RESOLUTION – Affirm Commitment to Protect Capital Investments Through Understanding and Management of Total Cost of Ownership

DRAFT

WHEREAS, Buildings are among the most expensive capital assets owned by the district and must be regularly maintained to operate properly, effectively and efficiently; and

WHEREAS, Building lifecycle costs include acquisition costs to build, buy and/or lease; and

WHEREAS, Building lifecycle costs include daily maintenance costs to perform cleaning, trash handling, gardening and other activities; and

WHEREAS, Building lifecycle costs include periodic maintenance costs to perform corrective, preventive and predictive actions; and

WHEREAS, Building lifecycle costs include utility costs that include electricity, gas, water and sewer; and

WHEREAS, Building lifecycle costs include capital renewal costs that include periodic replacement of major building components and utilities infrastructure, such as HVAC (heating, ventilation and air conditioning), roofing utilities infrastructure, fire-life-safety code compliance, safety, streets and tunnels; and

WHEREAS, Building lifecycle costs include end-of-life costs that factor demolition for new construction or for major renovation; and

WHEREAS, All of the above building lifecycle costs must be properly managed and maintained to protect the district’s capital investments; now, therefore, be it

RESOLVED, That the district endeavors to promote policies and procedures to ensure full value from its operations and maintenance resources by running an effective maintenance program; and, be it further

RESOLVED, That the district will implement modern management tools to measure and track the performance of its facilities so that it can provide a consistently high-quality environment districtwide for students, faculty and staff to teach, work and learn.