

Palm Beach County  
Renewal / Replacement Program Study  
Architectural Elements

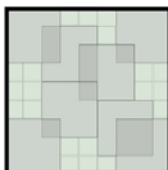
Executive Summary

Colome' and Associates, Inc. was engaged to review and analyze the process in which Palm Beach County's Facilities Development and Operations - Facilities Management Division (FMD) and Palm Beach County's Parks and Recreation Department (Parks) identify projects for renewal and replacement. After completing a random sampling of the architectural projects included in the 2015 Project Inventory List, 93 were identified for review of FMD-supplied and Parks-supplied data, documenting the process in which deficiencies are identified and prioritized for renewal and replacement. Of the 93 projects, 31 projects were selected for site visits to verify the accuracy of the data at the project location. In addition, Colome' & Associates, Inc. reviewed 10 playgrounds; 9 of which were selected for site visits.

Colome & Associates, Inc. reviewed the following: preventative maintenance of assets, prioritization of projects, project schedule and cost implications over time, and the criteria for the addition of a project to the inventory list for renewal and replacement. The review of these processes was based on FMD and Parks supplied data and site visits. The criteria and methods used to identify and prioritize projects on the Project Inventory List was found to be based on ongoing reviews by multiple levels of County personnel and skilled tradesmen. In almost every case, the Project Inventory List reflected the information provided in the audits and inspections.

By adopting policies for review of each facility, both FMD and Parks have incorporated an ongoing program of review and maintenance of the facilities. The prioritization of the projects is clear and, in most cases, applied in a consistent and understandable manner. The criteria used for adding a project to the Project Inventory List is clearly defined by FMD and Parks. The time frames assigned to the renewal and replacement projects and related cost values for construction should be evaluated to provide a more accurate adjustment of cost escalation over time, as renewal and replacement needs are deferred due to insufficient funding and/or higher priorities.

The documentation of deficiencies in architectural and playground facilities funded by FMD and Parks provides a generally accurate representation of the extent of the deficiency and scope required for renewal or replacement. The consistent use of standard audit forms by FMD would facilitate an easier understanding of the project history, scope, time frame, and conceptual construction cost estimate. The use of multiple layers of oversight and qualified assessors for the analysis of deficiencies provides an accurate assessment of issues identified.



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