,055,000</b>
FY 2024	\$3,320,000	\$2,600,000	\$552,500	\$3,850,000	\$1,600,000	<b>\$11,922,500</b>
FY 2025	\$4,564,000	\$3,523,000	\$5,550,000	\$4,700,000	\$0	<b>\$18,337,000</b>
<b>Total:</b>	<b>\$14,884,000</b>	<b>\$12,913,000</b>	<b>\$26,707,500</b>	<b>\$24,475,000</b>	<b>\$4,600,000</b>	<b>\$83,579,500</b>
<b>FY Avg.:</b>	\$2,976,800	\$2,582,600	\$5,341,500	\$4,895,000	\$920,000	\$27,859,833

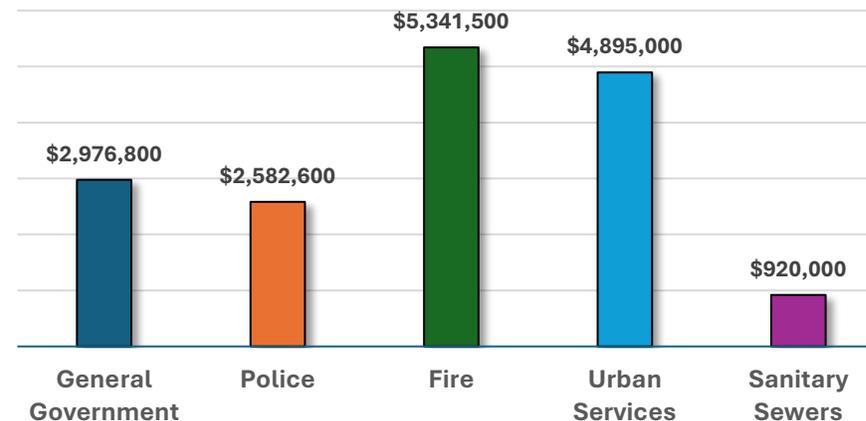
**Challenges**

- Cost escalation of 15-30%
- Limited availability of inventory
- Lead Time for specialty vehicles (Compactor, Sweepers,..)

**Opportunities**

- Upgrading the current legacy fleet software to a more robust, supported, cloud base system

**Avg. FY Investment - FY 2021-2025**



# Capital Projects – Highlights

## Recently Completed

Community Corrections Roof Replacement	\$14.3 million
Police East Sector Roll Call Station	\$4.9 million
Pam Miller Downtown Arts Center Renovations	\$2.7 million
Government Center Elevator Repairs	\$2.5 million
Government Center Annex Roof Replacement	\$1.8 million
Black & Williams Gymnasium Renovations	\$2 million
Dunbar Comm. Center Phase I Improvements	\$1.5 million

## Active and In Process

Senior & Therapeutic Recreation Center	\$24 million
Fire Training Campus – Phase I Site Development	\$4.6 million
Valley Park Building Renovation & Expansion	\$2.3 million
Community Corrections SFRM Replacement	\$2 million
Downtown Arts Center Roof Replacement	\$1 million
Police Headquarters HVAC Project	\$1 million

# Fayette Circuit & District Courthouses



## General Information

- Both buildings were completed in 2000 at 221,400 GSF.
- Occupied by the Circuit and District courts as well as Fayette County Sheriff Department.
- AOC reimburses LFUCG for **93.5%** of all expenses. FY 2024 reimbursement was **\$1.5M**. LFUCG is responsible for all of remaining operational expenses on courthouse campus.

FCJC Capital Project Summary - FY 2025 to 2030								
Section	Project Title	Total Project Cost	All Requests					
			FY25	FY26	FY27	FY28	FY29	FY30
4022 - Fayette County Judicial CTR.	Circuit and District Court roof replacements	\$4,450,000	\$200,000	\$2,000,000	\$2,250,000			
	Circuit and District Courts boilers replacement	\$715,000			\$65,000	\$650,000		
	Circuit Court Building flooring - Phase I	\$115,000				\$115,000		
	Circuit and District Court Buildings blower coil units update/replacement	\$730,000				\$80,000	\$650,000	
	District Court Building flooring - Phase I	\$90,000					\$90,000	
	Circuit Court Building light-emitting diode (LED) lighting upgrades	\$150,000					\$150,000	
	Circuit Court Building flooring - Phase II	\$120,000						\$120,000
	District Court Building flooring - Phase II	\$98,000						\$98,000
	District Court Building light-emitting diode (LED) lighting upgrades	\$150,000						\$150,000
<b>Total FCJC (AOC)</b>			<b>\$200,000</b>	<b>\$2,000,000</b>	<b>\$2,315,000</b>	<b>\$845,000</b>	<b>\$890,000</b>	<b>\$368,000</b>

Construction  
Design

## Fayette Judicial Center CIP

- LFUCG is responsible for all major repairs and CIP expenses through a special court fee collected by the AOC and transferred to LFUCG.
- Major upcoming CIP project - Both roofs are scheduled for replacement. LFUCG has budgeted **\$200,000** for the design phase of the project in FY 2025. The funding for the construction phase will be included in DGS's FY 2026 budget request. Anticipated construction cost is **\$3M to 3.5M**

**Questions?**