



## LOS ANGELES COMMUNITY COLLEGE DISTRICT

CITY • EAST • HARBOR • MISSION • PIERCE • SOUTHWEST • TRADE-TECHNICAL • VALLEY • WEST

### **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.